

Bridgend Local Development Plan Examination

Session 4: Regeneration and Mixed Use Sites

Statement of the Countryside Council for Wales (CCW) Representation Number: 54

2. PLA3(9) and REG1(15) Pwll-y-Waun, Porthcawl & PLA3(10) Land West of Maesteg Rd Tondu. Q 2a. Has the background paper suitably addressed the Representor's concerns?

The background paper has partially addressed CCWs concerns.

Although the text adequately covers the requirements for PLA3(9) and PLA3(10), the list of Planning Requirements does not cover all requirements. For example in the case of Pwll-y- Waun no reference is made to the requirement for a HRA, even though the text under 'Other Issues and Comments' refers to screening for HRA.

Whilst it might be premature to set out what information is required to be submitted with an application until it is known what the scheme is and the issues it is likely to raise, there are certain features and requirements at a site that any application will need to address, and they should be listed under Planning requirements. There should also be consistency between the Planning/Infrastructure Requirements and what is written in the site commentary and other issues/comments.

Finally, no reference is made to REG1(15) within the document. Reference to that allocation should also be included in the document, either separately or as part of PLA3(9).

Q2b. Should the proposed database be referenced in Chapter 9 of the Plan?

The proposed database should preferably be included as an appendix to the plan, possibly merged with the existing appendix 1. Failing that, it should be referenced in Chapter 9 of the Plan.

Q2c. In the Plan should REG1(15) have an asterisk to cross refer to PLA3(9) as a mixed use site?

To provide greater clarity, CCW considers REG1(15) should have an asterisk to cross reference to PLA3(9).