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Ask for / *Gofynnwch am* : Mr S A Ingram

Date / *Dyddiad*: 19th October 2012

Mrs Nicola Gandy
Programme Officer
Bridgend Local Development Plan Examination
Innovation Centre
Bridgend Science Park
BRIDGEND
CF31 3NA

Dear Mrs Gandy

Bridgend Local Development Plan Examination
Retailing Sessions

Thank you for forwarding on the letter from Mango Planning, dated 18th October 2012, regarding the retailing issues Examination session relating to the Bridgend LDP.

In responding to Mr Hughes' assertion in the final paragraph of his letter that it would be helpful to understand which sites are considered as preferable, I would refer the Inspector to paragraph 10.3.4 of Planning Policy Wales, which states that:

“Developers should be able to demonstrate that all potential town centre options, and then edge of centre options, have been thoroughly assessed using the sequential approach before out-of-centre sites are considered for key town centre uses. The onus on proof that more central sites have been thoroughly assessed rests with the developer and, in the case of appeal Welsh Ministers will need to be convinced that this assessment has been undertaken” (My emphasis).

Mango Planning (on behalf of Waterstone Estates) undertook a sequential test as part of their original representations to the plan and the Local Planning Authority will respond to this in their submission to the examination.

Yours sincerely,



Susan Jones
Development Planning Manager