

BRIDGEND COUNTY BOROUGH COUNCIL

REPORT TO DEVELOPMENT CONTROL COMMITTEE

27 MAY 2021

REPORT OF THE CORPORATE DIRECTOR COMMUNITIES

REPLACEMENT LOCAL DEVELOPMENT PLAN DEPOSIT PLAN PUBLIC CONSULTATION DOCUMENT

1. Purpose of report

- 1.1 To bring to the attention of Development Control Committee that the Replacement Local Development Plan Deposit Draft (LDPDD) (attached as Appendix 1) will be published for public consultation in June 2021 for a period of 8 weeks in accordance with the Development Agreement approved by Council and Welsh Government.

2. Connection to corporate well-being objectives/other corporate priorities

- 2.1 This report assists in the achievement of the following corporate well-being objectives under the **Well-being of Future Generations (Wales) Act 2015**:-

1. **Supporting a successful sustainable economy** – taking steps to make the county borough a great place to do business, for people to live, work, study and visit and to ensure that our schools are focussed on raising the skills, qualifications and ambitions for all people in the County Borough.

3. Background

- 3.1 On 18 May 2021 Cabinet authorised the publication of the Replacement Local Development Plan Deposit Draft (LDPDD) (attached as Appendix 1) for public consultation in June 2021 for a period of 8 weeks in accordance with the Development Agreement approved by Council and Welsh Government.

- 3.2 The Planning and Compulsory Purchase Act 2004 requires Bridgend County Borough Council to prepare a Local Development Plan (LDP) setting out its objectives for the development and use of land in Bridgend County Borough over the plan period to 2033 and its policies to implement them.

- 3.3 This LDPDD has been prepared by Bridgend County Borough Council to underpin preparation of the Replacement LDP 2018-2033. This document has been prepared and is subject to public consultation in accordance with Regulation 17 of the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005. Once finalised and adopted the Replacement LDP will replace the existing LDP (2006-2021) as the statutory Development Plan for the County Borough. In accordance with statutory requirements, policy and guidance, the Replacement LDP will be required to:

- deliver sustainable & transit-orientated development;
- maximising well-being and creating sustainable places through placemaking;
- build upon and add value to the National Development Framework and national Planning policies and guidance produced by the Welsh Government;

- reflect local aspirations for the County Borough based on a vision agreed by the Council and other stakeholders;
- express in land-use terms the objectives of the Well-Being of Future Generations (Wales) Act 2015 and priorities of the Bridgend Public Services Board's Well-being Plan. This will be enabled by demonstrating the Five Ways of Working (involvement, collaboration, integration, prevention and long term balancing factors) in the Plan's development;
- provide a basis for rational and consistent Development Management decisions;
- guide growth and change while protecting local diversity, character and sensitive environments;
- ensure the social and economic resilience of settlements and their ability to adapt to change over the long term; and
- show why, how and where change will occur over the Plan period.

3.4 The LDPDD builds upon the Preferred Strategy which was consulted on between 30 September 2019 and 8 November 2019 in accordance with Regulation 15 of the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005. In doing so the LDPDD provides an updated strategic framework to underpin the Replacement LDP and provides:

- enhanced spatial definition;
- a full suite of site allocations to meet identified needs;
- an enhanced policy framework (including Development Management policies); and
- delivery and monitoring mechanisms.

3.5 The LLDPDD which should be read as a whole, will be used by the Council to guide and manage development, providing a basis for consistent and appropriate decision-making. A broad overview of the Replacement LDP process is depicted in the flow diagram below, with the current Deposit Stage highlighted in orange.



- 3.6 The reasons for review are detailed in the LDP Review Report which was reported to Council on 20 June 2018. LDPs also have to be based on robust evidence to ensure that critical land-use issues are identified and properly addressed. Some of the evidence base studies that underpin our existing LDP policies are out-of-date and need to be updated and/or replaced in order to fully understand the land-use requirements of the County Borough up to 2033. The material weight attached to the existing LDP and its evidence base will progressively diminish from 2021 onwards as the contextual local situation evolves, thereby placing the Council in an increasingly tenuous position and open to challenge from the development industry. It is therefore imperative that the Local Planning Authority continues to progress with the statutory review of the LDP.
- 3.7 Fundamentally the Replacement LDP will avoid ‘Planning by appeal’ and ad hoc development coming forward outside the Development Plan system and not in accordance with the Plan’s strategy. This will strengthen the Council’s framework for determining Planning applications and provide enhanced certainty to communities in this respect.

4. Current situation/proposal

- 4.1 **Deposit Local Development Plan Background and Purpose**
- 4.2 The LDPDD consists of a Written Statement (Appendix 1) and Proposals Map (Appendix 2). The Written Statement outlines local Planning policies, land use allocations and associated justification based on the supporting evidence. The Proposals Map illustrates the land use allocations, settlement boundaries and Planning designations proposed in the Plan which are key to delivery of the Spatial Strategy. The Plan is also accompanied by a separate Constraints Map which illustrates existing identified environmental designations and other physical constraints. A succinct overview of the Plan’s chapters are set out below:
- 4.3 **Chapter 1 – Introduction:** sets out the background and purpose of the Replacement Local Development Plan.
- 4.4 **Chapter 2 - Spatial/Strategic Context:** this chapter provides an area profile and overview and policy context.
- 4.5 **Chapter 3 - Key Issues and Drivers:** sets out the key issues and drivers identified through the Replacement LDP preparation process that have directly informed the development of the LDP Vision, Objectives and LDPDD.
- 4.6 **Chapter 4 – Strategic Framework:** this section of the document sets out the overarching Vision to ultimately define what the LDP is working towards. The LDP Vision has been developed to take into account the Bridgend Local Well-being Plan with the specific characteristics and key issues affecting the County Borough.
- 4.7 The LDP Vision will be delivered through the achievement of 4 Strategic Objectives which will be underpinned by 35 Specific Objectives. These seek to reflect updated national policy and legislation and address the issues facing the County Borough. The development of the Objectives has also been informed by the Sustainability Appraisal (SA) incorporating the Strategic Environmental Assessment (SEA) process, particularly the succinct set of key sustainability issues which should be addressed in the Replacement LDP. These identified issues have been carried forward to underpin the SA process thereby shaping the following four Strategic Objectives which are central to the LDP:

- ***SOBJ1: To Create High Quality Sustainable Places (Placemaking)***
- ***SOBJ2: To Create Active, Healthy, Cohesive and Social Communities***
- ***SOBJ3: To Create Productive and Enterprising Places***
- ***SOBJ4: To Protect and Enhance Distinctive and Natural Places***

- 4.8 The Strategic Objectives have been defined to reflect identified key issues, align with national policy and ensure an appropriate balance between the different elements of sustainability. They are cross-cutting in their nature and also cross-reference the goals and objectives of the Well-being of Future Generations (Wales) Act 2015 and Bridgend Local Well-being Plan (LWPB). Acting together the Vision and Strategic Objectives provide an overarching framework to underpin all other components of the Replacement LDP. Reflecting their importance the Strategic Objectives have been subject to iterative testing and refinement through the SA process in tandem with preparing the Deposit Plan. Whilst necessarily high level, the resulting Strategic Objectives provide good coverage of all key sustainability issues which the Replacement LDP needs to address.
- 4.9 In turn, the Vision and 4 Strategic Objectives are supported by 35 Specific Objectives. These have been devised to create the right conditions to address the various social, cultural, environmental and economic well-being outcomes. The objectives will also form part of the basis for monitoring the implementation of the Plan once adopted and operational.
- 4.10 Growth and Spatial Strategy (Placemaking)
- 4.11 Development will ultimately be directed towards environs conducive to sustainable placemaking that facilitate a balance of environmentally friendly, economically vibrant and socially inclusive characteristics, aiming to benefit current inhabitants and future generations alike. Sustainable placemaking is therefore an overarching concept that underpins the Replacement LDP specifically seeking to create places that:
- Meet the needs of all members of the community;
 - Promote balanced economic growth that provides access to employment opportunities;
 - Provide for active travel and integrated Green Infrastructure networks;
 - Provide appropriate infrastructure and services;
 - Provide a range of high quality private and affordable housing; and
 - Are resilient and adaptable to change and support the Council's vision to make Bridgend a decarbonised, digitally connected smart County Borough.
- 4.12 Correspondingly' and in order to achieve the Vision and Objectives of the LDP, the Council will follow a Regeneration and Sustainable Growth Strategy. This will provide the framework to help realise the regeneration priorities of the Council whilst also apportioning sustainable growth towards existing settlements that demonstrate strong employment, service and transportation functions (foundation economy). This dual faceted approach seeks to broadly balance housing, economic development, connectivity, social needs and environmental protection and enhancement to allow the County Borough to prosper whilst contributing to the success of the Cardiff Capital Region and Swansea Bay Region. This has directly informed and resulted in the formulation of Strategic Policy (SP1) which outlines how the LDP will make provision to deliver the Regeneration and Sustainable Growth Strategy between 2018- 2033.

- 4.13 Strategic Allocations
- 4.14 In order to enable the implementation of the Growth and Spatial Strategy, SP2 defines a suite of Strategic Allocations where growth will be focused. SP2 therefore builds upon SP1 by directing growth to Regeneration Sites and Sustainable Urban Extensions within the identified Regeneration Growth Areas and Sustainable Growth Areas. The location and scale of these sites present opportunities for significant new development to take place over the Plan period to help meet the LDP Vision and Objectives and ensure implementation of the Regeneration and Sustainable Growth Strategy. The combined development of these sites will result in the provision of comprehensive residential, employment and commercial development whilst providing new transportation, affordable housing, community, education and recreation facilities to serve the respective sites and existing communities. Descriptions of the sites proposed under Policy SP2 are contained in the appendices of the LDP and their individual land-use components are contained in subsequent LDP Policies and on the Proposals Map. These sites (together with all other candidate sites) have been subject to a proportionate SA incorporating SEA and Habitats Regulations Assessment (HRA) to identify the likely environmental and wider sustainability effects from their delivery thereby informing the site allocations.
- 4.15 **Chapter 5 – Implementation and Delivery:** this Chapter sets out the Strategic and Development Management Policies which are derived from the Strategic Framework and form the basis to implement and deliver the Vision and Strategic Objectives. As with all other components of the LDP, all Strategic Policies are complementary in terms of supporting the achievement of the national Wellbeing Goals, local Wellbeing Objectives and sustainable development. Linkages between each Strategic Policy and relevant wellbeing goals have therefore been identified and all Strategic Policies have been subject to SA incorporating SEA.
- 4.16 All Policies are inter-related in their nature and need to be read in conjunction with one another in order to gain an understanding of the overall policy direction of the Replacement LDP. Each section highlights the relevant Strategic Policy, supporting justification and cross-references with the LDP's Objectives. A 'delivery and monitoring section' is also included at the end of each Policy. The Strategic Policies and the more detailed Development Management policies are intended to ensure that development proposals can achieve positive economic, social, environmental and cultural outcomes and can minimise adverse ones. They will form the basis of all Planning decisions and indicators have been developed as part of the Plan's monitoring framework to show the effectiveness of the Policies. A 'delivery and monitoring section' is also included at the end of each Policy to this end.
- 4.17 A suite of Strategic Policies were identified in the Replacement LDP Preferred Strategy. These Strategic Policies have been modified to take account of representations received and extended to provide a more comprehensive Strategic Policy Framework. The updated suite of 18 Strategic Policies is also now supported by 56 accompanying Development Management Policies which address a range of detailed thematic issues as follows:

Good Design and Sustainable Placemaking

SP3: Good Design and Sustainable Place Making

PLA1: Porthcawl Waterfront Regeneration Area, Porthcawl Regeneration Growth Area

PLA2: Land South of Bridgend (Island Farm), Bridgend Sustainable Growth Area

PLA3: Land West of Bridgend, Bridgend Sustainable Growth Area

PLA4: Land East of Pencoed, Pencoed Sustainable Growth Area
PLA5: Land East of Pyle, Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area

SP4: Mitigating the Impact of Climate Change

SP5: Sustainable Transport and Accessibility

PLA6: Development in Transport Corridors
PLA7: Development West of the Railway Line, Pencoed
PLA8: Transportation Proposals
PLA9: Development affecting Public Rights of Way
PLA10: Safeguarding of Disused Railway Infrastructure
PLA11: Parking Standards
PLA12: Active Travel

To Create Active, Healthy, Cohesive and Social Communities

SP6: Sustainable Housing Strategy

COM1: Housing Allocations
COM2: Affordable Housing
COM3: On-Site Provision of Affordable Housing
COM4: Off-Site Provision of Affordable Housing
COM5: Affordable Housing Exception Sites
COM6: Residential Density
COM7: Houses in Multiple Occupation

SP7: Gypsy, Traveller and Showpeople Sites

COM8: Gypsy, Traveller and Showpeople Accommodation

SP8: Health and Well-being

SP9: Social and Community Infrastructure

COM9: Protection of Social and Community Facilities
COM10: Provision of Outdoor Recreation Facilities
COM11: Provision of Accessible Natural Greenspace (including public open space)
COM12: Provision of Allotments and Community Food Networks
COM13: Provision of Cemeteries

SP10: Infrastructure

COM14: Telecommunications and Digital Technology Infrastructure

To Create Productive and Enterprising Places

SP11: Employment Land Strategy

ENT1: Employment Allocations
ENT2: Protection of Employment Sites
ENT3: Non-B Uses on Allocated Employment Sites
ENT4: Rural Economy
ENT5: Former Ford Site, Bridgend

SP12: Retailing, Commercial and Service Centres

ENT6: Retail and Commercial Development

ENT7: Development in Commercial Centres

ENT8: Non A1, A2 and A3 Uses Outside of Primary Shopping Areas

ENT9: Retail Development Outside of Retailing and Commercial Centres

SP13: Decarbonisation and Renewable Energy

ENT10: Renewable Energy Developments

ENT11: Low Carbon Heating Technologies for New Development (District Heating)

ENT12: Energy Efficiency Provision within the design of buildings

ENT13: Parc Stormy

SP14: Sustainable Development of Mineral Resources

ENT14: Development in Mineral Safeguarding Zones

ENT15: Development in Mineral Buffer Zones

SP15: Sustainable Waste Management

ENT16: Inert Waste

ENT17: Waste Movement in New Development

SP16: Tourism

ENT18: New or Extended Tourist Facilities, Accommodation and Attractions

ENT19: Protection of Existing Tourist Accommodation

To Protect and Enhance Distinctive and Natural Places**SP17: Conservation and Enhancement of the Natural Environment**

DNP1: Development in the Countryside

DNP2: Conversion of Rural Buildings

DNP3: Replacement Dwellings in the Countryside

DNP4: Special Landscape Areas

DNP5: Local and Regional Nature Conservation Sites

DNP6: Habitats and Species

DNP7: Biodiversity, Ecological Networks, Habitats and Species

DNP8: Trees, Hedgerows and Development

DNP9: Green Infrastructure

DNP10: Natural Resource Protection and Public Health

SP 18: Conservation of the Historic Environment

DNP11: Built Historic Environment and Listed Buildings

DNP12: Conservation Areas

4.18 These Policies are aimed at facilitating the achievement of the Replacement LDP Vision and suite of Objectives including supporting the delivery of a range of Well-Being Goals.

4.19 **Chapter 6 - Monitoring Framework:** contains a monitoring framework which sets out how the Plan's Strategy, Objectives, Policies and Proposals will be monitored against appropriate indicators and trigger points for action (linked to plan review/revision).

4.20 **Supporting Documents**

4.21 The LDPDD is supported by a Candidate Site Assessment which has identified the potential sites that are suitable for allocation within the Replacement LDP. All candidate sites have been subject to a sequential four-stage assessment. This has firstly considered the potential of each site to support the Preferred Strategy before scrutinising detailed site assessments (in terms of deliverability, sustainability and suitability) and consulting with appropriate specific consultation bodies. The fourth stage of this assessment has sought additional information from site promoters, where appropriate, to support sites for inclusion and subsequent allocation in this Deposit Plan.

4.22 Statutory Assessments

4.23 In line with statutory requirements the preparation of the emerging Replacement LDP is being informed by a suite of impact assessments:

- Sustainability Appraisal (SA) incorporating Strategic Environmental Assessment (SEA) – assessment of likely significant environmental and wider sustainability effects. The SA Framework which underpins this assessment includes a strong focus on wellbeing issues linked to the Well-being of Future Generations (Wales) Act 2015.
- Habitats Regulations Assessment (HRA) – assessment of likely significant effects on sites designated at European level ('European Sites') for reasons of ecological importance.
- Health Impact Assessment – to assess the likely impacts of the Plan on health and equality considerations particularly those which may impact upon the health of the County Borough's residents.
- Equality Impact Assessment - to review and identify the likely impact of the Plan on existing and future communities, considering relevant evidence in order to understand the likely or actual effect of policies and practices on protected groups.

4.24 These impact assessments have been undertaken in an integrated manner and used as planning tools to inform the Replacement LDP rather than simply being statutory reporting exercises. This has allowed the environmental, social and economic implications of all Plan components to be tested at the earliest opportunity and for any uncertainties, issues or mitigation requirements identified during the impact assessment processes to be addressed during Plan preparation. In addition to meeting statutory requirements, this iterative process has helped to maximise the performance of and more generally improve the quality of the emerging Replacement LDP.

4.25 The Deposit Plan is also accompanied by:

- SA Report (incorporating SEA): Assessment of the likely sustainability and significant environmental effects of all substantive component within the Deposit Plan (strategy, policies, site allocations etc) and any identified reasonable alternatives. This builds directly upon previous SA reporting including an SA Scoping Report (2018) and an Interim SA Scoping Report (2019) which accompanied the Replacement LDP Preferred Strategy. The Deposit Plan SA Report demonstrates how the SA incorporating SEA process has informed the development of the LDPDD including the incorporation of recommended changes within the document. As a result the SA Report concludes that there is good coverage of all key sustainability issues in the LDPDD with Plan components performing well against the SA Framework. It also identifies strong

compatibility between the LDP Vision/Objectives and the SA Framework plus no likely significant adverse effects (taking account of mitigation in all its forms).

- HRA Appropriate Assessment Report: The Bridgend LDP Preferred Strategy HRA Screening Report (2019) indicated that without taking account of potential mitigation, some elements of the emerging Replacement LDP are likely to have significant effects on relevant European Sites¹. In accordance with statutory requirements and case law, it was necessary to progress to the second stage of the HRA process and undertake an Appropriate Assessment of the LDPDD. The HRA Appropriate Assessment Report therefore considers whether the implementation of the LDPDD together with other relevant plans and projects would have an adverse effect on the integrity and conservation objectives of European Sites taking account of their qualifying features. Taking account of mitigation relating to site allocations and policy wording, the LDPDD HRA Appropriate Assessment Report concludes that the implementation of the LDPDD would not result in adverse effects on any European Sites.

4.26 Evidence Base Documents & Background Papers

- 4.27 There are a number of supporting technical documents that have been produced to inform the Replacement LDP. These are listed in Table 1 below along with their role and purpose and should be read alongside the LDPDD. Also, copies of these documents are attached as PDFs at the end of this report.

Supporting Document	Purpose
Existing LDP (2013) Review Report	To set out the proposed extent of likely changes to the existing LDP (2006-2021) and to confirm the revision procedure to be followed in preparing the Replacement LDP.
Replacement LDP Delivery Agreement	To provide a project plan for preparing the LDP and to set out the measures within the Community Involvement Scheme in terms of consultation and engagement.
Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) Scoping Report	To outline the proposed approach to the LDP's Sustainability Appraisal incorporating the Strategic Environmental Assessment. This report is the first stage of a SA process to identify, assess and address any likely significant effects on the environment from the emerging Bridgend LDP Review.
SA/SEA Scoping Report Initial Report	To identify from an assessment of reasonable alternatives, whether the LDP will have any significant impacts on the environment and also determine whether the Plan will deliver sustainable development. The Initial Report includes a proportionate assessment of candidate sites. The SA and Habitats

	Regulations Assessment Reports are being consulted on in tandem with the LDP Deposit Plan.
Preferred Strategy & Initial Consultation Report	The Preferred Strategy, which was consulted on between 30 September 2019 and 8 November 2019 in accordance with Regulation 15 of the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005.
Full Sustainability Appraisal of the Deposit Plan and Non-Technical Summary	To identify any likely significant economic, environmental and social effects of the LDP and to suggest relevant mitigation measures. This process integrates sustainability considerations into all stages of LDP preparation and promotes sustainable development.
Habitat Regulations Assessment	Regulation 63 of the Conservation of Habitats and Species Regulations 2017 requires that a HRA must be undertaken to demonstrate compliance with statutory duties set out in the Habitats Directive and the Habitats Regulations where a plan or project is considered likely to have significant effects on European Sites and is not directly connected with or necessary for the management of the site. The purpose of this report is to document the first formal stage of this HRA process, namely to ascertain whether there would be any LSE on relevant European Sites from the emerging Bridgend RLDP which at this stage comprises the LDP Deposit Stage.
The Full Sustainability Appraisal of the Preferred Strategy	The full Sustainability Appraisal of the Preferred Strategy is provided in a separate document accompanying the Preferred Strategy consultation document.
Candidate Site Register	A record of sites submitted by land-owners, developers and the public which will be used as a reference point to assess each site against the Strategy for possible inclusion within the pre-deposit proposals and/or deposit LDP.
Candidate Sites Assessment Report (2020)	The LDPDD is supported by a Candidate Site Assessment which has identified the potential sites that are suitable for allocation within the Replacement LDP. All candidate sites have been subject to a sequential four-stage assessment. This has firstly considered the potential of each site to support the Preferred Strategy before scrutinising detailed site assessments (in terms of deliverability, sustainability and suitability) and consulting with appropriate specific consultation bodies. The fourth stage of this assessment has sought

	additional information from site promoters, where appropriate, to support sites for inclusion and subsequent allocation in this Deposit Plan.
Economic Evidence Base Study (2019)	To provide evidence-based recommendations on the scale and distribution of employment need and the land best suited to meet that need whilst also making policy/land allocation recommendations to inform emerging policies and site allocations.
Economic Evidence Base Update (2021)	To review the new household data identifying the changes from the previous projections and considering how this impacts on the economic forecast and the need for jobs and land.
Retail Study (2019)	To set out evidence-based recommendations on retail need, the distribution of need and the definition of primary shopping areas to inform emerging policies and site allocations.
Renewable Energy Assessment (2019)	To provide a robust renewable energy evidence base which will inform LDP production and set out a baseline for future monitoring of renewable energy in the County Borough.
Bridgend Smart Energy Plan (2019)	To provide a roadmap of projects and activities that will enable Bridgend County Borough to respond to the challenge of decarbonising heat within the wider energy system.
Settlement Assessment Study (2019, revised 2021)	To establish a sustainable settlement hierarchy that can inform the Replacement LDP. This will identify the most appropriate locations to accommodate future development in order to achieve a sustainable pattern of growth, minimise unsustainable patterns of movement and support local services and facilities.
Demographic Analysis and Forecasts Report (2019)	To provide a summary of demographic evidence including a suite of population, housing and economic growth outcomes to inform the Strategic Growth Options paper for consideration in the formulation of the LDP.
LDP Demographics Update Addendum (2020)	To update the Demographic Analysis and Forecasts Report (2019) with a refreshed analysis of the latest demographic statistics and forecasts.
Outdoor Sport and Children's Play Space Audit (2021)	To provide an audit of existing outdoor sport and playing space provision in the County Borough compared to Fields in Trust Standards, to identify shortfalls in provision and inform related strategies and LDP policies.
Green Infrastructure Assessment (2021)	To provide a holistic spatial analysis of green infrastructure and Active Travel Networks across the County Borough.

Local Housing Market Assessment (2021)	To provide detailed insights into the mechanics of the local residential property markets across the County Borough. The Assessment includes a quantitative assessment of housing need that will be used to inform the housing policies of the LDP in terms of affordable housing provision, tenures and types of accommodation required across the County Borough.
Special Landscape Designations (2010)	To carry out a review of the Special Landscape Areas designation within the County Borough. The methodology uses a structured iterative approach to identify areas considered worthy of being retained as a Special Landscape Area designation in the LDP.
Landscape Character Assessment for Bridgend County Borough (2013)	This document provides a sound evidence base for developers to consider the character and sensitivity of the different landscapes of the County Borough when considering new developments. It also promotes an understanding of how the landscapes of the County Borough are changing as a result of a combination of natural, economic and human factors and how they can be strengthened in response.
Health and Equalities Impact Assessments	To assess the likely impacts of the Replacement LDP on health and equality considerations.
Gypsy and Traveller Accommodation Assessment (2020)	To assess the future accommodation needs of the Gypsy Traveller and Travelling Show People Communities and determine whether there is a requirement for additional site provision within Bridgend County Borough. This will inform any related site allocations and criteria based policies in the Replacement LDP.
Bridgend's Active Travel Integrated Network Map	This document details plans for a network of Active Travel routes and facilities over the next 15 years. These are found in the Integrated Network Maps (INMs). The proposals aim to enhance access to key services and facilities including town centres, transport hubs as well as employment and retail areas, develop access to education facilities such as schools and colleges and improve and expand the existing strategic network in Bridgend County Borough.
Bridgend Destination Management Plan 2018-2022	A statement of intent to manage the County Borough in the interests of tourism taking account of the needs of visitors, local residents, businesses and the environment. It is a

	systematic and holistic approach to making Bridgend County Borough work as a visitor destination. It embraces the idea of sustainability focusing on tourism which brings economic benefit whilst setting out the ways in which different stakeholders may work together to achieve a positive impact.
Bridgend Strategic Flood Consequences Assessment (2020) (SFCA)	The updated SFCA creates a strategic framework for the consideration of flood risk when making Planning decisions. It has been developed in accordance with Technical Advice Note 15 – Development & Flood Risk (TAN15) as well as additional guidance provided by Natural Resources Wales (NRW).
Plan-Wide Viability Assessment (2021)	To understand how different market areas can affect the viability of delivering private and affordable housing as well as associated infrastructure to inform policy formulation, spatial expression and application.
Bridgend Local Biodiversity Plan (2014)(LBAP)	To map and quantify the biodiversity and the underlying ecosystem services (that is the valuable functions our environment provides) of Bridgend. This LBAP is specifically designed to work in conjunction with other key policies that support Planning policy in the Borough.
Green Wedge Review (2021)	To review the existing Green Wedge designations in the adopted Bridgend Local Development Plan 2006-2021 and consider the need for their continuation in the emerging Replacement Local Development Plan 2018-2033.
Site of Importance for Nature Conservation (SINC) Review (2020)	To conduct a focussed analysis on existing SINCs that could be affected by proposed allocations.
Strategic Transport Assessment (2021) Interim Note from Mott Macdonald	To analyse the strategic road network, assess the impact of potential strategic allocations and consider the mitigation requirements.
Infrastructure Delivery Plan (2021)	To identify the County Borough's infrastructure requirements over the Plan period.
Urban Capacity Study (2020)	The purpose of this Urban Capacity Study (UCS) is to provide further analysis of the potential urban capacity of the County Boroughs' settlements for housing to evidence the expected small and windfall site allowance rate.
Test of Soundness (2021)	To assess how and why the Council considers the Plan to have satisfied the Tests of Soundness specified by Welsh Government.

Background Technical, Topic Reports and Papers

- Background Paper 1: Vision and Objectives
- Background Paper 2: Preferred Strategy Strategic Growth Options
- Background Paper 3: Spatial Strategy Options
- Background Paper 4: Trajectory
- Background Paper 5: Affordable Housing
- Background Paper 6: Retail
- Background Paper 7: Employment
- Background Paper 8: M4 Junction 36
- Background Paper 9: Compatibility of the Replacement LDP Objectives against the Bridgend Local Well-Being Plan
- Background Paper 10: Compatibility Assessment of LDP Vision, Objectives & Strategic Policies against Well Being of Future Generations
- Background Paper 11: Covid-19 Policy Review
- Background Paper 12: Aggregate Safeguarding Assessment of Site Allocations
- Background Paper 13: Rail Commuter Trips and Infrastructure
- Background Paper 14: Minerals
- Background Paper 15: Best and Most Versatile Agricultural Land
- Background Paper 16: Development West of Pencoed Railway Line
- Background Paper 17: NDF Conformity Assessment
- Background Paper 18: Gypsy and Traveller Site Options

These provide supporting information and a rationale for the Replacement LDP. These focus in more detail on the main issues relevant to Bridgend County Borough and the LDP.

4.28 Key points for noting

- 4.29 The attached LDPDD is for consultation purposes to seek the views of our communities. Amendments to the LDPDD can be made (including final site selection) after the public consultation and prior to being reported to Council to seek approval to submit the Plan for

independent examination in public (EIP). In addition, Council will also need to formally adopt the Plan post the EIP.

4.30 The Council will need to prepare a new Delivery Agreement with Welsh Government after the LDPDD Consultation. The reason for this is that the Plan's supporting evidence base may need reviewing as a result of public consultation with our communities and key stakeholders.

4.31 Work to be refined prior to public consultation

4.32 The Covid-19 pandemic resulted in a delay in Replacement LDP preparation which necessitated a revised Delivery Agreement. This was primarily due to Candidate Site Promoters not being able to complete and submit supporting technical information within originally set timescales. This situation has resulted in a delay to the preparation of the following strands of work set out below however, these refinements will be finalised for the formal consultation:

- Deposit Plan: minor drafting amendments;
- Proposals Maps: diagrammatical refinements;
- Gypsy and Traveller Accommodation Assessment: awaiting WG approval for the assessment itself; and
- Strategic Transport Assessment: refinement required relating to strategic site mitigation measures for the highway network.

5. Effect upon policy framework and procedure rules

5.1 Town and Country Planning LDPR 17 requires the Council to publish its deposit LDP for public inspection and consultation before submitting the LDP to Welsh Government.

6. Equality Act 2010 implications

6.1 There are no direct equalities implications associated with this report however, the Policies and allocations contained within the Replacement LDP are subject to equalities impact assessment and the social economic duty. An initial Equalities Impact Assessment Screening of the Replacement LDP was carried out on 30 October 2020. This identified that the Replacement LDP could have a high to medium impact on people from the following protected characteristics: Age, Disability, Race and Welsh Language. As such, it was determined that a full EIA was required to support the Deposit Plan prior to it being published for public inspection and consultation. This has now been completed and is attached as Appendix 3. The recommendation of the full EIA is to continue with the Deposit Plan in its current form as no negative impacts are identified.

6.2 Social Economic Duty: the replacement LDP is intended to help eliminate inequality and disadvantage in people's lives and the consultation should inform the process in this respect.

6.3 The evidence gathered during the preparation of the Replacement LDP has been used to ensure that the Policies contained within the LDPDD have a positive impact on people living in socio-economic disadvantage or contain measures to ensure that any negative impact is mitigated.

6.4 The LDPDD places a focus on redeveloping key brownfield sites and directing growth to accessible locations whilst also supporting community-based regeneration in the Valleys.

This will provide a range of opportunities to safeguard and improve physical and mental health and wellbeing. Simultaneously, development of Sustainable Growth Areas and Regeneration Growth Areas will help to meet existing community needs and unlock new opportunities (e.g. through appropriate infrastructure provision and community facilities) whilst accommodating population growth. This will ensure new development is integrated with its surroundings, helping to tackle area-based deprivation and catalyse socio-economic renewal.

7. Well-being of Future Generations (Wales) Act 2015 implications

- 7.1 The LDPDD has full regard to the provisions of the Well-being of Future Generations Act 2015 and to the well-being goals. The promotion and recognition of well-being was interwoven into the early conversations held regarding Plan preparation with a range of stakeholders via the Public Service Board (PSB). The theme of well-being and the provisions of the Well-being of Future Generations Act 2015 is considered through the SA process and reflected in the use of the local well-being goals in framing the strategic objectives and the Strategic Policies. Background Paper 9 assesses each Policy in respect of its compatibility with the Local Well-being Goals.

8. Financial implications

- 8.1 The LDPDD preparation process has been funded through the LDP budget.

9. Recommendations

- 9.1 That Development Control Committee note the report and that the Replacement Local Development Plan Deposit Draft will be published for public consultation in June 2021 for a period of eight weeks.

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27 May 2021

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Background documents and appendices:

Appendix 1:	Deposit Local Development Plan – Public Consultation Document.
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Appendix 2:	Deposit Local Development Plan – Proposals Map.
Appendix 3:	Equalities Impact Assessment of the Draft Deposit LDP.
Appendix 4:	Existing LDP (2013) Review Report
Appendix 5:	Replacement LDP Delivery Agreement
Appendix 6:	Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) Scoping Report.
Appendix 7:	SA/SEA Scoping Report Initial Report
Appendix 8:	Preferred Strategy & Initial Consultation Report
Appendix 9:	Full Sustainability Appraisal of the Deposit Plan and Non-Technical Summary
Appendix 10:	Habitat Regulations Assessment
Appendix 11:	The Full Sustainability Appraisal of the Preferred Strategy and non-technical summary.
Appendix 12:	Candidate Site Register
Appendix 13:	Candidate Sites Assessment Report (2020)
Appendix 14:	Economic Evidence Base Study (2019)
Appendix 15:	Economic Evidence Base Update (2021)
Appendix 16:	Retail Study (2019)
Appendix 17:	Renewable Energy Assessment (2019)
Appendix 18:	Bridgend Smart Energy Plan (2019)
Appendix 19:	Settlement Assessment Study (2019, revised 2021)
Appendix 20:	Demographic Analysis and Forecasts Report (2019)
Appendix 21:	LDP Demographics Update Addendum (2020)
Appendix 22:	Outdoor Sport and Children's Play Space Audit (2021)
Appendix 23:	Green Infrastructure Assessment (2021)
Appendix 24:	Local Housing Market Assessment (2021)
Appendix 25:	Special Landscape Designations (2010)
Appendix 26:	Landscape Character Assessment for Bridgend County Borough (2013)
Appendix 27:	Health Impact Assessment
Appendix 28:	Gypsy and Traveller Accommodation Assessment (2020)
Appendix 29:	Bridgend's Active Travel Integrated Network Map
Appendix 30:	Bridgend Destination Management Plan 2018-2022
Appendix 31:	Bridgend Strategic Flood Consequences Assessment (2020) (SFCA)
Appendix 32:	Plan-Wide Viability Assessment (2021)
Appendix 33:	Bridgend Local Biodiversity Plan (2014)(LBAP)
Appendix 34:	Green Wedge Review (2021)
Appendix 35:	Site of Importance for Nature Conservation (SINC) Review (2020)
Appendix 36:	Strategic Transport Assessment (2021) Interim Note from Mott Macdonald
Appendix 37:	Infrastructure Delivery Plan (2021)
Appendix 38:	Settlement Boundary Review (2021)
Appendix 39:	Urban Capacity Study (2020)
Appendix 40:	Test of Soundness (2021)
Appendix 41:	Background Paper 1: Vision and Objectives
Appendix 42:	Background Paper 2: Preferred Strategy Strategic Growth Options
Appendix 43:	Background Paper 3: Spatial Strategy Options
Appendix 44:	Background Paper 4: Trajectory
Appendix 45:	Background Paper 5: Affordable Housing
Appendix 46:	Background Paper 6: Retail
Appendix 47:	Background Paper 7: Employment

Appendix 48:	Background Paper 8: M4 Junction 36
Appendix 49:	Background Paper 9: Compatibility of the Replacement LDP Objectives against the Bridgend Local Well-Being Plan
Appendix 50:	Background Paper 10: Compatibility Assessment of LDP Vision, Objectives & Strategic Policies against Well Being of Future Generations
Appendix 51:	Background Paper 11: Covid-19 Policy Review
Appendix 52:	Background Paper 12: Aggregate Safeguarding Assessment of Site Allocations
Appendix 53:	Background Paper 13: Rail Commuter Trips and Infrastructure
Appendix 54:	Background Paper 14: Minerals
Appendix 55:	Background Paper 15: Best and Most Versatile Agricultural Land
Appendix 56:	Background Paper 16: Development West of Pencoed Railway Line
Appendix 57:	Background Paper 17: NDF Conformity Assessment
Appendix 58:	Background Paper 18: Gypsy and Traveller Site Options