

BRIDGEND COUNTY BOROUGH COUNCIL

REPORT TO DEVELOPMENT CONTROL COMMITTEE

25 AUGUST 2022

REPORT OF THE CORPORATE DIRECTOR COMMUNITIES

SECTION 106 AGREEMENTS, PLANNING OBLIGATIONS AND CONTRIBUTIONS

1. Purpose of report

- 1.1 The purpose of this report is to provide Members with an update on existing Section 106 Planning Agreements and to outline the circumstances in which Planning obligations are sought.

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

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

- **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.
- **Smarter use of resources** – ensure that all resources (financial, physical, ecological, human and technological) are used as effectively and efficiently as possible and support the creation of resources throughout the community that can help to deliver the Council's well-being objectives.

3. Background

- 3.1 Planning obligations are private agreements made between Local Authorities and developers and can be attached to a Planning permission to make acceptable development which would otherwise be unacceptable in Planning terms. Section 106 of the Town and Country Planning Act 1990, as amended by Section 12 of the Planning and Compensation Act (1991) and the Community Infrastructure Levy Regulations 2010 (as amended), provides the legislative framework for Planning obligations.

The Community Infrastructure Levy Regulations 2010 came into force on 6 April 2010 and placed limitations on the use of Planning Obligations. From this date, a Planning Obligation may only constitute a reason for granting Planning permission if it complies with the three tests stated in the Regulations, namely, that it is:-

- (i) necessary to make the development acceptable in Planning terms;
- (ii) directly related to the proposed development; and
- (iii) fairly and reasonably related in scale and kind to the proposed development.

A Planning Obligation which does not meet these three tests will not constitute a reason for granting Planning permission.

Examples of Planning Obligation requirements typically secured by the Council include 'in-kind' obligations such as the provision of affordable housing on development sites and financial contributions to provide or enhance facilities off site, such as children's play facilities, highway improvement work, cycle routes, education provision and community facilities.

4. Current situation/proposal

4.1 In light of increasing pressures to ensure that the justification for seeking Planning Obligations is watertight, it is essential that the Authority has appropriate Local Development Plan (LDP) policies in place to provide the basis for entering into negotiations with applicants. Policy SP14 sets out the over-arching policy for securing Planning Obligations that address the infrastructural requirements of development, where these are deemed to be appropriate and have regard to development viability.

The policies in the LDP are further supported by various Supplementary Planning Guidance documents including the following:

- SPG16: Educational Facilities & Residential Development (2021) which provide a firm basis for requesting financial contributions towards education provision
- SPG5: Outdoor Recreation Facilities & New Housing Development (2022) which provides greater clarity to developers as to their responsibility in providing suitable levels of public open space either on site or off site in association with residential development
- SPG13: Affordable Housing (2015) outlines how BCBC will expect affordable housing to be delivered as part of new residential developments. It also clarifies the circumstances in which development viability will be considered as part of the planning process.

Section 106 Agreements are a product of negotiation and developers are encouraged to make use of pre-application discussions to identify the likely Planning Obligation requirements at an early stage. This also enables all Service Areas to have an early input.

It is important that development costs, including the costs of Planning Obligations should not prejudice development that supports the Council's aspirations to regenerate and improve the County Borough. Likewise, if such costs result in a proposed development being unviable the Council may decide that the benefits of the development outweigh the benefits of some or all of the infrastructural requirements by Planning Obligation. To assist in such cases, the Council has worked in partnership with other Councils across the South East Region to develop the Development Viability Model (DVM) assessment tool. The DVM has been created by Burrows-Hutchinson Ltd as a comprehensive, user-friendly model that can be used to assess the financial viability of development proposals.

A schedule of current Section 106 Agreements is **appended** to the report and broken down into the following topic areas:- Education Facilities (**Appendix 1**),

Affordable Housing (**Appendix 2**), Highways (**Appendix 3**) and Public Open Space (**Appendix 4**). Such is the nature of the legislation governing Section 106 Agreements that the use of the various financial contributions needs to be defined at the point of negotiation with the developer. When such contributions are received, the relevant Service Areas are notified as they have ultimate responsibility for ensuring they are spent.

5. Effect upon policy framework and procedure rules

5.1 The policies of the LDP provide the framework for securing planning obligations and entering into Section 106 Agreements with developers.

6. Equality Act 2010 implications

6.1 Information/Administrative report – EIA not needed

The protected characteristics identified within the Equality Act, Socio-economic Duty and the impact on the use of the Welsh language have been considered in the preparation of this report. As a public body in Wales, the Council must consider the impact of strategic decisions, such as the development or the review of policies, strategies, services and functions. This is an information report, therefore it is not necessary to carry out an EIA in the production of this report. It is considered that there will be no significant or unacceptable equality impacts as a result of this report.

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

7.1 The Well-being of Future Generations (Wales) Act 2015 Assessment based on the 5 ways of working has been considered in the Council's response and there are no significant or unacceptable impacts upon the achievement of wellbeing goals/objectives. The statutory Town & Country Planning System is aligned in accordance with the seven Wellbeing goals and the five ways of working as identified in the Act.

8. Financial implications

8.1 Financial contributions secured via Section 106 Agreements are paid by a land owner or developer. Contributions assist in the delivery of many of the Council's functions including education, housing, open spaces and sustainable transport improvements.

9. Recommendation(s)

9.1 Members are recommended to note the content of this report.

Janine Nightingale

CORPORATE DIRECTOR COMMUNITIES

25 August 2022

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Background documents:

None

Appendix 1

EDUCATION S106 - CONTRIBUTIONS RECEIVED

S106 DATE	PLANNING APPLICATION	DEVELOPER	DEVELOPMENT	CONTRIBUTION	CLAUSE SUMMARY	STATUS (APR 2022)	BALANCE (APR 2022)	DEADLINE
16/08/2013	P/13/244/FUL	WATERSTONE	11 dwellings, Maerdy Hotel, Pencoed	£32,626	Croesty Primary School.	Committed to scheme in Pencoed	£15,829	14/11/2018
16/10/2013	P/12/476/FUL	TRELALES LTD	7 dwellings, Oystercatcher Pub Car Park, Laleston	£32,626	Trelales Primary School +/-or Llangewydd Junior School.	Scheme identified for spend at Trelales in 2022/23	£32,626	NONE
18/10/2013	P/13/378/FUL	BELLWAY	65 dwellings, Pwll y Waun, Porthcawl	£97,878	Porthcawl Primary School.	Committed to relocation of mobile classrooms	£12,642	11/12/2018
27/10/2015	P/15/110/OUT	WATERSTONE	47 dwellings, Bayswater Tubes site, Pencoed	£115,993	Croesty Primary School.	Committed to scheme in Pencoed	£115,993	02/06/2021
15/01/2014	P/12/796/FUL	PERSIMMON	94 dwellings, Ty Draw Farm, N Cornelly	£48,939	Within catchment area.	Committed to Band B - Bridgend West	£48,939	13/02/2019
24/08/2017	P/16/985/FUL	WALES & WEST	24 dwellings, Heol Spencer, Coity	£82,575	Coity Primary School	Committed to feasibility of reconfiguring space at Coity Primary	£11,945	NONE
19/12/2017	P/17/573/FUL	PERSIMMON	121 dwellings, Ogmores Comp, Brynmenyn	£407,825	Primary school capacity in Valleys Gateway	Awaiting scheme identification	£370,031	16/04/2024
12/12/2018	P/18/174/FUL	JEHU	40 dwellings, Former Pencoed Primary School	£114,191	Nursery & Primary school places serving the development	Committed to scheme in Pencoed	£114,191	04/06/2024
09/03/2016	P/14/464/OUT	PERSIMMON	215 dwellings, NE Brackla - Site C	£944,061	Nursery & Primary school places serving the development	Committed to Band B - Bridgend NE	£944,061	03/07/2025

S106 DATE	PLANNING APPLICATION	DEVELOPER	DEVELOPMENT	CONTRIBUTION	CLAUSE SUMMARY	STATUS (APR 2022)	BALANCE (APR 2022)	DEADLINE
03/04/2018	P/17/1043/RLX	Barratt Homes	200 dwellings, Land at Heol Ty Maen, Cefn Glas	£713,116	Secondary school places at Bryntirion Comprehensive	Committed to 6 classroom block extension at Bryntirion Comp	£713,115	14/05/2026
06/09/2017	P/13/246/OUT	TAYLOR WIMPEY	239 dwellings, NE Brackla - Site B	£1,107,837	Nursery & Primary school places serving the development	Committed to Band B - Bridgend NE	£1,107,837	16/12/2025
25/09/2015	P/14/742/OUT	VIV HUGHES	26 self-build plots at Abergarw Farm, Brynmenyn	£48,939	Brynmenyn Primary School.	Awaiting scheme identification	£48,939	NONE
02/08/2018	P/17/976/FUL	HAFOD	5 dwellings, Elm Cresc., OCLP, Bryntirion	£20,811	Bryntirion Comprehensive School.	Committed to 6 classroom block extension at Bryntirion Comp	£20,811	31/03/2027

EDUCATION S106 - CONTRIBUTIONS NOT RECEIVED

S106 DATE	PLANNING APPLICATION	DEVELOPER	DEVELOPMENT	APPROX CONTRIBUTION	CLAUSE SUMMARY	STATUS (APR 2022)	EXPECTED PAYMENT
21/11/2018	P/16/251/OUT	MR VICKER	Up to 9 dwellings, Ffordd Leyshon, Bryncethin	£32,626	Primary School places in Bryncethin	Due on 50% and 75% occupation. Development started.	PAYMENT EXPECTED 2022-23
12/12/2018	P/16/366/OUT	LLANMOOR	405 dwellings, West of Maesteg Rd, Tondu	£1,614,987	Bryncethin / Brynmenyn / Tondu Primary Schools	Due on 100th, 200th, 300th & 400th occupations. Development started.	FIRST PAYMENT EXPECTED 2022-23
24/03/2020	P/18/983/FUL	LINC	59 Dwellings & Healthcare Centre, Sunnyside, Bridgend	£115,669	Provision of Secondary School places in the catchment area	Due on 30th occupation, development not started	PAYMENT EXPECTED 2023-24
27/05/2020	P/18/1006/FUL	PERSIMMON	127 dwellings, YBC Site (Phase 2), Bridgend	£541,111	Provision of Secondary School Places	Payment due on 50th and 75th occupations, development started	FIRST PAYMENT EXPECTED 2022-23
23/09/2020	P/19/624/FUL	PERSIMMON	102 dwellings, Parc Derwen	£228,382	Provision of nursery and primary school places at Coity	Payment due on 50% and 75% occupation of market housing. Development started.	FIRST PAYMENT EXPECTED 2022-23

Appendix 2

AFFORDABLE HOUSING S106 - CONTRIBUTIONS RECEIVED							
S106 DATE	PLANNING APPLICATION	DEVELOPER	DEVELOPMENT	CONTRIBUTION	CLAUSE SUMMARY	STATUS (APR 2022)	DEADLINE
23/02/2016	P/15/606/FUL	CELTIC DEVELOPMENTS	7 dwellings, Coity Primary School	£112,736	To be spent within BCBC	Received on 07/09/2018	07/09/2023
13/09/2018	P/18/293/FUL	PERSIMMON	Ogmore Comp, Brynmenyn	£730,851	To be spent within BCBC	Received on 16/04/2019	16/04/2024
25/09/2015	P/14/742/OUT	V HUGHES	26 Self build plots, Abergarw Farm, Brynmenyn	£117,740	To be spent within BCBC	1st payment received 22/02/2021	No deadline
08/09/2017	P/17/77/FUL	MIKE MORDECAI	4 dwellings, All Saints Way, Penyfai	£19,631	To be spent within BCBC	1st payment received 02/12/2021	No deadline
24/02/2021	P/20/263/FUL	TAYLOR WIMPEY	57 dwellings, St Johns School, Church St, Porthcawl	£295,916	To be spent within BCBC	Received on 31/05/2022	31/05/2029

AFFORDABLE HOUSING S106 - CONTRIBUTIONS NOT RECEIVED

S106 DATE	PLANNING APPLICATION	DEVELOPER	DEVELOPMENT	CONTRIBUTION	CLAUSE SUMMARY	STATUS (APR 2022)	DEADLINE	EXPECTED PAYMENT
17/06/2015	P/14/399/OUT	P & H WATSON	4 dwellings, Sunny Bank, Cefn Glas Rd, Bridgend	£86,014	To be paid on occupation of 2nd and 3rd units	Development not started	No deadline	UNKNOWN
25/09/2015	P/14/742/OUT	V HUGHES	26 Self build plots, Abergarw Farm, Brynmenyn	£117,740	To be paid on completion of 20th unit	1st Payment received	No deadline	2022-23
11/10/2016	P/15/648/OUT	SISTERS OF ST CLARE	12 dwellings, St Clares Convent, Newton, Porthcawl	£416,208	To be paid on completion of 50% of the units	Development started	Within 10 years of receipt	UNKNOWN
15/03/2017	P/16/59/RLX	COURTYARDS DIRECT	9 flats, 23-27 High St, Ogmores Vale	tbc	30% of sale price of 1 unit	Development not started	No deadline	UNKNOWN
06/09/2017	P/17/273/RLX	MAYO PROPERTY DEVELOPMENT	69 dwellings, The Rest Convalescent Home, Porthcawl	£370,000	To be paid on occupation of the first residential unit	Development started	Within 5 years of receipt	2022-23
08/09/2017	P/17/77/FUL	MIKE MORDECAI	4 dwellings, All Saints Way, Penyfa	£53,797	To be paid on sale of each unit	1st Payment received	Within 10 years of receipt	2022-23
10/07/2018	P/15/693/FUL	JE & K KEOGH	10 dwellings, 69-73 Cowbridge Rd, Bridgend	tbc	30% of market value of 2 units to be paid on occupation of 1st unit & 12 months after receipt of 1st sum	Development not started	No deadline	UNKNOWN
06/11/2018	P/16/730/FUL	V HUGHES	3 dwellings, Maesgwyn House, Bryncethin	£31,738	To be paid on completion of 2nd dwelling	Development started	No deadline	2022-23
18/12/2019	P/18/139/FUL	ACTSEEN LTD	Bro Ewenny Nursing Home, Ewenny Rd, Bridgend	£329,440	To be paid on commencement and first occupation	Development not started	Within 10 years of receipt	UNKNOWN
27/05/2020	P/18/1006/FUL	PERSIMMON	127 dwellings, YBC Phase 2, Bryntirion	£1,414,644	To be paid on occupation of 32nd, 64th and 95th dwellings	Development started	Within 10 years of receipt	2022-23

Appendix 3

HIGHWAYS S106 - CONTRIBUTIONS RECEIVED with Deadline								
S106 DATE	PLANNING APPLICATION	DEVELOPER	DEVELOPMENT	CONTRIBUTION	CLAUSE SUMMARY	STATUS (APR 2022)	BALANCE (APR 2022)	DEADLINE FOR SPEND
11/04/2006	P/02/929/OUT	REDROW & DAVID WILSON	Coychurch Rd	£308,000	Brackla P&R & jct improvements at Heol Simonston/Coychurch Rd	Ongoing feasibility work	£23,723	31/12/2016
10/10/2007	P/06/1588/FUL	ROCKWOOL	Factory extension, Heol y Cyw	£242,000	Highway works to M4 Jct 35, A473 & jct of B4280/Wern Tarw/Penprysg Rd	Ongoing Highway Works	£47,465	10/10/2014
01/09/2015	P/15/25/FUL	BARRATTS	Ysgol Bryn Castell Phase 1	£7,000	TRO for 20mph limit	TRO to be progressed by Legal	£7,000	15/10/2020
05/02/2016	P/15/569/RES	PERSIMMON	Parc Derwen, R21+R22	£7,000	TRO for 'No waiting or loading at any time' on main access loop abutting site	TRO to be progressed by Legal	£7,000	18/03/2021
27/10/2015	P/15/110/FUL	WATERSTONE	Bayswater Tubes site, Pencoed	£10,850	Provision of an East & West bus stop on Hendre Rd near jct with Heol y Geifr	Bus stop being progressed; TRO to be progressed by Legal	£10,593	03/06/2021
				£7,000	TRO for 20mph zone		£7,110	
02/08/2016	P/15/62/FUL	PERSIMMON	Ogmore Comp. School, Brymenyn	£7,000	TRO to designate site as a 20mph zone.	TRO to be progressed by Legal	£7,210	02/01/2023
26/05/2016	P/15/379/FUL	HAFOD	Coychurch Rd, Bridgend	£7,000	TRO for a 20mph zone	TRO to be progressed by Legal	£7,353	28/06/2023
08/05/2018	P/17/485/FUL	PMG DVLPMT	Land at J35, Pencoed	£7,000	TRO to limit access road to 30mph	TRO to be progressed by Legal	£7,000	17/07/2023
03/04/2018	P/17/1043/RLX	BARRATTS	Heol Ty Maen, Cefn Glas	£100,000	Active travel route for safe pedestrian and cycle access to local services	Detailed scheme being designed	£100,000	16/11/2023
				£72,000	Network improvements at A473/B4622 jct, new bus stops at Barnes Av & Llangewydd Rd and TRO for Barnes Av & Heol Ty Maen		£64,725	16/11/2023
25/05/2017	P/16/606/FUL	WATERSTONE with HAFOD	Former OCLP Site, Bryntirion	£7,000	TRO for double yellow lines around access to Hill View, Broad Oak Way and opposite northern site access.	TRO to be progressed by Legal	£5,452	23/10/2024
13/06/2018	P/15/856/FUL	V2C	Ael-Y-Bryn, N Cornelly	£7,000	TRO for a 20mph limit on the internal access road.	TRO to be progressed by Legal	£7,000	19/09/2024
12/12/2018	P/18/174/FUL	JEHU	Former Pencoed Primary School	£7,000	TRO for a 20mph zone at the site	TRO to be progressed by Legal	£6,020	04/06/2024

HIGHWAYS S106 - CONTRIBUTIONS RECEIVED with Deadline

S106 DATE	PLANNING APPLICATION	DEVELOPER	DEVELOPMENT	CONTRIBUTION	CLAUSE SUMMARY	STATUS (APR 2022)	BALANCE (APR 2022)	DEADLINE FOR SPEND
14/11/2019	P/19/140/FUL	SW POLICE	SW Police HQ, Cowbridge Rd, Bridgend	£9,500	To fund a TRO, road markings & signage to preserve free flow of traffic in vicinity of the site	TRO to be progressed by Legal	£9,500	13/12/2024
21/11/2018	P/16/251/OUT	MR VICKER	Ffordd Leyshon, Bryncethin	£40,976	Towards a scheme of pedestrian safety improvements on A4061. Total payment dependent on number of dwellings.	Feasibility work to be undertaken	£8,195	5 Years after final payment
09/03/2016	P/14/464/OUT	PERSIMMON	Land East of A4061 (BNDR), Coity	£7,000	Towards cost of revised TROs on A4061/Brackla link road.	TRO to be progressed by Legal	£5,522	06/07/2025
30/09/2019	P/18/1003/FUL	BRIDGEND COLLEGE	Steam Academy, Pencoed Campus	£75,000	Contribution towards Active Travel link from site to Felindre Rd.	Scheme to be designed	£75,000	17/07/2030
27/10/2020	P/18/317/FUL	MR BRAIN	Caitlin's Kitchen, Brackla Ind Estate	£8,000	Contribution towards the introduction of a TRO	TRO to be progressed by Legal	£8,000	07/08/2030
05/11/2014	P/13/246/OUT	TAYLOR WIMPEY	Brackla Ind Estate, Bridgend	£317,000	Towards highway, pedestrian & cyclist traffic calming facilities & TROs required on network including Heol Simonston, Coychurch Rd, Wyndham Close & Church Acre.	Ongoing feasibility work	£335,741	11/08/2025
22/09/2020	P/20/119/FUL	WEPA LTD	Bridgend Paper Mills Site, A4063, Llangewydd	£20,000	Contribution towards the provision of gateway traffic calming measures at Coytrahen	Scheme to be designed	£20,000	22/09/2025
12/12/2018	P/16/366/OUT	LLANMOOR HOMES	Land West of Maesteg Rd, Tondy	£7,000	To fund a TRO to prevent on street parking on road adjacent to the Waste Transfer Station	TRO to be progressed by Legal	£7,000	09/02/2026
24/02/2021	P/20/263/FUL	Taylor Wimpey	Former St John's School, Newton, Porthcawl	£8,000	To fund TRO to designate site as a 20mph zone	TRO to be progressed by Legal	£8,159	01/10/2028
13/07/2022	P/21/1092/FUL	V2C	Glan Yr Afon Home, Heol yr Ysgol, Ynysawdre	£8,000	Towards cost of TRO to prohibit parking at or near the site.	TRO to be progressed by Legal	£8,000	13/07/1932

HIGHWAYS S106 - CONTRIBUTIONS RECEIVED With No Deadline

S106 DATE	PLANNING APPLICATION	DEVELOPER	DEVELOPMENT	CONTRIBUTION	CLAUSE SUMMARY	STATUS (APR 2022)	BALANCE (APR 2022)
15/02/2001	P/00/464/OUT	WESTBURY	Land at Broadlands	£50,000	Highway improvements in A48/A473 Transport Corridor	Scheme complete	£8,009
17/05/2006	P/05/1363/RLX	WELSH GOVT	Pencoed Technology Park	£70,000	Mitigation of development	To contribute to identified scheme	£48,191
21/04/2008	P/07/1464/FUL	EXPRESS SERVICE ENGINEERING	Abergarw Ind Estate, Brynmenyn	£2,616	Highway improvement to access of Ind Estate	Scheme complete	£1,963
21/11/2008	P/08/320/FUL	DOVEY ESTATES	Waterton Cross Retail	£25,100	Pedestrian & cycle links from site to Bridgend Retail Park	To contribute to identified scheme	£24,009
22/09/2006	P/00/420/OUT	GARLAND & GIDDINGS	Caeau Gleision Farm, Broadlands	£30,065	Highway improvements in A48/A473 Transport Corridor	Scheme complete	£6,465
20/12/2011	P/11/672/FUL	MARSTONS	Pied Piper PH, Bridgend Ind Estate	£11,600	Pedestrian crossing scheme at access to Ind Estate	Scheme complete	£3,757
15/11/2013	P/13/354/FUL	TRELALES	Oystercatcher PH, Laleston	£7,000	TRO for 'No waiting at any time' at site frontage	TRO being progressed by Legal	£3,713
06/11/2014	P/13/930/FUL	FORD	Ford Motor Plant, Waterton	£7,000	TRO for extension of 30mph speed limit on Moor Rd	TRO to be progressed by Legal	£7,000
08/05/2015	P/11/21/FUL	MORGAN CREDIT ENERGY	Llynfi Power Station, Coytrahen	£25,013	Highway improvements in Coytrahen and Tondy	Scheme to be designed and implemented	£25,013
25/09/2015	P/14/742/OUT	HUGHES LAND DVLPMY	Abergarw Farm Brynmenyn	£7,000	TRO to relocate 30mph extent & 20mph zone on estate	TRO to be progressed by Legal	£7,000
22/08/2018	P/16/985/FUL	WWHA	Parc Farm, Coity	£7,000	TRO for a 20mph speed limit on estate road	TRO to be progressed by Legal	£7,087
07/03/2017	P/16/607/FUL	LINC CYMRU	Extra Care Scheme, Bridgend Rd, Maesteg	£1,000	Bus Stop and associated road markings on Bridgend Rd	Scheme to be implemented	£1,058
05/04/2019	P/18/711/FUL	CREDU CHARITY	Maritime Centre, Cosy Corner, Porthcawl	£8,000	TRO to change existing traffic orders which apply to parking triangle on Esplanade	TRO to be progressed by Legal	£8,000
23/09/2020	P/19/624/FUL	PERSIMMON	Parcel R20, Parc Derwen	£24,000	To fund the cost of TROs on the development and the nearby development	TROs to be progressed by Legal	£24,000

HIGHWAYS S106 - CONTRIBUTIONS NOT RECEIVED

S106 DATE	PLANNING APPLICATION	DEVELOPER	DEVELOPMENT	CONTRIBUTION	CLAUSE SUMMARY	STATUS (APR 2022)	EXPECTED PAYMENT
11/10/2016	P/15/648/OUT	SISTERS OF ST CLARE	St Clares Convent, Porthcawl	£7,000	TRO to amend & extend One-Way Traffic Order on southern section of Clevis Lane	Due and payment being sought	2022-23
08/11/2016	P/14/185/FUL	WINDSOR PROPERTIES	Land at Waterton Lane, Waterton	£7,000	TRO for the creation of a 20mph zone	Due and payment being sought	UNKNOWN
21/02/2017	P/16/9/FUL	BA PENSION TRUSTEES	Bridgend Retail Park, Cowbridge Rd, Bridgend	£5,000	Improvements to the capacity of two roundabouts within the site	Due on occupation, development not started	UNKNOWN
03/05/2017	P/16/138/FUL	ASDA	Asda, Bridgend	£24,000	Rephasing of traffic signals at site & Coychurch Rd/Tremains Rd	Due prior to commencement, development not started	UNKNOWN
06/09/2017	P/17/273/RLX	MAYO PROPERTY	The Rest, Porthcawl	£63,137	Active travel measures between Rest Bay and Porthcawl Town Centre	Due and payment being sought	PAYMENT DUE
23/01/2018	P/17/398/RES	PERSIMMON	R19 Parc Derwen	£7,000	TRO for 'No waiting at any time' section of main access loop that bounds western frontage of site	Due and payment being sought	PAYMENT DUE
05/07/2018	P/17/610/FUL	ALDI	New store, Maesteg Rd, Tondy	£6,500	Changes to the MOVA system & staging arrangements of the A4063 signalised jct.	Due prior to commencement. Development not started.	UNKNOWN
21/11/2018	P/16/251/OUT	MR VICKER	Ffordd Leyshon, Bryncethin	£40,976	Pedestrian safety improvements on A4061.	First payment received, further instalments due on 25% and 50% occupation.	2022-23
12/12/2018	P/16/366/OUT	LLANMOOR HOMES	Land West of Maesteg Rd, Tondy	£50,000	Changes to the MOVA System and staging improvements at the A4063 junction	Due prior to occupation of 1st dwelling	2022-23
				£250,000	Sustainable Travel initiatives identified in the TA	Due prior to occupation of 136th dwelling	2024-25

Appendix 4

POS S106 - CONTRIBUTIONS RECEIVED

S106 DATE	PLANNING APPLICATION	DEVELOPER	DEVELOPMENT	CONTRIBUTION	CLAUSE SUMMARY	STATUS (APR 2022)	BALANCE (APR 2022)	DEADLINE FOR SPEND
05/12/2001	P/99/706/OUT	JB PROPERTY	Swn Yr Afon, Kenfig Hill	£8,800	Existing play area nr Crown Rd	Future refurbishment	£8,360	NONE
06/11/2003	P/03/426/RES	PERSIMMON	Princess Way, Brackla	£20,000	Provision of POS in vicinity	Future refurbishment	£4,019	NONE
16/03/2006	P/05/1032/FUL	BARRATTS	Tyn-y-coed Farm, Sarn	£12,132	Play facilities on adjoining site	Awaiting transfer of open space	£12,132	NONE
22/05/2007	P/06/556/OUT	BARRATTS	Maendy Farm, Bryncethin	£75,000	LEAP on-site on land to be transferred to BCBC	Awaiting transfer of open space	£75,000	NONE
02/07/2007	P/06/605/FUL	LOVELL	The Pant-yr-Awel, Blackmill Rd	£9,900	Existing facilities in the vicinity	Held for future refurbishment	£5,916	NONE
21/05/2008	P/06/914/FUL	ANCHORMILL	Duffryn Oaks, Pencoed	£20,000	Play facilities in vicinity	Awaiting transfer of open space	£20,000	NONE
20/07/2010	P/09/898/FUL	LINC	Goricon Buildings, Kenfig Hill	£17,978	Play Facilities in Kenfig Hill	Future refurbishment	£17,978	NONE
08/03/2013	P/11/355/FUL	LINC	Coity, NE Brackla	£37,000	POS & assoc facilities at NE Brackla	Awaiting transfer of open space	£37,000	13/07/2020
18/10/2013	P/13/378/FUL	BELLWAY	Pwll y Waun, Porthcawl	£26,000	POS in Heol y Goedwig	Committed to scheme	£23,590	11/12/2018
15/04/2014	P/13/721/FUL	TAYLOR WIMPEY	Day Care Centre, Bridgend	£26,320	Facilities at Fairfield Road +/- Jubilee Crescent	Scheme complete	£26,320	NONE
13/05/2015	P14/780/FUL	V2C / CJ CONSTRUCTION	Bethania St, Maesteg	£1,410	Facilities at Princess St +/- River St +/- Bridge St	Committed to scheme	£1,410	20/04/2020
27/10/2015	P/15/110/OUT	WATERSTONE	Bayswater Tubes, Pencoed	£22,090	Play area in Pencoed West	Committed to scheme	£22,439	02/06/2021
23/02/2016	P/14/618/FUL	LINC	Madoc Close, Brackla	£3,760	Play area at Badgers Brook	Committed to scheme	£3,760	23/02/2021
15/01/2014	P/12/796/FUL	PERSIMMON	Ty Draw Farm, N Cornelly	£40,000	Facilities in N Cornelly/Pyle	Future refurbishment	£43,200	02/01/2024
01/09/2015	P/15/25/FUL	BARRATT HOMES	Ysgol Bryn Castell Playing Fields	£31,490	POS in Cefn Glas	Future refurbishment	£33,370	04/01/2023
26/05/2016	P/15/379/FUL	HAFOD	Coychurch Rd, Bridgend	£22,560	Play area in vicinity of site.	Future refurbishment	£23,696	28/06/2023
24/08/2017	P/16/985/FUL	WALES & WEST	Parc Farm, Heol Spencer, Coity	£11,280	Recreational facilities within Parc Derwen	Scheme complete	£11,420	NONE
07/03/2017	P/16/600/FUL	LINC	Heol yr Ysgol, Tondy	£10,830	Recreational facilities in vicinity	Future refurbishment	£11,461	NONE
12/06/2019	P/18/235/OUT	STRATFORD COLLINS	Rookwood, Pyle	£1,880	Play area in Pyle	Future refurbishment	£1,880	NONE

POS S106 - CONTRIBUTIONS RECEIVED

S106 DATE	PLANNING APPLICATION	DEVELOPER	DEVELOPMENT	CONTRIBUTION	CLAUSE SUMMARY	STATUS (APR 2022)	BALANCE (APR 2022)	DEADLINE FOR SPEND
12/12/2018	P/18/174/FUL	JEHU	Former Pencoed School	£34,000	Upgrading existing facilities in vicinity	Future refurbishment	£34,000	04/06/2024
01/04/2019	P/18/759/FUL	V2C	Former Heol y Cyw Primary School	£7,397	Recreational facilities in Heol y Cyw	Future refurbishment	£7,397	16/08/2029
13/06/2018	P/15/856/FUL	V2C	Ael-Y-Bryn, N Cornelly	£10,810	Recreational facilities in N Cornelly	Future refurbishment	£10,810	19/09/2024
25/05/2017	P/16/606/FUL	JEHU	Former OCLP building, Bryntirion	£8,460	Recreational facilities in Bryntirion	Future refurbishment	£9,083	22/10/2024
25/09/2015	P/14/742/OUT	VIV HUGHES	Abergarw Farm, Brynmenyn	£12,200	Hayes Field Play Facility	Scheme identified	£12,200	NONE
05/11/2014	P/13/246/OUT	TAYLOR WIMPEY	Brackla Ind Estate, Bridgend (B)	£112,330	Recreational facilities to serve NE Brackla development	Awaiting transfer of land from developer	£118,971	29/03/2026
19/06/2019	P/18/908/FUL	V2C	Meadow Lane, Porthcawl	£16,476	Play equipment & recreational facilities in vicinity	Scheme identified	£17,489	15/10/2031
19/06/2019	P/16/609/FUL	V2C	Woodland Av, Porthcawl	£8,510	Recreational space at Heol Y Goedwig	Scheme identified	£9,033	15/10/2031
10/02/2022	P/20/328/FUL	DP & VC PERRY	Broadlands House, Heol Blandy	£3,117	Recreational facilities in vicinity	Future refurbishment	£3,117	NONE
02/08/2018	P/17/976/FUL	HAFOD	Elm Cresc., Bryntirion	£2,350	POS facilities within Bryntirion.	Future refurbishment	£2,627	31/03/2027
24/02/2021	P/20/263/FUL	TAYLOR WIMPEY	St Johns School, Church St, Porthcawl	£75,450	Recreational Facilities in immediate area	Scheme to be designed and implemented	£81,619	31/05/2029

POS S106 - CONTRIBUTIONS NOT RECEIVED

S106 DATE	PLANNING APPLICATION	DEVELOPER	DEVELOPMENT	CONTRIBUTION	CLAUSE SUMMARY	STATUS (April 2022)	EXPECTED PAYMENT
14/04/2016	P/15/464/FUL	WINDSOR PROPERTIES	Woodstock Inn, Kenfig Hill	£3,290	Recreational facilities within Kenfig Hill	Due on occup of 1st dwelling	UNKNOWN
11/10/2016	P/15/648/OUT	SISTERS OF ST CLARE	St Clares Convent, Porthcawl	£5,640	Children's play facility in Newton	Money due and being sought	2022-23
08/11/2016	P/14/185/FUL	WINDSOR PROPERTIES	Former Waterton Manor	£18,330	POS facilities in Coychurch Lower	Due before commencement of plots 29-39	UNKNOWN
31/05/2018	P/16/610/FUL	WWHA	Coed Parc, Bridgend	£6,580	Upgrade of an existing open space	Due on commencement, development not started	UNKNOWN
06/11/2018	P/16/730/FUL	MR HUGHES	3 dwellings, Maesgwyn House, Blackmill Rd, Bryncethin	£1,410	Upgrade existing facilities in vicinity of the site	Money due and being sought	2022-23
06/03/2019	P/18/410/FUL	WWHA	Bryn Bragl, Brackla	£20,000	Upgrade existing play facility in Brackla	Money due and being sought	2022-23
24/02/2021	P/18/1012/FUL	A&J BROWN	The Old Bakehouse, Maesteg Rd, Tondu	£5,690	Outdoor recreation facilities in vicinity of the site	Due before first occupation, development started	2022-23
25/06/2021	P/20/708/FUL	BARRY DEVELOPMENTS LTD	10 dwellings, 75-77 Cowbridge Rd, Bridgend	£5,492	Outdoor recreation facilities in vicinity of the site	Due before first occupation, development started	2022-23
13/07/2022	P/21/1092/FUL	V2C	Former Glan Yr Afon Care Home, Heol yr Ysgol, Ynysawdre	£19,915	Outdoor recreation facilities in vicinity of the site	Due before first occupation, development not started	2022-23