



# Bridgend Replacement Local Development Plan 2018-2033



## Background Paper 11: Covid-19 Policy Review

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# **BRIDGEND REPLACEMENT LOCAL DEVELOPMENT PLAN (LDP) 2018-2033**

## **BACKGROUND PAPER 11: COVID-19 REPLACEMENT LOCAL DEVELOPMENT PLAN REVIEW**

### **1.0 Introduction**

- 1.1 The purpose of this report is to provide an update and review on the preparation of the Replacement Local Development Plan (LDP) in light of the current COVID-19 pandemic. The report evaluates the foundations of the Plan's strategic direction to determine whether the Vision, Strategic Objectives, Strategic Policies and supporting technical studies remain appropriate given the emerging impacts of the pandemic. It also considers whether any updates and/or modifications are necessary to ensure the Replacement LDP remains sufficiently flexible to accommodate any potential eventualities.
- 1.2 The 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. However, this report demonstrates that the overall direction of the Replacement LDP still holds true, subject to minor flexibility amendments to ensure the Replacement LDP Policies can respond to changing circumstances over the plan period.

### **2.0 Background**

- 2.1 The Council is statutorily required, under Section 69 of the Planning and Compulsory Purchase Act 2004, to undertake a full review of the adopted LDP at intervals not longer than every 4 years from the date of adoption. The Replacement LDP is now being prepared and will express, in land-use terms, the wellbeing objectives and priorities of the Bridgend Public Services Board's Well-being Plan. The Replacement LDP will cover the period 2018-2033 and is currently progressing towards Deposit Plan Consultation Stage (originally due to take place in July/August 2020).
- 2.2 The Council invited landowners, developers and the public to nominate Candidate Sites for future development from 14<sup>th</sup> September 2018 to 9<sup>th</sup> November 2018, which were later published in the Candidate Sites Register. As part of LDP preparation, it is necessary to consider potential sites that are suitable for allocation within the Replacement LDP and clearly document why certain sites have or haven't been included. A Candidate Site Assessment Methodology was therefore developed and applied to the Candidate Sites contained within the Register, including uncommitted and unimplemented sites allocated within the existing LDP that have been resubmitted as Candidate Sites. There are four stages to the methodology:
- Stage 1: Potential to Support the LDP Strategy

- Stage 2: Detailed Site Assessment – Deliverability, Sustainability and Suitability
- Stage 3: Consultation with Appropriate Specific Consultation Bodies
- Stage 4: Sites for Inclusion in the Deposit LDP

2.3 Stage 1 of the Assessment determined which sites have the potential to support the Preferred Strategy of the Replacement LDP ('Stage 2' Candidate Sites). The Council wrote to all Candidate Site promoters on 17<sup>th</sup> December 2019 to share the outcome of this initial Assessment and confirm which sites had progressed to Stage 2. In addition, all Stage 2 Candidate Site promoters were then invited to prepare and submit a number of technical studies by 30<sup>th</sup> April 2020 to demonstrate each site's deliverability.

2.4 Due to the lockdown, some candidate site promoters contacted the Council to confirm that certain technical studies couldn't be completed by the original deadline. For example, some consultants had not yet undertaken full traffic surveys, which would normally be used as a baseline to make judgements on the likely impacts from developments. Other site promoters had commissioned consultants who were unavailable or unable to carry out work during the lockdown. Some site promoters had also not yet commissioned consultants to carry out any work before the lockdown.

2.5 The Council wrote to all site promoters again on 3<sup>rd</sup> April 2020 confirming that an executive summary should be completed and submitted by the original deadline, outlining the evidence compiled thus far plus any outstanding evidence not completed as a result of the Covid-19 outbreak. Several site promoters indeed submitted a substantial body of work to the Council at that point, although there were gaps in some submissions and other site promoters provided holding responses. The remaining technical studies have now be completed..

### **3.0 Replacement LDP Issues, Vision and Objectives**

3.1 The Replacement LDP Vision explains that the County Borough is undergoing incremental, long-term socio-economic renewal, such that the Bridgend Replacement LDP should support existing regeneration efforts plus further sustainable growth. The Vision appropriately addresses the key spatial challenges and opportunities facing the County Borough, including existing economic strengths in advanced manufacturing and the need for improved infrastructure, new employment opportunities and the decarbonisation of key sectors, each of which will have spatial implications, to deliver sustainable economic growth. The proposed LDP Vision also calls for Bridgend, Porthcawl and Maesteg and the Llynfi Valley to accommodate the majority of growth and have distinct roles within a coherent network of settlements. In addition to supporting economic growth, the proposed



LDP Vision recognises that this approach will maximise positive wellbeing outcomes and help to protect environmentally sensitive areas.

3.2 As a high-level statement focused around using placemaking to achieve regeneration and economic growth, the LDP Vision supports greater emphasis on the delivery of a refreshed spatial strategy and place-based policies within the emerging Replacement LDP than the existing adopted LDP. This will enhance local distinctiveness and the ability to meet the differential needs of communities. The proposed LDP Vision is therefore considered to be appropriate and compatible with achieving sustainable development. The Replacement LDP Vision is set out below:

### 3.1.1 Vision for 2033

*Since the turn of the millennium, Bridgend and the wider County Borough has been on a journey to expand access to key services, enhance physical environmental quality and improve quality of life for residents, workers and visitors. This transformation will continue throughout the LDP period, resulting in the continued development of a safe, healthy and inclusive network of communities that connect more widely with the regions to enable sustainable economic growth.*

#### Council Priorities

*The County Borough is already a major regional employment hub, with specific strengths in advanced manufacturing. These socio-economic assets will be enhanced to progressively improve the County Borough's economic competitiveness whilst significantly contributing to the success of the Cardiff Capital Region and Swansea Bay Region. Encouraging inward investment to improve infrastructure, employment provision and lifelong learning opportunities will attract and retain skilled workers that will in turn encourage businesses to bring further skilled employment into the area. Bridgend County Borough Council also has a vision to make Bridgend a decarbonised, digitally connected smart County Borough. In doing so it will transition to a low carbon, decentralised energy system that works for its individuals, communities and businesses. In achieving its vision of a decarbonised, digitally connected smart county borough, the Council aims to:*

- *decarbonise the energy sector and seek to deliver net zero carbon homes,*
- *stimulate economic growth,*
- *provide new job opportunities, and*
- *attract new and existing businesses to trial initiatives and grow within the county borough*

#### Spatial Vision

*Bridgend will remain the principal town, and supplementary growth will build on its success as a regional employment, commercial and service centre. Additional employment, commercial and residential development will be focussed around other*

*established towns to achieve sustainable patterns of growth that support existing local services and facilities. Regeneration-led growth will also be channelled towards Porthcawl through redevelopment of its waterfront to capitalise on the town's role as a premier seaside and tourist destination. In addition, the valley settlements will be earmarked for sustainable regeneration, with a recognition that Maesteg and the Llynfi Valley has the largest potential capacity and infrastructure to accommodate future growth. This vision will be achieved through maintaining and developing strong, interdependent, connected and cohesive settlements, whilst also protecting and enhancing the County Borough's environmental and heritage assets. This will offer people:*

- the best start in life by providing effective learning environments to secure the best possible outcomes for learners;*
- opportunities to reduce social and economic inequalities; and*
- an improved quality of life and a healthy environment for all people living, working, visiting and relaxing in the area.*

3.3 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. The Vision is still considered appropriate and relevant in light of the emerging issues brought about by the current COVID-19 pandemic. However, the Strategic Objectives to deliver this vision have been reviewed through a tangible evaluation of their derived Strategic Policies. This will determine their continued relevance for the County Borough, whilst identifying if any additional issues, challenges and/or opportunities should be addressed by the Replacement LDP.

3.4 Table 1 below provides a more detailed analysis of each Strategic Objective (through the derived Strategic Policies) and Table 2 evaluates the sensitivity of the existing evidence base to the impacts of the pandemic. Overall, it is considered that the Replacement LDP Issues, Vision and Objectives remain relevant to Bridgend County Borough, including those with increased emphasis in light of the current pandemic. The Replacement LDP strategy is therefore still considered appropriate to address and deliver them. However, some minor amendments have been required to certain Strategic Policies to ensure they are flexible to respond to changing market conditions and can assist with delivery of the Vision and Objectives during uncertain times.

**Table 1: Strategic Policy Assessment**

Strategic Policy	Description	Sensitivity to the Consequences of the Pandemic	Action Required
<b>Overarching Strategic Policies</b>			
<b>SP1: Regeneration and Sustainable Growth</b>	Settlement Hierarchy	<p>The Hierarchy is based on a robust Settlement Assessment, which considers the role and function of existing settlements to inform decisions as to where development should be spatially located to achieve a sustainable pattern of growth. The Hierarchy is still considered appropriate in light of the pandemic and is well placed to build on the positive modal transportation shifts witnessed during lockdown. The Hierarchy already considers which settlements are most sustainable and have capacity to deliver additional growth utilising principles of sustainable placemaking.</p>	No action required.

	Spatial Strategy	A number of supply and demand factors influenced selection of the preferred spatial strategy and due reference was made to the Settlement Assessment, Local Housing Market Assessment and viability considerations. These factors shaped evaluation of four spatial options and proved critical in determining the optimal means of spatially accommodating growth over the Replacement LDP period. The Spatial Strategy is still considered the most sustainable and deliverable means of enabling development grounded in placemaking principles. As such, it is well placed to integrate development with existing communities, services and infrastructure, whilst facilitating easy access by sustainable travel modes.	No action required.
	Strategic Growth Strategy	Refer to SP7 and SP11	
<b>SP2: Regeneration Growth Area and Sustainable</b>	For key development sites (to be identified in the Replacement LDP), site promoters have been required to submit supporting technical information. This	All sites key to the delivery of the LDP require detailed supporting technical information and a viability appraisal to demonstrate how they can be delivered in	The pandemic caused a delay in the submission of supporting technical information by site promoters (notably transport assessments). The Council will continue to liaise



<b>Growth Area Strategic Allocations</b>	includes masterplans to ensure developments create sustainable, cohesive, well-designed places delivered through a strong place making approach.	principle. Site promoters have therefore been asked to submit this information, although the pandemic has resulted in a delay in submission of certain technical studies.	with site promoters to establish a suitable deadline for submission of outstanding technical information.
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**SOBJ1: To Create High Quality Sustainable Places (Placemaking)**

<b>SP3: Design and Sustainable Place Making</b>	All development should contribute to creating high quality, attractive, sustainable places which enhance the community in which they are located, whilst having full regard to the natural, historic and built environment.	This is a criteria based policy, which establishes a tangible framework to deliver sustainable placemaking. The pandemic may result in changes to the way in which buildings and places are utilised, although the policy is considered flexible enough to respond to these impacts.	No action considered necessary, The policy has been reviewed (prior to Deposit Plan Consultation) to ensure it is flexible and adaptable enough to overcome any future impact.
<b>SP4: Mitigating the Impact of Climate Change</b>	All development proposals will be required to make a positive contribution towards tackling the causes of, and adapting to the impacts of Climate Change.	This criteria based policy is still considered relevant for the Replacement LDP to address the causes and impacts of climate change. The use of circular economy principles, promotion of active travel and directing development away from flood risk areas all remain pertinent considerations. Certain elements of the policy could prove more	No action considered necessary. The policy has been reviewed (prior to Deposit Plan Consultation) to ensure it is flexible and adaptable enough to overcome any future impact.

		challenging to achieve (i.e. developing renewable and low/zero carbon energy generation) if other infrastructure requirements take priority as a result of the pandemic. However, the policy wording is considered flexible enough to adapt to such infrastructure priority and viability considerations.	
<b>SP5: Sustainable Transport and Accessibility</b>	Development should be located and designed in a way that minimises the need to travel, reduces dependency on the private car and enables sustainable access to employment, education, local services and community facilities. Development must also be supported by appropriate transport measures and infrastructure.	Active Travel and sustainable transit orientated development are already core elements of the Replacement LDP. The Settlement Hierarchy, Spatial Strategy and Growth Strategy have all been formulated to support and enhance sustainable forms of transport in the first instance. Close liaison with Highways will be maintained throughout the process to enable implementation of the policy, ultimately to support enhancement and provision of new transport infrastructure.	The policy already reflects the importance of active travel, sustainable transport and accessibility, which will prove key in overcoming issues presented by COVID-19.
<b>SP6: Active Travel</b>	Development must maximise walking and cycling access by prioritising the provision within the site, and provide or make financial	This criteria based policy seeks to ensure development maximises walking and cycling access. The pandemic has demonstrated	The policy already reflects the importance of active travel, sustainable transport and accessibility, which will prove key in

	<p>contributions towards the delivery offsite, as appropriate.</p>	<p>even greater reliance on active travel to access local services and enable recalibration of households' work/life balance. However, this policy already sought to engender a modal shift of this nature through improvements, connections or extensions to existing active travel routes and other facilitates that encourage the uptake of walking and cycling. The LDP will remain committed to this end.</p>	<p>overcoming issues presented by COVID-19.</p>
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**SOBJ2: To Create Active, Healthy, Cohesive and Social Communities**

<p><b>SP7: Sustainable Housing Strategy</b></p>	<p>Land is identified for an appropriately justified level of housing growth to promote the creation and enhancement of sustainable communities and provide affordable housing.</p>	<p>It is difficult to estimate the pandemic's impact on future economic growth, household formation and housing supply. By means of comparison, the socio-economic and demographic impacts of the 2008-2009 recession are only now properly understood. On this basis, the full impacts of the pandemic are unlikely to be known for several years. However, it is important for the Replacement LDP to remain capable of delivering sustainable levels of economic growth to best</p>	<p>A refreshed analysis of the existing Demographic Forecasts and Analysis Paper has been completed, which includes a fact-check of the extant evidence base and an addendum that considers the latest dwelling completions, mid-year household estimates and 2018-based household projections (when published). However, it will be of paramount importance to not sacrifice the principles of sustainable development and the aims and objectives of the Replacement LDP</p>
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		<p>achieve an equilibrium between new homes and employment provision, balanced against other key infrastructure requirements. It is only possible to plan based on the evidence available, although this can be safeguarded through incorporation of an appropriate flexibility allowance and monitoring framework (incorporating a robust housing trajectory) to help overcome any issues that may arise. Equally, the plan can be reviewed at an appropriate point if uncertainties around COVID-19 demonstrate a significant change to the evidence upon which the Replacement LDP is based.</p>	<p>in the outright pursuit of economic recovery.</p>
<p><b>SP8: Health and Well-being</b></p>	<p>Health inequalities will be reduced and healthy lifestyles and choices encouraged.</p>	<p>This policy already seeks to minimise health inequalities by promoting and supporting healthy lifestyle choices (including development of active travel / green infrastructure networks, enhancement of social/community infrastructure and reduction in car dependency). The policy is still considered appropriate in these respects,</p>	<p>No action considered necessary, as a result of discussions instigated with Cwm Taf Morgannwg Health Board regarding demand. The plan-wide Health Impact Assessment has also been reviewed to ensure it is still fit for purpose in light of the pandemic.</p>

		<p>unless there is a distinct change in national policy direction.</p> <p>Moreover, there may also be changes in demand for healthcare provision, although the policy is considered flexible enough to accommodate the spatial distribution of need arising from different services providers.</p>	
<b>SP9: Social and Community Infrastructure</b>	<p>In order to maintain and improve the quality of life of residents, this policy safeguards and/or seeks to enhance a wide range of social and community uses and/or facilities.</p>	<p>There may be increased demand on certain social and/or community facilities due to the pandemic and social distancing (i.e. educational facilities, leisure centres, community buildings, outdoor sport and recreational space). However, the policy itself is considered flexible enough to deal with this changing landscape and also encourages the multi-use of recreational space and co-location of new social and community facilities.</p>	<p>No action considered necessary. A refreshed baseline Green Space Infrastructure Assessment has been completed to support the Replacement LDP which will be expanded upon by an updated SPG</p>
<b>SP10: Infrastructure</b>	<p>In order to mitigate likely adverse impacts and/or to integrate a development proposal with its surroundings, reasonable infrastructure provision or financial contributions to such</p>	<p>The thrust of the Replacement LDP has been to identify sites (in accordance with the spatial strategy) that are capable of delivering their own supporting infrastructure where necessary.</p>	<p>No action considered necessary. Site promoters have been required to demonstrate sites can provide all necessary supporting infrastructure before they can be considered for allocation.</p>



infrastructure should be provided by developers where necessary.

The pandemic may necessitate a change to certain infrastructure requirements (i.e. tele-communications). However, the policy is considered sufficiently flexible in scope to reflect infrastructure requirements at any given time, based on site-specific circumstances.

### SOBJ3: To Create Productive and Enterprising Places

#### SP11: Employment Land Strategy

Opportunities for economic growth will be facilitated by directing employment generating development to the most appropriate and sustainable locations, supporting expansion of existing businesses and ensuring strong spatial alignment between housing and employment growth. This holistic employment land strategy will allocate new employment land by retaining and safeguarding strategic sites for employment purposes (B1, B2 & B8) alongside a portfolio of local employment allocations.

Changes in working practices (i.e. additional home working) could reduce the need for B1 space provision, although this could equally be offset with additional need for B2/B8 provision (i.e. due to an increase in demand for storage and distribution). Whilst it is difficult for any forecast to predict the longer term impacts of the pandemic in these respects, it is vital for the Replacement LDP to allocate sufficient B space provision to plan for any eventuality. The existing evidence base has very carefully considered the link between economic growth, dwellings,

The Policy already allows for flexibility in changing circumstances and so no action is likely to be necessary. However, a refreshed Background Paper has been produced to consider the existing evidence base in light of COVID-19 and the refreshed Demographic Forecasts and Analysis Addendum that is also due to be completed shortly. A sense-check of policy wording has also been conducted to ensure the early release criterion is flexible enough.

		<p>employment, jobs and employment land. However, the planned level of housing growth is neither constrained in a manner that could frustrate economic development or promoted in such a way as to encourage inward commuting. Therefore, this Policy does contain a 'release' criterion, which provides flexibility to respond to changing market conditions and prevent sites (that cannot viably be utilised for employment purposes) being discounted for more appropriate uses to contribute to other identified needs. This will ensure the Replacement LDP can respond to changing circumstances. Equally, the LDP can be reviewed every 2 years if necessary, underpinned by appropriate monitoring to help mitigate such uncertainties.</p>	
<p><b>SP12: Retail Centres and Development</b></p>	<p>New retail, commercial, leisure and appropriate employment developments (B1) will be focused according to the specified retail hierarchy within the County Borough, having regard to the</p>	<p>The demand/supply for larger convenience retailing is likely to be less sensitive to the impacts of the pandemic. However, use of sequential tests alongside careful management of out-of-centre locations will remain key to avoid</p>	<p>The Policy is already considered flexible to accommodate changes in demand/supply. A further review has been conducted to ensure the supporting Development Management policies are adaptable enough to enable retail and</p>

	<p>nature, scale and location of the proposed development.</p>	<p>promotion of unsustainable travel patterns.</p> <p>High streets will continue to change especially in the short-term due to the increase in online shopping associated with COVID-19. The pandemic may serve to further accelerate changes in town centres and high streets if longer-term consumer spending habits continue to alter. The 2019 Retail Study already identified this trend and highlighted a need for more flexible planning policies and retail boundaries within town centres, recognising their changing roles and functions. The Replacement LDP will respond to this evidence base in light of the pandemic in an effort to support local businesses and retailers, including local independents. It will be increasingly important for traditional town centres to accommodate a wider array of uses than just retail, including community, health, leisure, residential and flexible co-working spaces alongside areas of open space.</p>	<p>commercial centres to evolve and respond to changing situations. This has been accompanied with designation of realistic and sensible boundaries that enable a variety of uses and flexible co-working spaces within town and commercial centres.</p>
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		This Strategic Policy is supported by several Development Management Policies which already contain flexible criteria that can adapt to changing situations and promote a wider range of retail uses within retail boundaries. It will be necessary to review these policies to ensure there is scope to allow the traditional role and function of established retail centres to evolve and adapt appropriately.	
<b>SP 13: Decarbonisation and Renewable Energy</b>	Development proposals which contribute to meeting national renewable and low carbon energy and energy efficiency targets will be encouraged.	This policy is still currently in line with relevant guidance and is therefore considered up to date. However, application of this policy will be subject to infrastructure priority and viability.	No action required.
<b>SP14: Sustainable Development of Mineral Resources</b>	The efficient and appropriate use of minerals within the County will be encouraged, including the re-use and recycling of suitable minerals as an alternative to primary won aggregates.	This policy is still currently in line with relevant guidance and is therefore considered up to date.	No action required.
<b>SP 15: Sustainable</b>	The LDP will facilitate the sustainable management of waste. Proposals should conform	This policy is still currently in line with relevant guidance and is therefore considered up to date.	No action required.

<b>Waste Management</b>	to the principles of the waste hierarchy and have regard to the nearest appropriate installation concept and self-sufficiency principles where necessary. The co-location of waste management facilities to enable the development of heat networks will be supported, subject to the above criteria.	Proposals must be supported by an appropriate Waste Management Assessment.	
<b>SP 16: Tourism</b>	Appropriate sustainable tourism developments which promote high quality accommodation, upgrade facilities and foster activity based, business, events and cultural tourism will be permitted.	The importance of enhancing the prospects of the County Borough as a visitor destination is likely to increase even further. There may be an increased demand in 'staycations', and, therefore, enabling a desirable tourism-led offer will remain important. The Policy may need to incorporate greater flexibility to assist the industry during uncertain times.	The policy wording has been reviewed and amended to ensure it incorporates sufficient flexibility to assist the industry during uncertain times.

**SOBJ4: To Protect and Enhance Distinctive and Natural Places**

<b>SP17: Conservation and Enhancement of the Natural Environment</b>	The County Borough has a rich and varied biodiversity with a broad range of species, habitats and unique, rich landscapes. Development which will conserve and, wherever possible, enhance	The pandemic has served to highlight the importance of the natural environment in terms of both conservation and accessibility. This Policy remains relevant and will be supported	No action required.
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	the natural environment of the County Borough will be favoured.	through complementary policies promoting active travel of development of green infrastructure networks.	
<b>SP 18: Conservation of the Historic Environment</b>	The County Borough has a rich built heritage and historic environment. Development proposals should protect, conserve, promote or enhance the significance of historic assets, including their settings.	This policy is still currently in line with relevant guidance and is therefore considered up to date.	No action required.

**Table 2: Supporting Technical Study Assessment**

Supporting Document	Purpose	Sensitivity to the Consequences of the Pandemic
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.	No impact.
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.	The pandemic necessitated a small extension to the existing DA and alterations to the CIS. These included a longer consultation period with enhanced online participation methods, telephone appointments and socially distanced gatherings in appropriate settings.
SA/SEA Scoping Report	To outline the proposed approach to the LDP's Sustainability Appraisal, incorporating the Strategic Environmental Assessment. This report is the first stage of a SA process to identify, assess and address any likely significant effects on the environment from the emerging Bridgend LDP Review.	No impact.
Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) - Initial SA Report	To identify, from an assessment of reasonable alternatives, whether the LDP will have any significant impacts on the environment and also determine whether the Plan will deliver sustainable development. The Initial Report includes a proportionate assessment of candidate sites. The SA and Habitats Regulations Assessment Reports	No impact.

	are being consulted on in tandem with the LDP Deposit Plan.	
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.	No impact.
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 Replacement LDP.	No impact.
Candidate Sites Assessment Report	A proportionate assessment of sites with regards to their compatibility with the Replacement LDP. This document is informed by, but functionally separate from, the SA of Candidate Sites.	The pandemic caused a delay in submission of supporting technical information by site promoters (notably transport assessments). The Council will continue to liaise with site promoters to establish a suitable deadline for submission of outstanding technical information. This will delay technical assessment of Stage 2 Candidate Sites.
Draft Economic Evidence Base Study (2019)	To provide evidence-based recommendations on the scale and distribution of employment need and the land best suited to meet that need, whilst also making policy / land allocation recommendations to inform emerging policies and site allocations.	The existing evidence base has very carefully considered the link between economic growth, dwellings, employment, jobs and employment land.  Changes in working practices (i.e. additional home working) coupled with rises in unemployment could reduce the need for B1 space provision, although this could equally be offset with additional need for B2/B8 provision (i.e. with increased demand for storage and distribution). It is difficult for any forecast to predict the longer term impacts of the pandemic in these respects. However, the planned level of

		<p>growth is neither constrained in a manner that could frustrate economic development or promoted in such a way as to encourage inward commuting.</p> <p>As such, the Replacement LDP can plan for any eventuality through initially allocating the B space provision deemed necessary by the Study, whilst incorporating an 'early release' criterion. This will provide flexibility to respond to changing market conditions and prevent sites (that cannot viably be utilised for employment purposes) being discounted for more appropriate uses to contribute to other identified needs. This will ensure the Replacement LDP can be flexible in responding to changing circumstances, whilst maintaining an adequate employment land supply that is fit for the future. This will render the Replacement Plan resilient in its efforts to achieve an equilibrium between new homes and employment provision, balanced against other key infrastructure requirements.</p>
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.	The pandemic may serve to further accelerate changes in town centres and high streets, with consumer spending habits moving increasingly online. The 2019 study already identified this trend and highlighted a need for more flexible planning policies and retail boundaries within town centres, recognising their changing roles and functions. The Replacement LDP has responded to this evidence base in light of the pandemic in an effort to support local

		<p>businesses and retailers, including local independents. It will be increasingly important for traditional town centres to accommodate a wider array of uses than just retail, including community, health, leisure, residential and flexible co-working spaces alongside key areas of open space.</p> <p>Therefore, the Replacement LDP builds on this evidence base by incorporating flexible criteria that can adapt to changing situations and promote a wider range of retail uses within retail boundaries. It will be necessary to continually review these policies to ensure there is scope to allow the traditional role and function of established retail centres to evolve and adapt appropriately.</p>
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.	No impact.
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.	No impact.
Settlement Assessment Study (2019)	To establish a sustainable settlement hierarchy that can inform the Replacement LDP. This will identify the most appropriate locations to accommodate future development in order to achieve a sustainable pattern of growth, minimise unsustainable patterns of movement	No impact, although the pandemic has reaffirmed the importance of directing growth towards sustainable settlements capable of expanding in a manner conducive to placemaking principles.



	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.	A refreshed study has been completed to incorporate the latest 2018-based household projections (when published) in the context of delivering the Replacement LDP's Aims and Objectives. It will be of paramount importance to not sacrifice the principles of sustainable development in the outright pursuit of economic recovery. Rather, the thrust of the Replacement LDP must still be to facilitate delivery of sustainable levels of economic growth to best achieve an equilibrium between new homes and employment provision, balanced against other key infrastructure requirements.
Green Infrastructure Assessment 2020	An assessment of natural and semi-natural features, green spaces and corridors that intersperse and connect places. This includes a refreshed 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.	The pandemic has further served to emphasise the importance of having locally accessible open/green spaces for health, well-being and recreation. This will continue to remain a key element of sustainable placemaking. A refreshed and holistic Green Infrastructure Assessment has been completed to contribute to development of the Replacement LDP's evidence base in this respect.
Local Housing Market Assessment (2019)	To provide detailed insights into the mechanics of the local residential property markets across the County Borough. The Assessment includes a quantitative assessment of housing need that will be used to inform the housing policies of the LDP in terms of affordable housing provision,	Affordability is likely to remain a significant issue across the County Borough and the need for certain tenures could even be exacerbated by the impacts of the pandemic (i.e. higher unemployment could generate higher levels of homelessness and place even more pressure on social housing stock).

	tenures and types of accommodation required across the County Borough.	Short term reductions in house prices are also unlikely to address first time buyer affordability issues if accompanied with tighter lending criteria and mortgage inaccessibility. An updated LHMA has been completed to re-assess local trends, housing register waiting lists and the latest set of 2018 based household projections (when published).
Special Landscape Designations (2010)	To carry out a review of the Special Landscape Areas designation within the County Borough. The methodology uses a structured, iterative approach to identify areas considered worthy of being retained as a Special Landscape Area designations in the LDP.	No impact.
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.	No impact.
Background Technical, Topic Reports and Papers	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.	All background, technical and topic papers have been updated to take into account the latest evidence based studies.
Health and Equalities Impact Assessments	To assess the likely impacts of the Replacement LDP on health and equality considerations.	Assessing health and equality impacts is essential to the LDP's core purpose of building sustainable and resilient communities. The increase

		in home/agile working will only serve to further enhance the link between sustainable development, quality of life and environmental characteristics.
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 LDP.	All survey work was completed immediately prior to the lockdown and therefore a very snapshot of need has been recorded for analysis. This information is still considered robust and current, although criteria based policy development will ensure any changing needs can continue to be met over the life of 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.	The pandemic has demonstrated even greater reliance on active travel to access local services and recalibration of households' work/life. The LDP will remain committed to enhancing the access travel network to this end.
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	The importance of enhancing the prospects of the County Borough as a visitor destination is likely to increase even further. Enabling a desirable tourism-led offer will remain a key aspect of the Replacement LDP.

	stakeholders may work together to achieve a positive impact.	
Bridgend Strategic Flood Consequences Assessment (2010)	The SFCA creates a strategic framework for the consideration of flood risk when making planning decisions. It has been developed in accordance with Technical Advice Note 15 – Development & Flood Risk (TAN15), as well as additional guidance provided by the Environment Agency. This document will be updated as part of the Replacement LDP process.	No impact
Strategic Transport Assessment	An assessment to consider the transport implications of forecasted development and associated traffic impact upon the strategic highway network.	<p>The pandemic has demonstrated even greater reliance on active travel to access local services and to enable recalibration of households' work/life balance. However, the Replacement LDP already reflects the importance of active travel, sustainable transport and accessibility, which will prove key in overcoming issues presented by COVID-19.</p> <p>The pandemic is also likely to lead to modal shifts and different patterns of vehicle movements throughout the day (i.e. longer-term commuting patterns may change).</p>
Urban Capacity Study 2020	A Study that analyses the potential urban capacity of the County Boroughs' settlements for housing to evidence the expected small and windfall site allowance rate.	No impact.
Infrastructure Delivery Plan 2020	A Plan that identifies the infrastructure required to support delivery of development during the plan period.	No Impact.

<p>Plan-Wide Viability Study 2020</p>	<p>A high-level study which assesses broad levels of development viability across the eight Housing Market Areas within the County Borough.</p>	<p>The study has been prepared during the lockdown and informed by detailed discussions with a representative steering group. As such, it is considered up-to-date and relevant in light of the pandemic.</p>
<p>Agricultural Land Review 2020</p>	<p>An assessment of agricultural land classifications to demonstrate how the spatial strategy and site selection process has considered the impact on Best and Most Versatile Agricultural Land.</p>	<p>No Impact.</p>