

Meeting of:	DEVELOPMENT CONTROL COMMITTEE
Date of Meeting:	23 JULY 2026
Report Title:	TIMETABLE FOR PREPARATION OF NEXT SET OF SUPPLEMENTARY PLANNING GUIDANCE 2026/27
Responsible Chief Officer:	CORPORATE DIRECTOR COMMUNITIES
Responsible Officer:	ADAM PROVOOST STRATEGIC PLANNING AND TRANSPORTATION MANAGER
Policy Framework and Procedure Rules:	The report content has no direct effect upon the policy framework and procedure rules.
Executive Summary:	The Replacement Local Development Plan (RLDP) was adopted by Council on 13 March 2024 and is the formal basis to determine planning applications. This report advises Members of the intention to progress six Supplementary Planning Guidance documents in 2026/27 to support implementation of the RLDP's policies and allocations. These include Educational Facilities and Residential Development, Planning Obligations and Infrastructure, Parking Standards, Green Infrastructure, Biodiversity and Employment. Adopted SPGs act as material considerations in determining planning applications and provide additional topic-based guidance to elected members, the public, developers and applicants. SPGs do not introduce new planning policies, rather build on adopted policy and provide additional clarity and interpretation.

1. Purpose of Report

- 1.1 The purpose of the report is to update Development Control Committee Members on the preparation of the next set of Supplementary Planning Guidance documents (**SPG**) to support the policies and proposals of the adopted Replacement Local Development Plan (**RLDP**). It outlines a timetable to pursue adoption of six SPGs within the current financial year 2026/2027: (i) Educational Facilities and Residential Development, (ii) Planning Obligations and Infrastructure, (iii) Parking Standards, (iv) Green Infrastructure, (v) Biodiversity and (vi) Employment.

2. Background

- 2.1 Members will be aware that the RLDP was adopted by Council on 13 March 2024. As such, the adopted RLDP is the legal basis for making land use planning decisions in Bridgend County Borough. It is imperative to prepare a suite of up-to-date SPGs to support the RLDP by building upon and providing more detailed guidance on the policies contained in the RLDP. Each SPG will identify relevant RLDP planning policies likely to affect the topic, summarise related planning issues and provide guidance to elected members, the public, applicants and developers on how to meet and comply with the relevant RLDP policies.
- 2.2 Since adoption of the RLDP, four SPGs have been adopted by Council: Affordable Housing (June 2025), Retail and Commercial Development (September 2025), Outdoor Recreation Facilities (January 2026) and Houses in Multiple Occupation (February 2026).
- 2.3 Adopted SPGs act as '*material considerations*' in planning decision-making and carry significant weight as evidence when determining a planning application, either via a delegated officer decision or a Development Control Committee resolution. An up-to-date suite of SPG documents will prove essential in the proper determination of applications that are anticipated to come forward during the RLDP period, especially in the delivery of the five strategic sites identified in the RLDP.

3. Current situation/ proposal

- 3.1 The Council's Strategic Planning Policy Team are seeking to bring forward six new SPG documents to Committee for discussion and progression throughout the remainder of 2026/27. As per current practice, Members of Committee will be asked to volunteer to act as '*champions*' in each area to inform and assist in the development of each draft SPG. A Member Workshop will then be held to discuss each draft SPG in more detail before seeking Cabinet approval to commence public consultation. Once agreed by Cabinet, each draft SPG will be subject to public consultation (for 6 weeks) prior to being finalised and then reported back to Cabinet for approval to seek adoption at Council.
- 3.2 The six SPGs that are due to be progressed towards adoption are as follows:

1. Educational Facilities and Residential Development

The SPG will update the existing SPG 16: *Educational Facilities and Residential Development*, adopted in 2021. The purpose of this SPG is to explain the Council's approach to the provision of educational facilities and outline how planning obligations will be sought to provide or increase the capacity of education and school facilities as part of new residential developments. Councillors Griffiths, Haines and Hughes were nominated as Member *Champions* to assist in production of this SPG.

An initial draft has already been subject to public consultation between 17/03/2026 and 28/04/2026 and responses to that consultation are currently being reviewed before the SPG is progressed towards adoption.

2. Planning Obligations and Infrastructure

This new SPG will clarify how planning obligations will be secured (where appropriate) and monitored to deliver key infrastructure and support implementation of the RLDP. It will also consolidate the suite of SPGs that contain thematic planning guidance on different forms of planning obligation (i.e. Affordable Housing, Education and Recreation). A non-technical supplemental guide will also be produced alongside this SPG to explain how planning financial contributions may/may not be spent. A Member champion is sought to assist progressing this SPG, with initial discussions expected to take place from August 2026.

3. Parking Standards

The SPG will update the existing SPG 17: *Parking Standards*, adopted in 2011. It will detail parking requirements for new developments, while addressing sustainability considerations including ‘*active travel*’ (walking, cycling and public transport use), electric vehicle infrastructure and *travel plans* to reduce private car reliance. A Member champion is sought to assist progressing this SPG, with initial discussions expected to take place from September 2026.

4. Green Infrastructure

This SPG will update some of the existing SPG 19: *Biodiversity and Development*, adopted in 2014, through drafting of a new SPG to focus specifically on Green Infrastructure. This SPG will detail how to successfully incorporate green infrastructure into development design, including potential linkages with the wider green infrastructure network, while maximising benefits for people and wildlife. Due to the national requirement for all applications to submit a *green infrastructure statement* (set out in Planning Policy Wales Edition 12), this SPG will also provide necessary advice required to assist in the production of these statements. A Member champion is sought to assist progressing this SPG, with initial discussions expected to take place from September 2026.

5. Biodiversity

This SPG will update some of the existing SPG 19: *Biodiversity and Development*, adopted in 2014, through drafting of a new SPG to focus specifically on *Biodiversity*. The SPG will provide further clarity on securing *net benefit* for biodiversity (leaving the natural environment and ecosystems in a measurably better state post implementation of planning consent), through the application of the *step-wise approach* (the sequential framework to achieve this by ensuring that any adverse environmental effects are firstly avoided, then minimised, mitigated and, as a last

resort, compensated for). A Member champion is sought to assist progressing this SPG, with initial discussions expected to take place from September 2026.

6. Employment

This new SPG will elaborate on the RLDP's *employment strategy*, which seeks to achieve a sustainable balance between new homes and employment opportunities, to promote local business growth and minimise out-commuting. It will clarify the RLDP's role in protecting allocated employment sites and expand on the RLDP's Policies for determining applications for non-employment uses on such sites. It will also provide a template to assist applicants in demonstrating the viability of rural business proposals. A Member champion is sought to assist progressing this SPG, with initial discussions expected to take place from October/November 2026.

- 3.3 A timetable of planned Committee Member Workshops and target dates on which to seek Cabinet approval to commence consultation on each SPG is summarised under Table 1 below:

Table 1: Anticipated SPG Timetable

SPG	Member Workshop	Cabinet (Pre Consultation)
Educational Facilities and Residential Development SPG	Undertaken on 05/02/2026	Approved for consultation on 10/03/2026; consultation held between 17/03/2026 and 28/04/2026. Responses being considered.
Planning Obligations and Infrastructure SPG	03/09/2026	22/09/2026
Green Infrastructure and Biodiversity SPGs	14/10/2026	20/10/2026
Parking Standards SPG	15/10/2026	20/10/2026
Employment SPG	26/11/2026	15/12/2026

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

- 4.1 The protected characteristics identified within the Equality Act 2010, 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 RLDP 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 RLDP preparation 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 RLDP’s Strategic Objectives and the Strategic Policies.
- 5.2 The RLDP provides the framework to deliver against all Corporate Well-being 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 RLDP framework by providing additional guidance to facilitate effective policy application.

6. Climate Change and Nature Implications

- 6.1 The importance of decarbonisation, climate and nature are interwoven throughout the RLDP to help protect, sustain and enhance the natural environment over the long term. These fundamental principles will be enshrined within supporting SPGs which seek to enable developments to come forward based on the *20 minute neighbourhood* principle. This aims to ensure residents can meet the majority of their daily needs (such as work, shopping, education, healthcare, and recreation) within a 20-minute walk or cycle from their home. The approach aims to reduce car reliance, boost local economies and lower carbon emissions. Equally, development of the Green Infrastructure and Biodiversity SPGs will support delivery of the Council’s climate change ambitions and will seek to make a positive impact on wildlife, nature and biodiversity within the County Borough.

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 the report.

9.2 It is recommended that Development Control Committee note progress on (i) the new proposed SPG *Educational Facilities and Residential Development* (Member Champions: Councillors Griffiths, Haines and Hughes) AND nominate Members to 'champion' production of the next five new proposed SPGs due to be progressed throughout the remainder of 2026/27: (ii) Planning Obligations and Infrastructure, (iii) Parking Standards, (iv) Green Infrastructure, (v) Biodiversity and (vi) Employment.

Background documents

None