

Bridgend LDP Examination

Session 6: Island Farm Strategic Employment Site, Bridgend

Response of the Countryside Council for Wales (CCW)

Representation No: 54

Allocation Status

Q1g If the site were allocated as a PLA3 mixed use site, what would be the content of the mixed use development including the amounts of housing, employment and other uses and how would that be represented in the plan's text?

CCW has serious concerns about the proposed change of this allocation from employment to a mixed use allocation, as we consider the introduction of a residential use as part of a mixed use allocation is likely to be detrimental to the maintenance of the favourable conservation status of the known population of Dormice at the site, a European Protected Species.

Given the high allocation of employment land elsewhere in the Plan area, and that sufficient land is allocated for residential development, if it is considered that Planning Application P/08/1114/OUT and the Section 106 is no longer viable, we recommend that the site is deleted from the Plan.

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3. Sites of Importance for Nature Conservation (SINC)

Q3a. Should the SINC be shown on the Proposals Map?

As stated in our response to Session 5 Q5b, CCW consider that SINC's, including the Island Farm POW SINC, should be included on the Proposals Map.

Q3b. Should the allocation exclude the SINC?

As the Council were minded to grant planning permission, subject to the applicant entering into a Section 106 agreement that included the management and retention of those parts of the SINC within the application site, CCW do not consider there is need to exclude the SINC from the allocation, subject to the Plan including the necessary text to state that any development at the site will need to protect the SINC and any European Protected Species at the site. If this is to be done through the Delivery and Implementation Background Paper 10 (SD44), as advised in our response to Examination Sessions 4 and 5, we advise that as a minimum, reference to the paper is included in Chapter 9 of the Plan, but that preferably, the paper is included as an appendix to the Plan.