

BRIDGEND COUNTY BOROUGH COUNCIL

REPORT TO DEVELOPMENT CONTROL COMMITTEE

17 NOVEMBER 2022

REPORT OF THE CORPORATE DIRECTOR COMMUNITIES

2022 ANNUAL MONITORING REPORT (AMR) FOR THE BRIDGEND LOCAL DEVELOPMENT PLAN (LDP) 2006 - 2021

1. Purpose of report

- 1.1 The purpose of this report is to update the Development Control Committee on the findings of the 2022 AMR (attached as Appendix 1), notably that housing delivery is failing to keep pace with the housing requirement and new deliverable housing allocations are urgently needed to relieve growing housing supply pressure. It is imperative that the Local Planning Authority continues to progress with the Replacement LDP to prevent ad-hoc development coming forward outside the Development Plan system. The Planning system is based on a 'plan-led' principle as this approach is the best way to manage land use change and ensure the most sustainable and well-connected development is forthcoming for our communities.

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**:-
- 2.2 **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 The Council has a statutory obligation under Section 61 of the Planning and Compulsory Purchase Act 2004 to keep all matters under review that are expected to affect the development of its area. In addition, Section 76 of the Act requires the Local Planning Authority to produce information on these matters in the form of an AMR for submission to the Welsh Government. This is the seventh AMR to be prepared since the adoption of the Bridgend LDP and is based on the period from 1 April 2021 to 31 March 2022, the first year outside of the existing LDP period (2013-2021).
- 3.2 The 2022 AMR must be submitted to the Welsh Government prior to the 31 October 2022.

- 3.3 The main aim of the AMR is to assess the extent to which the LDP Strategy and Policies are being achieved. Therefore, the AMR has two primary roles - firstly, to consider whether the policies identified in the monitoring process are being implemented successfully and secondly to consider the Plan as a whole against all of the information gathered to determine whether a complete or partial review of the Plan is necessary.

The Requirement for Monitoring

- 3.4 In order to monitor the LDP's performance, it needs to be considered against a set of monitoring aims and indicators. Chapter 7 of the LDP sets out the Monitoring Framework that forms the basis of the AMR and provides information that is required to be included by LDP Regulation 37.
- 3.5 In this context the AMR is required to identify policies that are not being implemented and for each such policy:
- Outline the reasons why the policy is not being implemented;
 - Indicate steps that can be taken to enable the policy to be implemented;
 - Identify whether a revision to the plan is required;
 - Demonstrate housing delivery through a housing trajectory; and
 - Specify the number of net additional affordable and general market dwellings built in the LPA area for that year, and for the full period since the adoption of the plan.
- 3.6 The AMR also assesses seven factors, in accordance with Welsh Government requirements, to determine:
- Whether the basic strategy remains sound (if not, a full plan review may be needed);
 - What impact the policies are having globally, nationally, regionally and locally;
 - Whether the policies need changing to reflect changes in national policy;
 - Whether policies and related targets in the LDP have been met or progress is being made towards meeting them, including publication of relevant supplementary planning guidance (SPG);
 - Where progress has not been made, the reasons for this and what knock on effects it may have;
 - What aspects, if any, of the LDP need adjusting or replacing because they are not working as intended or are not achieving the objectives of the strategy and/or sustainable development objectives; and
 - If policies or proposals need changing, the suggested actions that is required to achieve them.

- 3.7 Edition 3 of the Development Plans Manual 2020 (DPM) also outlines a new housing delivery monitoring system which replaces the previous Joint Housing Land Availability Study. As the Bridgend LDP was adopted prior to the publication of Edition 3, the Council is required to use the Annual Average Requirement (AAR) method as the primary indicator to measure housing delivery and to include a housing trajectory within the AMR. This new process has established two new monitoring indicators. The first is the annual level of housing completions monitored against the AAR set out in the plan (ie. housing requirement/15 years = AAR). The second is the total cumulative housing completions monitored against the cumulative AAR set out in the plan.
- 3.8 The AAR Build Rate and the Housing Development Trajectory are designed to monitor rates during the existing LDP period (2006-2021) however, as this AMR is being undertaken beyond the existing LDP period, the trajectory can no longer be updated in the manner outlined within the DPM. Nevertheless, consensus between the Council and a Housing Trajectory Stakeholder Group on completions for the existing LDP period and forthcoming commitments are included which helps to provide an accurate overview of the current housing supply within the Borough. The Council must include commentary on the results and implications and set out clearly what action (where relevant) is being undertaken to address any housing shortfall/under delivery on the plan strategy.
- 3.9 Monitoring the Plan also accords with the requirements for monitoring the sustainability performance of the plan through the Strategic Environmental Assessment/Sustainability Appraisal (SEA/SA).

4. Current situation/proposal

- 4.1 There have been many changes since 2013 that have influenced successful implementation of the LDP. Changes brought about by the pandemic, the evolving regional context and the variable Welsh economy are all notable. The AMR therefore considers whether the development strategy that underpins the LDP remains valid and assesses whether or not the Strategy Policies contained in the LDP are being effective in delivering the Development Strategy and meeting the objectives of the plan.

Key findings of the Annual Monitoring Process

- 4.2 An overview of the LDP Monitoring Data for the seventh AMR provides an interesting insight into the implementation of the LDP. The key findings are set out below:
- There has been an annual shortfall in housing delivery against the AAR. In 2020/21, completions were 300 dwellings below what was anticipated (there were 346 actual dwelling completions compared to an AAR of 646 dwellings, a shortfall of -46%).
 - The cumulative average annual housing requirement from the start of the plan period to 31 March 2021, the end of the existing LDP period, was 9,690 units. Actual cumulative completions have been 6,770 dwellings. This represents a

2,920 dwelling shortfall in housing delivery over the plan period to date (-30%).

- Within the 2021/2022 monitoring period 44 affordable housing units were delivered, providing a total of 1,580 units since adoption of the existing LDP.
- 0.8ha of vacant employment land was developed from 1 September 2020 to 31 August 2021.
- Within Bridgend Town Centre, of the 378 commercial properties surveyed 78 were vacant – representing a vacancy rate of 20.63%;
- Within Porthcawl Town Centre, of the 204 commercial properties surveyed 17 were vacant – representing a vacancy rate of 8.33%.
- Within Maesteg Town Centre, of the 168 commercial properties surveyed 16 were vacant – representing a vacancy rate of 11.38%.
- A refreshed draft Gypsy and Traveller Accommodation Assessment (GTAA) has been completed and was approved by Cabinet on 15 December 2020 for submission to Welsh Government. This draft GTAA estimated a County Borough need of 5 pitches for the first 5 years of the GTAA period and a further 2 pitches for the remainder of the LDP period. The total (draft) estimated pitch provision needed for Gypsies and Travellers is therefore 7 pitches up until 2033 (from three separate families). Since the draft GTAA was completed, Family A have met their accommodation needs (for one pitch) by relocating to an existing authorised site in the County Borough. Family B have also received Planning consent to intensify their existing authorised site and meet their accommodation needs (for three pitches). This leaves a remaining need for three pitches for Family C. The GTAA is awaiting approval from Welsh Government. Any unmet need for sites will need to be met through the Replacement LDP to ensure the plan can be found sound through the examination process and is able to be adopted.

4.3 The previously published LDP Review Report (2018) already recognised an urgent need to address the shortfall in the housing land supply through the identification of additional housing sites whilst identifying other significant contextual changes in circumstances and policy at a national, regional and local level. For these reasons, a Replacement LDP has been prepared and approved by Council and will express, in land-use terms, the wellbeing objectives and priorities of the Bridgend Public Services Board's Well-being Plan. This AMR further justifies the need to review the existing LDP for the same reasons already outlined in the Review Report (2018). Most notably, the shortfall in housing delivery is now even more acute and is failing to keep pace with the housing requirement. It is therefore fundamental to include sufficient, deliverable sites within the Replacement LDP to relieve growing housing supply pressure otherwise, the gap between housing delivery and the housing requirement will continue to widen and extra housing sites will be needed to ensure the County Borough's housing requirements can be delivered. Failure to act on this situation could also result in 'planning by appeal' and ad hoc development coming forward out of accord with the Plan's strategy.

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

Conclusions

- 4.5 The findings of the AMR provide an important opportunity for the Council to assess the effectiveness of the adopted LDP and to determine whether or not it needs to be reviewed. The previously published LDP Review Report (2018) already recognised an urgent need to address the shortfall in the housing land supply through the identification of additional housing sites whilst identifying other significant contextual changes in circumstances and policy at a national, regional and local level. Once adopted the Replacement LDP will express, in land-use terms, the wellbeing objectives and priorities of the Bridgend Public Services Board's Well-being Plan.
- 4.6 The development that has taken place since adoption of the existing LDP has levied significant investment into the County Borough and delivered new homes and jobs for our communities. Evidence collected through the monitoring process clearly suggests that good progress has been made in the delivery of the majority of LDP targets which must be seen as a positive however, a number of key housing provision policy targets are not being met which indicates that these policies are not functioning as intended. Housing delivery is ultimately failing to keep pace with the housing requirement and new deliverable sites are urgently needed to relieve growing housing supply pressure. The longer this situation remains unaddressed, the greater the need will be to include extra housing provision within the Replacement LDP or risk ad hoc development and 'planning by appeal'. This further reinforces the need for a plan review as the annual housing requirement will not pause for housing delivery to catch up. The Local Planning Authority is continuing to progress the Replacement LDP to address the shortfall in housing delivery and facilitate the identification/allocation of additional housing land. Once adopted the Replacement LDP will provide the Council with a refreshed basis to guide and manage development, providing a basis for consistent and appropriate decision-making.
- 4.7 Further investment into the local economy is required and the Replacement LDP will stimulate take up of new employment land, mixed-use sites and regeneration opportunities (including sites in the Council's ownership). This will bring forward new schemes, masterplans and development briefs to enable development.

5. Effect upon policy framework and procedure rules

- 5.1 Following the adoption of the Bridgend LDP, the Council has a statutory obligation under Section 76 of the Planning and Compulsory Purchase Act 2004 to produce an Annual Monitoring Report (AMR) to identify whether the policies identified in the monitoring process are being implemented successfully and to consider the Plan as a whole against all of the information gathered to determine whether a complete or partial review of the Plan is necessary.
- 5.2 The Planning and Compulsory Purchase Act 2004 and regulations of the Town and Country Planning (Local Development Plan) (Wales Regulations 2005) requires

that a Local Planning Authority (LPA) must commence a full Review of its LDP every 4 years.

6. Equality Act 2010 Implications

- 6.1 There are no direct implications associated with this report however, the proposed 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 was completed in April 2021 and the recommendation of the EIA is to continue with the Deposit Plan in its current form as no negative impacts were identified. An updated EIA was also carried out in July 2022 which identified no new negative impacts arising as a result of the Plan.
- 6.2 Social Economic Duty: The Replacement LDP is intended to help to eliminate inequality and disadvantage in people's lives. The evidence gathered during the preparation of the Replacement LDP has been used to ensure that the policies contained within have a positive impact on people living in socio-economic disadvantage or contain measures to ensure that any negative impact is mitigated.

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

- 7.1 This AMR will help inform development of the Replacement LDP which has been prepared in accordance with the 7 Wellbeing goals and the 5 ways of working as identified in the Act.

8. Financial implications

- 8.1 Officer time and cost associated with the data collection and analysis of the monitoring indicators and preparation of the AMR will be met from the Strategic Planning Policy budget and carried out by existing staff.
- 8.2 The cost of the LDP Review will be met from the Strategic Planning Policy budget and carried out by Strategic Planning staff with expert advice and evidence procured from consultants and through collaboration with neighbouring authorities as required.

9. Recommendations

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

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Background documents: Appendix 1 – 2022 Annual Monitoring Report

Local Planning Authority Bridgend County Borough Council



Annual Monitoring Report 2022 Local Development Plan (2006 – 2021)

1. INTRODUCTION

- 1.1 The Bridgend County Borough Local Development Plan (LDP, 2006 – 2021) was formally adopted by the Council on the 18th September 2013. Following the adoption of the Bridgend LDP, the Council has a statutory obligation under section 76 of the Planning and Compulsory Purchase Act 2004 to produce an Annual Monitoring Report (AMR). This is the seventh AMR to be prepared since the adoption of the Bridgend LDP and covers a one-year period (1st April 2021 to 31st March 2022). The Council is required to submit the AMR to Welsh Government by the 31st of October 2022.
- 1.2 The main aim of the AMR is to assess the extent to which the LDP Strategy and Policies are being achieved. Therefore, the AMR has two primary roles; firstly, to consider whether the policies identified in the monitoring process are being implemented successfully; and secondly to consider the plan as a whole against all of the information gathered to determine whether a complete or partial review of the plan is necessary.
- 1.3 The previously published LDP Review Report (2018) already recognised an urgent need to address the shortfall in the housing land supply through the identification of additional housing sites, whilst identifying other significant contextual changes in circumstances and policy at a national, regional and local level. For these reasons, a Replacement LDP is now being prepared and will express, in land-use terms, the wellbeing objectives and priorities of the Bridgend Public Services Board's Well-being Plan. This AMR further justifies the need to review the existing LDP for the same reasons already outlined in the Review Report (2018). This will form part of the ongoing evidence base that will underpin the new Replacement LDP and will supplement the information contained within the LDP Review Report.
- 1.4 This AMR will also assess whether the existing LDP remains fit for purpose up until the Replacement LDP is adopted.

The Requirement for Monitoring

- 1.5 In order to monitor the LDP's performance, it needs to be considered against a set of monitoring aims and indicators. Chapter 7 of the LDP sets out the Monitoring Framework that forms the basis of the AMR and provides information that is required to be included by LDP Regulation 37.
- 1.6 In this context the AMR is required to identify policies that are not being implemented and for each such policy:
- Outline the reasons why the policy is not being implemented;
 - Indicate steps that can be taken to enable the policy to be implemented;
 - Identify whether a revision to the plan is required;
 - Demonstrate housing delivery through a housing trajectory; and
 - Specify the number of net additional affordable and general market dwellings built in the LPA area for that year, and for the full period since the adoption of the plan.
- 1.7 The LDP Manual (Edition 3, 2020) supplements this requirement by setting out additional factors that should be assessed in the AMR:
- Whether the basic strategy remains sound (if not, a full plan review may be needed);
 - What impact the policies are having globally, nationally, regionally and locally;

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

1.8 Monitoring the Plan also accords with the requirements for monitoring the sustainability performance of the plan through the Strategic Environmental Assessment / Sustainability Appraisal (SEA/ SA) (Strategic Environmental Assessment Regulations (2004) and the Conservation of Habitats and Species Regulations 2017.

Format and Content

1.9 The structure of the AMR is as follows:

Chapter 2: Executive Summary (page 5) - provides a succinct written summary of the key monitoring findings;

Chapter 3: Monitoring Framework (page 13) – explains the process of monitoring the LDP, how to quantify the resulting data and if necessary, determine whether a review of the LDP and Sustainability Appraisal (SA) is required;

Chapter 4: Contextual Change (page 18) – analyses the potential impact of factors such as changes to national planning policy, the economic climate and local issues on the implementation of the LDP;

Chapter 5: LDP Monitoring (page 22) – analyses the effectiveness of the LDP policy framework in delivering the plans targets;

Chapter 6: Sustainability Appraisal Monitoring (page 73) – analyses the impact the LDP is having on the social, economic and environmental well-being of Bridgend and;

Chapter 7: Conclusions and Recommendations (page 80) – provides an overview of the findings of the AMR and makes recommendations about issues that require further consideration.

2. EXECUTIVE SUMMARY

2.1 Section 76 of the Planning and Compulsory Purchase Act 2004 requires local planning authorities to monitor the implementation of their adopted LDPs by preparing an AMR. This is the seventh AMR to be prepared since the adoption of the Bridgend LDP and covers a one-year period (1st April 2021 to 31st March 2022). The Council is required to submit the AMR to Welsh Government by the 31st of October 2022.

Background

- 2.2 The Council formally adopted the Bridgend County Borough LDP on the 18th September 2013. Following the adoption of its LDP, the Council has a statutory obligation under section 61 of the Planning and Compulsory Purchase Act 2004 to keep all matters under review that are expected to affect the development of its area. In addition, as stated above, section 76 of the Act requires the Council to produce information on these matters in the form of an AMR for submission to the Welsh Government.
- 2.3 There have been many changes since 2013 that have impacted the successful implementation of the LDP; the most notable are the changes in the Welsh Economy, changes in the regional context and the ramifications of the global pandemic. The AMR will consider whether the development strategy that underpins the LDP remains valid. It will also assess whether or not the policies contained in the LDP are being effective in delivering the Development Strategy and meeting the objectives of the plan.
- 2.4 The LDP Regulations and the LDP Manual specify what the AMR is required to include:
- An Executive Summary;
 - A review of changes to national and regional policy and guidance and their implications for the LDP;
 - SEA/SA Monitoring based on the SEA/SA Monitoring Framework;
 - LDP Monitoring based on the LDP Monitoring Framework;
 - Statutory Indicators; and
 - Recommendations on the course of action in respect of policies and the LDP as a whole.

Key findings of the Annual Monitoring Process

External Influences

2.5 The AMR considers the external factors that have had, or could have, an influence on the implementation of the plan and thus on development in the County Borough. These include changes in:

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

Policy and Legislation

2.6 The AMR is required to identify documents, at national and regional level, that may have implications for the policies in the LDP and to assess them to identify their implications. During the current monitoring period, the Welsh Government introduced a national legislative change in the form of a new version of Technical Advice Note 15 (TAN 15), containing a revised Flood Map for Planning. This was made available on 28 September 2021 and was due to come into effect on 1st December 2021. In November 2021, however, in order to enable local planning authorities to consider fully the impact of the climate change projections contained within TAN15 on their respective areas, the coming into force of the new legislation was suspended until 1st June 2023. As a result of this, the existing TAN 15, published in 2004, and the Development Advice Map will continue in the meantime as the framework for

assessing flood risk. The impacts of the revised TAN 15 and Flood Map for Planning have nevertheless been duly considered as part of Replacement LDP preparation.

2.7 Welsh Government also published the Town and Country Planning (Strategic Development Plan) (Wales) Regulations 2021 during the current monitoring period, which came into force in February 2022. Strategic Development Plans will enable a more consistent, cost effective and efficient approach to plan-making, with key decisions taken once at the strategic level. This will allow larger than local issues to be planned for in an integrated and comprehensive way. This includes placemaking, housing numbers, strategic market and affordable housing allocations, strategic employment sites, strategic green infrastructure and supporting sustainable transport infrastructure, all of which cut across a number of Local Planning Authority areas (LPAs).. This will result in more efficient and effective planning outcomes for communities and will be a more effective use of financial and staffing resources for LPAs.

2.8 The Office for National Statistics (ONS) published the first results from the 2021 Census for Wales and England on 28th June 2022. These first results include rounded population and household estimates for local authorities in Wales, by sex and five-year age groups. The first release of data from the 2021 Census has shown that towns and cities on the M4 corridor in South-East Wales are growing rapidly, with Bridgend's population growth (4.5%) being the third highest in Wales after Newport (9.5%) and Cardiff (4.7%). In absolute terms, the County Borough had a population of 139,178 at the time of the 2011 Census, which increased to 145,500 at the time of the 2021 Census. The Replacement LDP will become the tool to manage future growth and ensure it is located in sustainable areas with supporting infrastructure.

External Conditions

National Context

- 2.9 The UK economy had been recovering at a relatively strong rate since early 2013, although there was a slight slowdown in growth in late 2014 due to slower global growth (before the EU referendum), until the catastrophic impacts of the global pandemic occurred in 2020. According to PWC (July 2021), the UK economy was one of the hardest hit major economies by the COVID-19 pandemic in 2020, with annual GDP declining by 9.8% compared to 2019. This was due to the UK's high incidence of COVID-19 and death rate, as well as its service-based economy, for which it is harder to implement social distancing, and its dependence on consumer spending, which was hit hard by restrictions. By the end of 2020, UK GDP was 6.3% below its pre-pandemic level in February 2020.
- 2.10 Since then, the UK economy had confidently grown beyond its pre-pandemic size and most sectors of the economy were growing. The UK labour market was strong, with the unemployment rate dropping below 4% and the Bank of England starting to raise its base rate back to levels experienced before the pandemic. However, the war in Ukraine has presented a significant shock to the global economy and is expected to impact the UK economy for a considerable period (PWC, April 2022).
- 2.11 UK GDP growth is now expected to average between 2.8% - 3.8% this year, compared to a previous consensus GDP growth of 4.5%. The main driver of this revision is slower household consumption which is, in turn, driven by higher commodity prices. Real earnings are already contracting in the UK and are expected to continue to do so until at least the end of this year, with lower

income households being disproportionately impacted. UK inflation is also projected to hit a 40 year high of around 11% in Q4 of 2022, with the energy price cap to also increase by around 75% (PWC, April 2022).

The Local Development Context & Economic Conditions

- 2.12 Land Registry Price Paid data shows that the median price paid for residential properties across the County Borough rose from £173,699 at year ending March 2021 to £194,097 at year ending March 2022; an increase of 11.2%. The same data source indicates that the median price paid for properties in Bridgend was below the national median price in Wales of £184,807 at year ending March 2021 and £210,551 at year ending March 2022.
- 2.13 Analysis of the monitoring data indicates that take up of employment land has been running at an average of 2.5ha per annum since 2013/14. Take up of employment land was 0.8ha during the September 2020 and August 2021 monitoring period. It should be noted that this figure covers a period in which national lockdown conditions were imposed as a result of the COVID-19 pandemic.

Strategic Environmental Assessment/Sustainability Appraisal Monitoring

- 2.14 The Strategic Environmental Assessment Directive requires local authorities to undertake Strategic Environmental Assessment (SEA) as part of the preparation of the LDP. In addition to this the LDP Regulations requires a Sustainability Appraisal (SA) to be undertaken.

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

LDP Policy Monitoring

2.16 An overview of the LDP Monitoring Data for the seventh AMR period provides an interesting insight into the implementation of the LDP over the past 12-month period. The key findings are set out below:

- There has been an annual shortfall in housing delivery against the AAR. In 2020/21, completions were 300 dwellings below what was anticipated (there were 346 actual dwelling completions compared to an AAR of 646 dwellings, a shortfall of -46%).
- The cumulative average annual housing requirement from the start of the plan period to 31st March 2021, the end of the existing LDP period, was 9,690 units. Actual cumulative completions have been 6,770 dwellings. This represents a 2,920-dwelling shortfall in housing delivery over the plan period (-30%).
- To date 1,580 affordable units have been delivered since adoption of the existing LDP in 2013.
- During the monitoring period 1st September 2020 - 31st August 2021 a total of 0.8ha of vacant employment land was developed.

- During the monitoring period 1st April 2021 – 31st March 2022, of the 378 commercial properties surveyed within Bridgend Town Centre, 78 were vacant – representing a vacancy rate of 20.63%.
- During the monitoring period 1st April 2021 - 31st March 2022, of the 204 commercial properties surveyed within Porthcawl Town Centre, 17 were vacant – representing a vacancy rate of 8.33%.
- During the monitoring period 1st April 2021 – 31st March 2022, of the 167 commercial properties surveyed within Maesteg Town Centre, 19 were vacant – representing a vacancy rate of 11.38%.
- A refreshed draft Gypsy and Traveller Accommodation Assessment (GTAA) has been completed and was approved by Cabinet on 15th December 2020 for submission to Welsh Government. This draft GTAA estimated a County Borough need of 5 pitches for the first 5 years of the GTAA period and a further 2 pitches for the remainder of the LDP period. The total (draft) estimated pitch provision needed for Gypsies and Travellers is therefore 7 pitches up until 2033 (from three separate families). Since the draft GTAA was completed, Family A have met their accommodation needs (for one pitch) by relocating to an existing authorised site in the County Borough. Family B have also received planning consent to intensify their existing authorised site and meet their accommodation needs (for three pitches). This leaves a remaining need for three pitches for Family C. The GTAA is awaiting approval from Welsh Government. Any unmet need for sites will need to be met through the Replacement LDP to ensure the plan can be found sound through the examination process and is able to be adopted.

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

3. MONITORING FRAMEWORK

3.1 The Monitoring Framework comprises 2 key elements. These are the monitoring of:

- The LDP strategy, policies and proposals; and
- The Sustainability Appraisal (SA) which includes the Strategic Environmental Assessment (SEA).

3.2 The on-going success of these documents and the policies within them are to be measured against a set of targets identified as part of the LDP process. Indicators have been formulated to determine whether these targets have been met. Where the results conclude that the targets are not being met, and that the effectiveness of the LDP documents (or parts or policies of it), are falling significantly below the level required, then consideration will be given to the need for a review of the LDP.

LDP Monitoring Aims, Indicators, Targets, Triggers and Outcomes

3.3 The LDP monitoring framework identifies 13 monitoring aims based on the Policies which deliver the strategy of the Plan; these monitoring aims are assessed against 31 indicators. It should be noted that whilst the targets and indicators relate to each Strategic Policy, the framework has been designed to ensure that linkages are made between the Strategic Policies, relevant objectives

and Development Management and Allocation policies. Monitoring the delivery of the Strategic Policies therefore provides a mechanism for monitoring the LDP as a whole.

- 3.4 Trigger levels have been set which identify where a policy has diverged from the monitoring target to such an extent that the policy is failing to be implemented or needs to be amended. Where this happens the analysis in the monitoring table identifies the issue and, where necessary, the actions required to address it.

The Sustainability Appraisal Objectives and Indicators

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

Monitoring Progress

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

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

Where indicators suggest that the LDP strategy is failing and a formal review of the Plan is required. The decision to review the Plan will not be taken lightly, and this trigger will not apply to the majority of policy areas.

Review of the Plan

- 3.8 Notwithstanding the outcome and findings of this seventh AMR, the Local Planning Authority is currently preparing a Replacement LDP. The previously published LDP Review Report (2018) already recognised an urgent need to address the shortfall in the housing land supply through the identification of additional housing sites, whilst identifying other significant contextual changes in circumstances and policy at a national, regional and local level. Once adopted, the Replacement LDP will express, in land-use terms, the wellbeing objectives and priorities of the Bridgend Public Services Board's Well-being Plan.
- 3.9 The Submission Version of the Replacement LDP builds upon the Deposit Plan, which was consulted on between 1st June 2021 and 27th July 2021 in accordance with Regulation 17 of the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005. Once adopted, this will provide the Council with a refreshed basis to guide and manage development, providing a basis for consistent and appropriate decision-making.
- 3.10 On the 19th October 2022, Council agreed that the amended Replacement Local Development Plan should be submitted to Welsh Government and Planning and Environment Decisions Wales for independent examination.

Development Plans Manual (Edition 3, 2020)

3.11 The requirements set out within the Development Plans Manual 2020 (page 190) include the following guidance;

- The AMR should assess the extent to which the plan's strategy and key policies, sites and infrastructure requirements are being delivered. Each AMR will be based on the results and commentary of the preceding year.
- Identify key findings and conclusions in relation to the delivery of the strategy, setting out clear conclusions on whether a plan review is required.
- What new issues have occurred in the plan area, or changes to local/national policy?
- How relevant, appropriate and up to date is the LDP strategy and its key policies and targets?
- What sites have been developed or delayed in relation to the plan's expectations at both places and in the phasing programme (as set out in the trajectory)?
- What is the degree of variance from the anticipated annual and cumulative build rate? Is there a two-year trend of under delivery (annual completions not number of AMRs submitted)?
- What has been the effectiveness of delivering policies and preventing inappropriate development?

4. CONTEXTUAL CHANGE

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

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

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

Policy and Legislation

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

Legislative Changes

SDP for South-East Wales

- 4.4 The Town and Country Planning (Strategic Development Plan) (Wales) Regulations (SI 2021/360) (2021 Regulations) were made on the 18th March 2021 and came into force on the 28th February 2022. The 2021 Regulations set out the procedure for the preparation of strategic development plans (SDPs). The policy intent is to introduce a more strategic approach to plan making at a scale greater than individual LDPs. SDPs will provide a more consistent, cost effective and efficient approach to plan making, with key decisions taken once at the strategic level and cutting across a number of LPA areas. This will allow larger than local issues such as housing numbers, strategic housing allocations, strategic employment sites, strategic green infrastructure routes, supporting transport infrastructure be considered and planned for in an integrated and comprehensive way. This will result in more efficient and effective planning outcomes for communities. Regional Corporate Joint Committees (CJCs) will undertake strategic development and regional transport planning in the future, including preparing SDPs. Although Bridgend County Borough Council is proceeding with a Replacement LDP, simultaneous collaborative working will be undertaken with neighbouring authorities and the broader region to prepare an SDP. A joint evidence base will also be shared wherever possible to this end.

External Conditions (National Context)

Economy

- 4.5 In terms of the UK economy, the latest OECD Economic Report (June 2022) notes that the projected economic growth for the latter half of 2022 is projected to be around 3.64%, down from 4.75% projected in December 2021. This is as a result of the ongoing conflict in Ukraine and the supply-chain disruptions exacerbated by shutdowns in China due to a zero-COVID policy.
- 4.6 The report outlines that global GDP growth is also now projected to slow sharply this year, to around 3%, and remain at a similar pace in 2023. This is well below the pace of recovery projected in December 2021 before the outbreak of war in Ukraine. Many of the hardest-hit countries are in Europe, which is highly exposed to the war through energy imports and refugee flows.
- 4.7 Countries worldwide are being hit by higher commodity prices, which add to inflationary pressures and curb real incomes and spending, further dampening the recovery. The report suggests this growth slowdown is a price of war which will be paid through lower incomes and fewer job opportunities.
- 4.8 According to KPMG's Economic Outlook published in June 2022, UK inflation is forecast to average at 8.1% for the year 2022, following a high of 9.1% in May 2022. The report suggests that the outlook for inflation is expected to be largely dependent on the evolution of future wholesale gas prices. Inflation is then projected to begin to normalise from 2023 Q2 onwards, and to return to the Bank of England's 2% target in 2024 Q2.

- 4.9 According to the same report, the unemployment rate in the UK was 3.8% in the three months to April 2022, down 4.9% a year earlier. The demand for staff has been growing since the gradual lifting of COVID-19 restrictions in 2021, but the availability of workers hasn't kept up pace with the job openings. Recent data shows that job vacancies continue to match the number of unemployed people, with the vacancy rate at its record high of 4.3%. The report suggests that a key question ahead of the coming months will be whether the squeeze on household budgets will result in a lower demand for employees as businesses adjust their hiring needs against the backdrop of weaker activity. The report forecasts a gradual pickup in the unemployment rate, averaging 4.2% in 2022 and 4.6% in 2023.
- 4.10 In Wales, according to the National Institute of Economic and Social Research's spring economic outlook, GVA (Gross Value Added) has now recovered and surpassed pre-pandemic levels and is projected to grow faster than the UK average. Employment growth in Wales also continues to outperform the UK average; while the apprenticeship programme introduced by the Welsh Government provides a positive path towards the employment of younger workers. However, persistently high and growing inactivity rates remain a source of concern.
- 4.11 Rising inflation still presents a critical challenge to many Welsh households, however, with nearly 50,000 households (3.5%) estimated to spend more on food and energy than they have in disposable income in 2022-23. Meanwhile, the combined effect of Covid-19, the war in Ukraine, rising prices of necessities and tight fiscal policy presents a unique challenge for many households. This is particularly relevant for Wales, due to its above average concentration of low-income households.
- 4.12 Given that Cardiff has become the driver for economic activity for the Welsh economy, there is a need to harness this growth to the Cardiff Capital Region and beyond. This will need to be supported with infrastructure investment, including completion of the electrification of the main line to Cardiff in and delivery of the South Wales Metro.

5. LDP MONITORING

To Produce High Quality Sustainable Places			
Strategic Development Distribution		Primary Policy: Strategic Policy SP1	LDP Objectives: 1a, 1b, 1c, 1d
Monitoring Aim: Development to be distributed according to the Regeneration-Led Sustainable Development Spatial Strategy		Other Policies:	
Policy Target	Indicators	Annual/Interim Monitoring Target	Assessment Trigger
1. 85% or more of housing development on allocated sites takes place within the SRGAs by 2021.	Percentage of the total housing allocation in the Plan developed in the SRGAs.	By 2016 38% or more of the total proposed housing development on allocated sites takes place within the SRGAs.	By 2016 less than 38% of the total proposed housing development on allocated sites takes place within the SRGAs.
2. 80% or more of employment development on Policy REG1 and SP9 sites takes place within the SRGAs by 2021.	Percentage of the total annual employment development on Policy REG1 and SP9 sites located within the SRGAs.	80% of the annual employment development takes place within the SRGAs and Strategic Employment Sites.	Less than 80% of the annual employment development takes place within the SRGAs and Strategic Employment Sites.
3. To ready the Strategic Employment Sites for delivery.	Strategic Employment Sites status in the annual	By 2016 all the Strategic Employment Sites are	By 2016 all the Strategic Employment Sites are not classified by the Annual

	Employment Land Review study.	classified by the Annual Employment Land Review as immediately or short term available. By 2016 all Strategic Employment sites will have a planning consent or approved development brief.	Employment Land Review as immediately or short term available. By 2016 all Strategic Employment Sites do not have a planning consent or an approved development brief.
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Analysis of Results

In order to Produce High Quality Sustainable Places, Strategic Policy SP1 aims to ensure that development is distributed according to the LDP's Regeneration-Led Sustainable Development Strategy. To assess how effective the LDP is in implementing its overall Strategy, a number of indicators and targets have been devised by the Council that measure the 'spatial distribution' of housing and employment development. Policy Target 1 measures the spatial distribution of housing growth and requires that 85% or more of housing development, on allocated sites takes place within the Strategic Regeneration Growth Areas (SRGAs) by 2021.

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

Strategic Employment Sites

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

The 2019 Economic Evidence Base Study comments that there may be potential for light industrial as an alternative to a 100% office scheme on this site. The Study also recommends re-designating the small quantum of remaining employment land as a 'normal' employment site within the Replacement LDP as opposed to a 'strategic site'. The rationale for this recommendation is that a strategic site allocation would seek to deliver high value uses, and, while the site is accessible to the motorway and may attract high value uses, it is not deemed sensible to limit the site's scope to only 'high value'. The location and remaining scale of the site is considered to be more conducive to delivery of local offices and some lighter industrial uses within the B1 use class. The 2021 Economic Evidence Base Study Update concurs that this site is needed for employment uses and should not be released for other uses. The current position and the higher need requirement have made the situation more acute, and more land, not less is now needed to meet the need, and the Borough cannot afford to lose either sites in existing employment use nor allocated sites. The site has been proposed for retention within the Replacement LDP.

SP9(2) Land at Island Farm, Bridgend – The site benefits from an outline planning application, P/08/1114/OUT, granted for mixed-use sport, leisure, commercial and offices on 14/03/12. P/14/824/RES – Highway infrastructure, green bridge and drainage infrastructure, was also granted on 12/06/15 at Island Farm. A further planning application, P/15/318/NMA has been approved for amendments to conditions relating to

P/08/1114/OUT, to enable ecological mitigation to take place. HD limited has started work on site. The 2019 Economic Evidence Base Study recommended reconsidering the role of Island Farm, suggesting that this site may be better suited for re-designation as a mixed used scheme comprising residential, sport, leisure, commercial and offices. The site has been re-considered as part of the Replacement LDP.

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

The 2019 Economic Evidence Base Study comments that the site is 46.2 gross hectares, but due to its topography and shape, there is 20.4 net hectares available for employment uses. Within the 20.4 ha, the Welsh Government, as owner, is promoting a scheme for 71,441 sqm of employment space. This is currently laid out as several rows of terraces assumingly to fit the topography of this site, which may dictate the type of occupier that could take the site in the future Given Welsh Government support, and the site's location close to the main (and generally successful) Bridgend estates, the Study consider this site to be a key strategic employment site for re-allocation in the Replacement LDP. This is expected to be the Borough's main inward investment site within the Replacement LDP, supported by the Welsh Government and the remaining land for further expansion of the successful wider area. The 20.4ha is under preparatory construction.

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

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

Performance

Action

Policy Targets 1, 2 and 3 are broadly on track, however the indicators suggest that LDP Policy SP1 is not being effective as it should. In terms of Policy Target 1, the underperformance in housing delivery within Porthcawl, Maesteg and the Llynfi Valley SGRAs is largely attributed to historic delays with Porthcawl Waterfront Regeneration Area (which the Council has resolved to render the site deliverable within the Replacement LDP period) and due to site-specific issues with Llynfi Valley allocations. Market viability issues within the latter SRGA are notable,

as is the need to overcome various site constraints including land reclamation and land assembly. However, these site-specific issues do not indicate that the spatial distribution of new residential development in the LDP is fundamentally flawed.

To Produce High Quality Sustainable Places			
Design and Sustainable Place Making		Primary Policy: Strategic Policy SP2	LDP Objectives: 1f, 1g, 2a, 2b, 2c
Monitoring Aim: All development to meet Sustainable Place Making Criteria			Other Policies: PLA4
Policy Target	Indicators	Annual/Interim Monitoring Target	Assessment Trigger
4. No highly vulnerable development will take place within the C1 and C2 floodplain area.	Amount of development (by TAN15 paragraph 5.1 development category) permitted in C1 and C2 floodplain areas not meeting all TAN15 tests (paragraph 6.2 i-v).	No applications permitted for highly vulnerable development permitted within the C1 and C2 floodplain area.	1 or more planning applications for highly vulnerable development permitted in C1 and C2 floodplain areas not meeting all TAN 15 tests (paragraph 6.2 i-v).

<p>5. No development will adversely impact on water quality or quantity.</p>	<p>Number of planning applications approved in any given year, contrary to the advice of Natural Resources Wales/Dwr Cymru Welsh Water on water quality or quantity grounds.</p>	<p>No planning applications approved in any given year, contrary to the advice of Natural Resources Wales/Dwr Cymru Welsh Water on water quality or quantity grounds.</p>	<p>1 or more planning applications approved in any given year, contrary to the advice of Natural Resources Wales/Dwr Cymru Welsh Water on water quality or quantity grounds.</p>
<p>6. All development proposals will give consideration to Climate Change adaptation techniques within a Design and Access Statement.</p>	<p>Number of planning applications which consider Climate Change adaptation techniques with a Design and Access Statement.</p>	<p>All planning applications give consideration to Climate Change adaptation techniques within a Design and Access Statement: 2015 Revision of Climate Neutral Development SPG.</p>	<p>1 or more major planning application fails to give consideration to Climate Change adaptation techniques within a Design and Access Statement in any given year. Revision of Climate Neutral Development SPG is not complete by 2015.</p>
<p>7. By 2021 60% of the permitted residential development is on previously developed land.</p>	<p>Amount of new residential, development (ha) permitted on previously developed land expressed as a percentage of all residential development permitted.</p>	<p>By 2016 21% or more of new residential development is permitted on previously developed land.</p>	<p>By 2016 less than 21% of new residential development is permitted on previously developed land.</p>

Analysis of Results

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

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

In terms of Policy Target 4, between 1st April 2021 and 31st March 2022, 4 developments for highly vulnerable (residential) development were permitted within a C1 & C2 Flood Zone. However, 3 out of the 4 planning applications did not receive any objections from NRW. Only 1 planning application, for a development of 24 apartments, received an objection from NRW (P/20/214/FUL refers). NRW's objection was on the basis that the site is within a C2 Flood Zone & the proposal does not technically comply with advice contained within TAN15. As such the assessment 'trigger' was breached. However, the proposal was granted conditional consent following advice from NRW that providing there are no proposed changes to the ground levels within the area of land identified as being within the effluvial floodplain, the proposal is considered acceptable.

With respect to Policy Target 5, during the monitoring period 1st April 2021 – 31st March 2022 no development was permitted contrary to NRW and/or Dwr Cymru/Welsh Water's advice that would adversely impact on water quality or quantity.

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

Furthermore, of the 6 qualifying developments approved during the monitoring period 1st April 2021 to 31st March 2022, 3 planning applications failed to give consideration to environmental sustainability matters, sustainable building techniques and/or energy usage within a Design and Access Statement. This issue will be considered as part of the Replacement LDP process.

In terms of Policy Target 7, this target was reported annually during each monitoring period of the existing LDP. However, as this period has now passed, and in line with the wording set out in Policy Target 7, this target should now be reported cumulatively, providing a figure for the amount of new residential, development permitted on previously developed land expressed as a percentage of all residential development permitted during the existing LDP period.

For the existing LDP period (2013-2021), of the 3,138 units that were permitted, 1,684 or 53.6% were on previously developed land. The Plan has therefore not met its target with respect of achieving 60% of permitted residential units on previously developed land by 2021, the end of the Plan period. However, this is largely attributed to landownership, assembly and viability issues with existing remaining brownfield allocations, especially within the upper areas of the Llynfi Valley. Such sites have been re-considered as part of the Replacement LDP.

Performance



Action
Continue monitoring.

To Produce High Quality Sustainable Places		
Strategic Transport Planning	Primary Policy: Strategic Policy SP3	LDP Objectives: 1f, 1g, 2a, 2b, 2c

Monitoring Aim: All development required to meet Strategic Transport Planning Principles			Other Policies: PLA4
Policy Target	Indicators	Annual/Interim Monitoring Target	Assessment Trigger
8. To increase sustainable forms of transport and reduce overall levels of traffic congestion, the Council will aim to implement the strategic transport improvement schemes detailed in Policy PLA7.	Progression of Regional Transport Plan developments detailed in Policy PLA7, in accordance with the Regional Transport Plan delivery timetable.	PLA7 proposals being implemented in accordance with the Regional Transport Plan delivery timetable.	Regional Transport Plan developments detailed in Policy PLA7, are not being implemented in accordance with the Regional Transport Plan delivery timetable.
<p><u>Analysis of Results</u></p> <p>Delivering development that meets the requirements of the ‘Strategic Transport Planning Principles’ set out in Strategic Policy SP3 of the LDP is central to the aim of Producing High Quality Sustainable Places.</p> <p>The transportation and improvement schemes set out by Policy PLA7 will increase sustainable forms of transport and reduce overall levels of traffic congestion, as well as contributing to the requirements of the new Active Travel (Wales) Act 2013.</p> <p>Policy Target 8 monitors the schemes set out by Policy PLA7 against the delivery timetable of the Regional Transport Plan (RTP). However, since the LDP was adopted in September 2013, the Regional Transport Plan (RTP) has been replaced by Bridgend’s Local Transport Plan (LTP) 2015-2030, and the various schemes included within Policy PLA7 have been ‘re-set’ accordingly. It is therefore against this new delivery</p>			

timetable set out in the LTP that Policy Target 8 should be considered with respect to this and future AMRs, in particular those schemes programmed in the first phase of the LTP 2015-2020/21, which coincides with the LDP Plan period.

It should be noted that the LTP includes many additional schemes to those originally proposed in the RTP and set out in PLA7, many of which (up to 13 separate schemes) relate to 'bridge' replacements associated with the electrification of the railway line between Cardiff and Swansea. However, since the recent Government announcement that this phase of electrification will not be funded in the foreseeable future, such schemes will need to be reviewed in the context of the next Local Transport Plan.

A number of 'rail' proposals included within Policy PLA7, relating to improvements to the capacity of the Maesteg – Bridgend Railway line and a new railway station at Brackla, are now investment proposals reserved for the Welsh Government, and not the LTP. Welsh Government are now the coordinating body for investment in all railway related matters, including all new rail services, rail infrastructure and railway stations.

All remaining proposals included within Policy PLA7 have been re-scheduled within the LTP and fall for delivery beyond the LDP Plan period.

Performance	
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<u>Action</u>

Continue monitoring within the context of schemes set out within the Local Transport Plan.
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To Protect and Enhance the Environment			
Natural Environment		Primary Policy: Strategic Policy SP4	LDP Objectives: 2a, 2b, 2c
Monitoring Aim: To protect sites and buildings of acknowledged natural, built and historic interest		Other Policies: ENV1, ENV2, ENV4, ENV5, ENV6, ENV7, ENV8	
Policy Target	Indicators	Annual/Interim Monitoring Target	Assessment Trigger
9. No inappropriate development takes place in the countryside of the County Borough.	Amount of land in the countryside (ha) lost to development which is permitted by way of a departure application to Policy ENV1.	No land in the countryside lost to development which is permitted by way of departure applications to Policy ENV1.	> 0 ha of land in the countryside lost to development which is permitted as a departure application to Policy ENV1.
10. No inappropriate development in Green Wedges which would contribute to the coalescence of settlements.	Planning permissions given for inappropriate development within Green Wedge designations (Policy ENV2) which contributes towards the coalescence of settlements.	No planning permissions given for inappropriate development within Green Wedge designations (Policy ENV2) which contributes towards the coalescence of settlements.	1 or more planning permissions granted for inappropriate development within Green Wedge designations (Policy ENV2) which contributes towards the coalescence of settlements.

11a. No development will take place which adversely affects a Special Landscape Area.	Number of developments permitted with the potential to adversely affect a Special Landscape Area.	No planning permissions approved contrary to the advice of NRW or the Council's Countryside section / Landscape Officer.	1 or more planning permissions granted contrary to the advice of NRW or the Council's Countryside section / Landscape Officer.
11b. No development will take place which affects the integrity of a designated site for nature conservation.	Number of developments permitted which adversely affect the features of a protected site for nature conservation.	2014: Production of a Green Infrastructure SPG.	Green Infrastructure SPG is not in place by 2014.
11c. No development will take place which results in detriment to the favourable conservation status of European protected species, or significant harm to species protected by other statute.	Number of developments permitted with the potential to result in detriment to the favourable conservation status of European protected species, or significant harm to species protected by other statute.		

Analysis of Results

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

Wedges (Policy Target 10) within Special Landscape Areas (Policy Target 11a), designated sites of nature conservation (Policy Target 11a) and whether development is detrimental to protected species (Policy Target 11c).

In terms of Policy Target 9, 'inappropriate' development in the countryside, between 1st April 2021 and 31st March 2022 there were no planning applications granted that could be classified as potential departures' from Policy ENV1 of the LDP:

In terms of Policy Target 10 'inappropriate' development within a 'Green Wedge' (defined by Policy ENV2 of the LDP) which would contribute to the coalescence of settlements, there were 6 planning applications permitted within the Green Wedges between 1st April 2021 to 31st March 2022 that had the potential to be contrary to Policy ENV2. However, when assessed none of these proposals were classified as inappropriate or contributed to the coalescence of settlements. Policy ENV2 is therefore working successfully.

In terms of Policy Target 11a, development adversely affecting Special Landscape Areas (defined by Policy ENV3), 5 proposals were approved within Special Landscape Areas during the period 1st April 2021 and 31st March 2022. However, none were the subject of 'objection' from the Council's Countryside and/or Landscape Officer or were approved contrary to the advice of NRW.

With respect to Policy Targets 11b and 11c, during the period 1st April 2021 and 31st March 2022 no proposals have been granted within the County Borough, contrary to the advice of NRW or the Council's Countryside Section that would be detrimental to the conservation of designated sites of nature conservation or would adversely affect the protection and conservation of European protected species (or species protected by other statutes). Those applications which may have the potential to detrimentally effect protected species or designated sites of nature conservation were required to adhere to specific conditions and submit method statements of work to the Council before any work commences.

The Council is therefore on target to achieve its aim of protecting and enhancing the natural environment.	
Performance	
<u>Action</u>	
Continue monitoring.	

To Protect and Enhance the Environment			
Built and Historic Environment		Primary Policy: Strategic Policy SP5	LDP Objectives: 2a
Monitoring Aim: To protect sites and buildings of acknowledged natural, built and historic interest			Other Policies: ENV8
Policy Target	Indicators	Annual/Interim Monitoring Target	Assessment Trigger
12. Development proposals do not adversely impact upon buildings and areas of built or historical interest and their setting.	Occasions when development permitted would have an adverse impact on a Listed Building; Conservation Area; Site/Area of Archaeological Significance; or Historic	No Planning consents are issued where there is an outstanding objection from the Council's Conservation and Design team, CADW or Glamorgan Gwent Archaeological Trust (GGAT).	1 or more planning consents are issued where there is an outstanding objection from the Council's Conservation and Design team, CADW or Glamorgan Gwent Archaeological Trust (GGAT).

	Landscape, Park and Garden or their setting.	2015: Production of Built Heritage Strategy.	Built Heritage Strategy is not in place by 2015.
<p><u>Analysis of Results</u></p> <p>Strategic Policy SP5 of the LDP aims to Conservation conserve, preserve or enhance the built and historic environment of the County Borough and its setting. Policy Target 12 measures how effective Policy SP5 has been in achieving this outcome, by monitoring whether developments have been permitted which would have an adverse impact on a Listed Building, Area, Site/Area of Archaeological Significance or Historic Landscape, Park and Garden or their setting.</p> <p>The assessment is undertaken by analysing whether planning consents have been issued where there are outstanding objections from the Council's Conservation and Design Team, CADW or Glamorgan Gwent Archaeological Trust (GGAT). Analysis for the monitoring period 1st April 2021 to 31st March 2022 shows that of those planning applications where these bodies have been specifically consulted, no proposals were permitted that had any 'outstanding' objections.</p> <p>In this respect the Council is therefore on target to achieving its aim of protecting sites and buildings of acknowledged built and historic interest. Interim Monitoring Target 12 is to produce a Built Heritage Strategy by 2015 and to adopt the Strategy as Supplementary Planning Guidance (SPG). This target has not been achieved to date and will be addressed as part of the Replacement LDP process.</p>			
<p>Performance</p>			
<p><u>Action</u></p> <p>Progress Built Heritage Strategy and adopt as SPG.</p>			

To Protect and Enhance the Environment			
Minerals		Primary Policy: Strategic Policy SP6	LDP Objectives: 2d
Monitoring Aim: Safeguard areas of aggregates and coal resources			Other Policies: ENV10, ENV11, ENV12
Policy Target	Indicators	Annual/Interim Monitoring Target	Assessment Trigger
13. Maintain a minimum 10-year aggregate landbank throughout the plan period.	Aggregates landbank for Bridgend County Borough in years.	Maintain a minimum 10-year supply of aggregates resource.	Less than a 10-year supply of aggregates resource.
14. No permanent, sterilising development will be permitted within a mineral buffer zone or a mineral safeguarding area.	Number of planning permissions for permanent, sterilising development permitted within a mineral buffer zone or a mineral safeguarding area.	No permanent, sterilising development will be permitted within a mineral buffer zone or a mineral safeguarding area.	1 permanent, sterilising development permitted within a mineral buffer zone or a mineral safeguarding area.
<u>Analysis of Results</u>			
Strategic Policy SP6 aims to provide a contribution to national, regional and local demand for a continuous supply of minerals. LDP Policy Targets 13 and 14 have a particular focus on monitoring whether the LDP maintains a minimum landbank for aggregates (Policy Target 13)			

and also safeguarding against permanent sterilising development within mineral buffer zones and mineral safeguarding areas (Policy Target 14).

Policy Target 13 specifically requires the maintenance of a minimum 10-year aggregate landbank throughout the plan period within the County Borough. The 2019 SWRAWP Annual Report (finalised in May 2021 due to delays caused by the pandemic) calculated the 10-year aggregate landbank as more than 50 years. As such the LDP is meeting its target of providing a minimum 10-year supply.

With respect to Policy Target 14, analysis of planning applications show that no permanent sterilising developments have been approved in the monitoring period 1st April 2021 to 31st March 2022, within mineral safeguarding areas or mineral buffer zones, that did not comply with the criteria of LDP Policies ENV9 or ENV10.

The LDP is therefore meeting its monitoring target with respect to Policy Target 14.

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

To Protect and Enhance the Environment			
Waste		Primary Policy: Strategic Policy SP7	LDP Objectives: 2d
Monitoring Aim: Seeks to meet the County Borough's contribution to regional and local waste facilities		Other Policies: ENV14, ENV15, ENV16	
Policy Target	Indicators	Annual/Interim Monitoring Target	Assessment Trigger
15. Provide 7.7 to 11.9 hectares of available land (or consented for that purpose) on sites identified under Policy SP7 for the provision of new waste treatment facilities to meet the regionally identified need to treat up to 228,000 tonnes of waste per annum.	The availability of 7.7 to 11.9 hectares of land (or consented for that purpose) on sites identified under Policy SP7 to meet the identified need to treat up to 228,000 tonnes of waste per annum.	7.7 to 11.9 hectares of land is provided (or consented for that purpose) on sites identified under Policy SP7 for the provision of new waste treatment facilities.	The availability of land on the sites identified under Policy SP7 falls below 7.7 hectares (or has not been developed for that purpose).
<u>Analysis of Results</u>			
Strategic Policy SP7 aims to make provision for new waste treatment facilities to meet regional (and local) waste treatment needs.			

Strategic Policy SP7 identifies 5 sites where waste facilities will be favoured at Heol y Splott, South Cornelly, Brynmenyn Industrial Estate, Village Farm Industrial Estate, Brackla/Litchard Industrial Estate and Waterton Industrial Estate. Waste proposals on other appropriate sites or land allocated for industrial purposes may also be permitted, provided the proposal meets the criteria set out in Policy ENV16 of the LDP.

In order to satisfy regional (and local) waste treatment needs, Policy Target 15 requires the availability of 7.7 to 11.9 hectares of land (or land consented for that purpose), on the 'favoured' sites set out in SP7. At the monitoring date of 31st March 2022, the table below illustrates that 30.73 hectares of land remained available on SP7 sites.

SP7(1)	Land at Heol-y-Splott, South Cornelly	3.68 ha
SP7(2)	Brynmenyn Industrial Estate, Brynmenyn	6.97 ha
SP7(3)	Village Farm Industrial Estate, Pyle (cumulative total)	2.40 ha
SP7(4)	Brackla/Litchard Industrial Estate, Bridgend	7.70 ha
SP7(5)	Waterton Industrial Estate, Bridgend	9.98 ha
Total		30.73 ha

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

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

To Protect and Enhance the Environment			
Energy Generation, Efficiency and Conservation		Primary Policy: Strategic Policy SP8	LDP Objectives: 2d
Monitoring Aim: That the County Borough contributes towards the country's renewable energy requirements		Other Policies: ENV17, ENV18	
Policy Target	Indicators	Annual/Interim Monitoring Target	Assessment Trigger
16. All major planning applications assess the potential for onsite Renewable / Low Carbon Energy technologies.	Major planning applications which are accompanied by a Renewable / Low Carbon Energy Assessment in accordance with Policy ENV17.	100% of all major planning applications are accompanied by a Renewable / Low Carbon Energy Assessment in accordance with Policy ENV17. 2014: Production of Energy Opportunities Plan SPG.	<100% of all major planning applications are accompanied by a Renewable / Low Carbon Energy Assessment in accordance with Policy ENV17 in any year. Energy Opportunities Plan SPG is not in place by 2014.
17. To increase the amount (in MW) of energy produced in the	Permitted and installed capacity (MW) of renewable	Annual increase in the permitted or installed capacity of renewable electricity and	No annual increase in the permitted or installed capacity of renewable electricity and heat projects within the County

County Borough from renewable sources.	electricity and heat projects within the County Borough.	heat projects within the County Borough through the Plan period. 2014: Production of Energy Opportunities Plan SPG.	Borough. Energy Opportunities Plan SPG is not in place by 2014.
18. 35MW of renewable energy generated in the refined Strategic Search Areas (Policy ENV18) by the end of the Plan period.	The capacity of renewable energy developments (MW) installed inside the refined Strategic Search Areas (Policy ENV18).	If planning applications which would cumulatively meet the 35MW target are not submitted by 2018.	If planning applications which would cumulatively meet the 35MW target are not submitted by 2018.

Analysis of Results

The monitoring aim of Strategic Policy SP8 is to ensure that development proposals within the County Borough contribute to meeting national renewable energy efficiency targets. The Monitoring Framework sets out 3 targets (16, 17 and 18) to measure how effective the Plan has been in achieving this aim.

Policy Target 16 requires that all major planning applications assess the potential for on-site renewable/low carbon energy technologies and this is measured by analysing whether each major application is accompanied by a renewable/low carbon energy assessment – this is a requirement of Policy ENV17. Of the ‘qualifying’ developments, no major planning applications submitted (and granted) for the monitoring period 1st April 2021 to 31st March 2022 were accompanied by a ‘specific’ energy assessment. However, many were accompanied by Energy

Statements and/or addressed renewable energy and low carbon issues in their accompanying Planning Statements or Design and Access Statements.

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

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

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

gas debate, identifying opportunities for Community Renewable Energy Schemes in Rural Bridgend. The Council has also prepared a Renewable Energy Assessment to underpin the Bridgend Replacement LDP.

The aim of Policy Target 17 is to increase the amount of energy produced from Renewable Sources within the County Borough. Success is judged by monitoring whether there has been an annual increase in the permitted or installed capacity of renewable electricity and heat projects. During the monitoring period 1st April 2021 to 31st March 2022, 1.5MW of renewable additional electricity capacity was permitted. This figure included schemes involving new biomass boilers and a solar panel rooftop installation. The LDP has therefore annually increased the amount of energy produced from renewable sources for each monitoring period since 2009 except for the 2020-2021 period, with the global pandemic a mitigating factor during this period.

Policy Target 18 aims to generate 35MW of renewable energy within the refined Strategic Search Areas (SSAs) by 2021. Parts of Bridgend County Borough lie within the Strategic Search Area (SSA) for large scale wind energy projects outlined in TAN8. As part of a consortium, Bridgend County Borough carried out a refinement exercise in these areas in 2006. The refinement carried out by Ove Arup and partners, calculated the generation capacity of parcels of land, included in the SSA. For those 'refined' areas of the SSA in Bridgend County Borough the capacity was calculated as:-

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

During the 1st April 2021 to 31st March 2022 monitoring period, no applications have been approved within the refined Strategic Search Areas (SSAs). However, it is important to note that within zones 31-34 the Council has already consented planning applications at Pant Y Wall and Fforch Nest wind farms totalling 35MW – thereby exceeding this capacity. All of this capacity is already installed and operational. It should be

noted that Zone 20 was excluded from the capacity assessment on the basis of the operational Ffynon Oer wind farm in Neath Port Talbot. The Plan has therefore met its target with respect of the generation of 35MW of renewable energy by the end of the Plan period. In addition, the Pant Y Wal extension, comprising of an additional 10 wind turbines with a generating capacity of 3MW each was consented on 28/02/15. Although not located within the refined SSA boundary, the turbines are located immediately adjacent to it and within the wider SSA. 8 of these consented wind turbines have been built and became operational, exporting electricity to the grid in December 2017. As such an additional 24 MW of capacity has been added.

Furthermore, whilst also not inside the refined SSA, the previously approved Development of National Significance on Land north at Felindre Road (P/19/797/DNS) will provide additional capacity of 40mw for a 25-year period.

As such the generating capacity from large-scale wind turbines (within and immediately adjacent to the refined SSA) is 99 MW. The County Borough is therefore making a significant contribution to national renewable energy targets.

Performance – Policy Target 16



Action

Policy Research

This is the seventh year that the Council has failed to meet the requirements of monitoring target 16. This issue and Policy ENV17 have been the subject of rigorous testing during the statutory LDP review to determine whether the policy remains appropriate, the outcome of which will be considered as part of the Replacement LDP process.

Performance – Policy Targets 17 & 18



Action

Continue monitoring.

To Spread Prosperity and Opportunity through Regeneration			
Employment Land Development		Primary Policy: Strategic Policy SP9	LDP Objectives: 1a, 1b, 1d, 3a, 3b, 3c
Monitoring Aim: Protect 164 hectares of vacant employment land			Other Policies: REG1
Policy Target	Indicators	Annual/Interim Monitoring Target	Assessment Trigger
19. 72.5 ha of employment land allocated by Policies SP9 and REG1 are developed over the Plan period.	Employment land development on Policies SP9 and REG1 sites in hectares.	6.3 ha of employment land allocated by Policies SP9 and REG1 are developed per year for employment uses.	<6.3 ha of employment land allocated by Policies SP9 and REG1 are developed per year for employment uses.
20. A readily available supply of land for development for employment purposes.	Proportion (%) of remaining allocated vacant employment land (SP9 and REG1 sites) which is classed as immediately available or available in the short term in the annual employment land survey.	30% or more of remaining vacant land allocated by Policy SP9 and REG1 is classed as immediately available or available in the short term in the annual employment land survey throughout the plan period.	<30% of remaining vacant land allocated by Policy SP9 and REG1 is classed as immediately available or available in the short term in the annual employment land survey.

Analysis of Results

The LDP's employment land is safeguarded for employment purposes, by Policies SP9 and REG 1. The future prosperity of the local economy is facilitated by ensuring that the County Borough can offer a range and choice of employment sites and premises for employment uses. To achieve the objective of a prosperous local economy Policy Target 19 aims to develop 72.5 ha of employment land during the Plan period up to 2021 and Policy Target 20 aims to ensure that the identified employment allocated by Policy SP9 and REG 1 is readily available.

Policy Targets 19 and 20 are monitored by an annual employment land survey which monitors the take-up of vacant land on all of the County Borough's allocated employment sites together with the land's status in terms of availability.

The monitoring target associated with Policy Target 19 is that 6.3 hectares of employment land is developed annually on allocated sites. The monitoring period for this Policy Target differs from the remainder of the AMR. The AMR generally uses data collated within the financial year from 31st March to 1st April., whereas the data for this Policy Target is instead monitored between 1st September – 31st August.

During the monitoring period 1st Sept 2020 – 31st August 2021 a total of 0.8ha of vacant employment land was developed.

The LDP's strategic aim of delivering 6.3 ha of employment land per annum allocated by Policies SP9 and REG1 per annum has not been fully met for the seventh consecutive year with respect to Policy Target 19 and take up is running at 2ha per annum on average.

In terms of providing a readily available supply of land for development for employment purposes, the monitoring target associated with Policy Target 20 is that 30% or more of vacant land allocated by Policies SP9 and REG 1 is classed as immediately available or available in the short term. The August 2021 Employment Survey demonstrates that 31.2ha of land is immediately available and a further 24.93ha is available in the short term.

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

Performance – Policy Target 19	
<u>Action</u>	
Contextual indicators and comparisons with other local authorities show that notwithstanding the lower than expected take up of employment land, the ‘real’ economy is relatively buoyant and that the failure to meet this target is the result of the recent very deep recession and the regaining of previous lost capacity. The Council’s Economic Development Section has highlighted that few empty units remain on the boroughs industrial estates and there is pent up demand for small to medium sized units. Bridgend retains its locational advantages for business and can expect higher levels of employment land take-up in the latter part of the Plan period. The formal review of employment land (i.e. the Economic Evidence Base Study) supports a smaller need for employment land and recommends re-allocating some of the strategic sites. This evidence will be considered as part of the Replacement LDP preparation process.	
Performance – Policy Target 20	
<u>Action</u>	
Continue monitoring.	

To Spread Prosperity and Opportunity through Regeneration		
Retailing and Commercial Centres	Primary Policy: Strategic Policy SP10	LDP Objectives: 1a, 1b, 1d, 3e, 3f, 3g
Monitoring Aim: Directs new retail and leisure development to the town and district centres of the County Borough		Other Policies: REG6, REG7, REG8, REG9, REG11

Policy Target	Indicators	Annual/Interim Monitoring Target	Assessment Trigger
21. To ensure that vacancy rates within the town centres of the County Borough do not increase to a level that would adversely impact on the vitality of those centres.	Annual vacancy rates of commercial properties within the town centres of the County Borough.	Vacancy rates of commercial properties in the town centres of Bridgend, Maesteg or Porthcawl remain below 15% throughout the plan period.	Vacancy rates of commercial properties in the town centres of Bridgend, Maesteg or Porthcawl increase to more than 15%.
22. The integrity of the Primary Shopping Frontages are maintained.	Proportion of A1 retail uses in the Primary Shopping Frontages designated by REG6.	60% or more of units within the Primary Shopping Frontages are in an A1 use. 2014: Preparation of a Primary Shopping Frontages SPG.	<60% or more of units within the Primary Shopping Frontages are in an A1 use. Primary Shopping Frontages SPG is not in place by 2014.
23. The town centres of the County Borough are regenerated by the development of key sites.	Amount (sqm) of major retail, office and leisure development permitted in town centres.	2014: Planning consents in place for Porthcawl retail development. 2014: Completion of Maesteg Outdoor Market, Bus Station and Riverside Scheme.	Planning consents for Porthcawl Regeneration Area retail development not in place by 2014. Maesteg Outdoor Market, Bus Station and Riverside Scheme is not completed by 2014.

		2016: Development Briefs prepared for sites highlighted in Bridgend Town Centre Masterplan.	Development Briefs for the sites highlighted in the Bridgend Town Centre Masterplan have not been prepared by 2016.
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Analysis of Results

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

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

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

The 2021-22 annual retailing and commercial centre survey indicates that:-

- Within Bridgend Town Centre of the 378 commercial properties surveyed 74 were vacant – representing a vacancy rate of 20.63%.
- Within Porthcawl Town Centre of the 204 commercial properties surveyed 21 were vacant – representing a vacancy rate of 8.33%.
- Within Maesteg Town Centre of the 167 commercial properties surveyed 19 were vacant – representing a vacancy rate of 11.38%.

The LDP's strategic aim of maintaining and protecting the vitality and viability of town centres has not been fully met for the 1st April 2021 to 31st March 2022 monitoring period with respect to Policy Target 21. The monitoring target has been missed for Bridgend Town Centre specifically.

The global pandemic must be noted as a contributor to the increased vacancy rate observed during the 2021-22 monitoring period, with the UK economy still in a process of recovery following a series of national lockdowns imposed around the beginning of the monitoring period.

The 2021 Retail Study emphasises that there is the potential to consider greater flexibility through secondary shopping areas at the periphery of the existing centre, where A1, A2 and A3 uses are unlikely to be forthcoming due to the form of existing building stock.

The Bridgend Town Centre Masterplan, published in October 2020, provides an update to the sites that should be the focus of regeneration efforts over the Replacement Plan period. The mixed-use regeneration of Southside is one of the projects in the Bridgend Masterplan, which together account for the provision of 23,000m² of reconfigured, refurbished and new retail and food & drink proposals.

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

The 2021-22 annual retailing and commercial centre survey indicates that:-

- Within Bridgend Town Centre of the 110 units within the Primary Shopping Frontages 64 were in A1 use – representing 58.18%.
- Within Porthcawl Town Centre of the 93 units within the Primary Shopping Frontages 60 were in A1 use – representing 64.52%.
- Within Maesteg Town Centre of the 87 units within the Primary Shopping Frontages 45 were in A1 use – representing 51.72%.

The current data highlights a relatively significant increase in the proportion of units in A1 use within the Primary Shopping Frontage of Bridgend Town Centre compared to the previous monitoring period, with Maesteg Town Centre seeing a 3% decrease. At less than 60%, the annual target has not been met in Bridgend or Maesteg. The data highlights the significant structural change that is taking place within the retail sector, coupled with the effects of the Coronavirus pandemic on retail and the local and national economy.

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

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

The interim target for Policy Target 22 is that a Primary Shopping Frontage SPG should have been prepared and in place in 2014, as such the Council has not met its target with respect to this interim indicator for the seventh consecutive year although a draft officer document exists.

Updated retail evidence, as part of the ongoing preparation of the Replacement LDP will inform this SPG and future retail policy to ensure that the vitality and vibrancy of town centres is maintained in the future.

Policy Target 23 aims to regenerate ‘Key Sites’ identified in the LDP within our town centres and is monitored by whether these sites have had development briefs or masterplans prepared. The Council has now published the Town Centre Masterplan, which provides an update to the sites that should be the focus of regeneration efforts over the Replacement Plan period.

Performance – Policy Target 21 & 23



Action
Policy Research

The LDP’s strategic aim of maintaining and protecting the vitality and viability of town centres has not been partially met for the monitoring period 1st April 2021 to 31st March 2022 with respect to Policy Target 21. The issue will be scrutinised in detail as part of the LDP Replacement Plan process, using the 2019 Retail Study and 2022 Update to provide clarity on the appropriate policy direction. The Council has now published the Town Centre Masterplan as a means of implementing town centre wide environmental improvements, including green and blue infrastructure improvements, active travel links, new public spaces to facilitate social distancing, tree planting, heritage trails and building character and street art improvements.

Performance – Policy Targets 22



Action
Prepare Supplementary Planning Guidance and consider LDP Replacement Plan retail policy relating to Primary Shopping Frontages based on updated evidence from the 2021 Retail Study.

To Protect and Enhance the Environment			
Tourism		Primary Policy: Strategic Policy SP11	LDP Objectives: 1c, 3c, 3d
Monitoring Aim: Encourage high quality Sustainable Tourism			Other Policies: REG2, REG13
Policy Target	Indicators	Annual/Interim Monitoring Target	Assessment Trigger
24. To increase year on year the number of visitors to the County Borough.	Annual number of visitors to the County Borough.	Year on year increase of visitors to the County Borough.	Decrease in visitors to the County Borough compared to previous year.
<p><u>Analysis of Results</u></p> <p>Strategic Policy SP11 aims to promote and encourage high quality sustainable tourism, through the implementation of various appropriate projects relating to activity-based tourism, business, events and cultural tourism.</p> <p>Policy Target 24 measures how effective the Plan is in promoting and encouraging tourism and the indicator is to increase the annual number of visitors to the County Borough.</p> <p>The 2021 STEAM figures for Bridgend indicate that the total number of visitors to the County Borough in 2021 was 2.08 million. This figure demonstrates a relatively significant increase of 49.2% on total visitor numbers in 2020 which was 1.4 million. However, the figure is still</p>			

considerably below pre-pandemic figures in 2019 of 3.7 million. This decrease is attributed to the fact that the County Borough was still affected by the COVID-19 pandemic during the early part of 2021, where national lockdown conditions were imposed.

The STEAM data highlights that the number of staying visitors within the Borough totalled 0.32 million, which represents a 57.9% increase on 2020's figures, consistent with the aims and objectives of the Borough's tourism strategy and LDP policies.

The effects of the global pandemic and subsequent national lockdowns have resulted in a 41% decrease in tourism-related employment, from 4,242 jobs in 2019 prior to the pandemic, to 2,482 in 2021. However, the 2021 figure still represents a 15% increase on figures for 2020, demonstrating progress towards pre-pandemic levels as the economy emerges from the pandemic. Whilst the County Borough's tourism offer is continually being enhanced and schemes that have progressed since the previous monitoring period include a scheme at Rest Bay Porthcawl, watersports facility at the former Malc's Café and implementation of the new flood defence works at Porthcawl's town beach, the significant negative impacts of the pandemic on the County Borough's economy are still evident within the data.

The Plan is therefore not on target with respect to Policy Target 24.

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

To Create Safe, Healthy and Inclusive Communities			
Housing and Affordable Housing		Primary Policy: Strategic Policy SP12	LDP Objectives: 1c, 3c, 3d
Monitoring Aim: Requires 9,690 market (including 1,370 affordable) dwelling units to be accommodated in the County Borough during the Plan period		Other Policies: COM1, COM2, COM3, COM5, COM6	
Policy Target	Indicators	Annual/Interim Monitoring Target	Assessment Trigger
25. Annual dwelling completions to match the Annual Average Requirement (AAR) within the borough.	Deliver the Annual Average Requirement (AAR) of 646 dwellings per annum.	Annual completions to match Annual Average Requirement within the borough	A shortfall for two consecutive years.
26. Provide 9,690 new dwellings by 2021 (cumulatively)	Total cumulative completions akin to the cumulative completion rate.	Total cumulative completions monitored against the cumulative completion rate.	Shortfall of cumulative completions for two consecutive years.
27. Develop COM1 and COM2 Residential Allocations at or above the estimated number of units specified.	Number of units permitted on COM1 and COM2 Residential Allocations.	Residential Allocations developed at or above the estimated number of units specified in Policies COM1 and COM2.	Residential Allocations developed below the estimated number of units specified in Policies COM1 and COM2.

28. Develop Small and Windfall sites, over 0.15 hectares, at a density of 35 dwellings per hectare or more.	Average density of Small and Windfall sites over 0.15 hectares.	Small and Windfall sites over 0.15 hectares developed at a density of 35 dwellings per hectare or more.	Small and Windfall sites over 0.15 hectares developed at a density of less than 35 dwellings per hectare.
29. Provide 1,370 affordable dwellings by 2021 through the planning system as secured by condition or S106.	Annual affordable housing completions.	By 2011 provide 295 dwellings. By 2016 provide 703 dwellings. By 2021 provide 1,370 dwellings.	Dwelling completions fall below specified requirement.
30. Monitor the need for a permanent or transit Gypsy & Traveller site.	The annual number of authorised and unauthorised Gypsy & Traveller encampments in the County Borough.	Approve the Bridgend County Borough protocol for the management of unauthorised gypsy and traveller encampments by April 2014. No increase in the average of 3 unauthorised Gypsy and Traveller Sites recorded in 1 year by the biannual Gypsy and Traveller Caravan Count and / or the Gypsy and Traveller Protocol.	The Bridgend County Borough protocol for the management of unauthorised Gypsy and Traveller encampments is not approved by 2014. An increase above 3 unauthorised Gypsy and Traveller Sites recorded in 1 year by the biannual Gypsy and Traveller Caravan Count and / or the Gypsy and Traveller Protocol for 2 consecutive years will require the identification of a site.

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Analysis of Results

The Development Plans Manual (DPM, Edition 3) outlines a new housing delivery monitoring system, which replaces the previous Joint Housing Land Availability Study process. The guidance advises those LPAs who adopted their LDP prior to the publication of the DPM to use the Annual Average Requirement (AAR) method as the primary indicator to measure housing delivery. A trajectory must also be created for inclusion within the AMR where delivery will be compared against the AAR. This is subject to mandatory stakeholder engagement through the involvement of a Housing Stakeholder Group.

Bridgend's AAR is 646 dwellings (i.e. the housing requirement of 9,690 dwellings / the 15-year plan period). The DPM states that, "a housing trajectory should be included within the AMR (supported by Tables 19-21) prepared with the best information available which will place LPAs who have just commenced or are due to commence a plan review in the future in a stronger position moving forward" (para. 8.15).

Bridgend's housing trajectory has been developed through effective collaboration with a Housing Trajectory Stakeholder Group. A series of meetings have previously been held, with a subsequent meeting held on 27th May 2022 to ensure that the trajectory is as robust as possible and based on the latest information available. There were three separate components for discussion; completions data, the existing housing land bank (sites with planning consent or with a resolution to grant), and, potential new sites for allocation in the Replacement LDP (2018-2033). The purpose of the Stakeholder Group was specifically to:

- Ensure past completion figures are up to date and recorded correctly for large and small sites
- Consider the existing housing land bank and anticipated annual delivery rates for sites with planning permission
- Consider the anticipated annual delivery rates for potential new housing allocations within the Replacement LDP

For the purposes of this AMR, there were no outstanding matters of disagreement on the completion figures over the existing LDP period or the timing and phasing of sites moving into the Replacement LDP period (including those sites with planning permission and potential new housing allocations). This consensus is demonstrated in the form of a Statement of Common Ground (June 2022) between the Council and the Stakeholder group.

The AAR Build Rate and the Housing Development Trajectory are designed to monitor rates during the existing LDP period (2006-2021). However, as this AMR is being undertaken beyond the existing LDP period, the trajectory can no longer be updated in the manner outlined within the DPM. Nevertheless, consensus between the Council and the Stakeholder Group on completions for the existing LDP period and forthcoming commitments helps to provide an accurate overview of the current housing supply within the Borough.

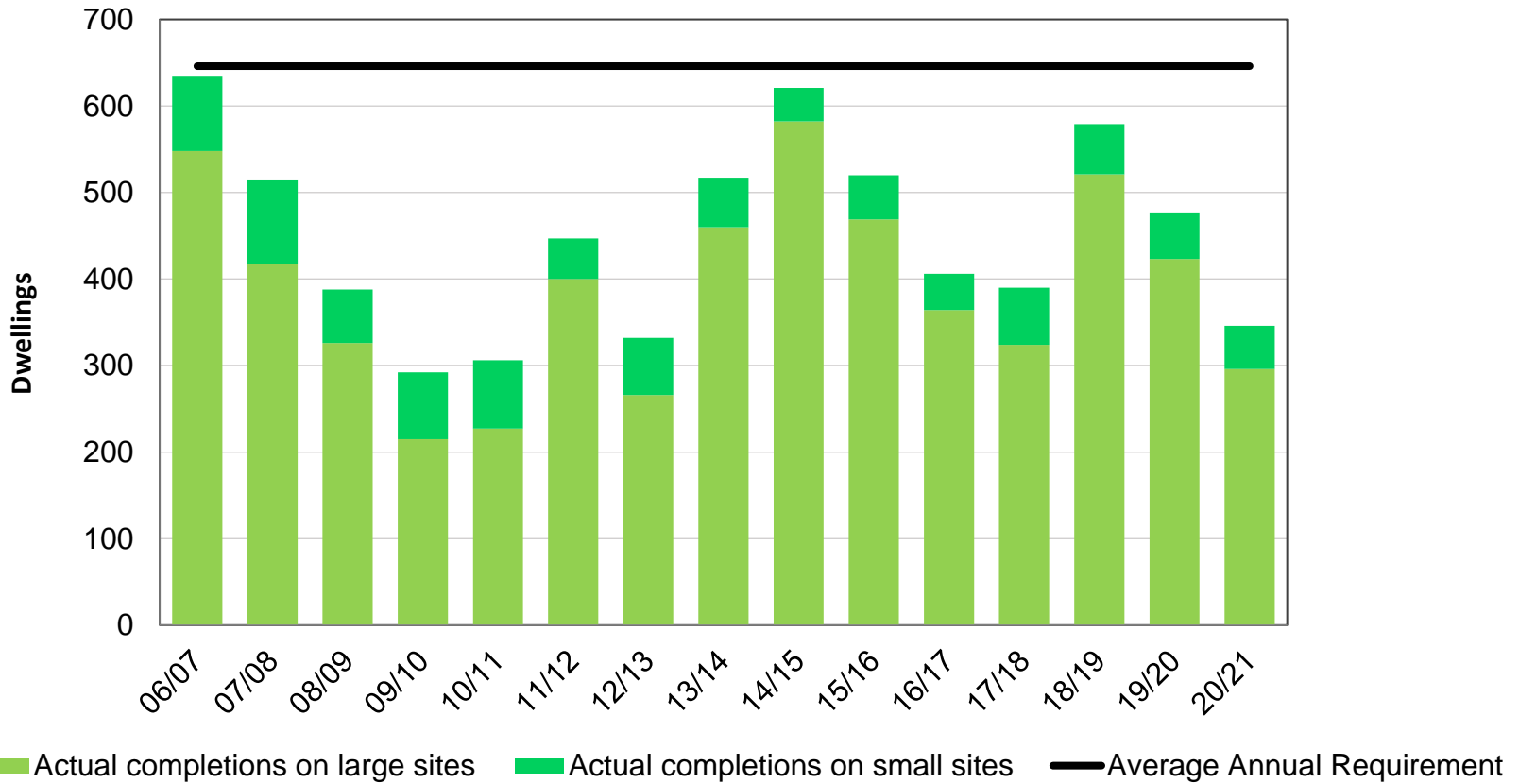
The DPM methodology provides templates (Tables 19-21 and Diagram 16) to be used within the AMR to monitor the delivery of housing. Table 1 (AAR Build Rate, based on DPM template Table 21) and Figure 1 (Housing Development Trajectory, based on DPM template Diagram 16) are shown below for the existing adopted LDP plan period 2006-2021.

Table 1: AAR Build Rate, Existing Adopted Bridgend LDP

LDP Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Year	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Remaining Years	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1
Total Housing Provision	10726	10726	10726	10726	10726	10726	10726	10726	10726	10726	10726	10726	10726	10726	10726
Total LDP Housing Requirement	9690	9690	9690	9690	9690	9690	9690	9690	9690	9690	9690	9690	9690	9690	9690
Actual completions on large sites during year	548	417	326	215	227	400	266	460	582	469	364	324	521	423	296
Actual completions small sites during year	87	97	62	77	79	47	66	57	39	51	42	66	58	54	50
Anticipated completions on allocated sites during year	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Anticipated land bank completions during year	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Anticipated completions large windfall during year	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Anticipated completion small windfall during year	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Total completions	635	514	388	292	306	447	332	517	621	520	406	390	579	477	346
Average Annual Requirement	646	646	646	646	646	646	646	646	646	646	646	646	646	646	646
Total projected cumulative completions	635	1149	1537	1829	2135	2582	2914	3431	4052	4572	4978	5368	5947	6424	6770
Remaining housing completions	9055	8541	8153	7861	7555	7108	6776	6259	5638	5118	4712	4322	3743	3266	2920

Average Annual Rate (AAR) = 9,690 LDP Housing Requirement / 15-year plan period = 646 p.a.

Figure 1: Housing Development Trajectory, Existing Adopted Bridgend LDP (as at 01/04/2021)



Both Table 1 and Figure 1 show housing delivery over the entirety of the 15-year plan period:

- Table 1 shows there has been an annual shortfall against the AAR 'black line'. In 2020/21, completions were 300 dwellings below what was anticipated (646 AAR, compared to 346 actual completions, or -46%).
- The cumulative average annual housing requirement from the start of the plan period to 31st March 2021 was 9,690 units. Actual completions have been 6,770 dwellings within the plan period. This represents a 2,920 dwelling shortfall in housing delivery over the plan period (-30%). A further 248 dwellings were delivered in 2021/22, but these are outside of the existing LDP period. Future delivery will be monitored as part of the Replacement LDP's housing trajectory.

This annual and cumulative shortfall in housing delivery is recognised by the Council. The existing LDP was adopted on 18th September 2013 and 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 LDP Review Report (2018) recognised an urgent need to address the shortfall in the housing land supply through the identification of additional housing sites, whilst identifying other significant contextual changes in circumstances and policy at a national, regional and local level. For these reasons, a Replacement LDP is now being prepared and will express, in land-use terms, the wellbeing objectives and priorities of the Bridgend Public Services Board's Well-being Plan.

On 19th October 2022, Council agreed that the amended Replacement Local Development Plan should be submitted to Welsh Government and Planning and Environment Decisions Wales for independent examination.

It must be recognised that this AMR has been published one year beyond the existing LDP period and there are no future 'supply bars' within the remaining plan period as shown in Figure 1. In order to demonstrate that housing supply will not 'run out' before the Replacement LDP (2018-2033) is adopted, DPM template Tables 19-20 have been combined into Table 2 below. This is based on the data approved by the

Housing Trajectory Stakeholder Group on 27th May 2022 and shows the timing and phasing of large housing sites (10 or more dwellings) with planning permission that form part of the existing landbank and are expected to be delivered within the next five years. It also shows the expected contribution from small and windfall sites over this period, combined with potential Replacement LDP allocations (included within the Submission Plan Written Statement). **However, it must be noted that the potential Replacement LDP allocations contained within Table 2 have no status at present and have only been included within this report for purposes of monitoring as required by Welsh Government.**

Table 2: Timing and Phasing of Sites, 2022/23 – 2026/27

Settlement	Planning Application	Site Name	2022-23	2023-24	2024-25	2025-26	2026-27
Existing Land bank: Sites with Planning Permission (Based on DPM template Table 20)							
Valleys Gateway	P/19/915/RES	Land off Maesteg Road, Tondu	60	60	60	60	60
Bridgend	P/19/624/FUL P/19/656/RES	Parc Derwen, Bridgend	71				
Bridgend	P/18/145/RES	Land at Llangewydd Road, Cefn Glas, Bridgend	34				
Bridgend	P/18/1006/FUL	Ysgol Bryn Castell (Phase 2), Bridgend	60	54			
Bridgend	P/18/983/FUL	Sunnyside Road (Land Off), Bridgend		59			
Pen-y-fai	P/17/1073/FUL	All Saints Way (Land South of), Penyfai	3				

Cefn Cribwr	P/18/286/NMA	Bedford Road, Cefn Cribbwr	10				
Bettws	P/19/147/FUL	Heol Dewi Sant (Rear of), Bettws	1				
Pencoed	P/09/435/OUT	Land South of Hendre Road, Pencoed	1				
Bridgend	P/15/693/FUL	Cowbridge Road (Rear of), Bridgend	5	5			
Bridgend	P/16/610/FUL	Park Street, Coed Parc, Bridgend	6	5			
Porthcawl	P/20/263/FUL	Former St. John's School, Netwon, Porthcawl	57				
Valleys Gateway	P/19/182/RES (Phase 2)	Parc Tyn Y Coed, Bryncethin	9				
Porthcawl	P/19/352/RES	St Clares Convent, Clevis Hill, Porthcawl	11				
Porthcawl	P/16/609/FUL	47 - 49 Woodland Avenue (Land Between), Porthcawl	10				
Bridgend	P/14/185/FUL	Waterton Manor & Lane (Land at) Waterton, Bridgend	26	13			
Pyle, Kenfig Hill and North Cornelly	P/18/829/FUL	Land at Croft Goch Road, Kenfig Hill		21			
Pencoed	P/20/214/FUL	Former Pencoed Raob Social Club Heol Y Groes, Pencoed		24			

Pencoed	P/20/99/FUL	Trinity Chapel, Penybont Road, Pencoed	12					
Valleys Gateway	P/18/1012/FUL	The Old Bakehouse, Maesteg Road, Tondy	10					
Maesteg and the Llynfi Valley	P/14/390/FUL P/21/547/RLX	Land at Nantyfyllon RFC, Blossie Street, Maesteg	13	13	10			
Ogmore Valley	P/04/252/FUL P/21/831/NMA	Cwrt Ty Mawr, North Road, Ogmore Vale	7					
Replacement LDP Potential Allocations*								
(Based on DPM template Table 19)								
Bridgend	N/A	Land South of Bridgend	0	0	0	0	68	
Bridgend	N/A	Land West of Bridgend	0	0	30	100	100	
Bridgend	N/A	Craig y Parcau, Bridgend	0	0	0	10	50	
Porthcawl	N/A	Porthcawl Waterfront	0	0	0	0	60	
Pencoed	N/A	Land East of Pencoed	0	0	0	0	84	
Pyle	N/A	Land East of Pyle	0	0	0	0	70	
Maesteg and the Llynfi Valley	N/A	Land South West of Pont Rhyd-y-cyff	0	0	10	45	45	

Maesteg and the Llynfi Valley	N/A	Land South East of Pont Rhyd-y-cyff	0	0	10	25	40
Maesteg and the Llynfi Valley	N/A	Land South of Pont Rhyd-y-cyff	0	0	0	15	25
A) Total Sites with Planning Permission			406	254	70	60	60
B) Total Replacement LDP Potential Allocations*			0	0	50	195	542
C) Replacement LDP Large Windfall Site Allowance			0	0	44	44	44
D) Replacement LDP Small Windfall Site Allowance			62	62	62	62	62
Total (A+B+C+D)			468	316	226	361	708
5-year average completion forecast			416				

*These sites do not represent the final selection of sites for allocation in the Replacement LDP and have only been included for monitoring purposes to satisfy Welsh Government requirements.

Table 2 shows that, over the next five years (assuming adoption of the Replacement LDP and depending on the final suite of allocations), an average forecast of 416 dwellings will be built in Bridgend County Borough per annum. All sites in the existing housing land bank, have either already commenced, are shortly due to commence or demonstrate a highly realistic prospect of delivery in the short-term. This was agreed with the Housing Trajectory Stakeholder Group.

This demonstrates that housing supply will not 'run out' completely before the Replacement LDP is adopted. Whilst this forecast is lower than the existing LDP's AAR of 646 dwellings (by 230 dpa or -36%), the AAR has been derived over the existing LDP period (2006-2021) and becomes less relevant for monitoring housing delivery beyond the plan period.

Moreover, the existing LDP's derived AAR is based on 2009-based projections. The Replacement LDP has considered a suite of refreshed projections and is based on an updated, alternative growth strategy (refer to the Strategic Growth Options Background Paper). An accompanying draft replacement housing trajectory has also been prepared in support thereof (refer to the Housing Trajectory Background Paper) to demonstrate delivery over the Replacement LDP period.

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

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

- COM1(1) – Parc Derwen

Estimated Capacity: 1,515

Actual Capacity: 1,577

Constructed: 1,506

- COM1(2) - North East Brackla Regeneration Area

Estimated Capacity: 550

Actual Capacity: 558

Constructed: 558

- COM2(30) - Pencoed Primary School

Estimated Capacity: 10

Actual Capacity: 40

Constructed: 40

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

An analysis of permissions granted from 1st April 2021 to the end of the monitoring period 31st March 2022 has been undertaken and 9 planning consents are relevant to this monitoring target, ranging from small-scale proposals for only 1 dwelling up to a larger unit size development of 24 dwellings.

Address	Size (Ha)	Units	Dwellings per Hectare
Land at Broadlands House	0.20	3	15
Land off Convil Road	0.12	1	8.33
Land at Waun Wen	0.18	9	50
Land south of 50 Heol Tywith	0.42	6	14.28
Land rear of Princess Street	0.18	1	5.55
Sheradene Ifor Terrace	0.27	1	3.70
Ty Gwyn, Heol y Graig	0.30	3	10
West Winds, Locks Lane	0.20	1	5
Former Pencoed RAOB Social Club	0.29	24	82.75

Taking account of the total area of 2.16 hectares for these proposals, and the total number, 49 units to be delivered, the ‘average’ density of eligible small and windfall sites is 22.68 dwellings per hectare.

The LPA is not unduly concerned that Policy Target 28 has not been met as it is considered that design quality, placemaking and respecting site context are more important than strict adherence to this density figure. The Council will therefore continue to monitor this issue closely in future AMRs.

In terms of the delivery of affordable housing, Policy Target 29 requires the delivery of 1,370 units by 2021. Within the 2021-2022 monitoring period, 44 affordable housing units were delivered, providing a total of 1,580 units since adoption of the existing LDP. Policy Target 29 was therefore on track for this monitoring period.

Table 3 below shows the total number of dwellings constructed and the number of which were affordable for the previous AMR monitoring period, which covered a two-year period as a result of the pandemic, as well as the totals for the current monitoring period.

Table 3: Dwellings/affordable dwellings constructed 2019-2022

	2019/20	2020/21	2021/22
Total dwellings constructed	477	346	248
Of which affordable dwellings constructed	78*	111	44

*72 reported in previous AMR. 78 is the correct total.

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

Another part of the Council's interim target was to ensure that the Protocol for the Management of Unauthorised Gypsy and Traveller Encampments should be approved by April 2014. Notwithstanding this achievement, the protocol needs to be refreshed given that there has been substantive organisational and personnel changes with respect to how the Council now fulfils its statutory housing and public protection functions. This has been achieved with the protocol being approved by Management Team, and a Lead Officer responsible for the protocol's implementation identified. For the monitoring period 1st April 2021 to 31st March 2022, there were 2 recorded incidences. However, formal action was not necessary in any instances. Notwithstanding whether or not the assessment trigger of Policy Target 30 is breached within this or subsequent years, the requirement as to whether the Council will need to identify a Gypsy and Traveller Site is now however determined by the requirements of the Housing (Wales) Act 2014.

The Housing (Wales) Act 2014 requires each local authority in Wales to undertake a Gypsy and Traveller Accommodation Assessment to ensure that needs are properly assessed and planned for. A refreshed draft GTAA has been completed and was approved by Cabinet on 15th December 2020 for submission to Welsh Government. This draft GTAA estimated a County Borough need of 5 pitches for the first 5 years of the GTAA period and a further 2 pitches for the remainder of the LDP period. The total (draft) estimated pitch provision needed for Gypsies and Travellers is therefore 7 pitches up until 2033 (from three separate families).

Since the draft GTAA was completed, Family A have met their accommodation needs (for one pitch) by relocating to an existing authorised site in the County Borough. Family B have also received planning consent to intensify their existing authorised site and meet their accommodation

needs (for three pitches). This leaves a remaining need for three pitches for Family C. The GTAA is awaiting approval from Welsh Government. Any unmet need for sites will need to be met through the Replacement LDP to ensure the plan can be found sound through the examination process and is able to be adopted.

Performance

Action

Continue monitoring.

Policy Target	Indicators	Annual/Interim Monitoring Target	Assessment Trigger
31. The retention or enhancement of Community Facilities.	Number of applications approved contrary to Strategic Policy SP13 and the protective aim of Policy COM7.	No applications approved contrary to Strategic Policy SP13 and the protective aim of Policy COM7.	1 application approved contrary to Strategic Policy SP13 and the protective aim of Policy COM7.

Analysis of Results

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

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

For the monitoring period 1st April 2021 to 31st March 2022 no planning applications were approved that conflicted with the protective aim of Policies SP13 or COM7.

Performance

Action

Continue monitoring.

6. SUSTAINABILITY APPRAISAL MONITORING

6.1 The Sustainability Appraisal of the LDP identifies 15 objectives under the 4 wider sustainability objectives of:-

- Social progress which recognises the needs of everyone;
- Effective protection of the environment;
- Prudent use of natural resources; and
- Maintenance of high and stable levels of economic growth and employment.

- 6.2 LDP monitoring is concerned with assessing performance of Policies in delivering the Plan's strategy and achieving its objectives and many relate directly to sustainable development. As such there is considerable overlap between the monitoring framework of the LDP and the SA which uses a subset of the LDP's monitoring objectives.
- 6.3 Each of the 15 Sustainability Appraisal objectives are therefore assessed against those LDPs monitoring indicators that have been identified as relevant to the 15 sustainability objectives.
- 6.4 Against each SA objective the monitoring result is cross-referenced to the action column in the previous monitoring chapter (with the exception of the SA objective relating to Built Environment, where performance is not dependant on whether the Built Heritage Strategy is in place). The symbol delineates the specific performance against the SA objective where:-
- represents 'Likely to contribute to the achievement of greater sustainability'; and
 - X represents 'Likely to detract from the achievement of greater sustainability'.
- 6.5 The Sustainability Appraisal (SA) monitoring results show that out of the 15 objectives and their related targets, 10 have been achieved. In overall terms the LDP is therefore contributing positively to the achievement of greater sustainability.
- 6.6 The SA objectives relating to 'maintaining high and stable levels of economic growth and employment' has not been fully achieved with respect to 'Employment'.

- 6.7 The analysis shows that the LDP did not deliver the annual take-up of employment land of 6.3 hectares. However, as noted in the 2019 Economic Evidence Base Study, more recent evidence suggests 4ha per annum is more accurately reflective of past take up and more recent growth levels. This has been considered as part of the Replacement LDP process.
- 6.8 With respect to the SA objective of 'social progress which recognises the needs of everyone' the LDP has performed well despite challenging economic conditions. Analysis shows that Porthcawl Town Centre has achieved the target (60%) relating to the proportion of A1 retail uses in Primary Shopping areas, whilst Bridgend Town Centre was just under the target at 58%.
- 6.9 Under the Sustainability Objectives of a 'prudent use of natural resources' the LDP has delivered on all of its targets relating to air, climate change, water land/soil, minerals and waste and renewable energy. Although not specifically measured under 'renewable energy' as part of the SA monitoring process there is also scope for further improvement, with the proper implementation of Policy ENV17 of the LDP and the requirement for major planning application to be accompanied by renewable/low carbon energy assessments which is commented on in the previous section.
- 6.10 SA Monitoring also shows that, the LDP is meeting its objective of 'the effective protection of the environment'. However, the 'Built Heritage Strategy' has not been prepared but will be addressed as part of the Replacement LDP process.

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

4	Community	To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	IND31: Improvements to community facilities provision secured through planning consents, conditions and/or Section 106 agreements.	●
Effective protection of the environment				
5	Biodiversity	To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	IND11a/b/c: Loss of natural habitats without mitigation or translocation of species associated with CCW/Countryside section observations on development control applications	●
6	Landscape	To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	IND10: Green Wedge designated land lost to inappropriate development which contributes to coalescence of settlements.	●
			IND11a/b/c: CCW/Countryside section observations on development control applications	●
7	Built Environment	To maintain and enhance the quality of the built environment, including the cultural/historic heritage	IND12: Amount of development permitted which could potentially impinge upon one of those areas/buildings listed as advised by	●

			Cadw, the Glamorgan Gwent Archaeological Trust (GGAT) and the Conservation and Design section of the Council.	
Prudent use of natural resources				
8	Air	To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	IND8: Progression on Regional Transport Plan developments	•
9	Climate change	To ensure that new development takes into account the effects of climate change	IND6: Developments which incorporate Climate Change adaptation techniques	X
10	Water	To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	IND5: NRW / DCWW observations on development control applications	•
11	Land / Soil	To use land efficiently, retaining undeveloped land and bringing damaged land back into use	IND9: The amount of departure planning application permitted outside of the designated settlement boundaries of the County Borough	•
			IND10: Green Wedge designated land lost to inappropriate development which contributes to coalescence of settlements.	•

12	Minerals and waste	To maintain the stock of minerals and non-renewable primary resources	IND13: Amount of aggregates landbank permitted as a percentage of total landbank identified in the Regional Technical Statement	●
			IND14: Number of planning permissions for permanent, sterilising development permitted within a buffer zone or a mineral safeguarding area.	●
13	Renewable energy	To increase the opportunities for energy generation from renewable energy sources	IND17: Progress on adoption of an Energy Opportunities Plan	●
			IND17/18: Permitted and / or installed capacity of renewable electricity and heat projects within the County Borough.	●
Maintenance of high and stable levels of economic growth and employment				
14	Employment	To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	IND2: % of total County Borough employment land developed in the SRGA	●
			IND3: Implementation of strategic employment sites.	●

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

7. CONCLUSIONS AND RECOMMENDATIONS

7.1 This is the seventh AMR to be prepared since the adoption of the Bridgend LDP, covering the monitoring period from 1st April 2021 to 31st March 2022, and is required to be submitted to Welsh Government by the 31st October 2022. The findings of the AMR provide an important opportunity for the Council to assess the effectiveness of the Plan and to determine whether or not it needs to be reviewed.

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

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

7.3 The evidence collected as part of the annual monitoring process for 2021-22 indicates that the LDP Strategy remains sound, effective and is for the most part being delivered, however the Local Planning Authority acknowledges that it must continue to progress with the Replacement LDP which will address the shortfall in the housing land supply and facilitate the identification/allocation of additional housing land. Whilst the impact of the global economic recession, along with the recent global pandemic, has meant that development in some areas is slower than predicted, it remains the Councils view that the LDP will continue to provide a robust foundation to deliver sustainable economic growth and regeneration.

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

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

7.5 Nationally, the LDP policy framework is providing opportunities for development to meet national need for housing and employment land. The County Borough is making a significant contribution to national renewable energy targets. The generating

capacity within and immediately adjacent the refined SSA (north of Evanstown) is 99 MW which is considerably higher than the estimated capacity within the SSA of 31 MW.

- 7.6 From a regional perspective the LDP is assisting in meeting transport, waste and mineral requirements.
- 7.7 At a local level, the LDP policy framework and allocations are assisting with regeneration objectives and meeting the needs of the local community.

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

- 7.8 Chapter 4 highlights significant changes in national planning policy guidance as well as proposed changes to the structure of the planning system in Wales between 2016 and 2022. These national policy changes have been taken into account within the development of the Replacement LDP.

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

- 7.9 The findings of the LDP and SA monitoring exercise are outlined in chapters 5 & 6 of the AMR. The following paragraphs provide a brief commentary on the LDP monitoring targets that have not been fully met.
- 7.10 The monitoring objectives relating to ‘maintaining high and stable levels of economic growth and employment’ has not been fully achieved with respect to ‘Employment’. The analysis shows that the LDP did not deliver the annual take-up of employment land

of 6.3 hectares. However, as noted in the main body of the AMR report, more recent evidence suggests 2ha per annum is more accurately reflective of past take up and more recent growth levels. This will be considered as the Replacement LDP progresses.

- 7.11 In terms of achieving the required proportion of A1 retail uses in Primary Shopping Areas, the County Borough performed adequately prior to the global pandemic, however, the most recent monitoring period showed that the required proportion (60%) had not been met in Bridgend or Maesteg Town Centres. The data highlights the significant structural change that is taking place within the retail sector, coupled with the effects of the Coronavirus pandemic on retail and the local and national economy.
- 7.12 Under the Sustainability Objectives of a 'prudent use of natural resources' the LDP has delivered on all of its targets relating to air, climate change, water land/soil, minerals and waste and renewable energy. Although not specifically measured under 'renewable energy' as part of the SA monitoring process there is also scope for significant improvement, with the proper implementation of Policy ENV17 of the LDP and the requirement for major planning application to be accompanied by renewable/low carbon energy assessments which is commented on in the previous section. This issue has been considered further throughout the development of the Replacement LDP with any amendments made as necessary.
- 7.13 Interim Monitoring Target 12 set out a requirement to produce a Built Heritage Strategy by 2015 and to adopt the Strategy as Supplementary Planning Guidance (SPG). This target has not been achieved to date and will be addressed during the development of the Replacement LDP.

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

- 7.14 The main reason for the slow delivery of some parts of the LDP is linked to the impact of the global economic recession on the operations of the housing and commercial markets. A continued reduction in investment in housing and commercial development will inevitably have an adverse impact on the delivery of some elements of the LDP.
- 7.15 Section 5 provides a detailed analysis of the success of the plan to date against the monitoring indicators and factors in terms of delivering sustainable development. It also provides a summary of how the plan has performed specifically in 2021/22.
- 7.16 The findings of the SA monitoring exercise are outlined in Section 6 of the AMR. The results indicate that overall, the plan is contributing towards sustainable development in the County Borough of Bridgend.

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

- 7.17 Whilst the LDP Development Strategy remains fundamentally sound the Local Planning Authority is progressing with the Replacement LDP which will address the shortfall in the housing land supply and facilitate the identification/allocation of additional housing land. Additionally, changes to allow more policy flexibility within retail centres will help to address the increase in retail vacancy rates, allowing town centres to adapt to changing shopping habits.

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

- 7.18 Information collected through the AMR process indicates that the plan policies are generally being met and that the plan is moving towards its targets, however the Local Planning Authority acknowledges that it must progress with the Replacement LDP which will address the shortfall in the housing land supply and facilitate the identification/allocation of additional housing land.
- 7.19 In March 2020 the Welsh Government published a revised LDP Manual. Section 8, (page 189) identifies additional issues that maybe relevant for the AMR to consider.

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

- 7.20 This is covered in detail in the main body of the AMR report. The Local Planning Authority is currently at the submission stage of the draft Replacement LDP, as of October 2022.

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

- 7.21 As outlined in the previous chapters of the AMR report, the LDP Strategy remains broadly sound however, a number of key housing provision policy targets are not being met which indicates that these policies are not functioning as intended. The Replacement LDP will address the shortfall in the housing land supply.

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

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

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

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