

BRIDGEND COUNTY BOROUGH COUNCIL

REPORT TO DEVELOPMENT CONTROL COMMITTEE

5 December 2019

2019 ANNUAL MONITORING REPORT (AMR) FOR THE BRIDGEND LOCAL DEVELOPMENT PLAN (LDP) 2006 - 2021

1. Purpose of Report

- 1.1 To report to Development Control Committee the findings of the Bridgend County Borough Local Development Plan 2019 Annual Monitoring Report (AMR) (attached as Appendix 1).

2. Connection to Corporate Improvement Objectives/Other Corporate Priorities

- 2.1 The Bridgend Local Development Plan (LDP) is one of the high level strategies which must be prepared by the Council. The LDP sets out in land use terms those priorities in the Corporate Plan that relate to the development and use of land provided they are in conformity with national and international policy. The AMR monitors whether the LDP and therefore the Council's land use and regeneration objectives, are being successfully implemented.

3. Background

- 3.1 Following the adoption of the Bridgend Local Development Plan in September 2013, the Council has a statutory obligation under Section 76 of the Planning and Compulsory Purchase Act 2004 to produce an AMR.
- 3.2 The 2019 AMR is required to be submitted to the Welsh Government prior to the 31 October 2019 and this target was met with it being submitted on 28 October 2019.
- 3.3 The main aim of the AMR is to assess the extent to which the LDP Strategy and Policies are being achieved. The AMR therefore has two primary roles, firstly, to consider whether the Policies identified in the monitoring process are being implemented successfully and secondly, to consider the Plan as a whole against all of the information gathered to determine whether a complete or partial review of the Plan is necessary.

The Requirement for Monitoring

- 3.4 In order to monitor the LDP's performance, it needs to be considered against a set of monitoring aims and indicators. Chapter 7 of the LDP sets out the Monitoring Framework that forms the basis of the AMR and provides information that is required to be included by LDP Regulation 37.

3.5 In this context the AMR is required to identify Policies that are not being implemented and for each such Policy:

- Outline the reasons why the Policy is not being implemented;
- Indicate steps that can be taken to enable the Policy to be implemented;
- Identify whether a revision to the Plan is required;
- Specify the housing land supply from the Housing Land Availability Report for that year and for the full period since the adoption of the Plan;
- Specify the number of net additional affordable and general market dwellings built in the Local Planning Authority (LPA) area for that year and for the full period since the adoption of the Plan.

3.6 The LDP Manual supplements this requirement by setting out additional factors that should be assessed in the AMR:

- Whether the basic strategy remains sound (if not, a full Plan review may be needed);
- What impact the Policies are having globally, nationally, regionally and locally;
- Whether the Policies need changing to reflect changes in national policy;
- Whether Policies and related targets in the LDP have been met or progress is being made towards meeting them, including publication of relevant supplementary planning guidance (SPG);
- Where progress has not been made, the reasons for this and what knock on effects it may have;
- What aspects, if any, of the LDP need adjusting or replacing because they are not working as intended or are not achieving the objectives of the strategy and/or sustainable development objectives;
- If Policies or proposals need changing, the suggested actions that is required to achieve them.

3.7 Monitoring the Plan also accords with the requirements for monitoring the sustainability performance of the Plan through the Strategic Environmental Assessment/Sustainability Appraisal (SEA/SA).

4. Current Situation

- 4.1 The Council has a statutory obligation under Section 61 of the Planning and Compulsory Purchase Act 2004 to keep all matters under review that are expected to affect the development of its area. In addition, Section 76 of the Act requires the Local Planning Authority to produce information on these matters in the form of an 'Annual Monitoring Report' for submission to the Welsh Government. This is the fifth AMR to be prepared since the adoption of the Bridgend LDP and is based on the period from 1 April 2018 to 31 March 2019 and is required to be submitted to Welsh Government by the end of October 2019 (the AMR was submitted to Welsh Government on 28 October 2019).
- 4.2 There have been many changes since 2013 that will impact on the successful implementation of the LDP, the most notable are the changes in the Welsh Economy and the changes in the regional context. The AMR therefore considers whether the development strategy that underpins the LDP remains valid and assesses whether or not the Strategy Policies contained in the LDP are being effective in delivering the Development Strategy and meeting the objectives of the Plan.
- 4.3 The LDP Regulations and the LDP Manual specify that the AMR is required to include:
- An Executive Summary;
 - A review of changes to national and regional policy and guidance and their implications for the LDP;
 - SEA/SA Monitoring based on the SEA/SA Monitoring Framework;
 - LDP Monitoring based on the LDP Monitoring Framework;
 - Statutory Indicators; and
 - Recommendations on the course of action in respect of Policies and the LDP as a whole.

Key findings of the Annual Monitoring Process

- 4.4 An overview of the LDP Monitoring Data for the fifth AMR period provides an interesting insight into the implementation of the LDP over the past 12 months. The key findings are set out below:
- The 2019 Joint Housing Land Availability Study (JHLAS) indicates that 579 new homes were completed during the monitoring period 1 April 2018 to 31 March 2019;

- The 2019 JHLAS indicates that the Council has a housing land supply assessed against the housing requirement of the Bridgend LDP of 2.9 years;
- To date 1,347 affordable dwellings have been delivered;
- During the monitoring period 1 April 2018 to 31 March 2019, 3.73 hectares of vacant employment land was developed;
- Within Bridgend Town Centre, 60 of the 377 commercial properties surveyed were vacant – representing a vacancy rate of 16.09%;
- Within Porthcawl Town Centre 11 of the 204 commercial properties surveyed were vacant – representing a vacancy rate of 5.39%;
- Within Maesteg Town Centre 10 of the 167 commercial properties surveyed were vacant – representing a vacancy rate of 5.99%;
- The requirement as to whether the Council will need to identify a Gypsy and Traveller Site is now determined by the new requirements of the Housing (Wales) Act 2014. The Act requires each local Authority in Wales to undertake a Gypsy and Traveller Accommodation Assessment (GTAA) to ensure that needs are properly assessed and planned for. In summary, the GTAA covers the period 2016-2031 and estimates the additional pitch provision needed for Gypsies and Travellers in Bridgend. For the first 5 years of the GTAA plan period, there is no requirement for additional pitches and for the remainder of the GTAA plan period, a further 1 additional pitch is required. This gives a total need for the whole GTAA plan period of 1 additional pitch. A refreshed GTAA will be conducted in 2020.
- The County Borough is making a significant contribution to national renewable energy targets and the Renewable Energy technology continues to be actively promoted in Bridgend with the selection of two demonstrator schemes - the Bridgend Town Heat Network and the Upper Llynfi Valley Heat Network (Caerau Minewater) Projects. The Caerau Minewater Heat Project was announced in August 2017 as the third prize winner in the NEA and British Gas Energy Impact Awards 2017- 2018. The generating capacity from large scale wind turbines (within and immediately adjacent to the refined SSA) is 59 MW. As such the County Borough is making a significant contribution to national renewable energy targets.

4.5 Chapter 5 of the AMR provides a detailed analysis of the success of the Plan to date against the monitoring indicators and factors in terms of delivering sustainable development.

Conclusions

- 4.6 This is the fifth AMR to be prepared since the adoption of the Bridgend LDP and is based on the period from 1 April 2018 to 31 March 2019 and is required to be submitted to Welsh Government by the 31 October 2019. The findings of the AMR provide an important opportunity for the Council to assess the effectiveness of the Plan and to determine whether or not it needs to be reviewed.
- 4.7 In the Local Planning Authority's opinion, overall the strategy remains sound however, a number of key housing provision policy targets are not being met which indicates that these Policies are not functioning as intended. The Local Planning Authority are progressing with the statutory review of the LDP which will address the shortfall in the housing land supply and facilitate the identification/allocation of additional housing land. It is important to acknowledge that whilst the level of growth in some areas is slower than anticipated, evidence collected through the monitoring process clearly suggests that good progress is being made in the delivery of the majority of LDP targets, which must be seen as a positive. Notwithstanding the above, further investment into the local economy is required and specific consideration will be given to the opportunities to stimulate take up of new employment land and mixed-use regeneration sites by taking a pro-active approach with landowners and developers especially where development sites are in the Council's ownership and bring forward new schemes, masterplans and development briefs to facilitate development. The Council believes that the development which has taken place in the County Borough of Bridgend since the adoption of the LDP together with the projected future investment from the public and private sector, will ensure that the LDP continues to be a success for our communities.

5. Effect upon Policy Framework & Procedure Rules

- 5.1 Following the adoption of the Bridgend LDP, the Council has a statutory obligation under Section 76 of the Planning and Compulsory Purchase Act 2004 to produce an Annual Monitoring Report (AMR) to identify whether the policies identified in the monitoring process are being implemented successfully and to consider the Plan as a whole against all of the information gathered to determine whether a complete or partial review of the Plan is necessary.

6. Equality Impact Assessment

- 6.1 There are no direct implications associated with this report however, any future review of the Policies and proposals contained with the Bridgend County Borough Local Development Plan will require an Equalities Impact Assessment to be carried out.

7. Financial Implications

- 7.1 Officer time and cost associated with the data collection and analysis of the monitoring indicators and preparation of the AMR will be met from the Development Planning budget and carried out by existing staff.
- 7.2 The cost of the LDP Review will be met from the Development Planning budget and carried out by existing staff with expert advice procured from consultants as required.

8. Recommendations

- 8.1 That Development Control Committee note the content of the AMR Report.

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5 December 2019

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Background documents

2019 Annual Monitoring Report for the Bridgend Local Development Plan 2006-2021

Annual Monitoring Report 2018-2019

Local Development Plan (2006 – 2021)



Local Planning Authority

Bridgend County Borough Council

1. INTRODUCTION

- 1.1 The Bridgend County Borough Local Development Plan (2006 – 2021) was formally adopted by the Council on the 18th September 2013. Following the adoption of the Bridgend LDP, the Council has a statutory obligation under section 76 of the Planning and Compulsory Purchase Act 2004 to produce an Annual Monitoring Report (AMR). This is the fifth AMR to be prepared since the adoption of the Bridgend LDP and is based on the period from 1st April 2018 to 31st March 2019 and is required to be submitted to Welsh Government by the 31st October 2019.
- 1.2 The main aim of the AMR is to assess the extent to which the LDP Strategy and Policies are being achieved. Therefore, the AMR has two primary roles; firstly to consider whether the policies identified in the monitoring process are being implemented successfully; and secondly to consider the plan as a whole against all of the information gathered to determine whether a complete or partial review of the plan is necessary.
- 1.3 Notwithstanding the outcome of this fifth monitoring report and whether a partial or full review of the plan is needed based on its findings, given that it has been 5 years since the LDP was adopted, the Council has formally commended a full review of the Plan.
- 1.4 In this respect, this report will form part of the ongoing evidence base that will underpin the new Replacement Plan and will supplement the information contained in the LDP Review Report, submitted to Welsh Government in June 2018.
- 1.5 It will also assess whether the existing LDP remains fit for purpose up until its end date of 2021.

The Requirement for Monitoring

- 1.6 In order to monitor the Local Development Plans performance, it needs to be considered against a set of monitoring aims and indicators. Chapter 7 of the LDP sets out the Monitoring Framework that forms the basis of the AMR and provides information that is required to be included by LDP Regulation 37.
- 1.7 In this context the AMR is required to identify policies that are not being implemented and for each such policy:
 - Outline the reasons why the policy is not being implemented;
 - Indicate steps that can be taken to enable the policy to be implemented;
 - Identify whether a revision to the plan is required;
 - Specify the housing land supply from the Housing Land Availability Report for that year, and for the full period since the adoption of the plan; and

- Specify the number of net additional affordable and general market dwellings built in the LPA area for that year, and for the full period since the adoption of the plan.

1.8 The LDP Manual (Edition 2, 2015) supplements this requirement by setting out additional factors that should be assessed in the AMR:

- Whether the basic strategy remains sound (if not, a full plan review may be needed);
- What impact the policies are having globally, nationally, regionally and locally;
- Whether the policies need changing to reflect changes in national policy;
- Whether policies and related targets in the LDP have been met or progress is being made towards meeting them, including publication of relevant supplementary planning guidance (SPG);
- Where progress has not been made, the reasons for this and what knock on effects it may have;
- What aspects, if any, of the LDP need adjusting or replacing because they are not working as intended or are not achieving the objectives of the strategy and/or sustainable development objectives; and
- If policies or proposals need changing, the suggested actions that is required to achieve them.

1.9 Monitoring the Plan also accords with the requirements for monitoring the sustainability performance of the plan through the Strategic Environmental Assessment / Sustainability Appraisal (SEA/ SA) (Strategic Environmental Assessment Regulations (2004) and The Conservation of Habitats and Species Regulations 2010 (as amended 2011)).

Format and Content

1.10 The structure of the AMR is as follows:

- Chapter 2: Executive Summary (page 4)** - provides a succinct written summary of the key monitoring findings;
- Chapter 3: Monitoring Framework (page 8)** – explains the process of monitoring the LDP, how to quantify the resulting data and if necessary, determine whether a review of the LDP and Sustainability Appraisal (SA) is required;
- Chapter 4: Contextual Change (page 11)** – analyses the potential impact of factors such as changes to national planning policy, the economic climate and local issues on the implementation of the LDP;
- Chapter 5: Local Development Plan Monitoring (page 22)** – provides an analysis of the effectiveness of the LDP policy framework in delivering the plans targets;
- Chapter 6: Sustainability Appraisal Monitoring (page 61)** – analyses the impact the LDP is having on the social, economic and environmental well-being of Bridgend and;
- Chapter 7: Conclusions and Recommendations (page 67)** – provide an overview of the findings of the AMR and makes recommendations about issues that require further consideration.

2. EXECUTIVE SUMMARY

2.1 Section 76 of the Planning and Compulsory Purchase Act 2004 requires local planning authorities to monitor the implementation of their adopted LDPs by preparing an Annual Monitoring Report (AMR). This is the fifth AMR to be prepared since the adoption of the Bridgend LDP and is based on the period from 1st April 2018 to 31st March 2019 and is required to be submitted to Welsh Government by 31st October 2019.

Background

2.2 The Council formally adopted the Bridgend County Borough Local Development Plan (LDP) on the 18th September 2013. Following the adoption of its LDP, the Council has a statutory obligation under section 61 of the Planning and Compulsory Purchase Act 2004 to keep all matters under review that are expected to affect the development of its area. In addition, as stated above, section 76 of the Act requires the Council to produce information on these matters in the form of an Annual Monitoring Report for submission to the Welsh Government.

2.3 There have been many changes since 2013 that will impact on the successful implementation of the LDP; the most notable are the changes in the Welsh Economy and changes in the regional context. The AMR will consider whether the development strategy that underpins the LDP remains valid. It will also assess whether or not the policies contained in the LDP are being effective in delivering the Development Strategy and meeting the objectives of the plan.

2.4 The LDP Regulations and the LDP Manual specify what the AMR is required to include:

- An Executive Summary;
- A review of changes to national and regional policy and guidance and their implications for the LDP;
- SEA/SA Monitoring based on the SEA/SA Monitoring Framework;
- LDP Monitoring based on the LDP Monitoring Framework;
- Statutory Indicators; and
- Recommendations on the course of action in respect of policies and the LDP as a whole.

Key findings of the Annual Monitoring Process

External Influences

- 2.5 The AMR considers the external factors that have had, or could have, an influence on the implementation of the plan and thus on development in the County Borough. These include changes in:
- Policy and legislation;
 - National statistics;
 - External conditions; and
 - Local development context.

Policy and Legislation

- 2.6 The AMR is required to identify documents, at national and regional level, that may have implications for the policies in the LDP and to assess them to identify their implications. Welsh Government did not introduce any national legislative changes during the current monitoring period, although has published a draft National Development Framework (NDF) for consultation from 7th August 2019 to 1st November 2019. The NDF will replace the Wales Spatial Plan, and will set out the 20 year spatial framework for land use in Wales, providing a context for the provision of new infrastructure/growth and the national and regional level. It will seek to address national priorities through the planning system, including sustaining and developing a vibrant economy, decarbonisation, developing resilient ecosystems and improving the health and well-being of our communities.
- 2.7 National planning policy is contained in Planning Policy Wales and Edition 10 (PPW 10) was published in December 2018. PPW 10 sets out the land use planning policies and overarching sustainable development goals for Wales, revised to contribute towards the statutory well-being goals of the Well-being of Future Generations Act. PPW 10 secures a presumption in favour of sustainable development and considers a plan-led approach to be the most effective means of securing sustainable development through the planning system. PPW 10 has a strong focus on promoting placemaking, which is considered instrumental to achieving sustainable places, delivering socially inclusive development and promoting more cohesive communities.

External Conditions

National Context

- 2.8 The UK economy has been recovering at a relatively strong rate since early 2013, although there was a slight slowdown in growth in late 2014 due to slower global growth (before the EU referendum). UK economic growth is projected to remain modest at 1.4% in 2019 and 1.3% in 2020, compared with a long-term trend rate of around 2%. These projections are based on analysis by PwC and assume that a Brexit deal is eventually agreed leading to an orderly exit from the EU. Due to the possibility

of a more disorderly Brexit, risks are weighted to the downside. Consumer spending has continued to drive the economy, although the housing market has eased and job creation is predicted to slow over the next year. Business investment has been on a declining trend as a result of ongoing Brexit-related uncertainty and this is expected to continue prior to a resolution.

The Local Development Context & Economic Conditions

- 2.9 Land Registry Price Paid data shows that the median price paid for residential properties across the County Borough rose from £150,025 at year ending March 2018 to £152,000 at year ending March 2019; an increase of 1.32%. The same data source indicates the median price paid for properties in Bridgend was below the national Wales median price of £157,500 at year ending March 2019.
- 2.10 Analysis of the monitoring data indicates a relatively low take up of employment land, which has been running at an average of 2ha per annum since 2013/14. Despite Ford announcing plans to close its Bridgend engine plant in September 2020, there is need for the strong manufacturing base of the area to be maintained and this will form a key aspect of the Replacement LDP's Strategy. There are also positive signs with an above recent average take-up of employment land (3.2ha) in 2018/19. Other proposals relate to planning permissions granted for:-
- P/18/557/FUL Change use of the existing on site units to create a multi-let industrial estate including B1, B2 and B8 uses, Newton Down Industrial Estate Tythegston Court Tythegston
 - P/18/382/FUL New industrial unit, land adjacent to Unit 20 Ogmores Crescent Bridgend Industrial Estate
 - P/18/292/FUL Change of use to container storage depot, former Mole Valley off Main Avenue Litchard Industrial Estate CF31 2AZ
 - P/18/712/FUL Demolition of existing units and erect new Class B1/B2/B8 development with associated parking and servicing, Units 4-9 Kingsway Buildings Kingsway Bridgend Industrial Estate CF31 3YH
 - P/18/663/FUL Temporary 30 year full planning permission for the development of a Biomethane gas to grid facility (to utilise excess gas from the adjacent anaerobic digestion facility) on land previously utilised as a recycling centre at Stormy Down Airfield

Strategic Environmental Assessment/Sustainability Appraisal Monitoring

- 2.11 The Strategic Environmental Assessment Directive requires local authorities to undertake Strategic Environmental Assessment (SEA) as part of the preparation of the LDP. In addition to this the LDP Regulations requires a Sustainability Appraisal (SA) to be undertaken. In preparing the LDP the council undertook joint SEA and SA and produced and published its SEA/SA Report in conjunction with the LDP.

2.12 The SEA Directive also requires that the council monitor the state of the environment through monitoring the sustainability objectives set out in the SEA/SA Report. This forms an integral part of the AMR and is contained in Section 6. The SEA/SA monitoring indicates a positive change to the environment thus far in the plan period.

LDP Policy Monitoring

2.13 An overview of the LDP Monitoring Data for the 5th AMR period provides an interesting insight into the implementation of the LDP over the past 12 months. The key findings are set out below:

- The 2019 JHLAS indicates that 579 new homes were completed during the monitoring period 1st April 2018 to 31st March 2019;
- The 2019 JHLAS indicates that the Council has a housing land supply, assessed against the housing requirement of the Bridgend LDP of 2.9 years;
- To date 1,347 affordable dwellings have been delivered;
- During the monitoring period 01 April 2018 to 31 March 2019 3.73 hectares of vacant employment land was developed;
- Within Bridgend Town Centre of the 377 commercial properties surveyed 60 were vacant – representing a vacancy rate of 16.09%;
- Within Porthcawl Town Centre of the 204 commercial properties surveyed 11 were vacant – representing a vacancy rate of 5.39%;
- Within Maesteg Town Centre of the 167 commercial properties surveyed 10 were vacant – representing a vacancy rate of 5.99%;
- The requirement as to whether the Council will need to identify a Gypsy and Traveller Site is now determined by the new requirements of the Housing (Wales) Act 2014. The Housing (Wales) Act 2014 requires each local authority in Wales to undertake a Gypsy and Traveller Accommodation Assessment to ensure that needs are properly assessed and planned for. In summary, the GTAA covers the period 2016-2031 and estimates the additional pitch provision needed for Gypsies and Travellers in Bridgend. For the first 5 years of the GTAA plan period, there is no requirement for **additional pitches**, and for the remainder of the GTAA plan period, **a further 1 additional pitch is required**. This gives a total need for the whole GTAA plan period of 1 additional pitch. A refreshed assessment will be carried out to inform the Replacement LDP.
- The County Borough is making a significant contribution to national renewable energy targets and the Renewable Energy technology continues to be actively promoted in Bridgend with the selection of two demonstrator schemes:- the

Bridgend Town Heat Network and the Upper Llynfi Valley Heat Network (Caerau Minewater) Projects. The Caerau Minewater Heat Project was announced in August 2017 as the third prize winner in the NEA and British Gas Energy Impact Awards 2017-18. The generating capacity from large-scale wind turbines (within and immediately adjacent to the refined SSA) is 59 MW. As such the County Borough is making a significant contribution to national renewable energy targets.

- 2.14 Chapter 5 of the AMR provides a detailed analysis of the success of the plan to date against the monitoring indicators and factors in terms of delivering sustainable development.

3. MONITORING FRAMEWORK

- 3.1 The Monitoring Framework comprises 2 key elements. These are the monitoring of:
- The LDP strategy, policies and proposals; and
 - The Sustainability Appraisal (SA) which includes the Strategic Environmental Assessment (SEA).
- 3.2 The on-going success of these documents and the policies within them are to be measured against a set of targets identified as part of the LDP process. Indicators have been formulated to determine whether these targets have been met. Where the results conclude that the targets are not being met, and that the effectiveness of the LDP documents (or parts or policies of it), are falling significantly below the level required, then consideration will be given to the need for a review of the LDP.

LDP Monitoring Aims, Indicators, Targets, Triggers and Outcomes

- 3.3 The LDP monitoring framework identifies 13 monitoring aims based on the Policies which deliver the strategy of the Plan; these monitoring aims are assessed against 31 indicators. It should be noted that whilst the targets and indicators relate to each Strategic Policy, the framework has been designed to ensure that linkages are made between the Strategic Policies, relevant objectives and Development Management and Allocation policies. Monitoring the delivery of the Strategic Policies therefore provides a mechanism for monitoring the LDP as a whole.
- 3.4 Trigger levels have been set which identify where a policy has diverged from the monitoring target to such an extent that the policy is failing to be implemented or needs to be amended. Where this happens the analysis in the monitoring table identifies the issue and, where necessary, the actions required to address it.

The Sustainability Appraisal Objectives and Indicators

- 3.5 The Sustainability Appraisal (SA) of the LDP identifies a set of objectives and significant effect indicators which are intended to measure the social, economic and environmental impact of the LDP. The SA identifies 4 objectives and 15 indicators specifically designed to monitor the environmental credentials of the LDP.

Monitoring Progress

- 3.6 The analysis of the monitoring process will be in the form of detailed written assessment of the indicator results and a subsequent view on the success of the targets and effectiveness of the policies. This will be provided in the respective monitoring sections of this report for the LDP and SA.
- 3.7 As a visual aid in showing the monitoring outcomes, a simple colour coded system has been formulated and will be included in the individual tables of Strategic Policies and SA results, as shown below:

Continue Monitoring
Where indicators are suggesting that LDP policies are being implemented effectively and there is no cause for a review.
Officer / Member Training Required
Where indicators associated with planning applications suggest that policies are not being implemented as they were intended and further officer or Member training is required.
Supplementary Planning Guidance (SPG) / Development Briefs Required
Whilst the Council will be preparing SPG and Development Briefs throughout the Plan period, indicators may suggest that further guidance should be provided to developers on how a policy should be properly interpreted. Additionally, should sites not be coming forward as envisaged; the Council will actively engage with developers / landowners to bring forward Development Briefs on key sites to help commence the development process.
Policy Research
Where the indicators suggest that the LDP policies are not being effective as they should; further research and investigation, including the use of contextual indicators and comparisons with other local authorities and national statistics where appropriate may be required.
Policy Review
Where indicators suggest that a LDP policy is failing to implement the strategy of the Plan and a formal review of the policy is required. Further research and investigation, including comparisons with other local authorities and national statistics where appropriate will be required before a decision to formally review the policy is made.
Plan / Strategy Review
Where indicators suggest that the LDP strategy is failing and a formal review of the Plan is required. The decision to review the Plan will not be taken lightly, and this trigger will not apply to the majority of policy areas.

Review of the Plan

- 3.8 Notwithstanding the outcome and findings of this fifth AMR for the monitoring period 2018 to 2019, the Council has formally commenced a statutory review of its LDP.
- 3.9 The LDP Delivery Agreement and Review Report was submitted to Welsh Government on 21st June 2018 and a letter from Welsh Government dated 25th June 2018 confirmed that the Council could proceed with the preparation of a Replacement LDP in accordance with the timetable set out in its Delivery Agreement.
- 3.10 In accordance with the requirements of Welsh Government the overall timetable for the preparation of the replacement plan is set within a time-frame of 3½ years from its formal commencement, with adoption of the Replacement LDP programmed in 2021.

Local Development Plan Wales (2005)

- 3.11 Government sets out in LDP Wales paragraph 4.43 the following requirements:
- *Whether the basic strategy remains sound (if not, a full plan review may be needed);*
 - *What impact the policies are having globally, nationally, regionally and locally;*
 - *Whether the policies need changing to reflect changes in national policy;*
 - *Whether policies and related targets in LDPs have been met or progress is being made towards meeting them, including publication of relevant Supplementary Planning Guidance (SPG);*
 - *Where progress has not been made, the reasons for this and what knock on effects it may have;*
 - *What aspects, if any, of the LDP need adjusting or replacing because they are not working as intended or are not achieving the objectives of the strategy and/or sustainable development objectives; and*
 - *If policies or proposals need changing, what suggested actions are required to achieve this.*
- 3.12 *The AMR must also specify the housing land supply (from the current Housing Land Availability Study) and the number of net additional affordable and general market dwellings built in the authority's area, and report on other LDP indicators.*

4. CONTEXTUAL CHANGE

4.1 The findings of the AMR Monitoring Framework are fundamental in determining how the implementation and delivery of the LDP is progressing. However, it is equally important to understand how the implementation of the LDP has been influenced by local, regional, national and international social and economic factors. By seeking to understand how different factors have affected the delivery of the LDP, the Council will gain a better understanding of what it can do to support the Plan's implementation. In focussing on those factors it can influence and better support delivery of its objectives and shape any future strategy within the Replacement LDP.

4.2 The following section looks specifically at the external factors that have had, or could have, an influence on the implementation of the plan and thus on development in Bridgend County Borough. These include changes in:

- Policy and legislation;
- National statistics;
- External conditions; and
- Local development context.

Policy and legislation

4.3 The Council needs to consider through its AMR whether changes to national planning policy have any implications for the LDP. If the implications are significant, the Council will need to determine how it addresses the issues.

Legislative Changes

4.4 The Welsh Government did not introduce any national legislative changes during the current monitoring period.

National Planning Policy National Development Framework (NDF)

4.5 On 7th August 2019 Welsh Government published the **Draft National Development Framework (NDF)** for public consultation, which considers the issues significant to Wales's prosperity and well-being, such as the economy, housing, transport, energy, and the environment. It identifies where national developments should take place, where the key growth areas are and what infrastructure and services are needed. The draft NDF is set in the context of a vision that will help deliver sustainable places across Wales by 2040, by supporting placemaking and ensuring our choices direct development to the right places, making the best use of resources, creating and sustaining accessible healthy communities, protecting our environment and supporting prosperity for all.

National Planning Policy Amendments

Draft Planning Policy Wales (Edition 10)

- 4.6 Edition 10 of Planning Policy Wales (PPW 10) sets out the land use planning policies and overarching sustainable development goals for Wales, revised to contribute towards the statutory well-being goals of the Well-being of Future Generations Act. PPW secures a presumption in favour of sustainable development and considers a plan-led approach to be the most effective means of securing sustainable development through the planning system. PPW has a strong focus on promoting placemaking, which is considered instrumental to achieving sustainable places, delivering socially inclusive development and promoting more cohesive communities. Placemaking is deemed a holistic approach that “considers the context, function and relationships between a development site and its wider surroundings” (PPW, 2018, p.16).
- 4.7 In order to inform the spatial strategy, PPW requires development plans to “include a spatial strategy covering the lifetime of the plan which establishes a pattern of development improving social, economic, environmental and cultural well-being” (PPW, 2018, para 3.38). The link between the number of homes due to be provided and the expected job opportunities is clearly emphasised, as is the location of any new development in relation to existing or planned infrastructure. This is held important to minimise the need to travel, reduce private car reliance and increase opportunities for cycling, walking and the use of public transport. Development plans are deemed to “provide the main means for achieving integration between land use and transport planning” (PPW, 2018, para. 4.15).
- 4.8 PPW specifies a well-defined search process to identify development land. Sustainable previously developed land and/or underutilised sites within existing settlements should be reviewed first before suitable, sustainable greenfield sites within or on the edge of settlements are considered. In either case, “a broad balance between housing, community facilities, services and employment opportunities in both urban and rural areas should be promoted to minimise the need for long distance commuting” (PPW, 2018, para. 3.46). Significant weight is attached to developing active and social places in the form of well-connected cohesive communities.

Prosperity for All: A Low Carbon Wales, 2019

- 4.9 This Plan sets the foundations for Wales to transition to a low carbon nation; setting out the Welsh Government’s approach to increasing efficiency and cutting emissions of greenhouse gasses by at least 80% by 2050. This is vital to meet the requirements of the Environment (Wales) Act 2016, thereby contributing to a fairer and healthier society. The five ways of working of the Well-being of Future Generations (Wales) Act 2015 guide Wales’s decarbonisation action, ensuring effective collaboration and involvement with stakeholders to integrate decarbonisation, limit further effects of climate change and maximise all 7 national well-being goals.
- 4.10 The planning system has an important role in facilitating decarbonisation. Planning Policy Wales’ focus on placemaking encourages well-designed development that

ensures communities have all the services they need within easy reach. A wide plethora of other planning related priorities also encourage lower carbon emissions whilst simultaneously creating places where people can live well. These include promoting renewable energy developments, restricting the use of fossil fuels and incorporating active travel principles (walk and cycling) into new developments. Low carbon infrastructure can ultimately help increase efficiency through the way energy is produced and transmitted, the design and construction of buildings and the transportation of people and goods. All development plans must ultimately support these strategic decarbonisation goals to facilitate clean grown and build resilience to the impacts of climate change.

Regional Context

Strategic Development Plans (SDP)

- 4.11 The Planning (Wales) Act 2015 sets out the process for establishing and preparing a Strategic Development Plan (SDP). Welsh Government invited all Local Planning Authorities to submit proposals for SDPs, stating that the ability to plan strategically to support the Cardiff Capital Region (CCR) is essential to ensure that key economic, social and environmental outcomes are achieved in a cohesive and evidence based approach, across the wider region.
- 4.12 On 29th January 2018, the Cardiff Capital Region Cabinet agreed that work should commence on a Strategic Development Plan for the area and advised the then Welsh Government Cabinet Secretary, Lesley Griffiths, that there was consensus amongst all 10 Leaders in the Cardiff Capital Region to support the principle of a Strategic Development Plan for the region, whilst recognising that this required approval from all 10 Councils to proceed. Although Bridgend County Borough Council is proceeding with a Replacement LDP, simultaneous collaborative working will be undertaken with neighbouring authorities and the broader region to prepare an SDP. A joint evidence base will also be shared wherever possible to this end.

Cardiff Capital Region and City Deal

- 4.13 The Cardiff Capital Region (CCR) comprises an area of South East Wales, consisting of the ten local authorities, (including Bridgend) who are working collaboratively in order to tackle issues that affect the whole of the region, such as poor transportation links and unemployment, with the aim of working together and collaborating on projects and plans for the area. The Authorities forming the Capital Region are progressing the City Deal to fund projects aimed at boosting the competitiveness of the region over the next 20 years. The CCR City Deal will help boost economic growth by improving transport links, increasing skills, helping people into work and giving businesses the support they need to grow.
- 4.14 It represents a £1.28 billion programme which aims to achieve a 5% uplift in the regions GVA by delivering a range of programmes which will increase connectivity, improve

physical and digital infrastructure as well as regional business governance. A governance structure is in place in the form of a Regional Cabinet made up of the Leaders and Chief Executives of the 10 local authorities. A Programme Director has recently been appointed and the Delivery Team is based at Nantgarw. Considerable progress has been made with the agreement of a 5 year Strategic Plan and a number of projects have been assigned. This includes £734 million to the South Wales Metro, with electrification of the core valley lines and 37.9 million to establish a semi-conductor cluster, to create 2,000 jobs. In addition, a Housing Investment Fund is to be established, together with Digital and Skills and Employment Strategies. The progress of the City Deal will be reported in future AMRs.

External Conditions (National Context)

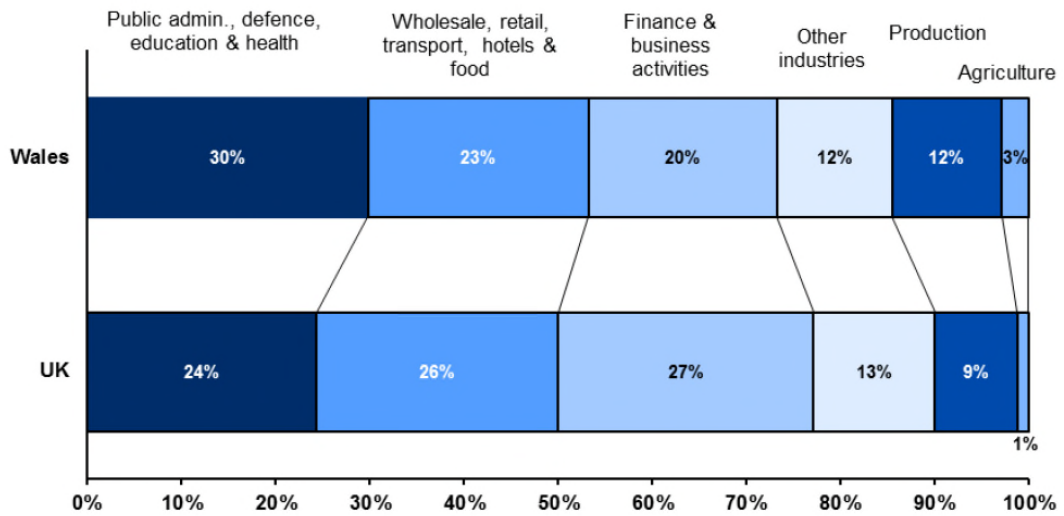
Economy

- 4.15 In terms of the UK Economy, the latest OECD (2019) Economic Report notes that the projected economic growth for 2019 and 2020 is likely to be modest, at just over 1%, based on the assumption that there will be a smooth transition and exit from the EU after 2020. Brexit-related uncertainties are deemed likely to curtail investment until future trading arrangements become clearer, although the economy is nevertheless predicted to benefit from a supportive fiscal stance in 2019 plus modest global growth recovery in 2020.
- 4.16 The report notes that inflation should converge to 2% by the end of 2020, which is close to target, although ongoing economic uncertainties are deemed to justify retaining the policy interest rate as constant until there are clear indications of accelerating prices.
- 4.17 The OECD reports that firms have been meeting consumer demand by hiring rather than investing. This has resulted in tight labour markets and receding inflation to support household consumption. These trends have meant the UK unemployment rate (aged 16 and over, seasonally adjusted) is at its lowest level since 1974 (3.8%) and labour force participation has increased. The employment rate is anticipated to remain broadly stable, although labour market strength masks real uncertainty facing some goods and services sectors.
- 4.18 The saving rate has been volatile, increasing on average in the most recent period. Growth has slowed in major trading partners. The current account deficit has been expanding, nearing 4½ per cent of GDP, which reflects worsening trade, particularly in the car sector, and deteriorating income balances. There has been significant stockpiling in the first quarter of 2019, which is likely to be mostly imported goods.
- 4.19 In terms of the likely impact of Brexit on the Welsh economy, the demos ‘think-tank’ has said that Wales will be hit hardest by a UK hard Brexit in comparison to other UK regions. 60.7% of exports from Wales currently go to the EU as its biggest and most valuable trading partner, compared with 49.5% for the UK. Notwithstanding this, businesses that trade outside the EU have done well as a result of the weak pound, which effectively render exports cheaper in real terms. In addition, as Wales only has

4% of its workforce from the EU, the government does not expect there to be any shortages of workers.

- 4.20 For Wales, PwC forecast GDP growth will be consistent with their forecast UK rate of 1.6%. Whilst it is therefore positive that the Welsh economy is expected to keep pace with the UK average (and outperform Northern Ireland, the North East of England and Yorkshire and Humberside), the rate of growth is not significant enough to close the gap with London and the South East, meaning Wales will continue to lag. Certain sectors are expected to struggle; PwC expect manufacturing output to grow at a rate lower than the economy as a whole and other analysts predict a squeeze on retail, hotels and restaurants. This outlook is based on a smooth Brexit Deal, although will be much worse if there is no Brexit deal or the UK's departure is not smooth. Indeed, the Bevan Foundation's 2019 Outlook for Wales stresses that most forecasts assume a 'smooth Brexit', whereas in reality, the modest economic growth predicted could yet prove unrealistic. This is deemed likely to increase pressure on public services.
- 4.21 In June 2019, the Minister for Finance and Trefnydd announced a capital investment package of £85 million as part of the First Supplementary Budget 2019-20. This immediate capital funding boost is intended to support Wales in the event of a no deal Brexit and will fund a range of projects (including housing, road network maintenance, local government and the Economy Futures Fund) that can be delivered quickly in year. This investment package is designed to provide a range of economic benefits which are aligned to Welsh Government priorities and can stimulate wider economic demand. This is in addition to the dedicated £50m EU transition fund and the £121m Business Finance package, delivered through the Development Bank of Wales.
- 4.22 In terms of outlook, given that Cardiff has become the driver for economic activity for the Welsh economy there is a need to harness this growth to the Cardiff Capital Region and beyond. This will need to be supported with infrastructure investment, including completion of the electrification of the main line to Cardiff in and delivery of the South Wales Metro.
- 4.23 Unemployment in Wales is forecast to remain broadly in line with the UK trend, although it is unlikely that Wales' relatively good average performance will be enough to minimise the particularly high levels of unemployment in some areas (i.e. 7.2% in Rhondda Cynon Taf and 7% in Caerphilly). However, as Wales only has 4% of its workforce from the EU, the government does not expect there to be any shortages of workers.
- 4.24 As shown in Figure 1, Employment in Wales in 2017 was proportionately higher in the public administration, defence, education and health sector (which is not the same as the public sector); the production sector; and the agriculture, forestry and fishing sector. Employment in Wales was proportionately lower in the wholesale, retail, transport, hotels and food sector and the finance and business activities sector.

Figure 1: Share of Workplace Employment by Industry, Wales and the UK, 2017



Source: Welsh Government Statistical Bulletin, October 2018

Housing Market

- 4.25 Welsh Government data shows that housing starts and completions were relatively stable prior to the economic downturn in 2007-08; with between nine and ten thousand starts per annum and approximately eight thousand homes completed. During 2008-09, the number of annual starts fell steeply, and, whilst numbers began to recover from 2012-13 they remain below the levels seen before the economic downturn. In 2018/19, 5,974 dwellings were started across Wales; 1 per cent less than in the previous year. This is the lowest annual number recorded since 2013-14. The number of new dwelling completions also fell during 2018-19 and 13 per cent less than recorded in the previous year. The figure of 5,777 new dwellings completed during 2018-19 was the lowest recorded since 2012-13.

The Local Development Context & Economic Conditions

- 4.26 In order to properly understand the local context for the LDP, it is necessary to consider a range of factors which affect implementation. These factors include changes to the local policy framework, local economic conditions (in particular the operations of the housing and commercial markets) and the investment strategies of major public and private sector organisations.
- 4.27 The following information relates specifically to the local context in terms of housing delivery and local housing market economic conditions.

Bridgend Joint Housing Land Availability Study 2019

4.28 The recently published 2019 JHLAS shows that the County Borough has a housing land supply of 2.9 years. This is below the minimum requirement of 5 years assessed against the housing requirement of the adopted LDP. However, for the monitoring period 2018-19, 579 dwellings were completed, which represents the highest completion rate since 2015 and is well above the average annual dwelling completion rate (457 dwellings) exhibited throughout the existing LDP period. A Replacement LDP is being prepared in order to address the shortfall in housing land supply.

Bridgend Housing Market

4.29 Land Registry Price Paid data shows that the median price paid for residential properties across the County Borough rose from £150,025 at year ending March 2018 to £152,000 at year ending March 2019; an increase of 1.32%. The same data source indicates the median price paid for properties in Bridgend was below the national Wales median price of £157,500 at year ending March 2019. The Land Registry has recorded over 2,700 property sales in the County Borough in 2018/19, 9% of which were registered as new build. Notwithstanding the overall median, Hometrack Data illustrates that the County Borough's property market centres on the following price bands:

- Flats: £75k to £100k
- Terraced houses: £100k to £125k
- Semi-detached houses: £150k to £175k
- Detached houses: £225k to £250k

4.30 The resale market shows that properties are currently taking 5.8 weeks to sell on average, compared with 8.2 weeks 12 months ago. Properties achieve on average 97% of their asking price, compared to 96% 12 months ago.

4.31 The percentage of the County Borough's population that was economically active fell slightly from 75.4% at year ending 31st March 2018 to 74% at year ending 31st March 2019 (based on data from the Labour Force Survey). This compares to 76.7% for Wales and 78.5% for the United Kingdom at year ending 31st March 2019.

Bridgend Economy

4.32 Bridgend County Borough is at the heart of the South Wales economy and is a significant regional employment hub. The Annual Population Survey identified that 74% of the County Borough's population were economically active from April 2018-March 2019, of which 71% were in employment (refer to Table 1). This is slightly below the Welsh average, although Bridgend's unemployment rate (4.3%) was just under the Welsh average (4.6%) over the same period.

Table 1: Economic Activity April 2018 – March 2019

Variable	Bridgend		Wales	Great Britain
	Number	Percent	Percent	Percent
Economic activity rate - aged 16-64	64,500	74.0	76.7	78.7
Employment rate - aged 16-64	61,700	70.8	73.1	75.4
Unemployment rate - aged 16-64	2,800	4.3	4.6	4.2

Data Source: ONS Annual Population Survey

- 4.33 Comparatively, the 2018 Business Register and Employment Survey identified 39,000 employees in full time work and 18,000 in part time work in Bridgend, notably occupied in health (15.5%), manufacturing (15.5%), and retail (13.8%). The percentage of Bridgend employees working in the manufacturing sector is 4.1% higher than the average for Wales as a whole and the County Borough has specific strengths in advanced manufacturing (refer to Table 2). Despite Ford announcing plans to close its Bridgend engine plant in September 2020, there is need for the strong manufacturing base of the area to be maintained and this will form a key aspect of the Replacement LDP Preferred Strategy.

Table 2: Employee Jobs

	Bridgend (employee jobs)	Bridgend (%)	Wales (%)	Great Britain (%)
Total employee jobs	58,000	-	-	-
Full-time	39,000	67.2	64.5	67.6
Part-time	18,000	31.0	35.4	32.4
Employee jobs by industry				
B : Mining and quarrying	10	0.0	0.1	0.2
C : Manufacturing	9,000	15.5	11.4	8.1
D : Electricity, gas, steam and air conditioning supply	50	0.1	0.6	0.5
E : Water supply; sewerage, waste management and remediation activities	450	0.8	1.0	0.7
F : Construction	3,000	5.2	5.1	4.7
G : Wholesale and retail trade; repair of motor vehicles and motorcycles	8,000	13.8	14.0	15.2
H : Transportation and storage	1,750	3.0	3.3	4.8
I : Accommodation and food service activities	3,500	6.0	8.0	7.6
J : Information and communication	1,750	3.0	2.1	4.2

K : Financial and insurance activities	700	1.2	2.6	3.5
L : Real estate activities	800	1.4	1.6	1.7
M : Professional, scientific and technical activities	2,500	4.3	5.6	8.7
N : Administrative and support service activities	4,500	7.8	6.9	9.1
O : Public administration and defence; compulsory social security	6,000	10.3	7.1	4.3
P : Education	4,500	7.8	9.1	8.9
Q : Human health and social work activities	9,000	15.5	16.9	13.2
R : Arts, entertainment and recreation	1,250	2.2	2.4	2.5
S : Other service activities	800	1.4	1.8	2.0

Data source: ONS Business Register and Employment Survey 2018

- 4.34 The number of enterprises (defined as the overall businesses, made up of each of their individual sites or workplaces) in the County Borough has increased from 3,175 in 2014 to 3,685 in 2018 based on the UK Business Count. This represents a 16% increase, which is just above the Welsh average increase of 14.8% over the same period. Much of the local growth has been in the £100-199,000 turnover band, although the number of enterprises turning over £5,000,000+ has increased in both absolute (55 to 80) and relative terms (45%) from 2014-2018. In terms of industry, the change in number of enterprises across the County Borough are largely accounted for by manufacturing (25% of overall growth) and professional, scientific and technical professions (20% of overall growth).
- 4.35 Travel to work patterns from the 2011 Census show that there is a relatively balanced level of commuting into and out of the County Borough. The main locations people commute in from are Rhondda Cynon Taf (23% of all in-commuting), Neath Port Talbot (21%) and the Vale of Glamorgan (14%). Conversely, the main destinations of County Borough residents commuting out for work are Cardiff (27% of all out-commuting), Neath Port Talbot (18%) and Rhondda Cynon Taf (15%). It is also important to emphasise that 68% of residents both live and work in Bridgend County Borough.
- 4.36 The majority of jobs are focused within Bridgend (62%), reflecting the fact that the town is the County Borough's largest settlement and its historical role as a service, employment hub and regional service centre. This is likely to continue into the future as the town is seen as an attractive place for business to locate, given the existing employment base and the availability of skilled labour. Key employment locations are the town centre, Bridgend Industrial Estate, Waterton Industrial Estate, Bridgend Science Park and Brackla and Litchard Industrial Estate.
- 4.37 The concentration of the overall employment base in the south-east of the County Borough (approximately 70% of the total area identified) is unsurprising due to the proximity of the M4 corridor. This does represent a mismatch between the geographical

location of employment land within the County Borough and the areas of deprivation, which are predominantly in the north. It is undoubtedly important that future growth is directed towards the most efficient and sustainable locations with accompanying transport infrastructure to promote accessible employment sites that capitalise on active travel opportunities. However, the Replacement LDP will also support the socio-economic renewal of deprived communities across the whole administrative area.

4.38 In 2018, 689 hectares (ha) of employment land was identified for Class B1, B2 and B8 Uses within the County Borough, of which 36 hectares are deemed available for immediate development and a further 15 ha are deemed likely to be available within the next 12 months. However, the rate of recent industrial land take-up has been approximately 2 ha per annum and this needs to be balanced with both economic forecasts of potential labour demand and demographic projections of potential labour supply to inform future employment land requirements.

4.39 Analysis of the monitoring data indicates a relatively low take up of employment land, which has been running at an average of 2ha per annum since 2013/14. There are nevertheless some positive signs with an above recent average take-up of employment land (3.2ha) in 2018/19. Other proposals relate to planning permissions granted for:-

- P/18/557/FUL Change use of the existing on site units to create a multi-let industrial estate including B1, B2 and B8 uses, Newton Down Industrial Estate Tythegston Court Tythegston
- P/18/382/FUL New industrial unit, land adjacent to Unit 20 Ogmores Crescent Bridgend Industrial Estate
- P/18/292/FUL Change of use to container storage depot, former Mole Valley off Main Avenue Litchard Industrial Estate CF31 2AZ
- P/18/712/FUL Demolition of existing units and erect new Class B1/B2/B8 development with associated parking and servicing, Units 4-9 Kingsway Buildings Kingsway Bridgend Industrial Estate CF31 3YH
- P/18/663/FUL Temporary 30 year full planning permission for the development of a Biomethane gas to grid facility (to utilise excess gas from the adjacent anaerobic digestion facility) on land previously utilised as a recycling centre at Stormy Down Airfield

4.40 In addition, other sectors of the economy including tourism and services, not dependent on being located on traditional employment sites are also continuing to grow. Within Porthcawl, developments continue to come forward associated with the regeneration of the resort, including replacement and refurbishment of buildings within the Harbourside area, flood defence works at the Town Beach, a new watersports facility at Rest Bay, and planning consents for additional tourist accommodation at Moor Lane and additional touring caravan and campervan pitches off Zig-Zag Lane.

- 4.41 In terms of the service sector, a mixed-use scheme at the former OCLP Club in Bryntirion was completed in 2018/19, delivering 2 new retail units and 18 affordable apartments. Redundant warehouse space has also been converted to a gym at Brackla Shopping Centre.
- 4.42 In terms of health and wellbeing, a new Health Centre is under construction in Porthcawl, the Princess of Wales Hospital is developing a new ward at its site in Coity Road, Bridgend, and at Sunnyside, Bridgend planning permission has been approved for a healthcare centre, together with supported affordable housing.
- 4.43 The above chapter has identified a number of key contextual changes and developments occurring at the national and local level together with the broader economic climate. These issues will be considered further in the context of preparing the Replacement Plan.

5. LOCAL DEVELOPMENT PLAN MONITORING

To Produce High Quality Sustainable Places			
Strategic Development Distribution		Primary Policy: Strategic Policy SP1	LDP Objectives: 1a, 1b, 1c, 1d
Monitoring Aim: Development to be distributed according to the Regeneration-Led Sustainable Development Spatial Strategy		Other Policies:	
Policy Target	Indicators	Annual/Interim Target	Monitoring Assessment Trigger
1. 85% or more of housing development on allocated sites takes place within the SRGAs by 2021.	Percentage of the total housing allocation in the Plan developed in the SRGAs.	By 2016 38% or more of the total proposed housing development on allocated sites takes place within the SRGAs.	By 2016 less than 38% of the total proposed housing development on allocated sites takes place within the SRGAs.
2. 80% or more of employment development on Policy REG1 and SP9 sites takes place within the SRGAs by 2021.	Percentage of the total annual employment development on Policy REG1 and SP9 sites located within the SRGAs.	80% of the annual employment development takes place within the SRGAs and Strategic Employment Sites.	Less than 80% of the annual employment development takes place within the SRGAs and Strategic Employment Sites.
3. To ready the Strategic Employment Sites for delivery.	Strategic Employment Sites status in the annual Employment Land Review study.	By 2016 all the Strategic Employment Sites are classified by the Annual Employment Land Review as immediately or short term available. By 2016 all Strategic Employment sites will have a planning consent or approved development brief.	By 2016 all the Strategic Employment Sites are not classified by the Annual Employment Land Review as immediately or short term available. By 2016 all Strategic Employment Sites do not have a planning consent or an approved development brief.
<u>Analysis of Results</u>			
In order to Produce High Quality Sustainable Places, Strategic Policy SP1 aims to ensure that development is distributed according to the LDP's Regeneration-Led Sustainable Development Strategy. To assess how effective the LDP is in implementing its overall Strategy a number of indicators and targets have been devised by the Council that measure the 'spatial distribution' of housing and employment development. Policy Target 1 measures the spatial distribution of			

housing growth and requires that 85% or more of housing development, on allocated sites takes place within the Strategic Regeneration Growth Areas (SRGAs) by 2021.

At a base date of 2009, Housing Policies COM1 and COM2 of the LDP allocated 7,894 housing units across the County Borough. 6,358 of these allocated housing units are located within the 4 SRGAs of Bridgend, Maesteg and the Llynfi Valley, Porthcawl and the Valleys Gateway.

At 2018, since the base date of 2009, a total of 3491 housing units have been completed on all allocated sites, 2536 of these units have been completed within the 4 SRGAs – which represents 73% of overall completions on allocated sites within the 4 SRGAs. This is below the 85% 2021 target but considerably greater than the 2016 Interim Target of 38%. However, a revised housing requirement and trajectory is being developed for the Replacement LDP.

In distribution terms 'between' the 4 SRGAs, Bridgend and the Valleys Gateway have over performed in terms of delivery, with 69% of completions taking place in Bridgend (compared with a distribution of allocations of 42%) and 25% of completions, within the Valleys Gateway (compared with a distribution of 16% of allocations), Porthcawl (6%) and Maesteg and the Llynfi Valley (0%) have underperformed in terms of relative delivery, which is largely attributed to the delay in bringing forward the Porthcawl Waterfront Regeneration Area and within the Llynfi Valley, where there has been issues of housing market viability and the need to overcome various site constraints by land reclamation and land assembly. (A review of these sites is provided in the analysis for Monitoring Target 25).

Policy Targets 2 and 3 measure the 'distribution' of employment development on allocated employment sites, and the readying of the 4 Strategic Employment Sites respectively. Policy Targets 2 and 3 requires that 80% or more of employment land is developed within employment allocations located within the 4 Strategic Regeneration Growth Areas (SRGAs) and that by 2016 all the Strategic Employment Sites are classified in the Annual Employment Land Review as immediately or short term available.

For the monitoring period 1st April 2018 – 31 March 2019, 3.39 hectares of vacant employment land was taken up for development on allocated sites within the SRGAs comprising of 2.48 hectares within the Bridgend SRGA and 0.91 hectares within the Valleys Gateway SRGA. 91% of take-up of employment land therefore took place within SRGAs, exceeding the monitoring target of 80%, indicating that spatial distribution is on track.

Strategic Employment Sites

SP9(4) Ty Draw Farm – This strategic allocation was originally part of a larger (6 ha) employment land allocation. As part of the plan review, planning permission was granted in 2014 for a mixed-use development with a reduced quantum (2.23 ha) of new employment land (application P/12/796/FUL, granted 22/01/14). The balance of the site was released for housing with the intention that this would enable the delivery of the remaining employment land. The residential elements (for 94 dwellings associated access, open space) have now been built out and commercial property agent's Lambert Smith Hampton are currently advertising the remaining 2.2 hectares employment site. The marketing details explain the envisaged quantum of space is around 65,000 sq ft of B1 space. The proximity of this employment space to the residential dwellings render office accommodation a suitable complementary use.

The 2019 Economic Evidence Base Study comments that there may be potential for light industrial as an alternative to a 100% office scheme on this site. The Study also recommends re-designating the small quantum of remaining employment land as a 'normal' employment site within the Replacement LDP as opposed to a 'strategic site'. The rationale for this recommendation is that a strategic site allocation would seek to deliver high value uses, and, while the site is accessible to the motorway and may attract high value uses, it is not deemed sensible to limit the site's scope to only 'high value'. The location and remaining scale of the site is considered to be more conducive to delivery of local offices and some lighter industrial uses within the B1 use class. The Replacement LDP will take this recommendation into account as Plan preparation progresses.

SP9(2) Land at Island Farm, Bridgend – The site benefits from an outline planning application, P/08/1114/OUT, granted for mixed-use sport, leisure, commercial and offices on 14/03/12. P/14/824/RES – Highway infrastructure, green bridge and drainage infrastructure, was also granted on 12/06/15 at Island Farm. A further planning application, P/15/318/NMA has been approved for amendments to conditions relating to P/08/1114/OUT, to enable ecological mitigation to take place. HD limited has started work on site and are in the process of delivering the key infrastructure for the site including roads and drainage. The 2019 Economic Evidence Base Study recognises that Island Farm is immediately adjacent to the Science Park, and its land allocation allows for a doubling of the Science Park site. The Study acknowledges that there is planning permission for a stadium plus other sports / leisure uses and 21,000 sq m office, and some of the leisure element is coming forward. However, it also emphasises that there has been no known interest in expanding the Science Park through any form of B1 use and considers Island Farm to be a complex site that is undeliverable in its current form. Based on this fact and the somewhat reduced (60ha) of employment land need identified across the County Borough, the Study only recommends carrying forward two of the four existing Strategic Sites in the Replacement LDP, re-designating Ty Draw Farm as a 'normal' employment site and reconsidering the role of Island Farm. The balance of land allocations suggests that this site may be better suited for re-designation as a mixed used scheme comprising residential, sport, leisure, commercial and offices. This will be assessed through the Replacement LDP.

SP9(1) Brocastle, Waterton – The site is owned by Welsh Government. Planning permission has been granted for a development of up to 71,441sq.m of B1, B2 and B8 employment floorspace, including access, car parking, diversion of public rights of way, site remediation, drainage, landscaping and associated engineering operations. The approved development complies with the Council's planning policies and will deliver national and local policy objectives of achieving a sustainable development by minimising impact on ecology and habitats, supporting existing green infrastructure and using the site's natural features to provide a layout that responds to its semi-rural location thus creating a high quality development. The development will also support inclusive access and active travel and provide connectivity to Bridgend Town Centre and links to the Vale of Glamorgan. Furthermore, the development can be designed to minimise its potential visual impact and any impacts on the amenity of those residents that adjoin the site (Planning application reference P/16/549/OUT refers). It is hugely positive that planning permission is in place and it is considered that this site is available for employment development in the short to medium term.

The 2019 Economic Evidence Base Study comments that the site is 46.2 gross hectares, but due to its topography and shape, there is 20.4 net hectares available for employment uses. Within the 20.4 ha, the Welsh Government, as owner, is promoting a scheme for 71,441 sq m of employment space. This is currently laid out as several rows of terraces assumingly to fit the topography of this site, which may dictate the type of occupier that could take the site in the future. Several informal approaches have been made regarding an end occupier. The site has a possibility to be rail linked – from the existing Ford railhead at the northern end of the site. Given Welsh Government support, and the site’s location close to the main (and generally successful) Bridgend estates, the Study consider this site to be a key strategic employment site for re-allocation in the Replacement LDP. This is expected to be the Borough’s main inward investment site within the Replacement LDP, supported by the Welsh Government and the remaining land for further expansion of the successful wider area.

SP9(3) – Pencoed Technology Park is also owned by Welsh Government. The site straddles the eastern administrative boundary of Bridgend and RCT. The site is identified and the focus of High Quality Life Sciences and manufacturing and is already the home of a number of high profile investments. Welsh Government have extended their ownership at the site by acquiring the brownfield former Sony land holding. Substantial infrastructure is in place, including ‘road stubs’ to undeveloped parcels, including the land within Bridgend’s administrative area, and the site is considered to be immediately available for development. In January 2017, planning permission was granted to NHS Wales for a change of use of the former Sanken Power Systems building to create a National Imaging Academy offering a state of the art facility to train Consultant Radiologists and ancillary office work space (planning application P/17/39/FUL refers). This site was chosen by the NHS for its strategic location in the heart of ‘South Wales’ and proximity to the strategic road network. The creation of National Academy is extremely positive as it demonstrates that the Technology Park is in the right location to attract new business but also has the potential to become a hub for office headquarters for both the public and private sectors.

The 2019 Economic Evidence Base Study comments that Pencoed Technology Park presents a good opportunity in bringing forward new office units given the existing neighbouring uses and motorway access. As referred to above the site is in both Bridgend County Borough and neighbouring Rhondda Cynon Taf, with plots totalling some 17 ha currently being marketed, including 5 ha in Bridgend. The study concludes that ‘together with the 1 ha left to come forward at Bocam Park, this location represents the Borough’s most attractive location for out of centre office’ and advocates re-allocating the site as a strategic site in the Replacement LDP.

Performance

Action

Policy Targets 1, 2 and 3 are broadly on track, however the indicators suggest that LDP Policy SP1 is not being effective as it should. In terms of Policy Target 1 the underperformance of Porthcawl, Maesteg and the Llynfi Valley SGRAs in terms of housing delivery are largely attributed to the delay in bringing forward the Porthcawl Waterfront Regeneration Area and within the Llynfi Valley, where there has been issues of housing market viability and the need to overcome various site constraints by land reclamation and land assembly rather than the spatial distribution of new residential development in the LDP being fundamentally flawed.

Issues relating to the deliverability of some of these problematic sites will be the subject of rigorous testing during the statutory LDP review process.

To Produce High Quality Sustainable Places			
Design and Sustainable Place Making		Primary Policy: Strategic Policy SP2	LDP Objectives: 1f, 1g, 2a, 2b, 2c
Monitoring Aim: All development to meet Sustainable Place Making Criteria			Other Policies: PLA4
Policy Target	Indicators	Annual/Interim Monitoring Target	Assessment Trigger
4. No highly vulnerable development will take place within the C1 and C2 floodplain area.	Amount of development (by TAN15 paragraph 5.1 development category) permitted in C1 and C2 floodplain areas not meeting all TAN15 tests (paragraph 6.2 i-v).	No applications permitted for highly vulnerable development permitted within the C1 and C2 floodplain area.	1 or more planning applications for highly vulnerable development permitted in C1 and C2 floodplain areas not meeting all TAN 15 tests (paragraph 6.2 i-v).
5. No development will adversely impact on water quality or quantity.	Number of planning applications approved in any given year, contrary to the advice of Natural Resources Wales/Dwr Cymru Welsh Water on water quality or quantity grounds.	No planning applications approved in any given year, contrary to the advice of Natural Resources Wales/Dwr Cymru Welsh Water on water quality or quantity grounds.	1 or more planning applications approved in any given year, contrary to the advice of Natural Resources Wales/Dwr Cymru Welsh Water on water quality or quantity grounds.
6. All development proposals will give consideration to Climate Change adaptation techniques within a Design and Access Statement.	Number of planning applications which consider Climate Change adaptation techniques with a Design and Access Statement.	All planning applications give consideration to Climate Change adaptation techniques within a Design and Access Statement: 2015 Revision of Climate Neutral Development SPG.	1 or more major planning application fails to give consideration to Climate Change adaptation techniques within a Design and Access Statement in any given year. Revision of Climate Neutral Development SPG is not complete by 2015.
7. By 2021 60% of the permitted residential development is on previously developed land.	Amount of new residential development (ha) permitted on previously developed land expressed as a percentage of all residential development permitted.	By 2016 21% or more of new residential development is permitted on previously developed land.	By 2016 less than 21% of new residential development is permitted on previously developed land.

Analysis of Results

The aim of Strategic Policy SP2 is to ensure that all development contributes to Sustainable Place Making.

In order to monitor whether development is meeting Sustainable Place Making criteria set out in Policy PLA4, the Council considers 4 Policy Targets (4, 5, 6 and 7) to ensure that no vulnerable development takes place within the C1 and C2 floodplain (Policy Target 4); no development will adversely impact on water quality and quantity (Policy Target 5); all development proposals give consideration to climate change (Policy Target 6) and that by 2021 60% of permitted residential development is on brownfield land (Policy Target 7).

In terms of Policy Target 4, between 1st April 2018 and 31st March 2019, 7 developments for highly vulnerable (residential) development were permitted within a C1 & C2 flood zone:

However, 6 out of the 7 planning applications did not receive any objections from NRW. Only 1 Planning Application for a retention of a temporary log cabin received an objection from NRW (P/18/256/FUL refers). NRW regarded the development as highly vulnerable and felt the application should not be permitted within a zone C2 area as it was not considered to be in accordance with TAN15. However, given the temporary nature of the development, the Council granted planning permission subject to appropriate conditions.

As such the assessment 'trigger' has not been breached, and the Plan is therefore on target in 2018/19.

With respect to Policy Target 5, during the monitoring period 1st April 2018 – 31 March 2019 no development was permitted contrary to NRW and/or Dwr Cymru/Welsh Water's advice that would adversely impact on water quality or quantity.

Policy Target 6 requires that all development proposals will give consideration to climate change adaptation techniques within a Design and Access Statement. Part of the interim target for this indicator is that by 2015 there should be a revision of SPG12 – Climate Neutral Development which was originally adopted in 2007. This SPG was updated and replaced by SPG 12 – Sustainable Energy on the 30th April 2014.

Furthermore, of the 21 qualifying developments approved during the monitoring period 1st April 2018 to 31st March 2019, 3 planning applications failed to give consideration to environmental sustainability matters, sustainable building techniques and/or energy usage within a Design and Access Statement. This issue will be addressed as part of the Replacement Local Development Plan process.

In terms of Policy Target 7, of the 579 new residential units that were permitted between 1st April 2018 and 31st March 2019, 352 or 61% were on previously developed land, just above the target of achieving 60% of permitted residential units on previously developed land by 2021.

Performance

Action

Continue monitoring.

To Produce High Quality Sustainable Places			
Strategic Transport Planning		Primary Policy: Strategic Policy SP3	LDP Objectives: 1f, 1g, 2a, 2b, 2c
Monitoring Aim: All development required to meet Strategic Transport Planning Principles			Other Policies: PLA4
Policy Target	Indicators	Annual/Interim Target	Monitoring Assessment Trigger
8. To increase sustainable forms of transport and reduce overall levels of traffic congestion, the Council will aim to implement the strategic transport improvement schemes detailed in Policy PLA7.	Progression of Regional Transport Plan developments detailed in Policy PLA7, in accordance with the Regional Transport Plan delivery timetable.	PLA7 proposals being implemented in accordance with the Regional Transport Plan delivery timetable.	Regional Transport Plan developments detailed in Policy PLA7, are not being implemented in accordance with the Regional Transport Plan delivery timetable.
<u>Analysis of Results</u>			
<p>Delivering development that meets the requirements of the ‘Strategic Transport Planning Principles’ set out in Strategic Policy SP3 of the LDP is central to the aim of Producing High Quality Sustainable Places.</p> <p>The transportation and improvement schemes set out by Policy PLA7 will increase sustainable forms of transport and reduce overall levels of traffic congestion, as well as contributing to the requirements of the new Active Travel (Wales) Act 2013.</p> <p>Policy Target 8 monitors the schemes set out by Policy PLA7 against the delivery timetable of the Regional Transport Plan (RTP). However, since the LDP was adopted in September 2013, the Regional Transport Plan (RTP) has been replaced by Bridgend’s Local Transport Plan (LTP) 2015-2030, and the various schemes included within Policy PLA7 have been ‘re-set’ accordingly. It is therefore against this new delivery timetable set out in the LTP that Policy Target 8 should be considered with respect to this and future AMRs, in particular those schemes programmed in the first phase of the LTP 2015-2020/21, which coincides with the LDP Plan period.</p> <p>It should be noted that the LTP includes many additional schemes to those originally proposed in the RTP and set out in PLA7, many of which (up to 13 separate schemes) relate to ‘bridge’ replacements associated with the electrification of the railway line between Cardiff and Swansea. However, since the recent Government announcement that this phase of electrification will not be funded in the foreseeable future, such schemes will need to be reviewed in the context of the next Local Transport Plan.</p> <p>In terms of delivery, the following scheme included in Policy PLA7 was substantially completed during the monitoring period:</p>			

- PLA7(13) – National Cycle Network 885 to Bridgend. The majority of this scheme was substantially completed through funding obtained via the Welsh Governments Local Transport Fund in March 2018. It is anticipated that sufficient funding from the same source will be available to complete the remaining section of the proposal in 2018/19.

A number of ‘rail’ proposals included within Policy PLA7, relating to improvements to the capacity of the Maesteg – Bridgend Railway line and a new railway station at Brackla, are now investment proposals reserved for the Welsh Government, and not the LTP. Welsh Government are now the coordinating body for investment in all railway related matters, including all new rail services, rail infrastructure and railway stations. Walking and Cycling Schemes included within the new Phase 1 LTP programme, up to 2021 are:-

PLA7(2) – Improved links to the National Cycle Network in the Vale of Glamorgan;

PLA7(7) – Bridgend and Designer Outlet at Junction 36 of the M4 (the middle section of which could be secured by S106 funding); and

In terms of highway schemes:-

PLA7(25) – Improvements to A4063 between Sarn and Maesteg is programmed for delivery up to 2021 in the LTP.

All remaining proposals included within Policy PLA7 have been re-scheduled within the LTP, and fall for delivery beyond the LDP Plan period. Notwithstanding this, all of the proposals remain valid and could be implemented earlier should there be further changes to investment decisions or assisted by Section 106 infrastructure funding.

Performance	
<u>Action</u>	
Continue monitoring within the context of schemes set out within the Local Transport Plan.	

To Protect and Enhance the Environment			
Natural Environment		Primary Policy: Strategic Policy SP4	LDP Objectives: 2a, 2b, 2c
Monitoring Aim: To protect sites and buildings of acknowledged natural, built and historic interest		Other Policies: ENV1, ENV2, ENV4, ENV5, ENV6, ENV7, ENV8	
Policy Target	Indicators	Annual/Interim Target	Monitoring Assessment Trigger
9. No inappropriate development takes place in the countryside of the County Borough.	Amount of land in the countryside (ha) lost to development which is permitted by way of a departure application to Policy ENV1.	No land in the countryside lost to development which is permitted by way of departure applications to Policy ENV1.	> 0 ha of land in the countryside lost to development which is permitted as a departure application to Policy ENV1.
10. No inappropriate development in Green Wedges which would contribute to the coalescence of settlements.	Planning permissions given for inappropriate development within Green Wedge designations (Policy ENV2) which contributes towards the coalescence of settlements.	No planning permissions given for inappropriate development within Green Wedge designations (Policy ENV2) which contributes towards the coalescence of settlements.	1 or more planning permissions granted for inappropriate development within Green Wedge designations (Policy ENV2) which contributes towards the coalescence of settlements.
11a. No development will take place which adversely affects a Special Landscape Area.	Number of developments permitted with the potential to adversely affect a Special Landscape Area.	No planning permissions approved contrary to the advice of NRW or the Council's Countryside section / Landscape Officer. 2014: Production of a Green Infrastructure SPG.	1 or more planning permissions granted contrary to the advice of NRW or the Council's Countryside section / Landscape Officer. Green Infrastructure SPG is not in place by 2014.
11b. No development will take place which affects the integrity of a designated site for nature conservation.	Number of developments permitted which adversely affect the features of a protected site for nature conservation.		
11c. No development will take place which results in detriment to the favourable conservation status of European protected species, or significant harm to species protected by other statute.	Number of developments permitted with the potential to result in detriment to the favourable conservation status of European protected species, or significant harm to species protected by other statute.		

Analysis of Results

Strategic Policy SP4 of the LDP aims to conserve and enhance the natural environment of the County Borough. The Monitoring Framework sets out 5 Policy Targets (9, 10, 11a, 11b and 11c) to measure how effective the Plan has been in terms of achieving this outcome. These targets relate to monitoring whether inappropriate or detrimental development has taken place within the countryside (Policy Target 9), in Green Wedges (Policy Target 10) within Special Landscape Areas (Policy Target 11a), designated sites of nature conservation (Policy Target 11a) and whether development is detrimental to protected species (Policy Target 11c).

In terms of Policy Target 9, 'inappropriate' development in the countryside, between 1st April 2018 and 31st March 2019 there were 9 planning applications granted that would be classified as potential departures' from Policy ENV1 of the LDP:

- P/17/776/FUL: The Hollies, Heol Yr Ysgol, Coity, CF35 6BL.
Erection of two storey side extension and single storey porch/wc
- P/17/816/FUL: Pyle Garden Centre, 2 Heol Mostyn, Pyle, CF33 6BJ.
Redevelopment and extension for extended coffee shop/restaurant area, farm shop, kitchen area, toilets and 2 new concession retail units.
- P/17/1083/FUL: Bridgend Grid, 132kV Substation off Great Western Avenue, Bridgend, CF31 1NN.
Extension to existing 132kV grid substation to accommodate new 33/132kV switchroom building; 2.4m high steel palisade security fencing with 3.6m electric fencing behind; internal access road & gravelled surface.
- P/17/485/FUL: Land fronting Junction 35 of M4, Pencoed, CF35 5HY.
Erection of drive-through coffee shop with associated access, parking and landscaping.
- P/18/520/FUL: Rockwool Ltd, Wern Tarw Road, Wern Tarw, Bridgend, CF35 6NY.
New hardstanding to the south of the plant for external storage of materials, new operational buildings and new vehicular access off Wern Tarw Road.
- P/18/361/FUL: Ground floor, west wing, 31 Ffordd Yr Hen Gae, Pencoed, CF35 5LJ.
Change use of ground floor of west wing to eye clinic.
- P/18/627/FUL: Myrtle Cottage, Farm Road, Cefn Cribwr, CF32 0HA.
Retention/completion of private garage & fuel store, hardstanding & means of enclosure forming an extension to residential curtilage
- P/18/557/FUL: Newton Down Industrial Estate, Tythegston Court, Tythegston, CF32 0NE.
Change use of the existing on site units to create a multi-let industrial estate including B1, B2 and B8 uses
- P/18/854/FUL: The Haven, 21 Abergarw Meadow, Abergarw, Brynmenyn, CF32 8YG.
Inclusion of land into curtilage of Haven, retention of wooden outbuilding (games room, decking and hot tub) and new access gate to the stables.

However, these proposals were not deemed to be 'inappropriate' development in the countryside after a full assessment and therefore considered to be acceptable.

In terms of Policy Target 10 'inappropriate' development within a 'Green Wedge' (defined by Policy ENV2 of the LDP) which would contribute to the coalescence of settlements, there were 7 planning applications permitted within the Green Wedges between 1st April 2018 to 31st March 2019 that had the potential to be contrary to Policy ENV2. However, when assessed none of these proposals were classified as inappropriate or contributed to the coalescence of settlements. Policy ENV2 is therefore working successfully.

In terms of Policy Target 11a, development adversely affecting Special Landscape Areas (defined by Policy ENV3), 1 proposal was approved within Special Landscape Areas during the period 1st April 2018 and 31st March 2019. This proposal however was not the subject of 'objection' from the Council's Countryside and/or Landscape Officer or were approved contrary to the advice of NRW and related to either agricultural buildings or replacement buildings with the defined Special Landscape Areas and were considered appropriate.

Similarly with respect to Policy Targets 11b and 11c, no proposals have been granted within the County Borough, contrary to the advice of NRW or the Council's Countryside Section that would be detrimental to the conservation of designated sites of nature conservation or would adversely affect the protection and conservation of European protected species (or species protected by other statutes). Those applications which may have the potential to detrimentally effect protected species or designated sites of nature conservation were required to adhere to specific conditions and submit method statements of work to the Council before any work commences.

The Council is therefore on target to achieve its aim of protecting and enhancing the natural environment.

Performance	
<u>Action</u>	
Continue monitoring.	

To Protect and Enhance the Environment			
Built and Historic Environment		Primary Policy: Strategic Policy SP5	LDP Objectives: 2a
Monitoring Aim: To protect sites and buildings of acknowledged natural, built and historic interest		Other Policies: ENV8	
Policy Target	Indicators	Annual/Interim Target	Monitoring Assessment Trigger
12. Development proposals do not adversely impact upon buildings and areas of built or historical interest and their setting.	Occasions when development permitted would have an adverse impact on a Listed Building; Conservation Area; Site/Area of Archaeological Significance; or Historic Landscape, Park and Garden or their setting.	No Planning consents are issued where there is an outstanding objection from the Council's Conservation and Design team, CADW or Glamorgan Gwent Archaeological Trust (GGAT). 2015: Production of Built Heritage Strategy.	1 or more planning consents are issued where there is an outstanding objection from the Council's Conservation and Design team, CADW or Glamorgan Gwent Archaeological Trust (GGAT). Built Heritage Strategy is not in place by 2015.
<u>Analysis of Results</u>			
Strategic Policy SP5 of the LDP aims to Conservation conserve, preserve or enhance the built and historic environment of the County Borough and its setting. Policy Target 12 measures how effective Policy SP5 has been in achieving this outcome, by monitoring whether developments have been permitted which would have an adverse impact on a Listed Building, Area, Site/Area of Archaeological Significance or Historic Landscape, Park and Garden or their setting.			
The assessment is undertaken by analysing whether planning consents have been issued where there are outstanding objections from the Council's Conservation and Design Team, CADW or Glamorgan Gwent Archaeological Trust (GGAT). Analysis for the monitoring period 1 st April 2018 to 31 st March 2019 of those planning applications where these bodies have been specifically consulted, indicate that no proposals were permitted that had any 'outstanding' objections.			
In this respect the Council is therefore on target to achieving its aim of protecting sites and buildings of acknowledged built and historic interest.			
Interim Monitoring Target 12 is to produce a Built Heritage Strategy by 2015 and to adopt the Strategy as Supplementary Planning Guidance (SPG). This target has not been achieved to date and will be addressed as part of the Replacement Local Development Plan process.			
Performance			
<u>Action</u>			
Progress Built Heritage Strategy and adopt as SPG.			

To Protect and Enhance the Environment			
Minerals		Primary Policy: Strategic Policy SP6	LDP Objectives: 2d
Monitoring Aim: Safeguard areas of aggregates and coal resources			Other Policies: ENV10, ENV11, ENV12
Policy Target	Indicators	Annual/Interim Monitoring Target	Assessment Trigger
13. Maintain a minimum 10 year aggregate landbank throughout the plan period.	Aggregates landbank for Bridgend County Borough in years.	Maintain a minimum 10 year supply of aggregates resource.	Less than a 10 year supply of aggregates resource.
14. No permanent, sterilising development will be permitted within a mineral buffer zone or a minerals safeguarding area.	Number of planning permissions for permanent, sterilising development permitted within a mineral buffer zone or a minerals safeguarding area.	No permanent, sterilising development will be permitted within a mineral buffer zone or a minerals safeguarding area.	1 permanent, sterilising development permitted within a mineral buffer zone or a minerals safeguarding area.
<u>Analysis of Results</u>			
<p>Strategic Policy SP6 aims to provide a contribution to national, regional and local demand for a continuous supply of minerals. LDP Policy Targets 13 and 14 have a particular focus on monitoring whether the LDP maintains a minimum landbank for aggregates (Policy Target 13) and also safeguarding against permanent sterilising development within mineral buffer zones and mineral safeguarding areas (Policy Target 14).</p> <p>Policy Target 13 specifically requires the maintenance of a minimum 10 year aggregate landbank throughout the plan period within the County Borough. The latest 2015 SWRAWP Annual Report (finalised in December 2017) calculates the 10 year aggregate landbank as 49 years. As such the LDP is meeting its target of providing a minimum 10 year supply.</p> <p>With respect to Policy Target 14, analysis of planning applications show that no permanent sterilising developments have been approved in the monitoring period 1st April 2018 to 31st March 2019, within mineral safeguarding areas or mineral buffer zones, that did not comply with the criteria of LDP Policies ENV9 or ENV10. The LDP is therefore meeting its monitoring target with respect to Policy Target 14.</p>			
Performance			
<u>Action</u>			
Continue monitoring.			

To Protect and Enhance the Environment															
Waste		Primary Policy: Strategic Policy SP7	LDP Objectives: 2d												
Monitoring Aim: Seeks to meet the County Borough's contribution to regional and local waste facilities			Other Policies: ENV14, ENV15, ENV16												
Policy Target	Indicators	Annual/Interim Target	Monitoring Assessment Trigger												
15. Provide 7.7 to 11.9 hectares of available land (or consented for that purpose) on sites identified under Policy SP7 for the provision of new waste treatment facilities to meet the regionally identified need to treat up to 228,000 tonnes of waste per annum.	The availability of 7.7 to 11.9 hectares of land (or consented for that purpose) on sites identified under Policy SP7 to meet the identified need to treat up to 228,000 tonnes of waste per annum.	7.7 to 11.9 hectares of land is provided (or consented for that purpose) on sites identified under Policy SP7 for the provision of new waste treatment facilities.	The availability of land on the sites identified under Policy SP7 falls below 7.7 hectares (or has not been developed for that purpose).												
<p><u>Analysis of Results</u></p> <p>Strategic Policy SP7 aims to make provision for new waste treatment facilities to meet regional (and local) waste treatment needs.</p> <p>Strategic Policy SP7 identifies 5 sites where waste facilities will be favoured at Heol y Splott, South Cornelly, Brynmenyn Industrial Estate, Village Farm Industrial Estate, Brackla/Litchard Industrial Estate and Waterton Industrial Estate. Waste proposals on other appropriate sites or land allocated for industrial purposes may also be permitted, provided the proposal meets the criteria set out in Policy ENV16 of the LDP.</p> <p>In order to satisfy regional (and local) waste treatment needs Policy Target 15 requires the availability of 7.7 to 11.9 hectares of land (or land consented for that purpose), on the 'favoured' sites set out in SP7.</p> <p>At the monitoring date of 31st March 2019, the table below illustrates that 31.22 hectares of land remained available on SP7 sites.</p> <table border="1"> <tr> <td>SP7(1)</td> <td>Land at Heol-y-Splott, South Cornelly</td> <td>3.68 ha</td> </tr> <tr> <td>SP7(2)</td> <td>Brynmenyn Industrial Estate, Brynmenyn</td> <td>6.97 ha</td> </tr> <tr> <td>SP7(3)</td> <td>Village Farm Industrial Estate, Pyle (cumulative total)</td> <td>2.89 ha</td> </tr> <tr> <td>SP7(4)</td> <td>Brackla/Litchard Industrial Estate, Bridgend</td> <td>7.70 ha</td> </tr> </table>				SP7(1)	Land at Heol-y-Splott, South Cornelly	3.68 ha	SP7(2)	Brynmenyn Industrial Estate, Brynmenyn	6.97 ha	SP7(3)	Village Farm Industrial Estate, Pyle (cumulative total)	2.89 ha	SP7(4)	Brackla/Litchard Industrial Estate, Bridgend	7.70 ha
SP7(1)	Land at Heol-y-Splott, South Cornelly	3.68 ha													
SP7(2)	Brynmenyn Industrial Estate, Brynmenyn	6.97 ha													
SP7(3)	Village Farm Industrial Estate, Pyle (cumulative total)	2.89 ha													
SP7(4)	Brackla/Litchard Industrial Estate, Bridgend	7.70 ha													

SP7(5)	Waterton Industrial Estate, Bridgend	9.98 ha
Total		31.22 ha

The analysis indicates that the Council is therefore achieving its requirement to contribute to identified regional (and local) waste treatment needs and facilities.

Performance 

Action

Continue monitoring.

To Protect and Enhance the Environment			
Energy Generation, Efficiency and Conservation		Primary Policy: Strategic Policy SP8	LDP Objectives: 2d
Monitoring Aim: That the County Borough contributes towards requirements		the country's renewable energy	Other Policies: ENV17, ENV18
Policy Target	Indicators	Annual/Interim Target	Monitoring Assessment Trigger
16. All major planning applications assess the potential for onsite Renewable / Low Carbon Energy technologies.	Major planning applications which are accompanied by a Renewable / Low Carbon Energy Assessment in accordance with Policy ENV17.	100% of all major planning applications are accompanied by a Renewable / Low Carbon Energy Assessment in accordance with Policy ENV17. 2014: Production of Energy Opportunities Plan SPG.	<100% of all major planning applications are accompanied by a Renewable / Low Carbon Energy Assessment in accordance with Policy ENV17 in any year. Energy Opportunities Plan SPG is not in place by 2014.
17. To increase the amount (in MW) of energy produced in the County Borough from renewable sources.	Permitted and installed capacity (MW) of renewable electricity and heat projects within the County Borough.	Annual increase in the permitted or installed capacity of renewable electricity and heat projects within the County Borough through the Plan period. 2014: Production of Energy Opportunities Plan SPG.	No annual increase in the permitted or installed capacity of renewable electricity and heat projects within the County Borough. Energy Opportunities Plan SPG is not in place by 2014.
18. 35MW of renewable energy generated in the refined Strategic Search Areas (Policy ENV18) by the end of the Plan period.	The capacity of renewable energy developments (MW) installed inside the refined Strategic Search Areas (Policy ENV18).	If planning applications which would cumulatively meet the 35MW target are not submitted by 2018.	If planning applications which would cumulatively meet the 35MW target are not submitted by 2018.
<u>Analysis of Results</u>			
The monitoring aim of Strategic Policy SP8 is to ensure that development proposals within the County Borough contribute to meeting national renewable energy efficiency targets. The Monitoring Framework sets out 3 targets (16, 17 and 18) to measure how effective the Plan has been in achieving this aim.			

Policy Target 16 requires that all major planning applications assess the potential for on-site renewable/low carbon energy technologies and this is measured by analysing whether each major application is accompanied by a renewable/low carbon energy assessment – this is a requirement of Policy ENV17. Of the ‘qualifying’ developments no major planning applications submitted (and granted) for the monitoring period 1st April 2017 to 31st March 2019 were accompanied by a ‘specific’ energy assessment, although many were accompanied by Energy Statements and/or addressed renewable energy and low carbon issues in their accompanying Planning Statements or Design and Access Statements.

This is the fifth consecutive year that the Council has failed to meet the requirements of monitoring target 16 however it must be recognised that energy efficiency in new development is achieved by strict adherence to Building Regulations. This issue will be scrutinised in detail during the statutory LDP review and consideration given as to whether the policy approach needs to be amended and whether it is appropriate going forward, given the regulatory changes that have occurred since the adoption of the LDP.

Notwithstanding the fact that not all major planning applications have been accompanied by an Energy Assessment the Council has achieved its ‘interim target’ of producing an Energy Opportunities Plan SPG by 2014. The Council originally produced its Energy Opportunities Plan in November 2011 and this has been updated and subsequently been incorporated into the Sustainable Energy SPG adopted by Council on 2nd May 2014.

Although Policy Target 16 has not been met, the LPA is committed to ensuring that the County Borough contributes towards the country’s renewable energy requirements. The Renewable Energy technology continues to be actively promoted in Bridgend with the selection of two demonstrator schemes:- the Bridgend Town Heat Network and the Upper Llynfi Valley Heat Network (Caerau Minewater) Projects. The Caerau Minewater Heat Project was announced in August 2017 as the third prize winner in the NEA and British Gas Energy Impact Awards 2017-18. Bridgend CBC is working with the Energy Technology Institute (ETI) who is developing an Energy Path Networks tool which will identify the most cost-effective local energy systems (heat and power) for Bridgend to a lower carbon energy system as part of a Low Carbon Transition Plan. Acting as a catalyst for energy project investment in the Bridgend borough, the heat network projects SSH Programme has attracted additional studies to be carried out such as an analysis of the Bridgend Gas Network by Wales and West Utilities to inform the future of the gas debate, identifying opportunities for Community Renewable Energy Schemes in Rural Bridgend. The Council is also in the process of preparing a Renewable Energy Assessment to underpin the Bridgend Replacement Local Development Plan.

The aim of Policy Target 17 is to increase the amount of energy produced in the County Borough from Renewable Sources in the County Borough. Success is judged by monitoring whether there has been an annual increase in the permitted or installed capacity of renewable electricity and heat projects.

During the Monitoring Period 1st April 2018 to 31st March 2019 5.0 mw of renewable additional electricity capacity was permitted. The scheme approved relates to a temporary 30 year full planning permission for the development of a Biomethane gas to grid facility (to utilise excess gas from the adj anaerobic digestion facility) on land previously utilised as a recycling centre at Stormy Down Airfield

The LDP is therefore annually increasing the amount of energy produced from renewable source and is meeting Policy Target 17.

Policy Target 18 aims to generate 35MW of renewable energy within the refined Strategic Search Areas (SSAs) by 2021.

Parts of Bridgend County Borough lie within the Strategic Search Area (SSA) for large scale wind energy projects outlined in TAN8. As part of a consortium, Bridgend County Borough carried out a refinement exercise in these areas in 2006. The refinement carried out by Ove Arup and partners, calculated the generation capacity of parcels of land, included in the SSA. For those 'refined' areas of the SSA in Bridgend County Borough the capacity was calculated as:-

- Zone 20 North East of Maesteg 19MW
- Zones 31-34 North of Evanstown 31MW

During the Monitoring Period 1st April 2018 to 31st March 2019 no applications have been approved within the refined Strategic Search Areas (SSAs). However, it is important to note that within zones 31-34 the Council has already consented planning applications at Pant Y Wal and Fforch Nest wind farms totalling 35MW – thereby exceeding this capacity. All of this capacity is already installed and operational. It should be noted that Zone 20 was excluded from the capacity assessment on the basis of the operational Ffynon Oer wind farm in Neath Port Talbot. The Plan has therefore met its target with respect of the generation of 35MW of renewable energy by the end of the Plan period.

In addition the Pant Y Wal extension, comprising of an additional 10 wind turbines with a generating capacity of 3MW each was consented on 28/02/15. Although not located within the refined SSA boundary, the turbines are located immediately adjacent to it and within the wider SSA. 8 of these consented wind turbines have been built and became operational, exporting electricity to the grid in December 2017. As such an additional 24 MW of capacity has been added this year.

As such the generating capacity from large-scale wind turbines (within and immediately adjacent to the refined SSA) is 59 MW. As such the County Borough is making a significant contribution to national renewable energy targets.

Performance – Policy Target 16

Action

Policy Research

This is the fifth year that the Council has failed to meet the requirements of monitoring target 16. This issue and Policy ENV17 will be the subject of rigorous testing during the statutory LDP review to determine whether the policy remains appropriate.

Performance – Policy Targets 17 & 18

Action

Continue monitoring.

To Spread Prosperity and Opportunity through Regeneration			
Employment Land Development		Primary Policy: Strategic Policy SP9	LDP Objectives: 1a, 1b, 1d, 3a, 3b, 3c
Monitoring Aim: Protect 164 hectares of vacant employment land			Other Policies: REG1
Policy Target	Indicators	Annual/Interim Monitoring Target	Assessment Trigger
19. 72.5 ha of employment land allocated by Policies SP9 and REG1 are developed over the Plan period.	Employment land development on Policies SP9 and REG1 sites in hectares.	6.3 ha of employment land allocated by Policies SP9 and REG1 are developed per year for employment uses.	<6.3 ha of employment land allocated by Policies SP9 and REG1 are developed per year for employment uses.
20. A readily available supply of land for development for employment purposes.	Proportion (%) of remaining allocated vacant employment land (SP9 and REG1 sites) which is classed as immediately available or available in the short term in the annual employment land survey.	30% or more of remaining vacant land allocated by Policy SP9 and REG1 is classed as immediately available or available in the short term in the annual employment land survey throughout the plan period.	<30% of remaining vacant land allocated by Policy SP9 and REG1 is classed as immediately available or available in the short term in the annual employment land survey.
<u>Analysis of Results</u>			
<p>The Local Development Plan's employment land is safeguarded for employment purposes, by Policies SP9 and REG 1. The future prosperity of the local economy is facilitated by ensuring that the County Borough can offer a range and choice of employment sites and premises for employment uses. To achieve the objective of a prosperous local economy Policy Target 19 aims to develop 72.5 ha of employment land during the Plan period up to 2021 and Policy Target 20 aims to ensure that the identified employment allocated by Policy SP9 and REG 1 is readily available.</p> <p>Policy Targets 19 and 20 are monitored by an annual employment land survey which monitors the take-up of vacant land on all of the County Borough's allocated employment sites together with the land's status in terms of availability.</p> <p>The monitoring target associated with Policy Target 19 is that 6.3 hectares of employment land is developed annually on allocated sites.</p>			

During the monitoring period 01 April 2018 to 31 March 2019 a total of 3.73 hectares of vacant employment land was developed. During the preceding year 2.67 hectares of employment land was developed. The LDP's strategic aim of delivering 6.3 ha of employment land per annum allocated by Policies SP9 and REG1 per annum has not been fully met for the fifth consecutive year with respect to Policy Target 21 and take up is running at 2 ha per annum on average.

The 2019 Economic Evidence Base Study examines this issue further, summarising that the existing LDP allocation of land for future employment use was significantly more than the identified need at the time. It also adds that changes to national policy means there now needs to be a stronger balance between the supply of employment land and the need identified. The refreshed demand assessment identifies that at most 60 ha of employment land can be justified over the replacement 15-year plan period, averaging at 4 ha per annum. This allows for 2 ha of net growth (associated with the housing requirement justified for the Replacement LDP Preferred Strategy) and also to provide for replacement of past losses at 2 ha per year. This is less than the 88.45 ha demand figure identified in the existing LDP for the 2006-21 period, which was based on an average employment land delivery of 6.33 ha per annum and led to 120 ha of employment land being allocated. However, the more recent Study is unable to justify the same quantum of land in the Replacement LDP given the lower levels of past take-up and refreshed levels of growth.

There is currently approximately 64 ha of remaining undeveloped REG1 land. The Study deems 43.7 ha suitable to re-allocate, comprising almost all undeveloped parcels within existing estates, to meet 'normal employment need', plus a small addition to meet single user expansion opportunities (3.3 ha, which would be separate to County Borough need). As previously mentioned, the study only recommends carrying forward two of the four existing Strategic Sites in the Replacement LDP, re-designating Ty Draw Farm as a 'normal' employment site and reconsidering the role of Island Farm. The balance of land allocations suggests that this latter site may be better suited for re-designation as a mixed used scheme comprising residential, sport, leisure, commercial and offices. This will be assessed through the Replacement LDP. Overall, the study supports re-allocation of 71.7 ha of land, which is a little less than 20% in excess of the 60 ha need estimate. This possible over-supply is deemed optimal to provide flexibility in releasing certain sites where the planning balance may suggest that sites are better used for alternative uses. This can include, for example, where a site may be viewed as equally good for housing, retail or community uses, and where releasing the site for these other uses does not threaten the integrity of the remaining employment sites. This refreshed evidence base will be considered as the Replacement LDP progresses.

In terms of providing a readily available supply of land for development for employment purposes the monitoring target associated with Policy Target 20 is that 30% or more of vacant land allocated by Policies SP9 and REG 1 is classed as immediately available or available in the short term. The 2018 Employment Survey demonstrates that 35.96 ha of land is immediately available and a further 14.93 ha is available in the short term.

The Plan is therefore on target with respect to Policy Target 20 by providing a readily available supply of employment land.

Action

Contextual indicators and comparisons with other local authorities show that notwithstanding the low take up of employment land the 'real' economy is relatively buoyant and that the failure to meet this target is the result of the recent very deep recession and the regaining of previous lost capacity. The Council's Economic Development Section has highlighted that few empty units remain on the boroughs industrial estates and there is pent up demand for small to medium sized units. Bridgend retains its locational advantages for business and can expect higher levels of employment land take-up in the latter part of the Plan period. The formal review of employment land (i.e. the Economic Evidence Base Study) supports a smaller need for employment land and recommends re-allocating some of the strategic sites. This evidence will be considered as part of the Replacement LDP preparation process.

Performance – Policy Target 20

Action

Continue monitoring.

To Spread Prosperity and Opportunity through Regeneration			
Retailing and Commercial Centres		Primary Policy: Strategic Policy SP10	LDP Objectives: 1a, 1b, 1d, 3e, 3f, 3g
Monitoring Aim: Directs new retail and leisure development to the town and district centres of the County Borough		Other Policies: REG6, REG7, REG8, REG9, REG11	
Policy Target	Indicators	Annual/Interim Target	Monitoring Assessment Trigger
21. To ensure that vacancy rates within the town centres of the County Borough do not increase to a level that would adversely impact on the vitality of those centres.	Annual vacancy rates of commercial properties within the town centres of the County Borough.	Vacancy rates of commercial properties in the town centres of Bridgend, Maesteg or Porthcawl remain below 15% throughout the plan period.	Vacancy rates of commercial properties in the town centres of Bridgend, Maesteg or Porthcawl increase to more than 15%.
22. The integrity of the Primary Shopping Frontages are maintained.	Proportion of A1 retail uses in the Primary Shopping Frontages designated by REG6.	60% of more of units within the Primary Shopping Frontages are in an A1 use. 2014: Preparation of a Primary Shopping Frontages SPG.	<60% or more of units within the Primary Shopping Frontages are in an A1 use. Primary Shopping Frontages SPG is not in place by 2014.
23. The town centres of the County Borough are regenerated by the development of key sites.	Amount (sqm) of major retail, office and leisure development permitted in town centres.	2014: Planning consents in place for Porthcawl retail development. 2014: Completion of Maesteg Outdoor Market, Bus Station and Riverside Scheme. 2016: Development Briefs prepared for sites highlighted in Bridgend Town Centre Masterplan.	Planning consents for Porthcawl Regeneration Area retail development not in place by 2014. Maesteg Outdoor Market, Bus Station and Riverside Scheme is not completed by 2014. Development Briefs for the sites highlighted in the Bridgend Town Centre Masterplan have not been prepared by 2016.
<u>Analysis of Results</u>			

The overall aim of Strategic Policy SP10 is to focus and direct new retail, commercial and leisure developments within the County Borough Retail and Commercial Centres in order to maintain and protect their vitality and viability. A key strand of the LDP's Sustainable Regeneration-Led Spatial Strategy is to promote the County Borough's 3 main town centres as part of the LDP Vision, which seeks to create a successful regional employment, commercial and service centre in Bridgend, a vibrant waterfront and tourism destination in Porthcawl and a revitalised Maesteg.

In order to measure how successful Policy SP10 is in directing appropriate new retail and leisure development to the County Borough's town and district centres to maintain their vitality and viability, the monitoring framework looks at 3 Policy Targets relating to vacancy rates of commercial properties within town centres (Policy Target 21), the integrity of the Primary Shopping Streets within the town centres (Policy Target 22) and progress on the regeneration of key sites within the town centres (Policy Target 23).

The annual monitoring target for Policy Target 21 is to ensure that the vacancy rates of commercial properties within the 3 town centres of Bridgend, Porthcawl and Maesteg remain below 15% throughout the plan period.

The latest 2018 annual retailing and commercial centre survey indicates that:-

- Within Bridgend Town Centre of the 373 commercial properties surveyed 60 were vacant – representing a vacancy rate of 16 %.
- Within Porthcawl Town Centre of the 204 commercial properties surveyed 11 were vacant – representing a vacancy rate of 5.39%.
- Within Maesteg Town Centre of the 167 commercial properties surveyed 10 were vacant – representing a vacancy rate of 5.99%.

The LDP's strategic aim of maintaining and protecting the vitality and viability of town centres has not been fully met for the monitoring period 1st April 2018 to 31st March 2019 with respect to Policy Target 21. The monitoring target has been missed for Bridgend specifically. The 2019 Retail Study emphasises that there is the potential to consider greater flexibility through secondary shopping areas at the periphery of the existing centre, where A1, A2 and A3 uses are unlikely to be forthcoming due to the form of existing building stock. The Replacement LDP Preferred Strategy proposes to amend Bridgend's primary shopping area to include the Bridgend Shopping Centre, which has been redeveloped since adoption of the LDP. It also proposes to re-designate the adopted primary shopping area along Lower Nolton Street and Wyndham Street as a secondary shopping area to reflect the current distribution of uses. This will help promote greater flexibility and promote the potential for a wider range of uses.

Equally, the Preferred Strategy proposes to condense the primary shopping area in Maesteg to reflect the current distribution of uses. Specifically, the primary shopping area along Commercial Street will be re-designated as a secondary shopping area.

No changes are proposed to the primary shopping area in Porthcawl. Secondary Shopping Areas will be designated on the Esplanade, Lias Road, John St and New Road. Opportunities will also be sought to improve the connectivity between John Street and New Road.

The annual monitoring target relating to Policy Target 22, to maintain the integrity of the Primary Shopping Frontages of Bridgend, Porthcawl and Maesteg is to ensure that 60% or more units are in A1 (Retail) use.

The latest annual retailing and commercial centre survey indicates that:-

- Within Bridgend Town Centre of the 108 units within the Primary Shopping Frontages 67 were in A1 use – representing 62%.
- Within Porthcawl Town Centre of the 96 units within the Primary Shopping Frontages 63 were in A1 use – representing 66%.
- Within Maesteg Town Centre of the 85 units within the Primary Shopping Frontages 51 were in A1 use – representing 60%.

The current data highlights only a marginal decrease in the proportion of units in A1 use within the Primary Shopping Frontages of Bridgend and Maesteg Town Centres compared to last year. At 60% the annual target has been met. Given the significant structural change that is taking place within the retail sector this data is encouraging.

The proportion of units occupied by A1 uses in Porthcawl's primary shopping frontages has stayed the same at, which reflects the resilience of the town centre linked to its status as a tourist resort.

To mitigate against the ongoing adverse economic conditions and structural change that is taking place across the country, to ensure the vitality of the borough's town centres, the Council has also chosen to exercise sufficient flexibility when applying LDP Policy REG6, to allow changes of uses to non-A1 uses in Primary Shopping Frontages where an applicant can provide robust evidence to demonstrate that there is insufficient demand for A1 units and its loss would not materially dilute the continuity of the Primary Shopping Frontage. It is the view of this authority that permitting a small number of changes of uses is more conducive to sustaining the viability of the town centre rather than allowing empty units to stand idle.

The interim target for Policy Target 22 is that a Primary Shopping Frontage SPG should have been prepared and in place in 2014, as such the Council has not met its target with respect to this interim indicator for the fifth consecutive year although a draft officer document exists. Updated retail evidence, as part of the ongoing preparation of the Replacement LDP will inform this SPG and future retail policy to ensure that the vitality and vibrancy of town centres is maintained in the future.

Policy Target 23 aims to regenerate 'Key Sites' identified in the LDP within our town centres and is monitored by whether these sites have had development briefs or masterplans prepared. Limited progress has been in this monitoring period in preparing these proposals within Bridgend town centre. However, the Council is in the process of developing a Town Centre Regeneration Development Framework, the purpose of which is to set out priorities for future regeneration investment and how this will work with other strategic opportunities at a regional level. This work includes developing opportunities for key town centre sites identified by Policy REG9.

Performance – Policy Target 21 & 23			
<u>Action</u>			
Policy Research		<p>The LDP's strategic aim of maintaining and protecting the vitality and viability of town centres has not been partially met for the monitoring period 1st April 2018 to 31st March 2019 with respect to Policy Target 21.</p> <p>The issue will be scrutinised in detail as part of the LDP Replacement Plan process, using the 2019 Retail Study Assessment to provide clarity on the appropriate policy direction. The Council will develop the Town Centre Regeneration Development Framework as a means of updating Policy REG9 of the LDP and attracting future investment.</p>	
Performance – Policy Targets 22			
<u>Action</u>			
Prepare Supplementary Planning Guidance and consider LDP Replacement Plan retail policy relating to Primary Shopping Frontages based on updated evidence from the 2019 Retail Study.			
To Protect and Enhance the Environment			
Tourism		Primary Policy: Strategic Policy SP11	LDP Objectives: 1c, 3c, 3d
Monitoring Aim: Encourage high quality Sustainable Tourism			Other Policies: REG2, REG13
Policy Target	Indicators	Annual/Interim Target	Monitoring Assessment Trigger
24. To increase year on year the number of visitors to the County Borough.	Annual number of visitors to the County Borough.	Year on year increase of visitors to the County Borough.	Decrease in visitors to the County Borough compared to previous year.
<u>Analysis of Results</u>			
Strategic Policy SP11 aims to promote and encourage high quality sustainable tourism, through the implementation of various appropriate projects relating to activity based tourism, business, events and cultural tourism.			
Policy Target 24 measures how effective the Plan is in promoting and encouraging tourism and the indicator is to increase the annual number of visitors to the County Borough.			

The latest STEAM figures for Bridgend indicates that the total visitor numbers in 2018 for the County Borough declined; the STEAM data highlights that the number of staying visitors within the Borough totalled 0.63 million which represents a slight increase on 2017's figures which is consistent with the aims and objectives of the Borough's tourism strategy and LDP policies.

This has resulted in 4,041 jobs, which is considered positive for the County Borough's economy. The County Borough's tourism offer is continually being enhanced and schemes that have progressed during this year's monitoring period include a scheme at Rest Bay Porthcawl, relating to a replacement visitor destination in the form of a café and watersports facility at the former Malc's Café and implementation of the new flood defence works at Porthcawl's town beach, which will build on the recent successes in regenerating the Harbour Area. Consent has also been given for the demolition of the Sea Cadets building at the East Pier, Porthcawl.

The Plan is therefore on target with respect to Policy Target 24.

Performance

Action

Continue monitoring.

To Create Safe, Healthy and Inclusive Communities			
Housing and Affordable Housing		Primary Policy: Strategic Policy SP12	LDP Objectives: 1c, 3c, 3d
Monitoring Aim: Requires 9,690 market (including 1,370 affordable) dwelling units to be accommodated in the County Borough during the Plan period		Other Policies: COM1, COM2, COM3, COM5, COM6	
Policy Target	Indicators	Annual/Interim Target	Monitoring Assessment Trigger
25. Maintain a 5 year supply of housing land for development throughout the plan period.	Forecast supply of housing land.	Maintain a 5 year supply of housing land for development throughout the plan period.	Less than a 5 year supply of housing land is recorded.
26. Provide 9,690 new dwellings by 2021 based on the three 5 year tranches set out in Policy SP12.	Annual dwelling completions.	By 2011 provide 2,085 dwellings. By 2016 provide 4,973 dwellings. By 2021 provide 9,690 dwellings.	Less than 4,973 dwellings developed by 2016.
27. Develop COM1 and COM2 Residential Allocations at or above the estimated number of units specified.	Number of units permitted on COM1 and COM2 Residential Allocations.	Residential Allocations developed at or above the estimated number of units specified in Policies COM1 and COM2.	Residential Allocations developed below the estimated number of units specified in Policies COM1 and COM2.
28. Develop Small and Windfall sites, over 0.15 hectares, at a density of 35 dwellings per hectare or more.	Average density of Small and Windfall sites over 0.15 hectares.	Small and Windfall sites over 0.15 hectares developed at a density of 35 dwellings per hectare or more.	Small and Windfall sites over 0.15 hectares developed at a density of less than 35 dwellings per hectare.
29. Provide 1,370 affordable dwellings by 2021 through the planning system as secured by condition or S106.	Annual affordable housing completions.	By 2011 provide 295 dwellings. By 2016 provide 703 dwellings. By 2021 provide 1,370 dwellings.	Dwelling completions fall below specified requirement.
30. Monitor the need for a permanent or transit Gypsy & Traveller site.	The annual number of authorised and unauthorised Gypsy & Traveller encampments in the County Borough.	Approve the Bridgend County Borough protocol for the management of unauthorised gypsy and traveller encampments by April 2014.	The Bridgend County Borough protocol for the management of unauthorised Gypsy and Traveller encampments is not approved by 2014. An increase above 3 unauthorised Gypsy and Traveller Sites recorded in 1 year by the

		No increase in the average of 3 unauthorised Gypsy and Traveller Sites recorded in 1 year by the biannual Gypsy and Traveller Caravan Count and / or the Gypsy and Traveller Protocol.	biannual Gypsy and Traveller Caravan Count and / or the Gypsy and Traveller Protocol for 2 consecutive years will require the identification of a site.
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Analysis of Results

In order to create safe, healthy and inclusive communities Policy SP12 of the LDP aims to provide 9,690 dwellings up to 2021, including 1,370 units of affordable housing, to provide for all the accommodation needs of the County Borough.

Five Policy Targets monitor the performance of whether the LDP is meeting its housing needs by measuring the supply of housing land (Policy Target 25), housing completions, for both market and affordable dwellings (Policy Targets 26 and 29), housing numbers permitted on allocated sites (Policy Target 27), housing density (Policy Target 28) and whether there is a need for a permanent or transit Gypsy and Traveller site (Policy Target 30).

Policy Target 25 aims to provide a 5 year supply of housing land for development throughout the plan period. The supply of land for housing is assessed as part of the annual Joint Housing Land Availability Study (JHLAS) which is a statutory document which local planning authorities are required to produce by Welsh Government in accordance with guidance set out in Planning Policy Wales (PPW) and Technical Advice Note (TAN) 1. Supply is assessed against the housing requirements of an adopted development plan.

The recently published 2018 JHLAS shows that the County Borough has housing land supply, assessed against the housing requirement of the Bridgend LDP of **2.9 years**.

Study Date	Number of Years Supply
2007	8.1
2008	6.6
2009	6.2
2010	5.2
2011	5.5
2012	5.1
2013	5.7
2014	6.0

2015	5.4
2016	5.1
2017	4.0
2018	3.4
2019	2.9

The table above demonstrates that this is the third year since the LDP adoption in 2013 that the land supply has fallen below the 5 year target. Where the land supply is less than 5 years, TAN1 states that local planning authorities should consider the reasons for the shortfall and whether the LDP should be reviewed either in whole or in part.

It is considered that the most effective way of rectifying this issue is through progression of a Replacement LDP given the importance attached to the land supply issue. The Replacement Plan will necessitate the LPA to update its evidence base, review the existing LDP strategy, and rectify the land supply issues by identifying and allocating additional housing land. This will assist in seeking to avoid 'planning by appeal' and ad hoc development coming forward outside the development plan system and not in accordance with the LDP's strategy.

The Local Planning Authority will however continue to actively work with landowners and developers to bring forward existing LDP residential allocations and other sites which already have the benefit of planning permission.

This and previous AMR's has shown that the Local Development Plan has performed well delivering many significant benefits for our communities. Most of the housing sites and associated infrastructure allocated in the LDP have been delivered. As expected Bridgend SRGA has delivered the highest proportion of residential units (reflecting the growth strategy of the LDP), in particular Parc Derwen which has delivered 1342 residential units. However, it is acknowledged that in the Strategic Regeneration Growth Areas of Maesteg and the Llynfi Valley and in Porthcawl a number of challenging brownfield sites have stalled due to a combination of viability issues and in some cases land ownership issues albeit that progress is being made in bringing these sites forward. Whilst the LDP's key housing provision policies have largely been successful, it must be acknowledged that as the plan enters the final stages of its 'life-cycle' it is inevitable there would be land supply issues.

It is also important to note that despite the slower than predicted rates of delivery (mainly attributed to market conditions and viability issues) there is no overriding evidence to suggest that for the most part the allocations are not deliverable (as detailed in the section below) or that the LDP strategy is fundamentally 'unsound'. Nevertheless, the slower than anticipated delivery rate does suggest that there is a need for additional site allocations and a review of particularly problematic sites to address the shortfall in the housing land supply and facilitate the identification and allocation of additional viable and deliverable housing land.

The following section provides an overview on the progress of LDPs sites:

North East Bridgend (Parc Derwen) COM1(1)

Development is ongoing, with Persimmon Homes / Charles Church active on site. A total of 157 new dwellings were completed in 2018/2019.

Planning permission was granted for 113 dwellings at parcel R16 on 8th February 2019 and development has already commenced, with 19 units under construction.

Development parcels currently consented and being built out are already close to realising the original capacity of 1515 units with a significant parcel remaining (R20). A full planning application is soon expected from Persimmon for circa 100 units on this parcel, increasing the original site capacity by 40 units to 1555. Pre application discussions have taken place.

North East Brackla Regeneration Area COM 1(2)

The Site forms part of the North East Brackla Regeneration Area which is allocated as a mixed-use regeneration scheme accommodating 550 new dwellings together with commercial and recreation facilities to serve the new community, the industrial estate, the village of Coity and the wider residential community of Brackla to the south. A Development Brief has been approved to provide a planning policy document to guide a phased development of the land.

Lovell Partnership have already completed 99 affordable housing units on the eastern part of the site.

The western portion of the site benefits from consent for 220 units, (including 12 affordable units), which is being developed by Persimmon Homes. In total, 97 of these units have been completed and 46 are under construction (including 6 of the affordable units).

The eastern part of the site also benefits from consent for 239 dwellings being developed by Taylor Wimpey and is also under construction. Hitherto, 72 of these units have been completed and 43 are under construction.

Parc Afon Ewenni COM 1(3)

A multi directional traffic light controlled junction has been approved as part of planning application P/15/368/OUT to serve the site.

A decision was recently made by the Council to develop a modern, permanent depot at the far east of the Waterton site, which is to be funded by sale of the adjacent land for residential purposes. This will be guided by the development brief for the Council owned land in the east of the site, which is being prepared by GVA.

The central part of the site has outline consent and the Section 106 Agreement relating to Planning application P/15/368/OUT was signed 2nd March 2018 for up to 240 dwellings.

The development of the western portion of the site, in SW Police ownership, is proposed to follow from 2020 onwards in order to fund their ongoing rationalisation programme at their HQ Site.

There is considerable developer interest in the site and it is expected that the 3 portions of the site will be developed out concurrently, with 3 developers active on the site by 2021.

Coity Road Sidings COM 1(4)

A small part of this mixed-use site has planning consent for a self-storage facility. Uncertainty regarding whether the part landowner (Dainton) may expand their commercial operations on the site has been clarified by an appeal decision which upheld the Council's decision to refuse an incompatible energy use and underlined the site's suitability for housing purposes. The residential element and implementation of the proposed park & ride facility could indeed still come forward.

There has however been no positive dialogue with the landowners to bring the site forward for residential development and the site has recently been submitted as a candidate site for commercial / employment use. The Council is duly considering the future of this site as part of the replacement LDP process, although it still currently a residential allocation under the current adopted LDP and will be considered as such unless the site's status is reconsidered as part of the replacement LDP. It is nevertheless acknowledged that this site does not form part of the 5 year housing land supply at present.

Land at Waterton Lane COM 1(7)

Pre-application meetings and design parameter advice have taken place with Development Control Officers and agents representing the land-owner, on the basis of developer interest in the site from a volume house builder. The land has recently changed hands and is now in the ownership of Phillip Jenkins (Wick Van Hire).

Discussions with the land-owner show that he is open to negotiation and discussions on future disposal and is looking to the development of the adjacent Parc Afon Ewenni as a guide to potential timing of release.

Jubilee Crescent COM 1(8)

Development complete in 2019.

Brocastle Estate COM 1(10)

The site is being developed by Hafod Care Association for assisted living units for the elderly in conjunction with the 78 bed nursing home. The remaining 30 units represent the second phase of the development project and involve the construction of an articulated row of units located to the east of the existing new buildings. No issues have been raised in respect of the proposed architecture, ecological matters or other technical matters.

The Head of Development at Hafod has reconfirmed that there are still plans to bring forward the remaining 30 units within the five year period and the organisation remains committed to the scheme.

South Wales Police COM 1(5)

Recent discussions with the Police has revealed that the site now forms a critical part of their rationalisation programme and will be retained for Police operations and as such will not be released for residential purposes.

Land at Waterton Manor And Waterton Lane COM 1(11) & COM 1(14)

The most recent planning application for 39 dwellings was approved at development control committee of 3rd September 2015. The permission combines housing allocations. The Section 106 agreement was signed on the 9 November 2016. Part of the site has been acquired by V2C and they have indicated that 26 units are due to be completed by 2021/22.

Parc Farm COM 1(13)

Development complete in 2019.

Land at Llangewydd Road COM 2(6)

A reserved matters planning application for 194 units was submitted by Barratt Homes and granted planning permission on 15th June 2018, including 39 units of affordable housing. One unit has been completed and fifteen are under construction.

Barratt Homes estimate a maximum completion rate of 40 units pa, which will be the subject of review should delivery rates exceed this level.

Ysgol Bryn Castell COM 2(7)

A planning application from Barratt Homes for Phase 1 of the site for 67 dwellings (including 14 affordable flats), accessed off Cefn Glas Road was approved in September 2015 and the development is complete.

A development brief has also been completed and was approved by Members in 2016.

A full application for 135 dwellings on the adjacent parcel of land was submitted by Persimmon Homes on 19th December 2018 and is being considered by the Council. Development is anticipated to commence within this financial year subject to planning permission being granted.

Former Washery Site, Maesteg COM 1(16)

The site is located immediately north-east of the town centre and comprises of mixed-use development including educational, residential and recreational uses. Part remediation of the wider Washery site has resulted in the construction of the new Maesteg Comprehensive School and three development plateaux are earmarked for residential development. Two of these areas (as well as land at Llwynderw off Bridgend Road) already benefit from access arrangements but require an element of additional remediation to make them suitable for development. Welsh Government Land Reclamation monies of £2.5m have been approved and drawn down to enable the required remediation and development, (as well as land at Llwynderw off Bridgend Road) and implementation of the land.

ARUP have been engaged to design a detailed scheme for remediation and will oversee the SI works. These intrusive SI works are shortly due to take place and the site is then due to be disposed of with the benefit of this information in the coming months. The remediation scheme will provide a developable opportunity ready for commencement.

Ewenny Road COM 1(17)

Outline planning application P/13/808/OUT for a mixed use development, including 115 dwellings and a 50 unit residential extra-care facility (165 units total) was presented to Development Control Committee in June 2014. This has been amended to 138 dwellings.

BCBC are currently interrogating the findings of a Site Investigation commissioned by the proposed purchaser and negotiations are now continuing. A very recent preliminary enquiry has been received from a consultant seeking to progress the development.

Coegnant Reclamation Scheme COM 1(18)

Site is seen as having scope for development in the latter part of the five year period as market sentiment and land values improve in the upper valley areas.
Crown Road, Maesteg COM 1(19)

Meeting and subsequent discussions have taken place with landowners where they indicated that they intend to either develop the site themselves on a plot by plot basis but may release to local developer. No significant known site constraints. The adjacent Bryneithin Home site has been sold to a developer and the Prior Notification of the demolition of the former care home was approved in July 2015 and demolition has been carried out, which provides an additional incentive for development.

Y Parc COM 1(21)

Sustainably located and relatively flat development site within walking distance of Maesteg Town Centre.

The site was sold by Cooke & Arkwright in an auction (21st April 2016) to a Mr Patel. Discussion with Mr Patel has shown that he intends to develop the site within the next 5 years and is in the process of engaging consultants to progress the site and undertake pre-application discussions with the Council.

However, given that this positive dialogue has not yet taken place and there is as yet no developer on board, it is agreed that the site should not contribute to the 5 year land supply.

Porthcawl Regeneration Area COM 1(25)

The Council are now the sole landowners, with no remaining 3rd party interest in Phase 1 of the site. The Council are therefore actively pursuing delivery of Phase 1 by means of a 'residential-led' approach. This approach is being developed as a way forward by the Council by a Masterplan and delivery plan for Phase 1 of the site is being refined with advice from Design Commission for Wales. Jubb Engineering Consultants have also been engaged to provide further technical input. As part of this process it is anticipated that the Portway will remain as per its existing alignment, therefore considerably reducing the need for up-front major infrastructural highway works, thereby facilitating early development.

The approach and timing of Phase 1 will complement the recent successful implementation of the Harbour refurbishment and of the listed Jennings Building which now incorporates 3 commercial leisure operators together with 13 live-work units on the upper floor. The Jennings development will also complement a proposal for a flagship harbourside leisure building at 'Cosy Corner', which has planning permission. The proposed 'maritime' centre, which has been awarded EU development funding, will incorporate an educational and visitor centre and a national centre for surfing and water sport excellence. Proposals for the building were approved in 2016.

The regeneration of the site and Phase 2 (rear of Sandy Bay) is also likely to 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. Any agreement to purchase the site is not likely to be finalised until these works are completed, however, this does not preclude the Council from marketing the site in advance of the coastal works being completed, nor does it preclude the Council or any third party from submitting a planning application for the foodstore site in advance of works completion.

It is thus expected that the delivery of the phase unconstrained by coastal flood risk can be realised by 2021/22 with an allocation of 100 units. As for the development phases that rely on coastal defences in order to be delivered, 100 units in 2022/23 and 100 units in 2023/24 is considered realistic and achievable. This will be duly reviewed in next year's study based on progress on the land disposal and coastal defence works.

Albert Edwards Prince of Wales Court COM 1(28)

RMBI have invested in the existing care home and have brought back a rear wing into use, part of which, serves an increasing need to provide for people with Dementia. Therefore they are no longer looking to re-develop the existing care home. The most recent communication with the RMBI'S Development Team Manager is that there are no programmed plans to release part of the site for alternative residential development.

Land off Maesteg Road COM 1(31)

Llanmoor Homes have developed the southern part of the site and are now due to commence development of the second phase. Planning application P/16/366/OUT was approved by Development Control Committee in March 2018. Llanmoor Homes have indicated a build rate of 60 units per annum from 2020/21 onwards.

Planning permission has also been granted for additional retail / commercial development within the designated commercial hub in the southern part of the site (planning application P/15/322/FUL refers) and this has been implemented.

Parc Tyn Y Coed COM 1(32)

Barratt's western part of the site is complete. Eastern part of the site is in separate ownership including adjacent Council owned land. There is developer interest in bringing forward an alternative scheme for a wider area. A new reserved matters application for 9 dwellings was submitted in March 2019 and these units are expected to come forward shortly.

Gateway to the Valleys COM 1 (34)

For ease of reference as part of the JHLAS process it has been agreed to re-classify this site as 2 separate sites with individual proformas and entries in the site schedule; one relating to the 'Linc Cymru' development (Site A) and the other relating to the privately owned land to the east (Site B). Site A was completed in 2019. Site B's landowner and agent are actively engaging with developers including RSLs, and anticipate delivery by 2020/21

Conclusion

It is recognised that there are a few challenging allocations that have progressed slower than anticipated but significant progress has been made in bringing some sites forward with Masterplans and Development Briefs in place. In addition, planning applications relating to many of these sites are substantially advanced demonstrating private sector interest and that the LDP strategy is broadly on track. It must be recognised that many of these sites have not come forward due to viability and market conditions, especially in the valleys, and these will be reviewed as part of the Replacement Plan and preparation process and updated evidence. Given the importance of delivering COM1 and COM2 sites, particularly in terms of their contribution to the 5 year land supply, the Local Planning Authority recognises the need to address deliverability issues immediately through the statutory LDP Review process and will continue to monitor their progress closely.

Policy Target 26 aims to provide 9,690 new dwellings by 2021, based on the three, 5 year tranches of delivery set out in Policy SP12 of the LDP. This equates to an average annual completion rate of 646 dwellings per annum.

The table below highlights the annual completions set out in the JHLAS studies from 2013-2018 are consistently below the LDP average completion rate (646 dwellings per annum). The cumulative impact of not achieving the LDP average completion rate has resulted in failure to meet the interim monitoring target to deliver 4,973 residential units by 2016 (by 401 units). (4572 units by 2016 completed).

Year	LDP Average Completion Rate	JHLAS Total Completions		Annual Need Identified In JHLAS	No. Years Land Supply
2013	646	332	-48%	561	5.7
2014	646	517	-20%	894	6.0
2015	646	621	-4%	940	5.4
2016	646	520	-19%	1020	5.1
2017	646	406	-37%	1011	4.0
2018	646	390	-39%	1123	3.4
2019	646	579	-10%	1136	2.9

Whilst it is disappointing that target 26 has not been met, the deficit is a reflection of the overall trend in the UK and Wales for housing completions. The 2016 interim target was met however in 2017 with total completions for the 11 year period 2006-2017 of 4978 units. A further 969 units were built out between 2017-2019; as such, the total completions to date from 2006-2018 is 5947 units, leaving a residual requirement of 3743 units by 2021.

Policy Target 27 requires that the development of housing allocations in the LDP is at or above the estimated numbers set out under Policies COM1 and COM2 of the LDP. This is monitored against the number of units permitted on allocated sites.

Analysis of planning applications indicates that housing allocations are coming forward at or above estimated capacity. Those allocations that have significantly exceeded estimated capacity include:

Site	Number of units indicated in LDP	Total Unit Capacity
COM1(2) North East Brackla Regeneration Area	550	558
COM1(8) Jubilee Crescent	40	48
COM1(17) Ewenny Road	125	138
COM1(31) Land off Maesteg Road	538	676
COM2(7) Ysgol Bryn Castell	150	202
COM2(22) Ty Draw Farm	94	105

The LDP is therefore on target with respect to the delivery of residential allocations at or above estimated capacity, as required by Policy Target 27.

Policy Target 28 aims to develop small and windfall sites, over 0.15 hectares at density of 35 dwellings per hectare or more. The Policy Target is a monitoring mechanism for the implementation of COM4 of the LDP.

An analysis of permissions granted from 1st April 2018 to the end of the monitoring period 31st March 2019 has been undertaken and 8 planning consents are relevant to this monitoring target, ranging from small-scale proposals for only 1 dwelling up to larger unit size windfall developments of 18 dwellings.

Site Ref.	Address	Size (Ha)	Units	Density
1071	Former OCLP, Elm Crescent, Bridgend	0.23	18	78.26
65	Adj Waun Wen, Bettws Road	1.11	9	8.11
232	Land adj 9 Parkfields Road, Bridgend	0.34	1	2.94
812	St John's Priory, Merthyr Mawr Road, Bridgend	0.19	1	5.26
944	Celynfa, Cefn Road, Cefn Cribbwr	0.18	1	5.56
1024	Coity Primary School, Heol yr Ysgol, Coity	0.30	7	23.33
1046	Land off Heol Faen, Maesteg	0.19	2	10.53

1082	Land south of All Saints Way, Penyfai	0.24	4	16.67
1071	Former OCLP, Elm Crescent, Bridgend	0.23	18	78.26

Taking account of the total area of 2.78 hectares for these proposals, and the total number, 43 units to be delivered, the 'average' density of eligible small and windfall sites is 15.47 dwellings per hectare. The LPA is not unduly concerned that Policy Target 28 has not been met as it is considered that design quality, place making and respecting site context are more important than strict adherence to this density figure. The Council will therefore continue to monitor this issue closely in future AMRs.

In terms of the delivery of affordable housing, Policy Target 29 requires the delivery of 1,370 units by 2021. Within this monitoring period 134 affordable housing units were delivered, providing a 2019 total of 1,347 units. Policy Target 29 is therefore on track.

Policy Target 30 requires that the Local Planning Authority monitors the need for a Gypsy and Traveller Site by recording the annual number of authorised and unauthorised encampments in the County Borough. The interim target is that there is no increase in the average of 3 unauthorised Gypsy and Traveller Sites within 1 year, as recorded in the Gypsy and Traveller Caravan Count and/or the Council's Gypsy and Traveller Protocol. An increase above 3 unauthorised encampments for 2 consecutive years would trigger the requirement to identify a site.

Another part of the Council's interim target was to ensure that the Protocol for the Management of Unauthorised Gypsy and Traveller Encampments should be approved by April 2014. Notwithstanding this achievement, the protocol needs to be refreshed given that there has been substantive organisational and personnel changes with respect to how the Council now fulfils its statutory housing and public protection functions. This has been achieved with the protocol being approved by Management Team, and a Lead Officer responsible for the protocol's implementation identified. For the monitoring period 1st April 2018 to 31st March 2019, there were 8 recorded incidences. However, formal action was not necessary and all (apart from one) unauthorised encampments were on Council land. Notwithstanding whether or not the assessment trigger of Policy Target 30 is breached within this or subsequent years, the requirement as to whether the Council will need to identify a Gypsy and Traveller Site is now however determined by the requirements of the Housing (Wales) Act 2014.

The Housing (Wales) Act 2014 requires each local authority in Wales to undertake a Gypsy and Traveller Accommodation Assessment to ensure that needs are properly assessed and planned for. An assessment was submitted to Welsh Government in February 2016 and was formally approved by Bridgend County Borough Council Cabinet and Welsh Government. The GTAA covers the period 2016-2031 and estimates the additional pitch provision needed for Gypsies and Travellers in Bridgend. For the first 5 years of the GTAA plan period up to 2021 there is no requirement for **additional pitches**. For the remainder of the GTAA plan period, **a further 1 additional pitch is required**. This gives a total need for the whole GTAA plan period of 1 additional pitch.

The more up-to-date needs of Gypsies and Travellers will be identified in a refreshed Accommodation Assessment, which is due to be completed in 2020.

Performance	
<u>Action</u>	
Continue monitoring.	

To Create Safe, Healthy and Inclusive Communities			
Community Uses	Primary Policy: Strategic Policy SP13		LDP Objectives: 1c, 3c, 3d
Monitoring Aim: The retention of existing community uses and facilities and seek to develop new ones, where needed.			Other Policies: COM7, COM8, COM9, COM10, COM11, COM12, COM13, COM14, COM15
Policy Target	Indicators	Annual/Interim Target	Monitoring Assessment Trigger
31. The retention or enhancement of Community Facilities.	Number of applications approved contrary to Strategic Policy SP13 and the protective aim of Policy COM7.	No applications approved contrary to Strategic Policy SP13 and the protective aim of Policy COM7.	1 application approved contrary to Strategic Policy SP13 and the protective aim of Policy COM7.

Analysis of Results

Strategic Policy SP13 aims to maintain and improve the quality of life of residents of the County Borough by retaining or enhancing a range of social and community facilities. In the interest of service efficiency the Policy also requires that where new or replacement facilities are proposed, co-location of facilities is considered before stand-alone facilities.

Policy COM7 of the LDP specifically protects against facility loss, unless justified by provision of suitable alternative provision, if it is demonstrated that there is an excess of provision or the facility is no longer required.

For the monitoring period 1st April 2018 to 31st March 2019 no planning applications were approved that conflicted with the protective aim of Policies SP13 or COM7.

Performance	
<u>Action</u>	
Continue monitoring.	

6. SUSTAINABILITY APPRAISAL MONITORING

- 6.1 The Sustainability Appraisal of the LDP identifies 15 objectives under the 4 wider sustainability objectives of:-
- Social progress which recognises the needs of everyone;
 - Effective protection of the environment;
 - Prudent use of natural resources; and
 - Maintenance of high and stable levels of economic growth and employment.
- 6.2 LDP monitoring is concerned with assessing performance of Policies in delivering the Plan's strategy and achieving its objectives and many relate directly to sustainable development. As such there is considerable overlap between the monitoring framework of the LDP and the SA which uses a subset of the LDP's monitoring objectives.
- 6.3 Each of the 15 Sustainability Appraisal objectives are therefore assessed against those LDPs monitoring indicators that have been identified as relevant to the 15 sustainability objectives.
- 6.4 Against each SA objective the monitoring result is cross-referenced to the action column in the previous monitoring chapter (with the exception of the SA objective relating to Built Environment, where performance is not dependant on whether the Built Heritage Strategy is in place). The symbol delineates the specific performance against the SA objective where:-
- represents 'Likely to contribute to the achievement of greater sustainability'; and
 - x represents 'Likely to detract from the achievement of greater sustainability'.
- 6.5 The Sustainability Appraisal (SA) monitoring results show that out of the 15 objectives and their related targets, 11 have been achieved. In overall terms the LDP is therefore contributing positively to the achievement of greater sustainability.
- 6.6 The SA objectives relating to 'maintaining high and stable levels of economic growth and employment' has not been fully achieved with respect to 'Employment'.
- 6.7 The analysis shows that the LDP did not deliver the annual take-up of employment land of 6.3 hectares. However, as noted in the main body of the AMR report, more recent evidence suggests 4ha per annum is more accurately reflective of past take up and more recent growth levels. This will be considered as the Replacement LDP progresses.
- 6.8 With respect to the SA objective of 'social progress which recognises the needs of everyone' the LDP has performed very well. Analysis shows that Bridgend, Porthcawl

and Maesteg Town Centres have achieved the target (60%) relating to the proportion of A1 retail uses in Primary Shopping areas.

- 6.9 Under the Sustainability Objectives of a 'prudent use of natural resources' the LDP has delivered on all of its targets relating to air, climate change, water land/soil, minerals and waste and renewable energy. Although not specifically measured under 'renewable energy' as part of the SA monitoring process there is also scope for further improvement, with the proper implementation of Policy ENV17 of the LDP and the requirement for major planning application to be accompanied by renewable/low carbon energy assessments which is commented on in the previous section.
- 6.10 SA Monitoring also shows that, the LDP is meeting its objective of 'the effective protection of the environment'. However, the 'Built Heritage Strategy' has not been prepared but is anticipated in 2020.

Social progress which recognises the needs of everyone				
				Monitoring Result
1	Accessibility	To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	IND1: % of total County Borough housing developed in the SRGA	●
			IND2: % of total County Borough employment land developed in the SRGA	●
			IND8: Progress on RTP schemes	●
			IND22: Proportion of A1 retail uses in the Primary Shopping Areas	●
2	Housing	To provide the opportunity for people to meet their housing needs	IND25: Forecast supply of housing completions	X
			IND26: Annual housing completion figures	X
			IND29: Annual affordable housing completion figures	●
3	Health, safety and security	To improve overall levels of health and safety, including the sense of security, for all in the County Borough	IND31: Improvements to community facilities provision secured through planning consents, conditions and/or Section 106 agreements.	●
4	Community	To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	IND31: Improvements to community facilities provision secured through planning consents, conditions and/or Section 106 agreements.	●

Effective protection of the environment				
5	Biodiversity	To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	IND11a/b/c: Loss of natural habitats without mitigation or translocation of species associated with CCW/Countryside section observations on development control applications	●
6	Landscape	To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	IND10: Green Wedge designated land lost to inappropriate development which contributes to coalescence of settlements.	●
			IND11a/b/c: CCW/Countryside section observations on development control applications	●
7	Built Environment	To maintain and enhance the quality of the built environment, including the cultural/historic heritage	IND12: Amount of development permitted which could potentially impinge upon one of those areas/buildings listed as advised by Cadw, the Glamorgan Gwent Archaeological Trust (GGAT) and the Conservation and Design section of the Council.	●
Prudent use of natural resources				
8	Air	To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	IND8: Progression on Regional Transport Plan developments	●
9	Climate change	To ensure that new development takes into account the effects of climate change	IND6: Developments which incorporate Climate Change adaptation techniques	X

10	Water	To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	IND5: NRW / DCWW observations on development control applications	•
11	Land / Soil	To use land efficiently, retaining undeveloped land and bringing damaged land back into use	IND9: The amount of departure planning application permitted outside of the designated settlement boundaries of the County Borough	•
			IND10: Green Wedge designated land lost to inappropriate development which contributes to coalescence of settlements.	•
12	Minerals and waste	To maintain the stock of minerals and non-renewable primary resources	IND13: Amount of aggregates landbank permitted as a percentage of total landbank identified in the Regional Technical Statement	•
			IND14: Number of planning permissions for permanent, sterilising development permitted within a buffer zone or a minerals safeguarding area.	•
13	Renewable energy	To increase the opportunities for energy generation from renewable energy sources	IND17: Progress on adoption of an Energy Opportunities Plan	•
			IND17/18: Permitted and / or installed capacity of renewable electricity and heat projects within the County Borough.	•
Maintenance of high and stable levels of economic growth and employment				
14	Employment	To ensure that there is a vibrant local economy which is at the forefront of a wider regional	IND2: % of total County Borough employment land developed in the SRGA	•

		economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	IND3: Implementation of strategic employment sites.	•
			IND19: Annual take-up rate of employment land allocations developed / redeveloped for employment purposes.	X
15	Wealth creation	To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	IND3: Implementation of strategic employment sites.	•
			IND19: Annual take-up rate of employment land allocations developed / redeveloped for employment purposes.	X
			IND20: Proportion of the allocated employment land immediately available or available in the short term.	•
			IND24: Annual number of overnight visitors to the County Borough.	•

7. CONCLUSIONS AND RECOMMENDATIONS

7.1 This is the fifth AMR to be prepared since the adoption of the Bridgend LDP and is based on the period from 1st April 2018 to 31st March 2019 and is required to be submitted to Welsh Government by the 31st October 2019. The findings of the AMR provide an important opportunity for the Council to assess the effectiveness of the Plan and to determine whether or not it needs to be reviewed.

7.2 Local Development Plan Wales (Amendment Regulation 2015) sets out seven questions that the AMR must seek to address. Whilst all of the issues are considered and addressed throughout the report as part of the analysis of the monitoring data, they are not set out specifically to directly address the particular questions. In order to ensure that the AMR complies with its statutory requirements, responses to each of the assessment factors identified in LDP Wales are outlined below:

1. Does the basic strategy remain sound (if not, a full plan review may be needed)?

7.3 The evidence collected as part of the annual monitoring process for 2018-19 indicates that the LDP Strategy remains sound, effective and is for the most part being delivered, however the Local Planning Authority acknowledges that it must continue to progress with the statutory review of the LDP which will address the shortfall in the housing land supply and facilitate the identification/allocation of additional housing land. Whilst the impact of the global economic recession has meant that development in some areas is slower than predicted, it remains the Councils view that the LDP will continue to provide a robust foundation to deliver sustainable economic growth and regeneration.

2. What impact are the policies having globally, nationally, regionally and locally?

7.4 Globally, the SEA Monitoring framework identifies that there is a positive impact on economic, social and environmental aspects of sustainability.

7.5 Nationally, the LDP policy framework is providing opportunities for development to meet national need for housing and employment land. The County Borough is making a significant contribution to national renewable energy targets. The generating capacity within and immediately adjacent the refined SSA (north of Evanstown) is 65 MW which is considerably higher than the estimated capacity within the SSA of 31 MW.

7.6 From a regional perspective the LDP is assisting in meeting transport, waste and mineral requirements.

7.7 At a local level, the LDP policy framework and allocations are assisting with regeneration objectives and meeting the needs of the local community.

3. Do the policies need changing to reflect changes in national policy?

- 7.8 Chapter 4 highlights significant changes in national planning policy guidance as well as proposed changes to the structure of the planning system in Wales during between 2013 and 2018. These national policy changes will be considered further during the statutory LDP Review.

4. Are policies and related targets in the LDP being met or progress being made towards meeting them, including publication of relevant supplementary Planning guidance (SPG)?

- 7.9 The findings of the LDP and SA monitoring exercise are outlined in chapters 5 & 6 of the AMR.
- 7.10 The following paragraphs provide a brief commentary on the LDP monitoring targets that have not been fully met.
- 7.11 The monitoring objectives relating to 'maintaining high and stable levels of economic growth and employment' has not been fully achieved with respect to 'Employment'. The analysis shows that the LDP did not deliver the annual take-up of employment land of 6.3 hectares. However, as noted in the main body of the AMR report, more recent evidence suggests 4ha per annum is more accurately reflective of past take up and more recent growth levels. This will be considered as the Replacement LDP progresses.
- 7.12 In terms of achieving the required proportion of A1 retail uses in Primary Shopping Areas, the County Borough performed adequately, with Bridgend, Porthcawl and Maesteg Town Centres achieving the required proportion (60%) of A1 uses in Primary Shopping Areas.
- 7.13 Under the Sustainability Objectives of a 'prudent use of natural resources' the LDP has delivered on all of its targets relating to air, climate change, water land/soil, minerals and waste and renewable energy. Although not specifically measured under 'renewable energy' as part of the SA monitoring process there is also scope for significant improvement, with the proper implementation of Policy ENV17 of the LDP and the requirement for major planning application to be accompanied by renewable/low carbon energy assessments which is commented on in the previous section. This issue will be considered further at the statutory LDP Review stage with any amendments made to the LDP as necessary.
- 7.14 Interim Monitoring Target 12 set out a requirement to produce a Built Heritage Strategy by 2015 and to adopt the Strategy as Supplementary Planning Guidance (SPG). This target has not been achieved to date and will be addressed during the LDP Review.

5. Where progress has not been made, what are the reasons for this and what knock on effects it may have?

- 7.15 The main reason for the slow delivery of some parts of the LDP is linked to the impact of the global economic recession on the operations of the housing and commercial markets. A continued reduction in investment in housing and commercial development will inevitably have an adverse impact on the delivery of some elements of the LDP.
- 7.16 Section 5 provides a detailed analysis of the success of the plan to date against the monitoring indicators and factors in terms of delivering sustainable development. It also provides a summary of how the plan has performed specifically in 2018/19.
- 7.17 The findings of the SA monitoring exercise are outlined in Section 6 of the AMR. The results indicate that overall, the plan is contributing towards sustainable development in the County Borough of Bridgend.

6. Do any aspects of the LDP need adjusting or replacing because they are not working as intended or are not achieving the objectives of the Strategy and/or Sustainable Development Objectives?

- 7.18 Whilst the LDP Development Strategy remains fundamentally sound the Local Planning Authority is progressing with the statutory review of the LDP which will address the shortfall in the housing land supply and facilitate the identification/allocation of additional housing land.

7. If policies or proposals need changing, what suggested actions are required to achieve this?

- 7.19 Information collected through the AMR process indicates that the plan policies are generally being met and that the plan is moving towards its targets, however the Local Planning Authority acknowledges that it must progress with the statutory review of the LDP which will address the shortfall in the housing land supply and facilitate the identification/allocation of additional housing land.
- 7.20 In September 2015 the Welsh Government published a revised LDP Manual. Paragraph 9.4.8 identified additional issues that maybe relevant for the AMR to consider.

8. What new issues have occurred in the area or in local/national policy (key recent contextual and national policy changes, future prospects)?

- 7.21 This is covered in detail in the main body of the AMR report. The Local Planning Authority started a statutory review of the LDP in 2018.

9. How relevant, appropriate and up to date is the LDP Strategy and its key policies and targets?

- 7.22 As outlined in the previous chapters of the AMR report, the LDP Strategy remains broadly sound however, a number of key housing provision policy targets are not being

met which indicates that these policies are not functioning as intended. The statutory review of the LDP will address the shortfall in the housing land supply.

10. What sites have been developed or delayed in relation to the plan's expectations on location and timing?

- 7.23 In terms of providing a progress report on LDP sites, the main regeneration and mixed-use sites (Policy PLA3), residential (Policy COM1 & COM2), employment (Policy SP9) and those retail and commercial centre sites with a residential element. Progress on Bridgend Town Centre (REG9) sites is also set out in Chapter 5 under policy target 23.

11. What has been the effectiveness of delivering policies and in discouraging inappropriate development?

- 7.24 A review of the data monitoring indicates that the majority of the LDP policies are being delivered assisting to guide growth and change in a sustainable manner reflecting national policy and guidance. Chapters 5 & 6 of the AMR highlight the policies and monitoring indicators that are not delivering or being met and the actions recommended to improve delivery or effectiveness.

8. RECOMMENDATIONS

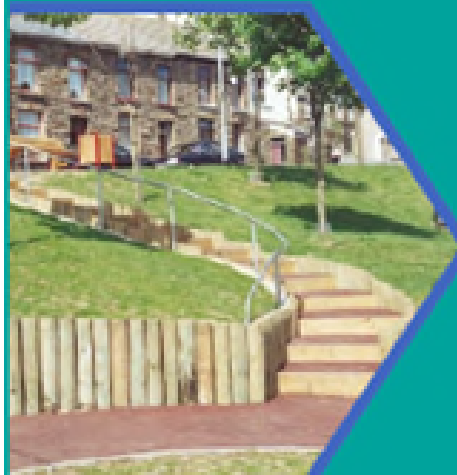
- 8.1 In the Local Planning Authority's opinion the overall the strategy remains sound, however, a number of key housing provision policy targets are not being met which indicates that these policies are not functioning as intended. The Local Planning Authority is progressing with the statutory review of the LDP which will address the shortfall in the housing land supply and facilitate the identification/allocation of additional housing land. It is important to acknowledge that whilst the level of growth in some areas is slower than anticipated, evidence collected through the monitoring process clearly suggests that good progress is being made in the delivery of the majority of LDP targets, which must be seen as a positive. However, further investment into the local economy is required and specific consideration will be given to the opportunities to stimulate the delivery of new employment land and mixed-use regeneration sites by taking a pro-active approach with landowners and developers especially where development sites are in the Councils ownership and bring forward new schemes, masterplans and development briefs to facilitate development. The Council believes that the development which has taken place in the County Borough of Bridgend since the adoption of the LDP, together with the projected future investment from the public and private sector will ensure that the LDP continues to be a success for our communities.

Recommendations

- 8.2 As a result of the findings of the Annual Monitoring Report for 2019 it is recommended:
1. Bridgend Local Planning Authority continues with the statutory review of its LDP which will address the shortfall in the housing land supply and facilitate the identification/allocation of additional housing land;
 2. The actions set out in the AMR to address underperformance are implemented; and
 3. Continue to monitor the Plan through the preparation of successive AMRs

Bridgend Local Development Plan

Annual Monitoring Report 2018/19



October 2019