

**Bridgend County Borough Council
Bridgend Local Development Plan Examination**

Schedule of Matters Arising Changes (MAC)

Session 1 – Strategy

MAC Reference	Location in LDP	Details of Change	Reason for Change
MAC1.1 (Action Point 1)	Para 1.1.1	<p>Add the following text to paragraph 1.1.1</p> <p>The Planning and Compulsory Purchase Act 2004 requires Bridgend County Borough Council (the Council) to prepare a Local Development Plan (LDP) setting out its objectives for the development and use of land in Bridgend County Borough over the plan period to 2021, and its policies to implement them. The Plan, which should be read as a whole, will be used by the Council to guide and manage development, providing a basis for consistent and appropriate decision-making.</p>	To add clarity to the plan.
MAC1.2 (Action Point 2)	New Para 1.7.9	<p>Add new paragraph 1.7.9</p> <p>TAN20 requires local planning authorities to have regard to the needs and interests of the welsh language in preparing LDPs. The Council has concluded that given the relatively low levels of welsh language use across the County Borough, it is not considered that major development proposals will materially affect the linguistic balance of the area, to the detriment of welsh language use within its communities. This issue will therefore not be addressed by specific policies in the LDP. However, under the provisions of TAN20, the welsh language will remain a material consideration in the development management decision making process.</p>	To add clarity to the plan in terms of the provisions of TAN20.
MAC1.3 (Action	OBJ 3f	Amend Objective 3f to read:	To add clarity to the plan.

Point 3)		To support realistic and viable town and district centres in the County Borough which are attractive and economically successful.	
MAC1.4 (Action Point 4)	Para 2.3.11	Amend paragraph 2.3.11 to read: The level of development and growth has taken into account how much development would be required to have a significant regenerative effect, the availability of sites for development in that area, existing settlement patterns, having regard to the social and economic function and identity of settlements and to relevant environmental considerations.	To add clarity to the plan.
MAC 1.5	Appendix 3	Amend the amount of vacant land on the following allocations as follows: SP9(1) Brocastle, Waterton Remaining Area (Ha): 46.10 20.00 Medium Availability: 46.10 20.00 Strategic Employment Site Total: 68.54 42.44 REG1(6) Parc Afon Ewenni Remaining Area (Ha): 8.00 2.00 Medium Availability: 8.00 2.00 Bridgend SRGA Total: 40.93 34.93 REG1(21) Land West of Maesteg Road, Tondu Remaining Area (Ha): 2.00 2.70 Medium Availability: 2.00 2.70 Valleys Gateway SRGA Total: 18.20 18.90 REG1(32) Isfryn Industrial Estate	To ensure the plan is up to date in terms of vacant employment land.

		<p>Remaining Area (Ha): 0.900.40 Immediately Availability: 0.900.40</p> <p>Other Sites Total: 15.4914.99</p> <p>County Borough Totals: Remaining Area: 152.50120.6 Immediately Availability: 40.9040.40 Medium Availability 91.3059.9</p> <p>The above changes will have consequential impacts on other areas of the Plan. However the Council will await Inspector's Preliminary Findings on employment and housing land need and supply before confirming the final changes needed in these areas.</p>	
MAC 1.6 (Action Point 5)	Policy REG1	<p>Amend the opening paragraph of Policy REG2 to state:</p> <p>Land is allocated and protected for industrial and business employment development falling within the uses specified at:</p>	To add clarity to the Plan
MAC 1.7 (Action Point 5)	Policy REG2	<p>Amend the opening paragraph of Policy REG2 to state:</p> <p>Proposals which result in the loss of existing or proposed industrial employment (B1, B2 and B8) land or buildings on sites identified in Policy REG1 will not be permitted. Exceptions will need to be justified on one of the following grounds:</p>	To add clarity to the Plan
MAC 1.8 (Action Point 5)	Policy REG3	<p>Amend the opening paragraph of Policy REG3 to state:</p> <p>Proposals which result in the change of use of existing industrial employment (B1, B2 and B8) buildings to uses within Class D2 of the Use Classes Order on Policy REG1 sites will be permitted provided that:</p>	To add clarity to the Plan

**Action Point 6: Agenda Item No. Qn2f(x)
Note from BCBC to Inspector – Consideration of B1 Uses and the
Sequential Test**

The Council wishes to encourage all forms of sustainable economic development in the County Borough and, whilst acknowledging the preference in 10.2.9. of Planning Policy Wales for office of central and local government and commercial offices to be located in town centres, it would not wish to be overly prescriptive on this issue to the detriment of the wider economy, the needs of the market and a preference to develop identified sites in Bridgend Town Centre in particular for new retail development.

Policies SP9 and REG1 of the deposit LDP identifies that all of the sites allocated for employment uses in the plan are suitable for B1 uses. However, it is the Council’s opinion that, for the most part, the development of B1 uses in the majority of these sites will be for the ‘light industry’ category of uses within this class rather than purpose built office developments. Given the nature and environment of many of the REG1 sites, the Council believes the development of B1 offices will be self-limiting to those developments required for the expansion of existing firms who may need to grow their administrative functions, rather than for new speculative office development.

The other self-limiting factor is the market itself. Evidence from the Bridgend Employment Land Review points to an attractiveness to Bridgend town and its environs only for new office development, and certainly no wider than the M4 corridor. This is due to the good connections which these areas give to the business community and is exemplified by recent office developments at Bocam Park and Waterton Industrial Estate. However, commentary contained within the Employment Land Review points to a view that the market itself for this type of development in Bridgend is limited.

Notwithstanding this, the Council has widely expressed its support for its town centres throughout the plan and the Hearing Sessions which have taken place to date. The Bridgend Town Centre Masterplan, whilst primarily focusing on retail development, does identify several sites which could be suitable for office development. Additional, albeit limited, opportunities also exist for offices above new retail development as well as the refurbishment and enhancement of existing buildings for this purpose.

To this end, the Council would propose the LDP reflects a similar position to the adopted Bridgend Unitary Development which was equally flexible on this matter in the context of similar national policy. However the UDP did include a specific policy on office development in town centres.

Therefore, to further align the plans the Council considers that the following Matters Arising Changes would add further clarity to the LDP in this respect.

MAC Reference	Location in LDP	Details of Change
MAC1.12 (Action Point 6)	New Para after 5.1.9	<p>New Paragraph After 5.1.9:</p> <p>The Council acknowledges that B1 office uses are best located within the town centres of the County Borough; however the REG1 sites also</p>

		<p>provide opportunities for office development on sites across the County Borough. These opportunities should be viewed in the context of the need to undertake a sequential test of sites, as required by national policy and Policy SP10 of the LDP.</p>
<p>MAC 1.13 (Action Point 6)</p>	<p>Policy SP10</p>	<p>Amend Policy SP10 as follows:</p> <p>New retail, office, other commercial, leisure and appropriate employment developments will be focused according to the following hierarchy of retailing and commercial centres within Bridgend County Borough;</p> <p>.....</p> <p>New retail, office, other commercial and leisure developments shall be of a scale appropriate to the centre within which they are located, and should contribute to or sustain the vitality and attractiveness of that centre within the local retail hierarchy.</p> <p>New out-of-centre retail and office development should be developed as a result of an identified need and sequential test of sites and should not be of a scale and type which would adversely affect the vitality, viability and attractiveness of the retailing and commercial centres.</p>
<p>MAC 1.14 (Action Point 6)</p>	<p>New Para After 5.2.8</p>	<p>Insert new paragraph after 5.2.8:</p> <p>Office developments also add to the diversity of uses in town centres and they can attract large numbers of the general public into those centres. In addition, they can help to diversify the employment profile in an area and help create jobs. The Government's objective of sustaining and enhancing the vitality, attractiveness and viability of town centres is complemented by advice to encourage the diversification of uses within the town centre as a whole. This is recognition of the fact that as well as ensuring a wide variety and range of shops, the vitality of shopping centres is also dependent on its ability to draw investment from other sectors of the economy. The County Borough's town centres are well served by a choice of public transport, locating employment generating uses within town centres will contribute to the overall objective of sustainability, by maximising the opportunities for employees as well as shoppers, to use means of transport other than the car.</p>
<p>MAC 1.15 (Action Point 6)</p>	<p>Policy REG9</p>	<p>The opening paragraph of Policy REG9 to be amended as follows:</p> <p>The regeneration of retail and commercial centres through the refurbishment or redevelopment of key sites and buildings for retail, office, other commercial, leisure and complementary uses (falling within A1, A2, A3, D1 and D2) will be favoured. The following sites are identified as key sites:</p>

MAC 1.16 (Action Point 7)	Glossary	Add new word and definition to glossary Commercial Development Development used for commercial purposes which includes B1 and A2 office uses, retail floorspace (not necessarily covered by use class A1) and A3 uses (including public houses, restaurants, takeaways etc.)
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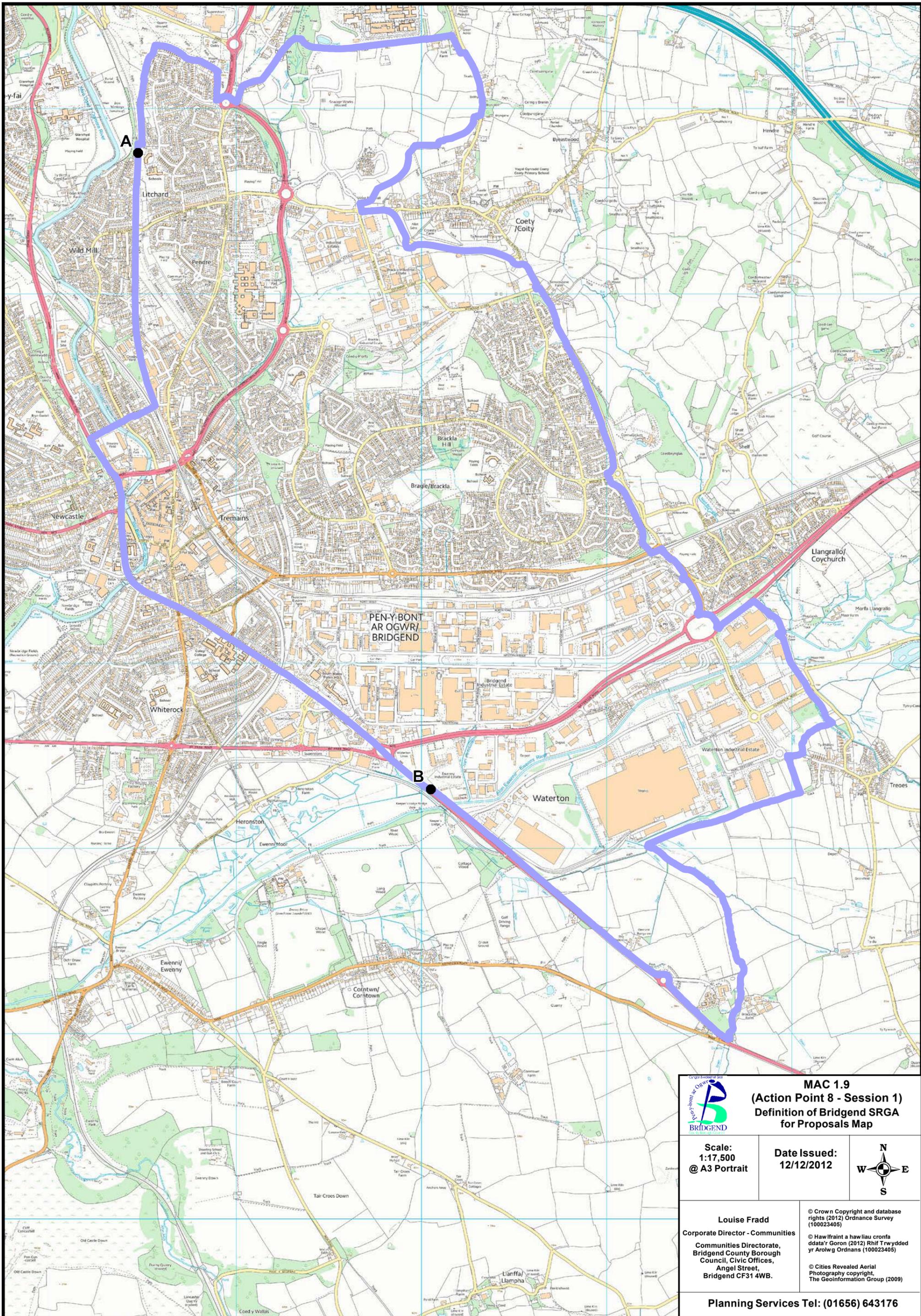
**Action Point 9: Agenda Item No. Qn2j
Table 3.1 and LDP Monitoring**

The Council has been invited to consider how the LDP site database could be used to monitor the information contained in Table 3.1 of the plan.

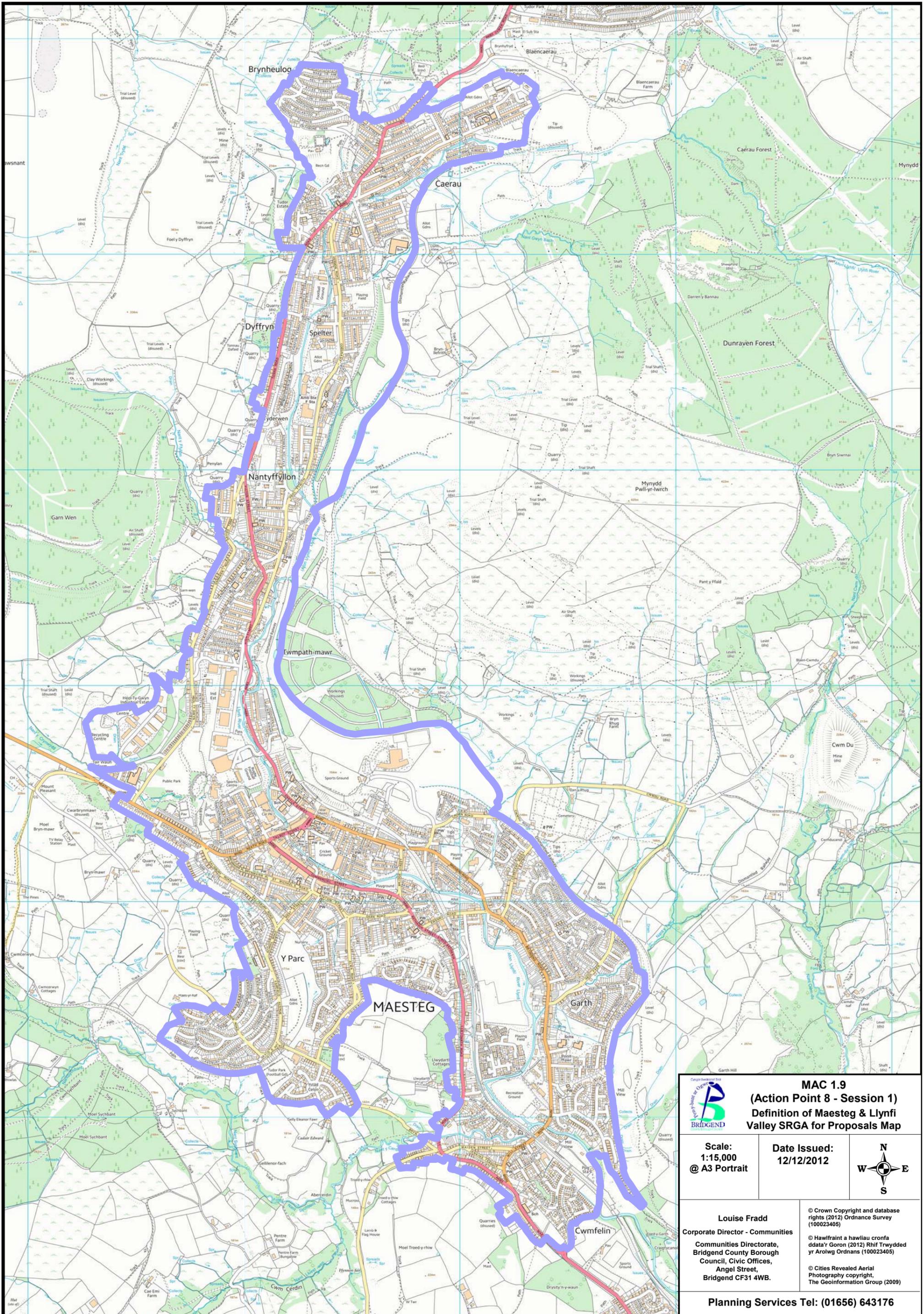
This issue will be considered by the Council and further information will be contained in the Council's Statement to Session 14 of the examination.

<p>MAC 1.9 (Action Point 8)</p>	<p>Proposals Map</p>	<p>Add the boundaries of the SRGAs to the Proposals Map. See Appendix A for Proposed Boundaries</p> <p>The boundaries of the Porthcawl, Valleys Gateway and Maesteg and Llynfi Valley SRGAs are coincidental with the settlement boundaries of those areas in their entirety.</p> <p>For Bridgend it is coincidental with the settlement boundary between points A and B identified on the plan along the town’s eastern edge. The western part of the boundary is newly identified for the purposes of the Proposals Map, but is reflective of the sites identified under policies REG1, COM1 and COM2 in respect of their location within or outside an SRGA.</p>	<p>To show the spatial expression of Policy SP1 on the Proposals Map, to add clarity to the Plan.</p>
<p>MAC1.10 (Action Point 10)</p>	<p>Para 3.1.5</p>	<p>Amend paragraph 3.1.5 as follows:</p> <p>In order to focus development in areas where the maximum social, economic and environmental benefits can be achieved, Policy PLA1 makes a distinction between the settlements of the County Borough.</p> <p>Although the SRGAs will be the main focus of planned development, it is acknowledged that the settlements detailed in Policy PLA1 will also provide opportunities for development within their respective settlement boundaries. The identified settlements will continue to be the location of future planned development, the scale and type of which will reflect their individual role and function. The settlement hierarchy is based on the conclusions of the Bridgend County Borough Settlement Role and Function Study (2009).</p>	<p>To clarify the relationship between policies SP1 and PLA1 and agreed at Hearing Session 2.</p>
<p>MAC1.11 (Action Point 11)</p>	<p>Policy PLA2</p>	<p>Amend the text of Policy PLA2 to read:</p> <p>Development likely to have an unacceptable or detrimental unacceptably detrimental impact on the implementation of a regeneration strategy/programme will not be permitted.</p>	<p>To clarify the intentions of the policy.</p>

Appendix A



 <p>MAC 1.9 (Action Point 8 - Session 1) Definition of Bridgend SRGA for Proposals Map</p>		
<p>Scale: 1:17,500 @ A3 Portrait</p>	<p>Date Issued: 12/12/2012</p>	
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 <p>MAC 1.9 (Action Point 8 - Session 1) Definition of Maesteg & Llynfi Valley SRGA for Proposals Map</p>		
<p>Scale: 1:15,000 @ A3 Portrait</p>	<p>Date Issued: 12/12/2012</p>	
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MAC 1.9
(Action Part 8 - Session 1)
Definition of Porthcawl
SRGA for Proposals Map

Scale:
 1:12,000
 @ A3 Landscape

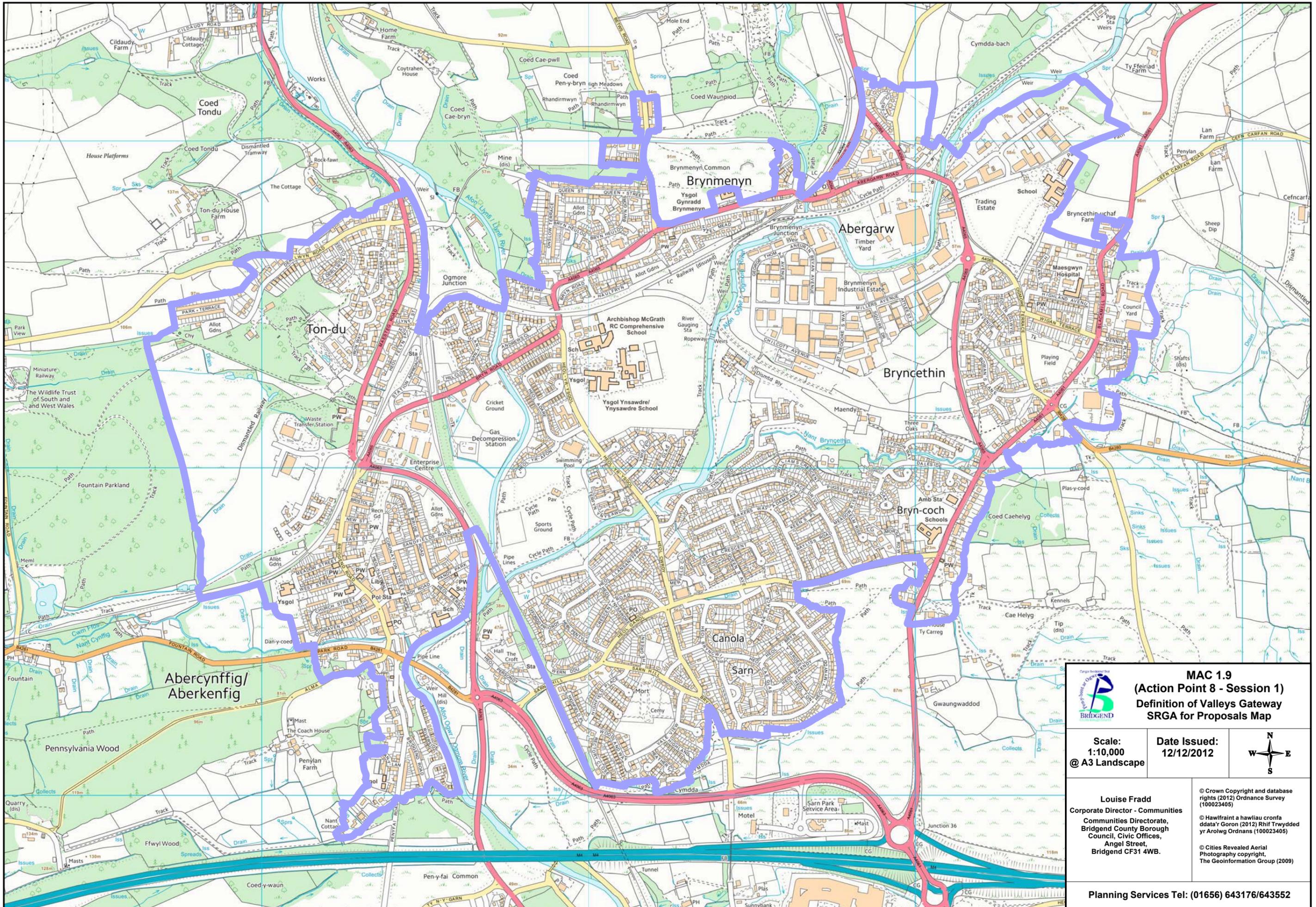
Date Issued:
 12/12/2012



Louise Fradd
 Corporate Director - Communities
 Communities Directorate,
 Bridgend County Borough
 Council, Civic Offices,
 Angel Street,
 Bridgend CF31 4WB.

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MAC 1.9
(Action Point 8 - Session 1)
Definition of Valleys Gateway
SRGA for Proposals Map

Scale:
 1:10,000
 @ A3 Landscape

Date Issued:
 12/12/2012



Louise Fradd
 Corporate Director - Communities
 Communities Directorate,
 Bridgend County Borough
 Council, Civic Offices,
 Angel Street,
 Bridgend CF31 4WB.

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