

Meeting of:	DEVELOPMENT CONTROL COMMITTEE
Date of Meeting:	8 AUGUST 2024
Report Title:	SUPPLEMENTARY PLANNING GUIDANCE
Report Owner / Corporate Director:	CORPORATE DIRECTOR COMMUNITIES
Responsible Officer:	JONATHAN PARSONS – GROUP MANAGER PLANNING & DEVELOPMENT SERVICES
Policy Framework and Procedure Rules:	The report content has no direct effect upon the policy framework and procedure rules.
Executive Summary:	<p>The Bridgend Replacement Local Development Plan was approved by Council on 13 March 2024 and as such is now the formal basis to determine planning applications.</p> <p>This report advises Members of the next steps in preparing Supplementary Planning Guidance to support implementation of the Replacement Local Development Plan’s policies and allocations.</p>

1. Purpose of Report

- 1.1 The purpose of the report is to update Development Control Committee Members on the preparation of Supplementary Planning Guidance (**SPG**) to support the policies and proposals of the adopted Replacement Local Development Plan (**LDP**).

2. Background

- 2.1 Members will be aware that the Replacement LDP was approved at Council on 13 March 2024. As such, it is now the formal adopted LDP for making land use planning decisions in Bridgend. It is imperative to prepare a suite of up-to-date SPGs to support the Replacement LDP by building upon and providing more detailed guidance about the policies it contains. Each SPG will identify relevant planning policies likely to affect the topic, summarise related planning issues and provide guidance to the public, applicants and developers on how to meet the relevant polices. Once an SPG has been agreed by Development Control Committee it will require public consultation (6 weeks) before being finalised and reported to Council for approval. Adopted SPGs will then become material considerations in determining future planning applications. An up-to-date suite of SPG documents will prove essential in the successful delivery of applications that will come forward during the Replacement LDP period, especially for the large strategic sites.

3. Current situation/ proposal

- 3.1 The Council's Strategic Planning Team are currently working on compiling the SPG documents, which will be brought to Committee for consideration in due course. This will be achieved through a series of workshops, and, as per current practice, Members will be asked to volunteer to assist in the drafting of the SPG documents and act as 'champions' in each area.
- 3.2 The first three SPGs that are due to be produced are as follows:

1. Outdoor Recreation Facilities and New Housing Development

This SPG will update the previous SPG (2021) to better reflect the revised planning policies on outdoor recreation facilities contained within the adopted Replacement LDP. It will outline how appropriate planning obligations will be sought to provide or enhance outdoor recreation facilities as part of new residential developments throughout the County Borough. The SPG will particularly clarify what level and type of provision will be required on different sized sites and specify when off-site provision may be acceptable in lieu of on-site provision. In addition, the SPG will provide an updated formula for calculating capital and maintenance costs to ensure any secured planning obligations are appropriate to deliver and maintain outdoor recreation facilities going forward.

2. Affordable Housing

This SPG will expand upon the Council's planning policy on affordable housing and outline how the Council will expect affordable housing to be delivered as part of new residential developments and when, in exceptional circumstances, a commuted sum might be considered as an alternative option to the provision of on-site affordable housing. It will also further clarify the approach to providing affordable housing on exception sites in limited circumstances and when in exceptional circumstances a commuted sum might be considered as a last resort for the provision of on-site affordable housing. Crucially, this SPG will also establish a new set of transfer values for nil-grant affordable housing following the Welsh Government's decision to cease publication of Land and Works Acceptable Cost Guidance in 2021 (which has been the longstanding reference point for setting nil-grant affordable housing transfer values). This will update the previous Affordable Housing SPG (2015) in accordance with the adopted Replacement LDP policy framework.

3. Retail and Commercial Development

This SPG will provide further direction on implementation of the retail and commercial development policies contained within the adopted Replacement LDP. It will enhance guidance on three key policy areas: development in the commercial centres of Bridgend, Porthcawl and Maesteg; development of non-A uses in other commercial centers; and retail development outside of retail and commercial centres. This SPG

will provide additional guidance on specific changes of use in retail centres and other town centre developments, with reference to policies within the Replacement LDP, Future Wales and other material considerations. This will help ensure the County Borough's retail centres are sustainable in the long term.

- 3.3 Three Member volunteers are sought to contribute to the development of each SPG and function as '*champions*' in progressing these SPGs from initial drafting stage to approval. Development of further SPGs will follow in due course in order to amplify and add weight to the other thematic policies already contained in the adopted Replacement LDP.

4. Equality implications (including Socio-economic Duty and Welsh Language)

- 4.1 The protected characteristics identified within the Equality Act 2010 (as amended), the Socio-economic Duty and the impact on the use of the Welsh Language have been considered in the preparation of this report. As a public body in Wales the Council must consider the impact of strategic decisions, such as the development or the review of policies, strategies, services and functions. This is an information report, therefore it is not necessary to carry out an Equality Impact assessment in the production of this report. It is considered that there will be no significant or unacceptable equality impacts as a result of this report.

5. Well-being of Future Generations implications and connection to Corporate Well-being Objectives

- 5.1 The Replacement LDP has full regard to the provisions of the Well-being of Future Generations (Wales) Act 2015 and to the "Well-being Goals". The promotion and recognition of well-being was interwoven into plan preparation for the Replacement LDP from the outset, through effective stakeholder engagement via the Public Service Board. The theme of well-being and the provisions of the Well-being of Future Generations (Wales) Act 2015 are considered through the Sustainability Appraisal process and reflected in the use of the local Well-being Goals in framing the Replacement LDP's Strategic Objectives and the Strategic Policies.
- 5.2 The Replacement LDP provides the framework to deliver against all 7 "Corporate Wellbeing Objectives" by enabling delivery of new homes, jobs, education facilities, recreation provision, highways improvements, active travel provision and a wide range of other supporting infrastructure. Development of SPGs will further enhance this framework by providing additional guidance to facilitate effective policy application.

6. Climate Change Implications

- 6.1 There are no Climate Change Implications arising from this report.

7. Safeguarding and Corporate Parent Implications

7.1 There are no Safeguarding and Corporate Parent Implications arising from this report.

8. Financial Implications

8.1 None – preparation of SPGs will be facilitated through use of existing resources.

9. Recommendation(s)

9.1 It is recommended that the Development Control Committee notes this report.

9.2 It is recommended that Development Control Committee nominate three Members to '*champion*' production of the three initial SPGs: 1. Outdoor Recreation Facilities and New Housing Development; 2. Affordable Housing; and 3. Retail and Commercial Development.

Background documents

None