

BRIDGEND COUNTY BOROUGH COUNCIL

REPORT TO DEVELOPMENT CONTROL COMMITTEE

26th NOVEMBER 2015

REPORT OF THE CORPORATE DIRECTOR - COMMUNITIES

2015 ANNUAL MONITORING REPORT FOR THE BRIDGEND LOCAL DEVELOPMENT PLAN (LDP) 2006 -2021

1. Purpose of Report

- 1.1 To report to Development Control Planning Committee the findings of the Bridgend County Borough Local Development Plan 2015 Annual Monitoring Report (AMR).

2. Connection to Corporate Improvement Objectives/Other Corporate Priorities

- 2.1 The Bridgend Local Plan (LDP) is one of the high level strategies which must be prepared by the Council. The LDP sets out in land use terms those priorities in the Corporate Plan that relate to the development and use of land provided they are in conformity with national and international policy. The AMR monitors whether the LDP and therefore the Council's land use and regeneration objectives are being successfully implemented.

3. Background

- 3.1 Following the adoption of the Bridgend Local Development Plan in September 2013, the Council has a statutory obligation under section 76 of the Planning and Compulsory Purchase Act 2004 to produce an Annual Monitoring Report (AMR).
- 3.2 The 2015 Annual Monitoring Report (AMR) was submitted to the Welsh Government on the 27th October 2015 and this document is attached as Appendix1.
- 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 Local Development Plans 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;
- Specify the housing land supply from the Housing Land Availability Report for that year, and for the full period since the adoption of the plan; 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 LDP Manual 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 are required to achieve them.

3.7 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

4.1 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 Council to produce information on these matters in the form of an Annual Monitoring Report for submission to the Welsh Government. This is the first AMR to be prepared since the adoption of the Bridgend LDP and is based on the period from 1st April 2014 to 31st March 2015 and is required to be submitted to Welsh Government by the end of October 2015.

4.2 There have been many changes since 2013 that will impact on the successful implementation of the LDP; the most notable are the changes in the Welsh Economy and the changes in the regional context. 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.

4.3 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

4.4 An overview of the LDP Monitoring Data for the 1st AMR period provides an interesting insight into the implementation of the LDP over the past 12 months. The key findings are set out below:

- The 2015 JHLAS indicates that 582 new homes were completed during the monitoring period 1st April 2014 to 31st March 2015 and that 4,041 dwellings have been completed in total, during the LDP period 2006 to 2015;
- The 2015 JHLAS indicates that the Council has a housing land supply, assessed against the housing requirement of the Bridgend LDP of 5.4 years;
- Since 2009 880 affordable units have been delivered, 588 of which are general needs affordable dwellings;
- During the monitoring period 01 April 2014 to 31 March 2015 only 0.45 hectares of vacant employment land was developed. During the preceding year 2014 1.63 ha of employment land was developed;
- Within Bridgend Town Centre of the 382 commercial properties surveyed 55 were vacant – representing a vacancy rate of 14.4%;
- Within Porthcawl Town Centre of the 209 commercial properties surveyed 16 were vacant – representing a vacancy rate of 7.7%;
- Within Maesteg Town Centre of the 158 commercial properties surveyed 17 were vacant – representing a vacancy rate of 10.8%;
- Two town centre regeneration schemes have or are in the process of being delivered at Maesteg Town Centre, with the successful implementation of Maesteg Outdoor Market (where 13 out of the 14 units are occupied by retail traders) and within Bridgend Town Centre at ‘Riverside’ that is subject of a successful ‘Vibrant & Viable Places’ funding bid which will deliver a commercial and residential scheme;
- Notwithstanding the fact that LDP monitoring does not trigger the need to undertake a Gypsy and Traveller Accommodation Assessment, requirements of the new Housing (Wales) Act 2014 requires each local authority in Wales to undertake an assessment by February 2016 and identify a Gypsy and Traveller site if a need is identified; and
- 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 79.5MW which is considerably higher than the estimated capacity within the SSA of 31 MW.

4.5 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

4.6 There is no evidence to suggest there is a need for a full or partial review of the LDP at this time. Whilst the level of growth in some areas is slower than anticipated, evidence collected through the monitoring process clearly suggests that good progress is being made in the delivery of the majority of LDP targets, which must be seen as a positive. This may be attributed in part to the proactive approach the Council has taken to bringing forward its own land for development, accompanied by detailed development briefs, which considerably de-risks development for potential investors. Continued investment into the local economy is required to stimulate the delivery of new employment land and mixed-use regeneration sites by taking a proactive approach with landowners and developers especially where development sites are in the Council's ownership and bring forward new schemes, masterplans and development briefs to facilitate development. The development which has taken place in the County Borough of Bridgend since the adoption of the LDP, together with the projected future investment from the public and private sector will ensure that the LDP is successfully delivered.

4.7 The findings of the Annual Monitoring Report for 2015 suggest that:

1. No full or partial review of the LDP is required at this time; and
2. The actions set out in the AMR will seek to address underperformance are implemented.

5. Effect upon Policy Framework & 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.

6. Equality Impact Assessment

6.1 There are no direct implications associated with this report. However, any future review of the policies and proposals contained within the Bridgend County Borough Local Development Plan will require an equalities impact assessment to be carried out.

7. Financial Implications

7.1 There are no new financial implications as a consequence of this report.

8. Recommendations

That Development Control Committee notes the report.

Mark Shephard
Corporate Director Communities

26 November 2015

Contact Officer: Susan Jones
Development Planning Manager

Telephone: (01656) 643169

E-mail: susan.jones@bridgend.gov.uk

Postal Address Development Planning
Communities Directorate
Civic Offices, Angel Street
BRIDGEND CF31 4WB

Background documents

Appendix 1: The Bridgend County Borough Local Development Plan 2015 Annual Monitoring Report (AMR).

Appendix 1

Bridgend Local Development Plan

AMR 2015



Annual Monitoring Report 2015
October 2015

1. INTRODUCTION

- 1.1 The Bridgend County Borough Local Development Plan (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 first AMR to be prepared since the adoption of the Bridgend LDP and is based on the period from 1st April 2014 to 31st March 2015 and is required to be submitted to Welsh Government by the 31st October 2015.
- 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.

The Requirement for Monitoring

- 1.3 In order to monitor the Local Development Plans 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.
- 1.4 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;
 - Specify the housing land supply from the Housing Land Availability Report for that year, and for the full period since the adoption of the plan; 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.

- 1.5 The LDP Manual 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 are required to achieve them.
- 1.6 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).

Format and Content

- 1.7 The structure of the AMR is as follows:

This chapter has outlined the requirement for the purpose and structure of the Annual Monitoring Report 2014-2015.

Chapter 2: Executive Summary (pages 4-9);

Chapter 3: Monitoring Framework (pages 10-13) – 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 (pages 14-28) – 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: Local Development Plan Monitoring (pages 29-72) – provides an analysis of the effectiveness of the LDP policy framework in delivering the plans targets;

Chapter 6: Sustainability Appraisal Monitoring (pages 73-78) – analyses the impact the LDP is having on the social, economic and environmental well-being of Bridgend and;

Chapter 7: Conclusions and Recommendations (pages 79-84) – provide 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 Annual Monitoring Report (AMR). This is the first AMR to be prepared since the adoption of the Bridgend LDP and is based on the period from 1st April 2014 to 31st March 2015 and is required to be submitted to Welsh Government by 31st October 2015.

Background

2.2 The Council formally adopted the Bridgend County Borough Local Development Plan (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, section 76 of the Act requires the Council to produce information on these matters in the form of an Annual Monitoring Report for submission to the Welsh Government. This is the first AMR to be prepared since the adoption of the Bridgend LDP and is based on the period from 1st April 2014 to 31st March 2015 and is required to be submitted to Welsh Government by the end of October 2015.

2.3 There have been many changes since 2013 that will impact on the successful implementation of the LDP; the most notable are the changes in the Welsh Economy and the changes in the regional context. The AMR will therefore consider whether the development strategy that underpins the LDP remains valid; and will assess 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.

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. The following key policy documents have been issued by the Welsh Government since the LDP's adoption between 1st April 2014 and 31st March 2015:
- Planning Policy Wales Edition 7 (2014);
 - The Housing (Wales) Act (2014);
 - The Active Travel (Wales) Act (2013);
 - Practice Guidance: Buildings an Economic Development Evidence Base to Support a Local Development Plan – (2015);
 - Technical Advice Note 21: Waste (February 2014);
 - TAN 23: Planning for Economic Development (2014);
 - TAN 20 – The Welsh Language Act (2013);
 - The Planning (Wales) Act 2015;

- The Town and Country (General Permitted Development) (Amendment) (Wales) Order 2014; and
 - The Community Infrastructure Levy Regulation Amendments (2014).
- 2.7 The changes in National Policy and Legislation have resulted in significant changes to policy but are not considered to have any major implications for the implementation of the LDP and do not need to be addressed until the statutory LDP review in 2017.

External Conditions

National Context

- 2.8 The UK economy has been recovering at a relatively strong rate since early 2013, although there was a slight slowdown in growth in late 2014 due to problems in the Eurozone and other worldwide economic uncertainties. Whilst the picture for the UK economy is relatively positive Wales has been one of the many countries significantly affected by the global economic downturn and this has been visible in many areas, most notably in the business, commercial and property markets. In Wales, the picture for house building continues to be more positive than it was previously. Welsh Government statistics indicate during 2014-15 a total of 6,955 new dwellings were started, a rise of 20 per cent on the previous year, and the highest annual number recorded since 2007-08.

The Local Development Context & Economic Conditions

- 2.9 Statistics in relation to house building and prices in Bridgend during 2014-15 suggest that whilst the housing market in the County Borough is beginning to show signs of recovery, current data shows average actual house sale prices for 2014–15 for Bridgend as being £115,297, down from £117,848 during the previous year. The Bridgend 2015 JHLAS indicates that 582 new homes were completed during the monitoring period 1st April 2014 to 31st March 2015 and that 4,041 dwellings have been completed in total, during the LDP period 2006 to 2015.
- 2.10 In the County Borough of Bridgend between April 2014 & March 2015 there were 67,700 economically active people and at 2015 there were 4,400 businesses registered in the County Borough. In terms of the proportion of jobs in each sector of the Bridgend economy:

- Manufacturing remains strong in the area, in comparison with Wales and Great Britain, despite sustained job losses in the sector. Manufacturing has shown considerable falls in employment over the past 15 years;
 - Banking, finance, insurance and other service sectors are under-represented in the county borough when compared to the UK; and
 - The percentage of jobs in public administration, education and health in the county borough is higher than both the Welsh and British averages.
- 2.11 Despite a difficult period for the local economy, the percentage of working age population increased from 68.9% to 72.1% and the percentage of 16-24 year olds in employment rose from 47.1% to 50.1% between 2012-2014. In terms of Gross Value Added (GVA) per head, this has also increased from £14,489 in 2011 to £15,593 in 2014.
- 2.12 On the ground the green shoots of recovery are starting to emerge, with Ford recently announcing an investment of 181 million pounds for their existing facility in Bridgend and South Wales Police and Bridgend County Borough Council creating a new state of the art vehicle maintenance facility on the Brackla Industrial Estate for the service, repair and MOT of their vehicles. It is accepted that the some of the statistics included in this document indicate a fragile economy in particular the current low take-up of employment land. However, this is attributed to the fact that because of the considerable loss of industrial and business capacity that took place during the recession, most new employment activity is actively being taken up within existing vacant buildings and/or extensions on allocated employment sites rather than on new sites. Effectively the lost capacity as a result of recession is being regained before new take-up accelerates as the economy improves. In addition, other sectors of the economy including tourism and services, not dependent on being located on traditional employment sites are growing. The County Borough is experiencing growth in golf tourism, outdoor activity destinations linked to cycle touring, mountain biking and other extreme sports.

Strategic Monitoring	Environmental Assessment/Sustainability	Appraisal
-----------------------------	--	------------------

- 2.13 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. In preparing the LDP the council undertook joint SEA and SA and produced and published its SEA/SA Report in conjunction with the LDP.

2.14 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

2.15 An overview of the LDP Monitoring Data for the 1st AMR period provides an interesting insight into the implementation of the LDP over the past 12 months. The key findings are set out below:

- The 2015 JHLAS indicates that 582 new homes were completed during the monitoring period 1st April 2014 to 31st March 2015 and that 4,041 dwellings have been completed in total, during the LDP period 2006 to 2015;
- The 2015 JHLAS indicates that the Council has a housing land supply, assessed against the housing requirement of the Bridgend LDP of 5.4 years;
- To date, 588 general needs affordable new build dwellings have been completed with 880 affordable units delivered in total;
- During the monitoring period 01 April 2014 to 31 March 2015 only 0.45 hectares of vacant employment land was developed. During the preceding year 2014 1.63 ha of employment land was developed;
- Within Bridgend Town Centre of the 382 commercial properties surveyed 55 were vacant – representing a vacancy rate of 14.4%;
- Within Porthcawl Town Centre of the 209 commercial properties surveyed 16 were vacant – representing a vacancy rate of 7.7%;
- Within Maesteg Town Centre of the 158 commercial properties surveyed 17 were vacant – representing a vacancy rate of 10.8%;
- Two town centre regeneration schemes have or are in the process of being delivered at Maesteg town centre, with the successful implementation of Maesteg Outdoor Market (where 13 out of the 14 units are occupied by retail traders) and within Bridgend town centre at ‘Riverside’ that is subject of a successful ‘Vibrant & Viable Places’ funding bid which will deliver a commercial and residential scheme.

- Notwithstanding the fact that LDP monitoring does not trigger the need to undertake a Gypsy and Traveller Accommodation Assessment, requirements of the new Housing (Wales) Act 2014 requires each local authority in Wales to undertake an assessment by February 2016 and identify a Gypsy and Traveller site if a need is identified; and
 - The County Borough is making a significant contribution to national renewable energy targets. The generating capacity within an immediately adjacent the refined SSA (north of Evanstown) is 79.5MW which is considerably higher than the estimated capacity within the SSA of 31 MW.
- 2.16 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.

Trigger for Review of the Plan

- 3.8 A review of the LDP in advance of the statutory 4-year review will only take place in exceptional circumstances. The monitoring framework for the LDP identifies specific trigger points where it was considered appropriate to highlight the need to consider the reasons why policies are failing to be delivered. However, these triggers are not in themselves sufficient to trigger a review of the Plan.
- 3.9 The Council will make a judgement on the need for a full or partial review based on the following factors:
- A significant change in external conditions;
 - A significant change in local context e.g. closure of major employment site;
 - A significant change in development pressures or needs and investment strategies of major public and private investors;
 - A significant change in national policy or legislation; and
 - Significant concerns from the findings of the AMR in terms of policy effectiveness, site delivery, progress rates, and any problems with implementation.

Local Development Plan Wales (2005)

- 3.10 Government sets out in LDP Wales paragraph 4.43 the following requirements:
- *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 LDPs 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, what suggested actions are required to achieve this.*

3.11 *The AMR must also specify the housing land supply (from the current Housing Land Availability Study) and the number of net additional affordable and general market dwellings built in the authority's area, and report on other LDP indicators.'*

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 future strategies.
- 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. Between the adoption of the plan and 31st March 2015, the following policy documents were issued by the Welsh Government:

Planning Policy Wales Edition 7 (July 2014)

- 4.4 Planning Policy Wales is the land use planning policy for Wales and should be taken into account by local planning authorities when preparing development plans. This guidance is also supplemented by 21 Technical Advice Notes (TANs). The main changes to Edition 7 are to section 4.12 in Chapter 4 which has been revised to delete the national development management policy on Sustainable Building standards. These changes have been made in light of amendments to Part L of Building Regulations on energy efficiency.

The Housing (Wales) Act (2014)

4.5 The key elements of the act are:

- introduction of a compulsory registration and licensing scheme for private rented sector landlords and letting and management agents, which will be delivered by Rent Smart Wales;
- reform of homelessness law, including placing a stronger duty on local authorities to prevent homelessness and allowing them to use suitable accommodation in the private sector;
- placing a duty on local authorities to provide sites for Gypsies and Travellers where a need has been identified;
- introduction of standards for local authorities on rents, service charges and quality of accommodation;
- reform of the Housing Revenue Account Subsidy system;
- giving local authorities the power to charge more than the standard rate of council tax on long-term empty properties and certain types of second homes;
- assisting the provision of housing by Co-operative Housing Associations, and amendment of the Leasehold Reform, Housing and Urban Development Act 1993.

The Active Travel (Wales) Act (2013)

4.6 The Active Travel (Wales) Act places a requirement on local authorities to continuously improve facilities and routes for walkers and cyclists and to prepare maps identifying current and potential future routes for their use. The Act will also require new road schemes to consider the needs of pedestrians and cyclists at design stage.

Practice Guidance: Building an Economic Development Evidence Base to Support a Local Development Plan – August 2015

4.7 This practice guide provides step by step advice for LPAs on how to build an evidence base to support LDP employment land strategies and policies. The guidance promotes joint working between local planning authorities to understand, and plan for, economic issues affecting areas beyond the

boundaries of a single authority. This guide gives advice to local planning authorities about undertaking employment land studies at both a local and larger than local level, and provides guidance on preparing a site inventory, reviewing the property market, forecasting future need and monitoring.

Technical Advice Note 21: Waste (February 2014)

- 4.8 This document (accompanied by TAN 21 Practice Guidance note) sets out the relevant planning considerations necessary to ensure that the new European Union waste management drivers are reflected in Wales when new waste management facilities are proposed. The LDP was produced in the knowledge that the original TAN21 (2001) needed updating and therefore much of what is now contained within the new TAN was anticipated during the preparation of the LDP. Therefore, the LDP is strongly aligned to the new TAN21 (and its associated TAN 21 Practice Guidance note) and its requirements on LPAs are being met.

TAN 23: Planning for Economic Development (2014)

- 4.9 The TAN contains detailed advice with regard to national planning policy as contained within Chapter 7 of PPW on economic development. The guidance is intended to assist local authorities in: developing high-level economic planning objectives; assessing the economic benefits of new development and helping to determine the employment land supply. Another key aspect of TAN 23 is to provide advice on economic development and the rural economy, as well as preparing an evidence-base and creating an economic development vision for the LDP.
- 4.10 Whilst the TAN acknowledges that economic activity can stem from the public, private or voluntary sector and include uses beyond the traditional B-class uses such as retail, tourism and leisure; it is held that the aforementioned retail, tourism and leisure uses are subject to a variety of other policies. Therefore, the TAN primarily deals with B-class uses given that they require a traditional yet sustainable method of planning. The TAN also requires careful consideration when releasing traditional employment sites to alternative uses as they often make a valid contribution to the local economy and are difficult to replace once lost. The Council currently has a sufficient level of employment land to meet the LDP's regeneration objectives distributed throughout the County Borough. Additionally, a robust site release methodology, using existing LDP policy and a recently adopted SPG21 'Safeguarding Employment Sites' is utilised to ensure due consideration when releasing employment sites to alternative uses.

TAN 20 – The Welsh Language

4.11 Technical Advice Note 20 provides guidance on the consideration of the Welsh language as part of the Local Development Plan making process. This Technical Advice Note covers:

- the role of Single Integrated Plans;
- the Welsh language and Sustainability Appraisals;
- the Welsh Language Commissioner; and
- signs and advertisements.

4.12 TAN 20 states: “*Local Development Plans are intended to be focused on local issues and objectives, informed by relevant community strategies and an evidence base*”. Therefore, depending on the usage of the Welsh language within a plan area, or partial plan area; LDPs will need to address how the planning system can consider or potentially mitigate the effects of development on the Welsh language, or indeed the sustainability of Welsh language communities.

The Planning (Wales) Act 2015

4.13 The Planning (Wales) Act 2015 (the “Act”) received Royal Assent on the 6th July 2015. It is the first separate Planning Act for Wales since planning was devolved to Wales in 2011 and aims to address 5 objectives:

- a modernised framework for the delivery of planning services (e.g. by enabling some planning applications to be made directly to the Welsh Ministers);
- strengthening the plan led approach (e.g. by the introduction of a National Development Framework and Strategic Development Plans);
- improved resilience (e.g. by enabling the Welsh Ministers to direct that local planning authorities work together and be merged);
- frontloading and improvement of the development management system (e.g. by introducing a statutory pre-application procedure for certain planning applications); and
- enabling effective enforcement and appeals (e.g. by way of changes to enforcement procedures and increased transparency and efficiency in the appeal system).

- 4.14 National Development Framework - The Act makes provision for the preparation and revision of a National Development Framework for Wales ("NDF"). The NDF is a national land use plan which will set out Welsh Government's policies in relation to the development and use of land in Wales. This replaces the Wales Spatial Plan.
- 4.15 Strategic Planning - The Act gives the Welsh Ministers a power to designate an area of Wales as a strategic planning area and establish a strategic planning panel for that area. These will be to deal with cross boundary issues, for example, waste disposal. A strategic planning panel must prepare a plan for its strategic planning area, known as a strategic development plan that must be in general conformity with the NDF. Three possible areas have been identified – Cardiff, Swansea and the A55 corridor. Not all areas of Wales will have an SDP.
- 4.16 Local Development Plans (LDPs) - The Act provides that an LDP must be in general conformity with the NDF and any SDP which includes all or part of the area of the authority. Following the publication of the NDF, local planning authorities will be under a duty to consider whether to carry out a review of their LDP. The same duty will exist where an SDP is adopted or approved and the area of a local planning authority is included in the strategic planning area.
- 4.17 Pre-application consultation and services -The Act introduces a statutory requirement for pre-application engagement with specified persons which are likely to include the public and statutory consultees where the development is of a specified type. It is thought that this will include DNS and major developments. The Welsh Ministers will be able to make regulations which cover the pre-application services to be provided by them and by local planning authorities.
- 4.18 Applications to the Welsh Ministers - The Act introduce two instances where direct planning applications either must or could be made. These are as follows:
1. Developments of National Significance (DNS)
- 4.19 The Act provides that applications for a new category of planning applications known as developments of national significance (DNS) are to be made directly to Welsh Ministers instead of to the local planning authority. Those applications which are to constitute DNS are to be specified in regulations made by the Welsh Ministers. These are likely to follow a similar procedure to that which applies in the case of Nationally Significant Infrastructure Projects.

4.20 The DNS provisions in the Act allow decisions in respect of secondary consents (i.e. connected to the DNS application) to be made by the Welsh Ministers instead of the person who would otherwise make that decision.

4.21 The determination period for an application for DNS is 36 weeks, beginning with the date on which the application was accepted by the Welsh Ministers.

2. Optional direct applications

4.22 The Act allows an applicant to choose to make an application to the Welsh Minister if the applicant so chooses where the local planning authority has been designated as under-performing and the application meets certain criteria (yet to be defined). There will be no right of appeal from a decision made following a direct application.

4.23 Town and Village Greens - The Act introduces new 'trigger events' to prohibit the registration of a town and village green under certain circumstances.

4.24 Enforcement -The Act seeks to prevent developers from repeatedly submitting applications or appeals where they have failed to obtain planning permission so as to delay effective enforcement action. The Act provides a power for local planning authorities to require the submission of a retrospective planning application. If a retrospective planning application is not submitted, an enforcement notice may then be served. Local planning authorities will also be given the power to refuse to determine a retrospective planning application where the development is subject to an enforcement notice.

4.25 Validation appeal procedure - A new validation appeals procedure, to the Welsh Ministers, is intended to resolve validation disputes quickly. The appeal procedure will deal solely with whether an application is valid and will be dealt with by written representations only.

4.26 Appeals process - This will be much more 'front-loaded' than currently. There may not be a choice as to how an appeal is determined but costs may be recovered for written representation appeals. There will be no ability for developers to make minor changes once an appeal is lodged. There will be an option for the Welsh Ministers to recover some of their costs.

The Town and Country (General Permitted Development) (Amendment) (Wales) Order 2014

4.27 The Amendment amends Parts 8 and 32 of the General Permitted Development Order and introduces new parts in the form of Part 41 and Part 42. The main effects of the Amendment and therefore the principle implications for the LDP are:

- More flexible permitted development rights (PDRs) for Part 8 (industry and warehousing) and Part 32 (schools, colleges, universities and hospitals) development;
- New PDRs for offices (new Part 41), shops, financial and professional services (new Part 42);
- An increase in the threshold - from 235qm to 500sqm - for permitted changes of use of industrial premises to and from use class B8 (storage and distribution);
- A requirement for hard standings associated with industrial and warehouse development to be made of porous or permeable materials, or to direct run-off to porous or permeable areas - in order to reduce flood risk; and
- New PDRs for cycle and refuse stores.

4.28 These amendments to the GPDO do not change the way in which the LDP's policies operate, however, certain developments will no longer be required to be determined by LDP policies. The type of development permitted by the amendments to the GPDO should have minimal impact on the delivery of the LDP's vision, aims and objectives or its strategy.

The Community Infrastructure Levy Regulation Amendments (February 2014)

4.29 The CIL regulation amendments issued on the 23rd February 2014 brought a number of important changes into effect with regard to the way in which CIL operates. The most significant amendments are as follows, the deadline for restricting local authorities from imposing Section 106 agreements in the form of pooled contributions has been postponed a year to the 6th April 2015. Additionally, further exemptions and relief from CIL have been introduced to sit alongside social housing and charitable development; these include exemptions for self-build housing and for development comprising residential annexes and extensions. In addition, minor operational changes to CIL, include permitting local authorities to set differential rates of CIL with reference to the intended floorspace of a development, or indeed the number of dwellings/units within a said development. Also phased development will witness each phase liable for a separate CIL payment, in addition to local authorities being presented with the option to accept the provision of infrastructure as full or partial payment of CIL on a development.

The Regional Technical Statement for the North Wales and South Wales Regional Aggregate Working Parties - 1st Review 2014

- 4.30 National planning guidance requires that the South Wales Regional Aggregates Working Party (SWRAWP), of which Bridgend is a member, prepares a Regional Technical Statement (RTS) for the region. The RTS sets out specific planning guidance, aimed at ensuring the sustainable supply of aggregates in Wales.
- 4.31 The Regional Technical Statement (RTS) First Review (which replaced the original RTS of 2008), was fully endorsed by the Welsh Government on the 17th July 2014. This followed the preparation of the document and endorsement by member authorities on the 1st April 2014. The document sets out detailed calculations to determine a projected demand for aggregates in the South Wales region from December 2010 until 2036. It subsequently apportions a tonnage of aggregates that each of Local Authority in the group need to provide in the form of landbanks of permissions.

City Regions

- 4.32 City Regions boards were established in South East Wales and Swansea in 2013 to provide leadership, vision and strategic direction for the City Region; prioritise projects which demonstrate the potential to change the economy across the region and gain wider local input, collaboration and support as part of a well-planned process of participation. The Cardiff City Region Board has published its strategic vision for the Region entitled 'Powering the Welsh Economy', it focuses on the opportunity for improved regional alignment and collaboration around 4 key themes: Connectivity, skills, innovation and growth, identity.

SEWDER

- 4.33 The group of South East Wales Directors of Environment and Regeneration (SEWDER) reports to the South East Wales Chief Executives and Managing Directors Group and the Welsh Local Government Association South East Wales Regional Partnership Board. SEWDER have developed a Regional Strategic Framework endorsed by the Leaders of all ten unitary authorities which identifies the key strategic priorities to ensure growth and prosperity for the region: Physical Connectivity; Business and Growth; and People and Skills.

City Deal

- 4.34 A City Deal for Cardiff could unlock significant new money to support capital investment in major infrastructure priorities for the city-region. Arrangements have been put in place to enable a successful bid for City Deal funding to be delivered. All South East Wales Local Authority leaders, including Bridgend County Borough Council, have signed up to taking part in the bid to Central Government.

Statistics

Population and Household Projections (2014)

- 4.35 On the 28th February 2014, the Welsh Government released a new set of household projections for Wales, based on the data collated during the 2011 census. A summary of the projections are set out below:
- The number of households is projected to increase by around 190,000 (15%);
 - Most of the increase is expected to come from growth in the numbers of 1-person households, and households formed of 2 persons without children;
 - Households containing 4 or 5 persons without children, and lone parent households with 1 child are projected to show large percentage increases; and
 - Lone parent households of all types are projected to increase by 20% whilst overall numbers of households containing 2 or more adults with children are expected to decrease by 4%.
- 4.36 The Household Projection identifies that for Bridgend there were 58,600 households in 2011 and there will be 63,000 in 2021.
- 4.37 The LDP's population and household / dwelling projections were undertaken by Cambridge Econometrics. The LDP's own population projection for 2016 is 140,620, compared to the latest 2011 based Welsh Government Projections for Bridgend in 2016 of 140,600. The LDP projections are therefore proving to be highly accurate. Up until 2021 the LDP's own projection for the County Borough is 144,643, this compares to the 2011 based Welsh Government projection of 143,700. The variance of only 943 in terms of population is not considered significant.

- 4.38 In terms of household projections, the Cambridge Econometrics 2021 household projections were 66,402 households for Bridgend; this compares to the latest 2011 based Welsh Government household projection of 63,000 for 2021. As such by 2021 there is a substantial variance built into the LDP household and dwelling projection of 3402 additional households that the LDP is theoretically catering for in terms of accommodating its LDP housing requirement.
- 4.39 The household projection variance between the LDP and the 2011 based Welsh Government projections at 2016 is 1,023. Although this variance is significant it is not considered that the difference is so fundamental as to require a review of the LDP on the basis of a fundamental change in the underlying national statistics at this stage of monitoring the plan.

External Conditions (National Context)

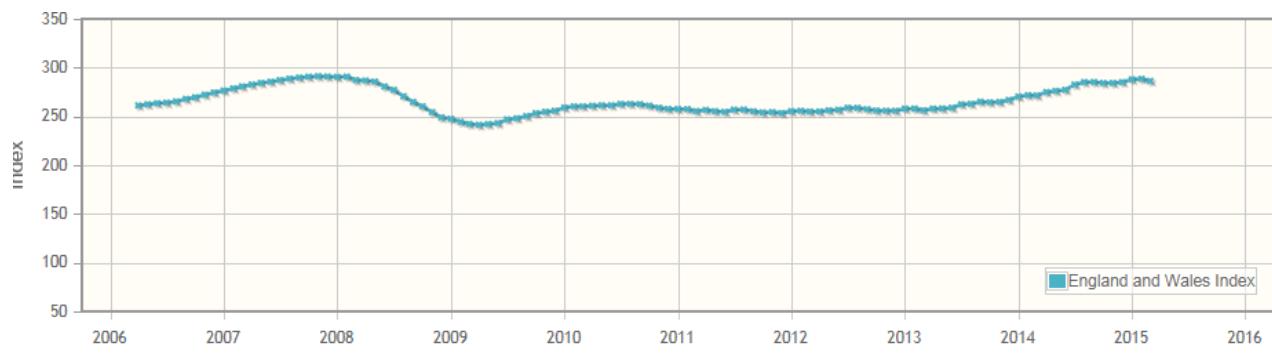
Economy

- 4.40 The UK economy has been recovering at a relatively strong rate since early 2013, although there was a slight slowdown in growth in late 2014 due to problems in the Eurozone and other geopolitical uncertainties. The services sector remains the main engine of UK growth for both output and employment. Manufacturing and construction growth have slowed recently, but should remain positive contributors to overall UK growth in 2015-16. London and the South East are continuing to lead the recovery, as has been the pattern for many years, but other UK regions should also register positive growth in 2015.
- 4.41 Whilst the picture for the UK economy is relatively positive, Wales has been one of the many countries significantly affected by the global economic downturn and this has been visible in many areas, most notably in the business, commercial and property markets. Welsh Government Statistics indicate that there were 1.364 million people in employment in Wales in 2014/15. Wales is still experiencing a prolonged and gradual realignment of the economy and the levels of growth anticipated at the start of the plan period may take longer to deliver than originally envisaged. The economy in Wales has a high reliance on public sector employment and continuing government cuts and subsequent public sector job losses will significantly dampen predicted growth.
- 4.42 There are two sectors of the welsh economy that are particularly relevant to the successful implementation of the LDP. These are the housing and commercial markets, which combined with the need for an efficient transport system, are essential to ensure that people have access to homes and jobs.

Housing Market

- 4.43 In Wales, the picture for house building continues to be more positive than it was previously. Welsh Government statistics indicate that over the last three years there has been a sustained increase in the number of new dwellings started in Wales. During 2014-15 a total of 6,955 new dwellings were started, a rise of 20 per cent on the previous year, and the highest annual number recorded since 2007-08. Following a decrease during 2012-13, the number of new dwellings completed has increased again over the last two years. During 2014-15 there were 6,170 new dwellings completed in Wales, which is 6 per cent more than during 2013-14, but remains below the annual levels seen prior to the economic downturn.
- 4.44 A review of annual house prices for England and Wales for the period 2006 – 2015 indicates clearly the fluctuations that have taken place in house prices over the last five years, as shown in Figure 1 .The average house price in England and Wales rose by approximately 7 % between April 2014 and March 2015.

Figure 1: Average House Sales Price in England and Wales 2006 – 2015



Source: Land Registry

- 4.45 Property market forecasts for England and Wales from Savills (February 2014), anticipate a growth in house prices in Wales of up to 21% in the period up to 2018.

The Local Development Context & Economic Conditions

- 4.46 In order to properly understand the local context for the LDP, it is necessary to consider a range of factors which affect implementation. These factors include changes to the local policy framework, local economic conditions (in particular the operations of the housing and commercial markets) and the investment strategies of major public and private sector organisations.

- 4.47 The following documents have been added to the LDP evidence base since the adoption of the LDP:

Bridgend Joint Housing Land Availability Study 2015

- 4.48 The recently published 2015 JHLAS shows that the County Borough has a housing land supply, assessed against the housing requirement of the Bridgend LDP of 5.4 years. The 2014 JHLAS also demonstrated a 6.0 year supply of housing land, more than the minimum 5 year requirement which was also assessed against the housing requirement of the adopted LDP.

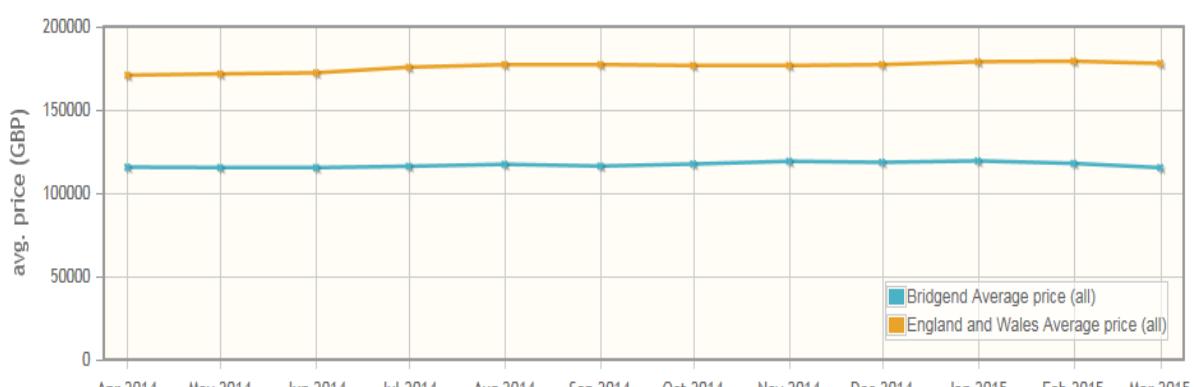
Local Economic Conditions

- 4.49 The housing and commercial property markets are two sectors of the local economy that are particularly relevant to the successful implementation of the LDP.

Bridgend Housing Market

- 4.50 Statistics in relation to house building and prices in Bridgend during 2014-15 suggest that whilst the housing market in the County Borough is beginning to show signs of recovery, current data shows average actual house sale prices for 2014–15 for Bridgend as being £115,297, down from £117,848 during the previous year; this represents a 0.8% decrease. The Land Registry data in Figure 2 below shows the average house sales price from 2014–15 and indicates house sale prices in Bridgend consistently below the national England and Wales sales prices.

Figure 2: Average House Sales Prices in Bridgend 2014/15



(Source: Land Registry)

Bridgend Economy

- 4.51 Bridgend County Borough falls within the West Wales and Valleys area for European regional aid purposes. This comprises 15 of Wales' 22 local authorities. Over the period 2014 to 2020 approximately £1.4billion of European Union support will be invested in the area to stimulate economic development and growth. Alongside this, the whole area is designated an assisted area which allows the highest levels of state aid to be awarded to businesses seeking to invest.
- 4.52 Although the county borough has strong links both east and west, it falls into the remit of the Cardiff City Region. This is likely to have a significant influence on economic development and infrastructure investment across the region over the forthcoming years. It takes in 10 local authority areas covering the whole of south east Wales.
- 4.53 In the County Borough of Bridgend between April 2014 & March 2015 there were 67,700 economically active people.
- 4.54 The table below shows the proportion of jobs in each sector in the County Borough.

	Employee Jobs by Industry (2014)			
	Bridgend Employee Jobs	Bridgend %	Wales %	Great Britain%
Primary Services	100	0.1	0.4	0.4
Energy & Water	500	1.0	1.5	1.1
Manufacturing	7,900	13.9	12.3	8.5
Construction	2,800	5.0	4.8	4.5
Services	45,300	80.0	81.0	85.6
Wholesale & Retail	9,000	15.8	14.4	15.9
Transport Storage	1,900	3.3	3.5	4.5
Accommodation & Food Services	3,300	5.8	7.3	7.1
Information & Communication	1,900	3.4	2.3	4.1
Financial & Business Services	8,600	15.2	14.7	22.2
Public Admin, Education and Health	19,300	34.0	34.5	27.4
Other Services	1,400	2.5	4.3	4.4

Source: ONS Business Register and Employment Survey

- Manufacturing remains strong in the area, in comparison with Wales and Great Britain, despite sustained job losses in the sector. Manufacturing has shown considerable falls in employment over the past 15 years;
 - Banking, finance, insurance and other service sectors are under-represented in the county borough when compared to the UK; and
 - The percentage of jobs in public administration, education and health in the county borough is higher than both the Welsh and British averages.
- 4.55 At 2015 there were 4,400 businesses registered in the County Borough. An examination of the size of businesses in the county borough shows that the majority of enterprises are micro (defined as up to nine employees). This is reflective of the national picture which shows similar proportions of very small businesses, with 86.8% employing below 10 employees.
- 4.56 The majority of employment is focused within Bridgend, reflecting that the town is the County Borough's largest settlement and its historical role as a service, employment hub and regional service centre. This is likely to continue into the future as the town is seen as an attractive place for business to locate, given the existing employment base and the availability of skilled labour. Key employment locations are the town centre, Bridgend Industrial Estate, Waterton Industrial Estate, Bridgend Science Park and Brackla and Litchard Industrial Estate.
- 4.57 The LDP recognises that the County Borough has one of the highest rates of employment land development in South East Wales. The Council considers that this wide and balanced portfolio will allow the local economy to attract higher value-added knowledge intensive employment uses, while maintaining the significant manufacturing base that is an important driver of growth for the local economy.
- 4.58 Following a difficult period for the local economy analysis of the monitoring data in chapter 5 indicates a low take up of employment land compared to last year, however, this is not a true reflection of what is happening in the real economy where between 2012-2014 the percentage of working age population increased from 68.9% to 72.1% and the percentage of 16-24 year olds in employment rose from 47.1% to 50.1%. In terms of Gross Value Added (GVA) per head, this has also risen from £14,489 in 2011 to £15,593 in 2014. Also on the ground the green shoots of recovery are starting to emerge, with Ford recently announcing an investment of 181 million pounds into their existing facility in Bridgend. Production of a new highly efficient petrol engine

is expected to start in 2018, safeguarding 750 skilled jobs and demonstrates a growing confidence in the Bridgend economy.

- 4.59 Bridgend County Borough Council and South Wales Police in a bid to reduce costs have come together to create a new state of the art vehicle maintenance facility which is the first of its kind. The 11,000sqm site on the Brackla Industrial Estate, Bridgend will consist of staff from both organisations and will service, repair and MOT all Police and Council vehicles. This project demonstrates the benefits of two large organisations creating a single cost-effective integrated operation which will secure 2 million pounds investment to the Brackla Industrial Estate and keep skilled jobs in the area.
- 4.60 In addition, other sectors of the economy including tourism and services, not dependent on being located on traditional employment sites are growing. The County Borough is experiencing growth in golf tourism, outdoor activity destinations linked to cycle touring, mountain biking and other extreme sports.
- 4.61 The above chapter has identified a number of key contextual changes in national and local planning guidance as well as in the broader economic and social climates. At present, it is not considered that any individual change in circumstance would, at this stage in the plan period, have a substantial effect on the delivery of the objectives of the LDP, nor trigger an early review of the LDP, (in advance of the statutory review in 2017). However, there are various issues identified that will need to be considered further when the LDP review is undertaken.

5. LOCAL DEVELOPMENT PLAN 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 Employment Land Review study.	By 2016 all the Strategic Employment Sites are classified by the Annual 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.	By 2016 all the Strategic Employment Sites are not classified by the Annual 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.

		Employment sites will have a planning consent or approved development brief.	
--	--	--	--

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. At 2015, since the base date of 2009, a total of 2,046 housing units have been completed on all allocated sites, 1,354 of these units have been completed within the 4 SRGAs – which represents 66% of overall completions on allocated sites within the 4 SRGAs. This is below the 85% 2021 target but considerably greater than the 2016 Interim Target of 38%.

In distribution terms 'between' the 4 SRGAs, Bridgend and the Valleys Gateway have over performed in terms of delivery, with 64% of completions taking place in Bridgend (compared with a distribution of allocations of 42%) and 29% of completions, within the Valleys Gateway (compared with a distribution of 16% of allocations), Porthcawl and Maesteg and the Llynfi Valley have underperformed in terms of delivery, which is largely attributed to the delay in bringing forward the Porthcawl Waterfront Regeneration Area (due to withdrawal of large-scale retail development) and within the Llynfi Valley, where there has been issues of housing market viability and the need to overcome various site constraints by land reclamation and land assembly.

Policy Targets 2 and 3 measure the 'distribution' of employment development on allocated employment sites, and the readying of the 4 Strategic Employment Sites respectively. Policy Targets 2 and 3 requires that 80% or more of employment land is developed within employment allocations located within the 4 Strategic Regeneration Growth Areas (SRGAs) and that by 2016 all the Strategic Employment Sites are classified in the Annual Employment Land Review as immediately or short term available.

For the monitoring period 1st April 2014 – 31 March 2015 0.35 ha of vacant employment land was taken up for development on allocated sites within the SRGAs. The total take-up of employment land was 0.45 ha. This therefore represents 78% of overall take-up within the SRGA, very close to the 80% target.

Although monitoring reveals that the LDP is not fully reaching its target the spatial distribution is largely on track.

Considerable progress is also being made with ‘readying’ the 4 Strategic Employment Sites for development.

Strategic Employment Sites

SP9(4) Ty Draw Farm – The site benefits from a planning consent, P/12/796/FUL – granted 22/01/14, for 94 dwellings associated access, open space, with B1 employment use for the remainder of the site. On the basis that the residential part of the site is progressing and the access road is in place, the B1 part of the site is considered to be available for development in the short term.

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. The infrastructure will enable the B1 part of this approved mixed-use, leisure led development to come forward. A further planning application, P/15/318/NMA is pending for amendments to conditions relating to P/08/1114/OUT, to enable ecological mitigation to take place.

SP9(1) Brocastle, Waterton – Regular liaison meetings are held between the Council’s planning and economic development officers and Welsh Government Officers, regarding updates and status of Welsh Government owned employment sites. As a Welsh Government owned site, Brocastle has recently been the subject of a pre-application meeting and Welsh Government are currently progressing an updated Masterplan, which is being undertaken by ARUPs. The Brocastle site is also the subject of a bid for European money and is identified by Welsh Government as 1 of only 3 ‘key’ employment sites in Wales. Following completion of the updated Masterplan ARUP are instructed by Welsh Government to progress with a planning application and EIA. This site is therefore considered to be ‘on track’ to be assessed as available in the short term before 2016, given the ongoing activity.

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 recently extended their ownership at the site by acquiring the brownfield former Sony land holding and are also in the process of acquiring a small land parcel in the Council's ownership. 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.

Performance	
Action	
Policy Targets 1, 2 and 3 are on track, continue monitoring.	

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).
5. No development will adversely impact on water quality or quantity.	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.	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.	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.
6. All development proposals will give consideration to Climate Change adaptation techniques within a Design and Access Statement.	Number of planning applications which consider Climate Change adaptation techniques within a Design and Access Statement.	All planning applications give consideration to Climate Change adaptation techniques within a Design and Access Statement:	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

		2015 Revision of Climate Neutral Development SPG.	SPG is not complete by 2015.
7. By 2021 60% of the permitted residential development is on previously developed land.	Amount of new residential development (ha) permitted on previously developed land expressed as a percentage of all residential development permitted.	By 2016 21% or more of new residential development is permitted on previously developed land.	By 2016 less than 21% of new residential development is permitted on previously developed land.

Analysis of Results

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

In order to monitor whether development is meeting Sustainable Place Making 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 2014 and 31st March 2015 only 2 developments for highly vulnerable (residential) development were permitted within a C2 flood zone. These proposals related to 2 residential properties in Nantyffyllon and a change of use proposal of a former chapel to residential, also in Nantyffyllon in the Llynfi Valley. However, both planning applications were the subject of no objections from NRW and both proposals satisfied the TAN15 justification test. As such the assessment ‘trigger’ has not been breached, and the Plan is therefore on target in 2014-2015.

With respect to Policy Target 5, during the monitoring period 1st April 2014 – 31 March 2015 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 that all development proposals will give consideration to 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, all the qualifying developments approved during the monitoring period 1st April 2014 to 31st March 2015 have given consideration to environmental sustainability matters, sustainable building techniques and/or energy usage.

In terms of Policy Target 7, of the 422 new residential units that were permitted between 1 April 2014 and 31st March 2015, 418 or 99% were on previously developed land. This far exceeds the target of achieving 60% of permitted residential units on previously developed land by 2021 and greatly exceeds the Interim Target of 21% by 2016.

The Plan is therefore on target in 2014-2015 with respect to all 4 indicators relating to Sustainable Place Making.

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>Analysis of Results</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 timetable set out in the LTP that Policy Target 8 should be considered with respect to this and future AMRs, in particular those schemes</p>			

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.

In terms of delivery, 3 schemes included in Policy PLA7 were fully implemented by 31st March 2015 these are:-

PLA7(9) – Walking and cycling route between Porthcawl and Rest Bay.

PLA7(14) – Wales Coastal Path.

PLA7(16) – Bus corridor improvements in the Blaengarw - Bridgend, Maesteg - Bridgend, and Bridgend - Cowbridge strategic road corridors.

Other schemes are ‘partly’ implemented these are:-

PLA7(1) – Llynfi Valley Community Route (Implemented as far south as Maesteg Cemetery).

PLA7(3) – Bridgend – Porthcawl Route. (Not implemented for ‘Active Travel’ but available as a pedestrian route).

PLA7(12) – Community Route between Wildmill and Bridgend Industrial Estate (small section at Coity Sidings implemented).

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.

Walking and Cycling Schemes included within the new Phase 1 LTP programme, up to 2021 are:-

PLA7(2) – Improved links to the National Cycle Network in the Vale of Glamorgan.

PLA7(4) – Bridgend and Pencoed (which is financed and programmed for implementation before the end of 2016).

PLA7(7) – Bridgend and Designer Outlet at Junction 36 of the M4 (the middle section of which could be secured by S106 funding).

In terms of highway schemes:-

PLA7(25) – Improvements to A4063 between Sarn and Maesteg is programmed for delivery up to 2021 in the LTP.

All remaining proposals included within Policy PLA7 have been re-scheduled within the LTP, and fall for delivery beyond the LDP Plan period. Notwithstanding this, all of the proposals remain valid and could be implemented earlier should there be further changes to investment decisions or assisted by Section 106 infrastructure funding.

Performance

Action

Continue monitoring within the context of schemes set out within the Local Transport Plan.

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.		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.	2014: Production of a Green Infrastructure SPG.	

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 2014 and 31st March 2015 there were 3 planning applications classified as departures’ from the LDP.

However, these proposals were not deemed to be ‘inappropriate’ development in the countryside after a full assessment. The proposals are:-

P/11/781/FUL – The Rest Convalescent Home, Rest Bay, Porthcawl. The redevelopment for residential purposes of part of the building relates to the demolition and reconstruction on a similar footprint and ensures the on-going sustainability of the listed building.

P/13/938/FUL – Development to the rear of Cwrt Pant yr Awel, Lewistown. The application site boundary marginally extends beyond the settlement boundary; but upon site examination reflects a ‘logical’ extent in terms of gradient and demarcation of the countryside beyond.

P/14/98/FUL – Castell House, Maesteg – This proposal represents the replacement of an existing dwelling in the countryside, where the

curtilage of the property was marginally extended to accommodate a small domestic garage.

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 5 planning applications permitted within the Green Wedges between 1st April 2014 to 31st March 2015. However, none of these proposals were classified as inappropriate or contributed to the coalescence of settlements.

The proposals included a ‘spectator stand’ associated with existing playing fields, (an acceptable development in a Green Wedge) underground electricity cabling and ‘tourism’ interpretation panels.

In terms of Policy Target 11a, development adversely affecting Special Landscape Areas (defined by Policy ENV3), 21 planning proposals were approved within Special Landscape Areas during the period 1st April 2014 and 31st March 2015. None of these proposals however were the subject of ‘objection’ from the Council’s Countryside and/or Landscape Officer or were approved contrary to the advice of NRW and were considered appropriate.

Similarly with respect to Policy Targets 11b and 11c, 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).

The Council is therefore on target to achieve its aim of protecting and enhancing the natural environment.

The Council has also achieved its ‘interim’ target of producing a Green Infrastructure SPG by 2014. SPG19 Biodiversity and Development – A Green Infrastructure Approach was adopted by Council on 16th July 2014. The SPG has been downloaded more than 4000 times by outside organisations and members of the public. Furthermore, the Council also developed a Green Infrastructure On-line Tool, which provides an interactive means of demonstrating how developments and the Community can contribute to the Green Infrastructure Approach.

Performance	
Action	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 Landscape, Park and Garden or their setting.	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). 2015: Production of Built Heritage Strategy.	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). Built Heritage Strategy is not in place by 2015.
<p>Analysis of Results</p> <p>Strategic Policy SP5 of the LDP aims to 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, Conservation 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</p>			

Council's Conservation and Design Team, CADW or Glamorgan Gwent Archaeological Trust (GGAT). Analysis for the monitoring period 1st April 2014 to 31st March 2015 of those planning applications where these bodies have been specifically consulted, indicate that no proposals were permitted that had any 'outstanding' objections.

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. The Strategy's production is being delayed to coincide with the outcome of the Historic Environment Bill, which is currently being considered by Welsh Government. The final outcome of the Bill is being awaited to fully inform the Council's Built Heritage Strategy. On this basis, although it is unlikely that the Built Heritage Strategy will be produced before the end of 2015, its future production is anticipated next year, and is programmed for delivery within the Communities Directorate's Business Plan. It is therefore anticipated that progress will be made towards achieving Interim Monitoring Target 12 by next year, and be reported in the 2015/16 AMR accordingly.

Performance	
Action	
Progress Built Heritage Strategy and adopt as SPG.	

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 minerals safeguarding area.	Number of planning permissions for permanent, sterilising development permitted within a mineral buffer zone or a minerals safeguarding area.	No permanent, sterilising development will be permitted within a mineral buffer zone or a minerals safeguarding area.	1 permanent, sterilising development permitted within a mineral buffer zone or a minerals safeguarding area.
<p>Analysis of Results</p> <p>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).</p> <p>Policy Target 13 specifically requires the maintenance of a minimum 10 year aggregate landbank throughout the plan period within the County Borough. The latest SWRAWP calculates the 10 year aggregate landbank as 68 years and as such the LDP is meeting its target of providing a minimum 10 year supply.</p> <p>With respect to Policy Target 14, analysis of planning applications show that no permanent sterilising developments have been approved in the</p>			

monitoring period 1st April 2014 to 31st March 2015, 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	
Action	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).
<p>Analysis of Results</p> <p>Strategic Policy SP7 aims to make provision for new waste treatment facilities to meet regional (and local) waste treatment needs.</p> <p>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.</p> <p>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.</p>			

At the monitoring date of 31st March 2015, the table below illustrates that 33.70 hectares of land remained available on SP7 sites.

1st April 2014 – 31 March 2015		
SP7(1)	Land at Heol-y-Splott, South Cornelly	3.72
SP7(2)	Brynmelyn Industrial Estate, Brynmelyn	7.16
SP7(3)	Village Farm Industrial Estate, Pyle (cumulative total)	2.83
SP7(4)	Brackla/Litchard Industrial Estate, Bridgend	8.33
SP7(5)	Waterton Industrial Estate, Bridgend	11.66
	Total	33.70

For the monitoring period 1st April 2014 – 31st March 2015, there were also 2 change of use proposals for recycling and waste transfer facilities consented on Village Farm Industrial Estate.

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

Performance	
Action	
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 County Borough from renewable sources.	Permitted and installed capacity (MW) of renewable electricity and heat projects within the County Borough.	Annual increase in the permitted or installed capacity of renewable electricity and heat projects within the County Borough through the Plan period. 2014: Production of Energy Opportunities Plan SPG.	No annual increase in the permitted or installed capacity of renewable electricity and heat projects within the County Borough. Energy Opportunities Plan SPG is not in place by 2014.
18. 35MW of renewable	The capacity of renewable	If planning applications which	If planning applications which would

energy generated in the refined Strategic Search Areas (Policy ENV18) by the end of the Plan period.	energy developments (MW) installed inside the refined Strategic Search Areas (Policy ENV18).	would cumulatively meet the 35MW target are not submitted by 2018.	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 2014 to 31st March 2015 were accompanied by a ‘specific’ energy assessment. Policy Target 16 has therefore not been met.

Wider analysis and contextual information relating to each proposal of ‘why’ the Council has not met this target is therefore required to inform any future necessary action. It should be noted however that all of the relevant proposals gave consideration to environmental sustainability matters and/or climate change adaption techniques within a Design and Access Statement (also acknowledged by Policy Target 6).

Of the qualifying major planning applications permitted during the monitoring period 5 related to industrial buildings on the existing industrial estates of Bridgend and Brackla. A view was taken that given the expectation to expedite employment generating proposals and the relatively low value of existing industrial land and buildings (or their extensions) at these particular locations, it would have been unreasonable to request an Energy Assessment on viability grounds and that notwithstanding an assessment’s outcome, it would be likely that the cost of installing zero carbon or low carbon equipment would have been prohibitive. Neither could these developments have connected to a district heat or energy network.

2 major planning applications at Island Farm and at Parc Derwen (for residential development) were for Reserved Matters where the original consents preceded the introduction of Policy ENV17 and therefore considered not to fall under its remit. A further 2 major applications were for renewable solar energy projects – and therefore not relevant for consideration under Policy Target 17.

3 further major planning applications for residential were approved at Heol Tre Dwr, Bridgend, Carey Baptist Chapel, Aberkenfig and at North-East Brackla, it was recognised that there were considerable abnormal costs at Heol Tre Dwr relating to drainage attenuation and acoustic measures, and the Council was satisfied that Taylor Wimpey the developer were constructing energy efficient homes, incorporating low energy lighting, dual flush toilets, high efficiency heating, double glazing and insulation as standard. The company also fully participates in the CRC (Carbon Reduction Commitment) Energy Efficiency Scheme and have an ethical material sourcing policy, assessed against the Green Building Guide. In this respect an additional Energy Assessment may not have ‘added value’ to this particular development, and energy efficiency matters were addressed within a Design and Access Statement.

Similarly a residential proposal at Carey Baptist Church is being developed by a RSL, where energy efficiency standards exceed the industry norm and national requirements. As such an additional Energy Assessment was not considered necessary.

In terms of North-East Brackla this proposal relates to an outline application submitted by the landowner who have recently transferred the land to a national house builder. At the time of submission of the developer’s new full application an appropriate Energy Assessment can be considered afresh.

An extension to a nursing home also representing a major application within Maudlam was also approved within the Monitoring Period. The Design and Access Statement made a commitment to using materials from sustainable sources and that the extensions would comply with Part L2 of Building Regulations. With respect to this proposal, the most substantive issue considered at pre-application stage was negotiation with the applicant to suitably locate the development within the settlement boundary. The matter of complying with Policy ENV17 and the submission of an Energy Assessment would have been more of a secondary issue, given the complex negotiation that necessarily had to be undertaken to achieve a good design and an extension to a much needed social and community facility within the settlement boundary. In addition, as the development was for an extension to an existing building it was also felt that limited scope existed to achieve zero/low carbon energy technologies for the whole building, given that existing technologies were already in place.

A major application was also submitted and approved for the replacement of Sarn Park Motorway Services, incorporating a new service area building, new petrol station and shop. The assessment undertaken by Welcome Break indicates that the amenity building is likely to achieve BREEAM ‘Very Good’ standard, incorporating many ‘green credentials’ including daylight detecting light controls, low energy light fittings, low water content WCs and showers, energy, fuel and water metering monitors, zoned temperature controls, natural ventilation and rainwater collection etc.

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. Future scope may also exist to connect to a district heat network, as Bridgend has been successful in attracting funding and being progressed for 2 pilot projects relating to a heat network in Bridgend and a ‘mine water’ network in the Llynfi Valley.

The aim of Policy Target 17 is to increase the amount of energy produced in the County Borough from Renewable Sources in 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 2014 to 31st March 2014 54.48mw of renewable electricity capacity was permitted. The schemes approved comprised 2 large scale solar farms at Seaview Farm, Porthcawl and at land near Court Colman, Penyfai, which accounted for approximately 90% of this increase in capacity. Other smaller capacity schemes included solar panel installations at Sony, Pencoed Technology Park and at Asda Store Bridgend; a single wind turbine at the former Stormy Down Aerodrome, and a micro-hydro scheme at Evanstown.

The LDP is therefore annually increasing the amount of energy produced from renewable source and is meeting Policy Target 17.

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) F 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

Within zones 31-34 the Council has consented planning applications at Pant Y Wal 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 12 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 and will contribute an additional 36MW of renewable energy capacity.

As such the generating capacity from large-scale wind turbines (within and immediately adjacent to the refined SSA) is 79.5MW. As such the County Borough is making a significant contribution to national renewable energy targets.

Performance – Policy Target 16	
Action	
Policy ENV17 is currently not being implemented as it was intended. In this respect further training of officers to promote the requirement to submit Energy Assessments with planning applications is proposed and to promote this requirement as part of the planning application validation 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.
<p>Analysis of Results</p> <p>The Local Development Plan'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.</p> <p>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.</p>			

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.

During the monitoring period 01 April 2014 to 31 March 2015 only 0.45 hectares of vacant employment land was developed. During the preceding year 2014 1.63 ha of employment land was developed. This falls far short of the annual monitoring target of 6.3 ha.

The current low take-up of employment land is attributed to the fact that because of the considerable loss of industrial and business capacity that took place during the recession, most new employment activity is actively being taken up within existing vacant buildings and/or extensions on allocated employment sites rather than on new sites. Effectively the lost capacity as a result of recession is being regained before new take-up accelerates as the economy improves. In addition, other sectors of the economy including tourism and services, not dependent on being located on traditional employment sites are growing.

The failure to meet Policy Target 19 is not a true reflection of what is happening in the real economy, where between 2012 to 2014 the percentage of the working age population rose from 68.9% to 72.1% and the percentage of 16 – 24 year olds in employment rose from 47.1% to 50.1%.

In terms of Gross Value Added (GVA) per head, this has also risen from £14,489 in 2011 to £15,593 in 2014.

Before the economic recession Bridgend County Borough traditionally had one of the highest rates of development of new employment land in South-East Wales. Notwithstanding the recent low take-up of land the underlying locational advantages of Bridgend and its employment sites, the majority of which are located along the M4 corridor, and the prospect of Bridgend's role in a future Cardiff Capital Region means that subject to wider improvements to the overall economy, a much higher level of employment land take-up would take place in the latter part of the Plan Period.

According to the Welsh Government's Statistics for Wales Service, Bridgend County Borough has seen workplace employment growth of 18%

in the period 2001 to 2013. This is substantially above the Welsh average of 8% and the UK average of 7%. Of the 22 local authority areas in Wales Bridgend had the second largest growth behind only Cardiff which showed employment growth of 25% over the period. Six local authority areas actually experienced a fall in workplace employment over the 12-year period. Taking just the latest figures, from 2012 to 2013, workplace employment increased by 2% in both Wales and the UK but Bridgend far outstripped this with the largest local authority percentage increase of 12%. No other part of Wales achieved double digit employment growth over that period. This workplace employment data was published by Welsh Government.

It is therefore important that the Local Development Plan continues to safeguard its most valuable employment assets for future industrial and business purposes and that these land assets are readily available to respond to investment decisions.

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 2015 Employment Survey demonstrates that 42.79 ha of land is immediately available and a further 15.23 ha is available in the short term. This represents 58.02 ha in total or 52.6% of all vacant land on allocated sites.

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	Action
Contextual indicators and comparisons with other local authorities show that notwithstanding the low 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. 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. A formal review of policy is not considered necessary at this stage.	
Performance – Policy Target 20	Action

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.
--	--	---	---

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 latest annual retailing and commercial centre survey indicates that:-

- Within Bridgend Town Centre of the 382 commercial properties surveyed 55 were vacant – representing a vacancy rate of 14.4%.
- Within Porthcawl Town Centre of the 209 commercial properties surveyed 16 were vacant – representing a vacancy rate of 7.7%.

- Within Maesteg Town Centre of the 158 commercial properties surveyed 17 were vacant – representing a vacancy rate of 10.8%.

The LDP's strategic aim of maintaining and protecting the vitality and viability of town centres is therefore on track for the monitoring period 1st April 2014 to 31st March 2015 with respect to Policy Target 21.

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% of more units are in A1 (Retail) use.

The latest annual retailing and commercial centre survey indicates that:-

- Within Bridgend Town Centre of the 119 units within the Primary Shopping Frontages 78 were in A1 use – representing 65.6%.
- Within Porthcawl Town Centre of the 96 units within the Primary Shopping Frontages 61 were in A1 use – representing 63.5%.
- Within Maesteg Town Centre of the 87 units within the Primary Shopping Frontages 49 were in A1 use – representing 56.3%.

It should be noted that the proportion of Maesteg Town Centre's Primary Shopping Frontages falls below the 60% annual target, but only marginally so.

The survey however has not taken account of the new 14 individual retail units associated with the recently implemented Maesteg Outdoor Market and the inclusion of these units in any future survey is likely to increase the percentage towards the target 60%. Furthermore significant additional retail floorspace (9465 sq ft) within the town centre has been attracted in the form of a change of use of the previously vacant 'Fluid nightclub' to the original discount shop which was approved on 29th January 2015.

The interim target for Policy Target 22 is that a Primary Shopping Frontage SPG should be prepared and in place in 2014, as such the Council has not met its target with respect to this interim indicator. However, although the SPG has not as yet been through a statutory consultation process and adopted by the Council, its preparation is in hand and an officer draft version of the document exists. It is therefore proposed to

present the draft SPG to Development Control Committee, undertake statutory consultation and adopt the document in 2016. Its delay is largely attributed to staff resource issues and the prioritisation of other work. It is therefore anticipated that the Council will meet this target next year.

With respect to the regeneration of key sites within the County Borough's town centres, the interim monitoring targets associated with Policy Target 23 requires that by 2014 planning consents are in place for Porthcawl regeneration area development and that the regeneration scheme associated with Maesteg Outdoor Market is completed. Both these interim targets have been met, with the successful implementation of the Maesteg Outdoor Market where 13 out of the 14 units are occupied by retail traders. It should be noted however that although an outline planning consent is in place for Phase I of the Porthcawl Regeneration Area, this is unlikely to proceed and be implemented in its current form, given the withdrawal of the preferred retail operator and subsequent attempts to attract an alternative developer have not been successful. This is due to fundamental changes to the retail convenience store sector and lack of interest in developing large-scale superstores, which is a situation beyond the Council's control.

In response to this change in circumstance the Council and other landowner is actively pursuing an alternative strategy to deliver Phase I of the scheme, including the potential for a reduced retail element by commissioning a Development Brief and Masterplan for the Harbourside Area, with a view to adopting the document as SPG and disposing of this part of the site in 2016. In this respect Planning Consultants NLP have recently been appointed.

The interim target with respect to Bridgend Town Centre regeneration sites is to ensure that Development Briefs are prepared for those sites highlighted in Bridgend Town Centre Masterplan.

With respect to these sites, Riverside – Land at Rhiw Car Park has been the subject of a successful Vibrant and Viable Places funding bid, and the Council in partnership with Coastal Housing will deliver a commercial and residential scheme together with a replacement car park within the next 3 years. The scheme has also successfully gained a recent planning consent.

Southside – Land at Brackla Centre Cheapside site is in part ownership of South Wales Police who are currently rationalising their estate and acquiring and developing alternative premises to release their existing building on the site. No development brief currently exists for the site, however when SW Police rationalisation process is complete it is the intention of the Council to engage as partners to consider the future of the

site and bring forward a Development Brief.

The scheme for Elder Yard, Bridgend, which was successful in attracting Heritage Lottery Monies is complete and the building's owner is currently seeking an appropriate commercial operator.

Land north of Market Street and the Embassy Cinema Site are both in private ownership. The Embassy Cinema site is currently being utilised for town centre car parking, and the premises making up the Market Street site are currently largely occupied by existing users. With respect to both of these sites the Council is willing to engage with land owners and bring forward Development Briefs to facilitate alternative commercial development.

It maybe unlikely that Development Briefs will be progressed for these sites in the short term by 2016 although this is feasible should they attract market interest and there is a willingness on behalf of the landowners.

Performance – Policy Target 21 & 23	
Action	
Continue monitoring.	
Performance – Policy Targets 22	
Action	
In order to assist in meeting Policy Target 22, the Council will progress SPG relating to Primary Shopping Frontages within town centres. Notwithstanding the successful regeneration of the 'Outdoor Market' In Maesteg and the 'Riverside' Vibrant & Viable Places Scheme' in Bridgend. With respect to Policy Target 23 planning officers will actively pursue a development team approach with officers across the Council and with landowners to further facilitate town centre regeneration and bring forward Development Briefs.	

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>Analysis of Results</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 latest STEAM figures for Bridgend indicates that between 2013 and 2014 visitor numbers for the County Borough rose from 3,546,000 to 3,658,200. This represents year on year increase of 112,200, or more than 3% in visitor numbers between 2013 and 2014.</p> <p>The County Borough's tourism offer is continually being enhanced and schemes contributing to this success include the implementation of the Wales Coastal Path, a new touring caravan/camping site at Glynogwr , Lakeside (REG12(a)), various mountain bike trails and new visitor</p>			

centres at Bryngarw County Park and Parc slip. Within Porthcawl specifically the Harbourside Marina scheme has been implemented and the resort continues to host a number of successful festivals including the Elvis, Rockabilly and New Romantic festivals, attracting large number of visitors.

The Plan is therefore on target with respect to Policy Target 24.

Performance	
Action	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. Maintain a 5 year supply of housing land for development throughout the plan period.	Forecast supply of housing land.	Maintain a 5 year supply of housing land for development throughout the plan period.	Less than a 5 year supply of housing land is recorded.
26. Provide 9,690 new dwellings by 2021 based on the three 5 year tranches set out in Policy SP12.	Annual dwelling completions.	By 2011 provide 2,085 dwellings. By 2016 provide 4,973 dwellings. By 2021 provide 9,690 dwellings.	Less than 4,973 dwellings developed by 2016.
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	Annual affordable housing	By 2011 provide 295 dwellings.	Dwelling completions fall below specified

dwellings by 2021 through the planning system as secured by condition or S106.	completions.	By 2016 provide 703 dwellings. By 2021 provide 1,370 dwellings.	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.
Analysis of Results			
<p>In order to create safe, healthy and inclusive communities Policy SP12 of the LDP aims to provide 9,690 dwellings up to 2021, including 1,370 units of affordable housing, to provide for all the accommodation needs of the County Borough.</p> <p>Five Policy Targets monitor the performance of whether the LDP is meeting its housing needs by measuring the supply of housing land (Policy Target 25), housing completions, for both market and affordable dwellings (Policy Targets 26 and 29), housing numbers permitted on allocated sites (Policy Target 27), housing density (Policy Target 28) and whether there is a need for a permanent or transit Gypsy and Traveller site (Policy Target 30).</p> <p>Policy Target 25 aims to provide a 5 year supply of housing land for development throughout the plan period. The supply of land for housing is</p>			

assessed as part of the annual Joint Housing Land Availability Study (JHLAS) which is a statutory document which local planning authorities are required to produce by Welsh Government in accordance with guidance set out in Planning Policy Wales (PPW) and Technical Advice Note (TAN) 1. Supply is assessed against the housing requirements of an adopted development plan.

The recently published 2015 JHLAS shows that the County Borough has a housing land supply, assessed against the housing requirement of the Bridgend LDP of 5.4 years.

The LDP has therefore achieved its target of maintaining a 5 year supply of housing land during the monitoring period 1st April 2014 to 31 March 2015.

The 2014 JHLAS also demonstrated a 6.0 year supply of housing land, more than the minimum 5 year requirement which was also assessed against the housing requirement of the adopted LDP.

Policy Target 26 aims to provide 9,690 new dwellings by 2021, based on the three, 5 year tranches of delivery set out in Policy SP12 of the LDP.

The 2015 JHLAS indicates that 582 new homes were completed during the monitoring period 1st April 2014 to 31st March 2015 and that 4,041 dwellings have been completed in total, during the LDP period 2006 to 2015.

The relevant interim monitoring target is to provide 4,973 dwellings by 2016. The 2015 JHLAS forecasts 540 new dwelling completions on large sites in 2016 and with the inclusion of an estimated rolling average ‘small-site’ contribution of 57 new dwellings, estimated housing completions for 2016 is 598. This indicates an estimated cumulative total of 4,650 by 2016, which is marginally below the 2016 target of 4,973. However, housing completions are forecast to increase substantially from 2017 onwards reflecting a progressively improving housing market. Next year’s report however would indicate whether or not the assessment trigger will be breached, if less than 932 dwellings were completed.

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 permissions indicate that housing allocations are coming forward at or above estimated capacity. Those allocations that have significantly exceeded estimated capacity include Ewenny Road, Maesteg where 165 units have been permitted (subject to S106) compared to an allocation in COM1(17) of 125 and Pwll y Waun, Porthcawl, where 73 dwellings have been permitted, and are currently being implemented, compared to 40 units allocated by allocation COM1(27).

The LDP is therefore on target with respect to the delivery of residential allocations at or above estimated capacity, as required by Policy Target 27.

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 the adoption of the LDP to the end of the monitoring period 31st March 2015 has been undertaken and 12 planning consents are relevant to this monitoring target, ranging from small-scale proposals for only 1 dwelling up to larger unit size windfall developments of 56 dwellings.

5 of the proposed developments have residential densities greater than 35 dwellings per hectare. These proposals include apartment developments of 40 units at New Road, Porthcawl and at Bridgend Road, Aberkenfig, being developed at densities of 83 and 93 dwellings per hectare respectively.

Some of the smaller-scale developments of 1-5 units however have permission for development at lower densities than 35 dwellings per hectare. However these proposals are justified exceptions permitted by Policy COM4 because of limitations imposed by highway and access issues, topography and site configuration or being located within sensitive locations; one proposal being located within a conservation area and within the setting of a listing building.

On balance, taking account of the total area of 4.11 hectares for these proposals, and the total number, 144 units to be delivered, the ‘average’ density of eligible small and windfall sites is 35.04 dwellings per hectare.

It is considered the LDP is broadly on target with respect to the implementation of Policy COM4 and that Policy Target 28 is being met.

In terms of the delivery of affordable housing, Policy Target 29 requires the delivery of 1,370 units by 2021 with the interim target to provide 703 affordable dwellings by 2016. Analysis of the housing returns data indicates that at 2015, 588 general needs affordable new build dwellings have been completed with 880 affordable units delivered in total (taking account of supported housing schemes and a small element of mortgage rescue). The 2015/16 forecast is for an additional 146 general needs affordable housing units to be delivered next year, which would provide a total of 734 new build general needs affordable units by 2016.

The LDP is therefore on target to deliver its interim target of 703 affordable housing units by 2016 and 1,370 units by 2021.

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. 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 2014 to 31st March 2015, 2 unauthorised incidences occurred within the County Borough which is below the 1 year average of 3. As such the LDP is on target with respect to this indicator and will not 'breach' the assessment trigger of 2 consecutive years of increase in unauthorised encampments within the next 2 years.

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 new 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. An assessment must be submitted to Welsh Government by February 2016 with a

statutory duty placed on local authorities to make provision for site(s) where an assessment identifies an unmet need.

The Council will await the outcome of the forthcoming Gypsy and Traveller Accommodation Assessment to determine whether future sites are required to be identified within the County Borough. In this respect officers of the Development Planning Team are working closely with Housing Officers to ensure that the Council's obligations are met with respect to the Housing (Wales) Act 2014.

Performance	
Action	Continue monitoring.

To Create Safe, Healthy and Inclusive Communities			
Community Uses	Primary Policy: Strategic Policy SP13	LDP Objectives: 1c, 3c, 3d	
Monitoring Aim: The retention of existing community uses and facilities and seek to develop new ones, where needed.			Other Policies: COM7, COM8, COM9, COM10, COM11, COM12, COM13, COM14, COM15
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.
<p>Analysis of Results</p> <p>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 are considered before stand-alone facilities.</p> <p>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.</p> <p>For the monitoring period 1st April 2014 to 31st March 2015 no planning applications were approved contrary to the protective aim of Policies SP13 or COM7.</p> <p>A number of large-scale proposals have been permitted which will enhance the County Borough's access to social and community facilities especially recreation facilities. These include a new Indoor Tennis Centre with 12 external courts at Island Farm, 3 new rugby pitches at Bryncethin Claypits, a number of multi-purpose pitches, car park and improved access at Newbridge Field extension, and a new "community</p>			

focussed school" at Parc Derwen which will replace the existing Coity Primary School by providing a more modern and larger facilities including a community wing to the building, playing fields and a MUGA.

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
 - ✗ represents 'Likely to detract from the achievement of greater sustainability'.
- 6.5 The 2014/15 Sustainability Appraisal (SA) monitoring results show that out of the 15 objectives and their related targets, 13 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 previous section this is considered not to be a true reflection of what is happening in the real

economy, and the current low take up is expected to increase in the coming years in line with expected improvements to the general economy.

- 6.8 With respect to the SA objective of ‘social progress which recognises the needs of everyone’ the LDP has performed very well. However it missed an ‘Accessibility’ target relating to the proportion of A1 retail uses in Primary Shopping Areas. However, this target was only marginally missed for ‘Maesteg Town Centre’, where the proportion of A1 units in the primary shopping frontage was 56.3% (target being 60%). In this respect the Council is proposing to bring forward a Primary Frontage SPG next year which will assist in ensuring that this target is met. Furthermore, the future inclusion of the new outdoor market retail units as part of the annual retail survey is likely to result in the target being achieved.
- 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, as noted as part of the LDP monitoring framework this will be further enhanced by the future programmed implementation of the ‘Built Heritage Strategy’.

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
2	Housing	To provide the opportunity for people to meet their housing needs	IND25: Forecast supply of housing completions
			IND26: Annual housing completion figures
			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	IND8: Progression on Regional Transport Plan developments	•

		of the atmosphere		
9	Climate change	To ensure that new development takes into account the effects of climate change	IND6: Developments which incorporate Climate Change adaptation techniques	•
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 minerals 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.	•

7. CONCLUSIONS AND RECOMMENDATIONS

- 7.1 This is the first AMR to be prepared since the adoption of the Bridgend LDP and is based on the period from 1st April 2014 to 31st March 2015 and is required to be submitted to Welsh Government by the 31st October 2015. 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 Local Development Plan Wales (2005) 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 2014-15 indicates that the LDP Strategy remains sound, effective and is for the most part being delivered. Whilst the impact of the global economic recession has meant that development in some areas is slower than predicted, it remains the Council's view that the LDP will provide a robust foundation to deliver sustainable economic growth and regeneration over the plan period.

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 79.5MW 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 during 2014-15. Whilst these policy changes will undoubtedly need to be incorporated into LDP policies, they are not considered to be of a scale that would require immediate amendment. These national policy changes will be considered further at the statutory LDP Review stage from 2017 with any amendments made to the LDP as necessary.

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.
- 7.10 The following paragraphs provide a brief commentary on the LDP monitoring targets that have not been fully met.
- 7.11 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 this is considered not to be a true reflection of what is happening in the real economy. The current low take up is expected to increase in the coming years in line with expected improvements to the general economy.
- 7.12 In terms of achieving the required proportion of A1 retail uses in Primary Shopping Areas, the County Borough performed adequately, however this target was marginally missed for ‘Maesteg Town Centre’, where the proportion of A1 units in the primary shopping frontage was 56.3% (target being 60%). In order to assist in meeting Policy Target 22 the Council is proposing to deliver a Primary Frontage SPG next year which will assist in ensuring that this target is met. Furthermore, the future inclusion of the new outdoor market retail units as part of the annual retail survey is likely to result in the target being achieved.
- 7.13 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.

- 7.14 Interim Monitoring Target 12 sets out the 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. The Strategy's production is being delayed to coincide with the outcome of the Historic Environment Bill, which is currently being considered by Welsh Government. On this basis, although it is unlikely that the Built Heritage Strategy will be produced before the end of 2015, its future production is anticipated next year, and is programmed for delivery within the Communities Directorate's Business Plan. It is therefore anticipated that progress will be made towards achieving Interim Monitoring Target 12 by next year, and be reported in the 2015/16 AMR accordingly.

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

- 7.15 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. Whilst, 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, the housing and commercial markets are showing positive signs of recovery and the Council does not consider it necessary to amend or review the LDP at this time.
- 7.16 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 2014/15.
- 7.17 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?

- 7.18 The LDP Development Strategy remains fundamentally sound and the Council does not consider that any aspects of the Plan need adjusting or replacing at this time.

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

- 7.19 Information collected through the AMR process indicates that the plan policies are generally being met and that the plan is moving towards its targets. The Council does not consider that any aspects of the plan need adjusting or replacing at this time. A full review of the Plan will be triggered in 2017.
- 7.20 In September 2015 the Welsh Government published a revised LDP Manual. Paragraph 9.4.8 identified 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)?

- 7.21 This is covered in detail in the main body of the AMR report. The Council does not consider that any aspects of the plan need adjusting or replacing at this time. A full review of the Plan will be triggered in 2017.

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

- 7.22 As outlined in the previous chapters of the AMR report, the LDP Strategy remains sound and no change is required to the policies or targets.

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

- 7.23 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 is also set out in Chapter 5 under policy target 23. Please refer to the site pro-forma sections which provide details of the current LDP status and completion timetable <http://www1.bridgend.gov.uk/services/planning/development-plan-library/population-and-housing/residential-land-availability.aspx>. As part of the 2015-16 AMR process, the Council will endeavour to include an update on the PLA3, COM1, COM2, SP9 and REG9 site implementation from the LDP site database. This will highlight what activity has taken place on the site including the preparation of studies or progression of development, in addition to that set out in the 2016 JHLAS.

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

- 7.24 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.

8. RECOMMENDATIONS

- 8.1 In the Council's opinion there is no evidence to suggest there is a need for a full or partial review of the LDP at this time. Whilst the level of growth in some areas is slower than anticipated, evidence collected through the monitoring process clearly suggests that good progress is being made in the delivery of the majority of LDP targets, which must be seen as a positive. However, further investment into the local economy is required and specific consideration will be given to the opportunities to stimulate the delivery of new employment land and mixed-use regeneration sites by taking a pro-active approach with landowners and developers especially where development sites are in the Council's ownership and bring forward new schemes, masterplans and development briefs to facilitate development. The Council believes that the development which has taken place in the County Borough of Bridgend since the adoption of the LDP, together with the projected future investment from the public and private sector will ensure that the LDP is successfully delivered.

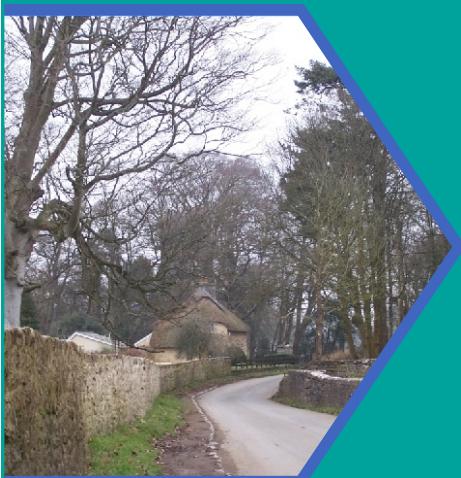
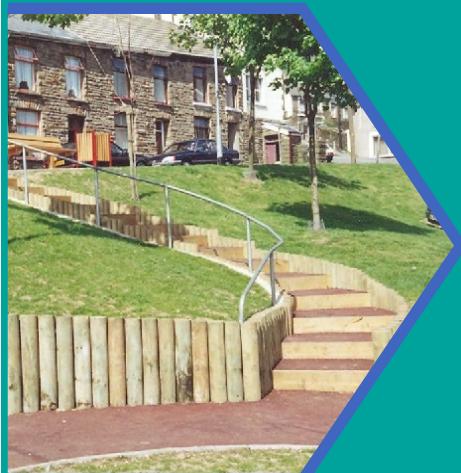
Recommendations

- 8.2 As a result of the findings of the Annual Monitoring Report for 2015 it is recommended that:
1. No full or partial review of the LDP is required at this time; and
 2. The actions set out in the AMR to address underperformance are implemented.



Bridgend Local Development Plan

AMR 2015



October 2015

Development Planning - Communities Directorate
Bridgend County Borough Council