

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

Action Points and Schedule of Matters Arising Changes (MACs) with Inspector Comments (IC) in green

Hearing Session 6 – Island Farm Bridgend

Action Point 6.1: Agenda Item No. Qn1b

Would BCBC please confirm what specific uses were authorised by the recent outline mixed use planning permission whether as defined in the Design and Access Statement, the S106 agreement or elsewhere including whether it allows for B1 uses other than B1(a) offices and how the sports and leisure uses are defined.

The proposed development approved under Planning Application P/08/1114/OUT is to comprise:-

- a 15,000 seat rugby league stadium;
- a 2,000 seat football stadium plus 2 additional football pitches;
- a 5,000 seat rugby union stadium plus 3 ancillary outdoor training pitches;
- an indoor tennis centre plus 10 outdoor courts;
- an indoor 4G training pitch and sports hall offering a range of sports e.g. badminton, squash etc.;
- an indoor swimming pool (25m) within the Sports Centre;
- ancillary offices and uses;
- access road and signalised junction onto the A48 and secondary link onto Technology Drive;
- a 16.7ha (41 acre) SINC area safeguarded for nature conservation;
- cycle paths and footway improvements on the A48;
- internal site footways and cycle paths;
- internal site access roads and parking for 2262 vehicles;
- a Green Bridge over the proposed access road linking the A48 to the development;
- a Park & Ride facility;
- associated hard and soft landscaping;
- diversion of the overhead power lines and towers between the west and east boundaries; and
- a 21,000sq m extension to the Science Park including internal access roads, parking and associated landscaping.

The planning consent does not define or limit the B1 uses other than the proposal must comply with Policy E6(1) of the adopted Bridgend Unitary Development Plan (UDP):-

LAND IS ALLOCATED AND SAFEGUARDED FOR THE ESTABLISHMENT OF HIGH QUALITY 'SPECIAL EMPLOYMENT SITES'. SUCH SITES MUST BE DEVELOPED TO THE HIGHEST DESIGN AND ENVIRONMENTAL STANDARDS AND ARE RESERVED SPECIFICALLY FOR HIGH TECHNOLOGY BUSINESS AND MANUFACTURING, RESEARCH AND DEVELOPMENT AND RELATED OFFICE DEVELOPMENT, AND FOR NO OTHER PURPOSE. IN THIS RESPECT THE FOLLOWING SITES ARE ALLOCATED AT:-

E6(1) BRIDGEND SCIENCE PARK/ISLAND FARM;

IC1 – Noted. Does the E6(1) reference to 'related office development' preclude development for eg B1 financial and professional services notwithstanding the different wording of LDP Policy SP9?

Action Point 6.4: RE: Option 1a(i)

Would BCBC please propose amended wording for LDP paragraph 2.3.91 which explains the presence of a SINC within the SP9(2) allocation and why the net area for employment development is consequently only 11ha.

MAC Reference	Location in LDP	Details of Change	Reason for Change
MAC6.1	Para 2.3.91	<p>Include additional text at the end of paragraph 2.3.91:</p> <p>'Hut 9' of the former Prisoner of War camp is to be retained and is a listed building. Any development would have to take into account known biodiversity interests and the listed building and where necessary incorporate these into design and layout. There would be a requirement for high quality landscaping and architectural design in any development, similar to the adjacent existing Science Park developments. Linked to this will be the protection and enhancement of the Island Farm POW Camp Site of Importance for Nature Conservation (SINC) and existing biodiversity value of the site, ensuring appropriate provision for, and protection of, existing wildlife in the area. Any development would therefore have to take into account the listed building and the known biodiversity interests and where necessary incorporate these into design and layout. The retention and protection of the SINC and listed building reduces the net area for employment to 11 hectares. There would also be a requirement for high quality landscaping and architectural design in any development, similar to the adjacent existing Science Park developments.</p>	Provide clarity
		<p>IC2 – I suggest that the words 'to 11 hectares' are deleted on the basis that the employment area is to be amended to either 6.56ha or to a range of 6.56ha-11ha.</p>	

Action Point 6.6: RE: Option 1a(ii)

Would BCBC please consider whether it wished to pursue any change to the access references to include the possibility of an access to the SP9(2) site from Technology Drive instead of from the A48. This should have regard to whether such a change to the LDP would have any procedural implications in terms of the sustainability appraisal and any necessary public consultation.

MAC Reference	Location in LDP	Details of Change	Reason for Change
MAC6.2	3.3.37	<p>Include additional text in paragraph 3.3.37:</p> <p>Land at Island Farm, Bridgend is identified as a Strategic Employment Site (SP9(2) refers), which is based on a number of requirements, one of them being that it is highly accessible from the M4 corridor. To provide this effective access, and thereby conform to requirements of the highway network, the development of the site will require a new junction to be constructed on the A48 at a location which will affect, and have to include junction facilities for the, Merthyr Mawr Road (North and South of the A48). <i>However depending on the density of the proposed employment development, access maybe possible solely through the existing Science Park (REG1(24)).</i> Therefore, careful consideration must be given to this development to ensure that it introduces mitigation to overcome any adverse effect on the efficiency of the surrounding highway network.</p>	Provide clarity in respect of the access arrangements to Island Farm Strategic Employment Site
		<p>IC3 – The amended wording goes further than the extant planning permission (which provides for 2 access points) and may only be suitable if the overall extent of development is much reduced from that proposed in either the planning permission or the SP9 allocation in the submitted plan. Suggest alternative wording as: <i>‘... full development of the site is likely to require a new junction to be constructed on the A48 ... etc’</i> and <i>‘Development of part of the site may be served by access through the existing Science Park (REG1(24))’</i></p>	

Action Point 6.7: Re: Option 2a(ii) (BCBC and HD Ltd should seek to agree common ground)

BCBC and HD Ltd to comment on whether the employment element should be listed under Policy SP9 or REG1 and, if included under REG1, what business uses should be listed (the parties should seek to agree common ground).

BCBC and HD Ltd have agreed the following:

BCBC maintains its position that the employment element on Island Farm should remain within Strategic Policy SP9 with the policy amended to reflect the 6.56 hectares of employment land proposed to be delivered as part of the approved mixed-use scheme. The area of strategic employment land is comparable in size to SP9(3): Pencoed Technology Park (5 hectares) and SP9(4) Ty Draw Farm, North Cornelly (6 hectares).

Savills, on behalf of HD Ltd, stated that they support the proposed amendment to Strategic Policy SP9(2) to take account of reduced area of employment land. Providing that Option 2a is pursued then HD Ltd is comfortable that the employment element of the proposals at Island Farm is allocated under Strategic Policy SP9. We therefore agree the following as common ground.

MAC Reference	Location in LDP	Details of Change	Reason for Change												
MAC6.3	Strategic Policy SP9	<p>Amend the development area for Island Farm detailed under Strategic Policy SP9:</p> <p>The following strategic sites are allocated for employment purposes:</p> <table data-bbox="584 826 1523 962"> <tr> <td>SP9(1)</td> <td>Brocastle, Waterton, Bridgend;</td> <td>46 Hectares</td> </tr> <tr> <td>SP9(2)</td> <td>Island Farm, Bridgend;</td> <td>11 6.56 Hectares</td> </tr> <tr> <td>SP9(3)</td> <td>Pencoed Technology Park;</td> <td>5 Hectares</td> </tr> <tr> <td>SP9(4)</td> <td>Ty Draw Farm, North Cornelly.</td> <td>6 Hectares</td> </tr> </table> <p>Matters Arising Change 6.3 will have consequential impacts on other areas of the Plan and Background Papers.</p>	SP9(1)	Brocastle, Waterton, Bridgend;	46 Hectares	SP9(2)	Island Farm, Bridgend;	11 6.56 Hectares	SP9(3)	Pencoed Technology Park;	5 Hectares	SP9(4)	Ty Draw Farm, North Cornelly.	6 Hectares	Amended Strategic Policy SP9 to take account of reduced area of strategic employment land.
SP9(1)	Brocastle, Waterton, Bridgend;	46 Hectares													
SP9(2)	Island Farm, Bridgend;	11 6.56 Hectares													
SP9(3)	Pencoed Technology Park;	5 Hectares													
SP9(4)	Ty Draw Farm, North Cornelly.	6 Hectares													
		<p>IC4 – There is apparent consensus that the employment element of the allocation should be reduced from 11ha to 6.56ha but that it should remain a strategic site within Policy SP9. That would leave the balance of the 11ha employment land (and any additional land) available for allocation under a new policy for leisure/recreation use. In that event a new PLA3 mixed use allocation would be appropriate.</p> <p>There would be scope for a mixed use allocation to provide that unused leisure /recreation land within the settlement boundary could revert to employment use (up to 11ha total employment) rather than that it be diverted</p>													

		to another use such as housing or left vacant. The SP9(2) allocation would then be expressed as '6.56-11 Hectares'.	
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Action Point 6.8: Re: Option 2a(iii) (BCBC and HD Ltd should seek to agree common ground)

HD Ltd and BCBC to suggest how an allocation policy and supporting text should be worded in respect of sports and leisure facilities. (the parties should seek to agree common ground).

BCBC and HD Ltd have been unable to agree the wording for an allocation policy and supporting text in respect of the sports and leisure facilities. Savills, on behalf of HD Ltd, have submitted alternative text for the Inspectors consideration.

In respect of the Councils suggested Policy, it is acknowledged that it is prescriptive however this is required to reflect the detailed nature of the consented scheme which was deemed to be of sub-regional / regional importance. A Policy that does not reflect the detailed elements of the planning consent could allow for a variation in the future development that may not be of the same sub regional / regional importance and would not have been granted consent in the first instance.

MAC Reference	Location in LDP	Details of Change	Reason for Change
MAC6.4	Insert after para 6.2.25	<p>Insert the following policy and supporting text after paragraph 6.2.25:</p> <p>Policy COM16</p> <p>Island Farm Recreation and Leisure</p> <p>Land at Island Farm is allocated for mixed use development, comprising of the following recreation and leisure uses:-</p> <ul style="list-style-type: none"> • a 15,000 seat stadium; • a 2,000 seat stadium plus 2 additional football pitches; • a 5,000 seat stadium plus 3 ancillary outdoor training pitches; • an indoor tennis centre plus 10 outdoor courts; • an indoor 4G training pitch and sports hall offering a range of sports; • an indoor swimming pool (25m)within the Sports Centre; • ancillary offices and uses; and • a 16.7ha (41 acre) of SINC area safeguarded for nature conservation. <p>6.2.26 The site forms part of a mixed use scheme for recreation, leisure and strategic B1 employment purposes as defined by Policy PLA3(21)</p>	New Policy and supporting text for the Island Farm mixed-use development

		<p>and reflects the planning status of the site at the time of the adoption of the LDP. A large proportion of the site was previously allocated solely for strategic employment purposes, however the application was granted consent as the scheme was considered to be of strategic value for the County Borough. However, should the recreational and leisure facility (or any elements) not be delivered for any reason, the Council will require the site (or parts of the site) to be retained for future Strategic Employment purposes on the parts of the site located within the settlement boundary*.</p> <p>*Note to Inspector: If it is confirmed that the settlement boundary is to be drawn to reflect the built elements of the recreation and leisure proposals as discussed at the Hearing Session.</p>	
		<p>IC5 – This wording closely reflects the planning permission that has been granted and is preferred to the alternative wording suggested by HD Ltd.</p>	

Action Point 6.9: Re: Option 2a(v) (BCBC and HD Ltd should seek to agree common ground)

HD Ltd and BCBC may suggest wording for the necessary PLA3 supporting text at LDP Appendix 1 (the parties should seek to agree common ground).

BCBC and HD Ltd have been unable to agree the wording for inclusion in LDP Appendix 1. Savills, on behalf of HD Limited, have submitted alternative text for the Inspectors consideration.

MAC Reference	Location in LDP	Details of Change	Reason for Change
MAC6.5	Appendix 1 of LDP	Additional text is proposed to be added to Appendix 1 of the LDP as contained in Appendix A of this document.	Provide clarity and consistency with PLA3 allocations.

		<p>IC6 – Appendix A PLA3 Description The BCBC suggested wording for Appendix 1 is preferred to that of HD Ltd but with the following suggested amendments:</p> <p style="padding-left: 40px;">SP9(2) Employment 6.56-11ha</p> <p style="padding-left: 40px;">COM16 Recreation and Leisure 40.8 - 45.24ha</p>	
		<p>IC7 – Appendix B Site Drawing</p> <p>Although this drawing would not be appropriate for inclusion in the LDP, I suggest that the Council puts forward a MAC which provides that:</p> <ul style="list-style-type: none"> a) The areas shown in green and blue are both included in the new PLA3 mixed use allocation. b) The settlement boundary is amended to include the employment land and other built development, (the tennis centre, the sports hall, the swimming pool, the two main stadia and ancillary offices and car parking) whilst excluding from the settlement the SINC, the POW hut, the nature conservation mitigation land along the western boundary and the football stand and sports pitches along the southern boundary 	

Action Point 6.10: Re: Option 2b (BCBC and HD Ltd should seek to agree common ground)

Would HD Ltd and BCBC please provide a figure for the net site area of the mixed use permission that is available for sports and leisure development after deducting the area for employment and roads and for nature conservation mitigation (the parties should seek to agree common ground).

BCBC and HD Ltd have agreed the following:

The net site area of the mixed use permission that is available for sports and leisure development approximately 27.2 hectares. This excludes the area for employment and roads and for nature conservation mitigation which is approximately 24.6 hectares as shown in Appendix B.

Appendix A

A1.21 PLA3(21) Island Farm, Bridgend

Mixed Use Components	Total Area 51.8 Hectares		Implementation and Funding Source
Policy Reference	Type	Amount	
SP9(2)	Strategic Employment	6.56	Implemented and funded through the private sector (including Section 106)
COM16	Recreation and Leisure	45.24	
PLA8(5)	Access to Island Farm	TBC	

A1.21.1 Island Farm is a prestigious greenfield site, of approximately 52 hectares, located in an accessible location along the A48, adjacent to the Bridgend Science Park, 8km from junctions 35, 36 and 37 of the M4 Motorway. The site is the focus of a sports-led mixed use regeneration and benefits from planning permission for mixed use – recreation / leisure / commercial / offices. In accordance with the planning permission, it is anticipated that the site will deliver sports stadia, an indoor tennis centre, a sports centre, community uses, commercial uses, offices, a park and ride facility and SINC. When developed, a new access to the site will be required off the A48.

A1.21.2 The mixed-use proposal will enable the Island Farm strategic employment allocation to be developed as a subsequent phase and logical extension to the existing highly successful and prestigious Bridgend Science Park. Furthermore, located as it is in south-west Bridgend it serves an area of recent significant residential development at Broadlands, which lacks any significant employment opportunities.

A1.21.3 Part of the site comprises of a former Prisoner of War camp, a listed building, which is to be retained. There would be a requirement for high quality landscaping and architectural design. There is also a need to protect and enhance the existing biodiversity value of the site, ensuring appropriate provision for, and protection of, existing wildlife in the area – and therefore a 16.7ha SINC is to be safeguarded for nature conservation.

Appendix B