

# Bridgend Local Development Plan

2006-2021



# **Bridgend Local Development Plan**

## **Examination**

<http://www.bridgend.gov.uk/ldpexamination>

**Wednesday 16 January 2013 10.00am**

### **Session 14 – Delivery Implementation Monitoring Review**

#### **Inspector’s Agenda with Matters and Issues**

*[Figures in brackets ( ) identify a Representor and their representation number eg 64.16 refers to Representor 64 and their Representation 16].*

#### **1. MONITORING AND REVIEW – MATTERS RAISED BY REPRESENTORS**

#### **2. MONITORING AND REVIEW – FURTHER MATTERS RAISED BY INSPECTOR**

The Council has reviewed the questions posed by the Inspector in respect of the monitoring framework contained in chapter 7 of the deposit LDP. Upon meeting with the Welsh Government to discuss this issue, the Council has prepared a revised framework which it has attached at Appendix A to this document for discussion at the hearing session.

The Council would welcome additional comments from the Welsh Government and CCW during the period of rebuttal with any further specific amendments which could be made to the revised framework in order to make it useful and useable in the Annual Monitoring Reports (AMRs).

#### **3 DELIVERY AND IMPLEMENTATION**

**Note for the Inspector**– Subject to agreement a separate MAC (reference 4.2 of Session 4: Regeneration and Mixed Use Sites) proposes that the matrix in Chapter 9 is included as a new Appendix 5 and that an on-line database will provide supplementary and more detail information. Obviously this will have a bearing on the following additional information

- 5.1 The Welsh Government comments that although Chapter 9 of the plan ‘Delivery and Implementation’ provides a helpful context illustrating the phasing and delivery issues associated with each site, this is not true in all cases. For example, PLA3(3) (page 80) identifies 140 dwellings at Coity Road Sidings to be implemented and funded through the private sector. Whilst this is phased during the later two thirds of the plan period, there is no information regarding possible constraints, relevant infrastructure or costings/funding source. It is not expected that the minutiae should be identified, rather the generality. However, there do appear to be instances where greater clarity will assist demonstrating deliverability of the plan. It may also be appropriate to consider how any relevant policy would influence the phasing of development (64.5).

5.2 CCW comments that a number of sites have been specifically identified in paragraphs 6.22 to 6.25, 6.52 to 6.55, and 6.96 to 6.100 (together with specific measures outlined in paragraph 6.108) of the HRA Screening and Assessment: Bridgend County Borough LDP (June 2011) which should be screened to determine whether a site specific HRA is required at the planning application stage. Therefore, for improved clarity, CCW suggests that an additional column is added to the table in Chapter 9 to clearly identify that there will be a screening requirement for proposed developments at these sites. Please see also the Representor's comments to:

- a) Policy PLA3(9) Pwll y Waun, Porthcawl
- b) Policy REG1(15) Pwll y Waun, Porthcawl
- c) PLA3(10) Land West of Maesteg Road
- d) Policy PLA7(24) Junction 36 of M4 – Park and Share scheme
- e) Policy SP9(2) Island Farm
- f) Policy REG1(8) Waterton Industrial Estate
- g) Policy REG1(18) Brynmenyn Industrial Estate
- h) Policy PLA8(5) Access to Island Farm Strategic Employment Site, A48.

(54.96)

5.3 The Council considers that Section 9 (Delivery and Implementation) of the deposit LDP gives sufficient information to enable the reader to ascertain the general status and likely implementation dates of a site or proposal allocated in the Plan. However, it also recognises that the deliverability of a site is an ongoing, evolving process. Specific site details are constantly changing and new issues may arise post plan-making stage. To this end, it is proposed that an online LDP Site Database is established which is kept up-to-date and formally published once a year as part of the LDP Annual Monitoring Report (AMR).

5.4 The Council has prepared Background Paper 10 'Delivery & Implementation' which includes relevant references under 'Other Issues/Comments' for these sites. This paper is an intended precursor of an online LDP site database to accompany the Annual Monitoring Report. In the context of Policy PLA3(3) the land owners have produced a Planning Brief outlining various constraints to development and this has been submitted in support of the allocation.

**Qn3a. Do the proposed LDP Site Database and this proposal suitably address the Representors' concerns and should the database be referenced in the LDP?**

The Council awaits the response of the Representor on this matter.

However, the Council accepts that the database needs to be referenced in the LDP and has proposed amended text under Appendix B of the Schedule of Matters Arising Changes (MAC) for Session 4 – Regeneration and Mixed Use Sites.

5.5 Chapter 9 provides for the phasing of development in three 5-year periods.

**Qn3b. Does Chapter 9 require updating for any allocations where development has not commenced as forecast in 2006-2011?**

Chapter 9 provides an overview and 'snapshot' of all the land use allocations included in the LDP together with an estimate of the likely phasing of development, likely funding sources and current planning status. However it would be appropriate to update sites where development has not commenced in the 2006 – 2011 phasing period.

- 5.6 A matter first raised at Session 9 was a concern of the Welsh Government that the implications of infrastructure delivery on the housing provision and employment allocations in terms of phasing should be clarified and could be included in Chapter 9/ Appendix 3 (64.6). The Council responded that the delivery of the LDP is not dependent on large significant infrastructure projects, most developments will require local mitigation for example provision of on-site open space or local highways upgrades, these will still be financed with Section 106 agreements.
- 5.7 A related matter raised at Session 2 Housing was that the Porthcawl Waterfront development is a large development that is important to the delivery of housing, retailing and other uses but is not progressing at the speed envisaged in the Plan. The Supplementary Planning Guidance prepared in 2007 (SD55) refers to a significant amount of infrastructure that would be funded there by S106 agreements including sea defences, ground stabilisation and transport infrastructure. The SPG comments that '*In the event of development proceeding in phases, it will be essential for the early phases to bear their fair share of the costs*'. The Background Paper 10 Delivery Implementation refers to a phased approach and includes a long list of infrastructure requirements but does not indicate how their provision is to be ensured at the appropriate time.

**Qn3c. Has further consideration since been given to how the infrastructure on which the allocation depends will be funded and phased and how that will impact on the delivery of the site?**

As outlined in Hearing Session 2, the Council is fully committed to delivering the Porthcawl Waterfront Regeneration Scheme and the Cabinet of Bridgend County Borough Council has acted swiftly in formally approving alternative proposals for delivering phase one of the regeneration proposals. Developed by the Council after Chelverton Deeley Freed and Tesco announced that they were withdrawing from the previous process, the new plans will enable the Council to remarket the site to potential developers by carrying out important highways and infrastructure work. The Council has sought funding to carry out the infrastructure works, instead of requiring the developers to do it as originally intended, which will mean the all the land within the phase one area will become available for development at a much earlier stage than was originally anticipated, which will allow for the sale of a fully serviced site or sites.

This is in addition to the launch of other important elements in the Porthcawl Regeneration Strategy, including the related £3.2m Porthcawl Marina project and a £70,000 restoration and refurbishment of Porthcawl's historic 19th century lighthouse.

Furthermore, at such time as Phase 1 is underway, the Council is also considering the possible release of elements of Phase 2 simultaneously, which are not dependent on the major infrastructure works associated with the Sandy Bay Promenade but nevertheless will contribute (pro-rata) to the required infrastructure works for the whole scheme. As outlined in Hearing Session 9 any potential contributions will be monitored should consents be granted with S106`s prior to the implementation of CIL.

**Qn3d. Are there other major allocations in the Plan with similar issues?**

The Council considers that Chapter 9 and the on-line database provides sufficient information on infrastructure requirements and makes it clear what will be funded by the public or private sector.

**Qn3e. Should Chapter 9 incorporate more information on the delivery of infrastructure where it is the critical to the delivery and phasing of development?**

**Qn3f. In addition, or in the alternative, can such information be included in the proposed Site Database?**

As outlined above, the Council would contend that the Chapter 9 provides an overview and `snapshot` of all the land use allocations included in the LDP together with an estimate of the likely phasing of development, likely funding sources and current planning status.

However, the Council considers that the `live` online site database will contain the up-to-date and detailed information on the site specific delivery and implementation of the land-use allocations contained in the respective Policies in the plan and provides the most appropriate location for information on the delivery of infrastructure where it is the critical to the delivery and phasing of a specific development.

## Appendix A

# Monitoring and Review

## 7. Monitoring and Review

**7.1** To effectively assess the ability of the plan to implement its policies, the plan will be subject to review every 4 years. This provides the opportunity to review the progress in implementing the policies and make modifications where appropriate.

**7.2** The Council is required by the Welsh Government to produce an Annual Monitoring Report (AMR) to be submitted to the Welsh Government by 31st October each year following the adoption of the LDP.

**7.3** The report is fundamental in assessing the progress of the LDP in implementing the policies contained within the plan and will allow the Council the opportunity to assess the policies against the most up-to-date information available. It will also include monitoring of associated plans and documents including the Community Strategy and identify potential areas of change during the review period.

**7.4** The AMR can assist the Council to:-

- Identify where certain policies are not being successful in delivering their intended objective;
- Identify gaps in the evidence base, perhaps through a change in the economy, which need to be addressed and reflected in the LDP;
- Identify areas of success; and
- State the intended actions that the Council will take in rectifying any issues to ensure the successful implementation of the policy or any revision that needs to take place.

**7.5** The Council has constructed a set of targets and indicators which act as a benchmark against which performance can be measured. Targets may relate to the achievement of certain levels of development and may be set annually or at an interim point within the plan period. The target for the whole of the plan is to achieve the implementation of the LDP Strategy.

### Core Indicators

**7.6** LDP Regulation 37 prescribes two core indicators which must be included in the Annual Monitoring Report:

- the housing land supply taken from the current Housing Land Availability Study;
- the number of net additional affordable and general market dwellings built in the LPA's area;

Other suggested output indicators are laid out in the LDP Manual, and are reflected in the framework below.

### Trigger Points

**7.7** The indicators and targets below also give trigger points to indicate if one part of the plan is not achieving the desired outcomes. If these triggers are 'activated' then the AMR will consider the necessary action which is required as a result. There are a number of outcomes which could be actioned by the Council in this event; these will depend on both the level to which the target appears not to have been met and the status of site whose development is key to the achievement of the LDP Strategy. Contextual indicators will also be used in the AMR to

evaluate if it is actually the Plan which is not achieving the targets or if there are external factors (such as the economy or changes in funding sources etc) which are contributing in this respect and therefore outside of the planning system's control.

7.8 The following options are available to the Council in association with each of the indicators and their triggers. The AMR will assess the severity of the situation associated with each indicator and recommend an appropriate response.

<b>Continue Monitoring</b>
Where indicators are suggesting that LDP policies are being implemented effectively and there is no cause for a review.
<b>Officer / Member Training Required</b>
Where indicators associated with planning applications suggest that policies are not being implemented as they were intended and further officer or Member training is required.
<b>Supplementary Planning Guidance (SPG) / Development Briefs Required</b>
Whilst the Council will be preparing SPG and Development Briefs throughout the Plan period, indicators may suggest that further guidance should be provided to developers on how a policy should be properly interpreted. Additionally, should sites not be coming forward as envisaged; the Council will actively engage with developers / landowners to bring forward Development Briefs on key sites to help commence the development process.
<b>Policy Research</b>
Where the indicators suggest that the LDP policies are not being effective as they should; further research and investigation, including the use of contextual indicators and comparisons with other local authorities and national statistics where appropriate may be required.
<b>Policy Review</b>
Where indicators suggest that a LDP policy is failing to implement the strategy of the Plan and a formal review of the policy is required. Further research and investigation, including comparisons with other local authorities and national statistics where appropriate will be required before a decision to formally review the policy is made.
<b>Plan / Strategy Review</b>
Where indicators suggest that the LDP strategy is failing and a formal review of the Plan is required. The decision to review the Plan will not be taken lightly, and this trigger will not apply to the majority of policy areas.

7.9 The monitoring indicators are categorised below by strategic objective and policy theme and are linked to relevant LDP objectives and strategic policies.

## Site Monitoring

7.10 As part of the AMR process, the Council will also include an update on allocation site implementation from the online LDP site database. This will highlight what activity has taken place on the site in any given year including the preparation of studies or the progression of development. If a site is not being progressed as anticipated, this will be interpreted as a trigger and appropriate action (see above) will be taken by the Council if needed.

**To Produce High Quality Sustainable Places  
Strategic Development Distribution**

**Primary Policy:** Strategic Policy SP1

**Other Policies:**

**LDP Objectives:** 1a, 1b, 1c, 1d

**Monitoring Aim:** Development to be distributed according to the Regeneration-Led Sustainable Development Spatial Strategy

<b>Policy Target</b>	<b>Indicator</b>	<b>Annual / Interim Monitoring Target</b>	<b>Assessment Trigger</b>
85% or more of housing development on allocated sites takes place within the SRGAs by 2021.	Percentage of the total housing allocation in the Plan developed in the SRGAs.	By 2016 38% or more of the total proposed housing development on allocated sites takes place within the SRGAs.	By 2016 less than 38% of the total proposed housing development on allocated sites takes place within the SRGAs.
80% or more of employment development on Policy REG1 sites takes place within the SRGAs by 2021.	Percentage of the total annual employment development on Policy REG1 Sites located within the SRGAs.	80% of the annual employment development takes place within the SRGAs.	Less than 80% of the annual employment development takes place within the SRGAs.
To ready the Strategic Employment Sites for delivery.	Strategic Employment Sites status in the annual Employment Land Review study.	By 2016 all the Strategic Employment Sites are classified by the Annual Employment Land Review as immediately or short term available.  By 2016 all Strategic Employment Sites will have a planning consent or approved development brief.	By 2016 all the Strategic Employment Sites are not classified by the Annual Employment Land Review as immediately or short term available.  By 2016 all Strategic Employment Sites do not have a planning consent or an approved development brief
<b>Bodies Responsible</b>	Bridgend County Borough Council	<b>Data Sources</b>	Annual Joint Housing Land Availability Studies Annual Employment Land Survey

## Design and Sustainable Place Making

**Primary Policy:** Strategic Policy SP2

**Other Policies:** PLA4

**LDP Objectives:** 1f, 1g, 2a, 2b, 2c

**Monitoring Aim:** All development to meet Sustainable Place Making Criteria

Policy Target	Indicator	Annual / Interim Monitoring Target	Assessment Trigger
No development for highly vulnerable development will take place within the C1 and C2 floodplain area.	Amount of development (by TAN 15 paragraph 5.1 development category) permitted in C1 and C2 floodplain areas not meeting all TAN 15 tests (paragraph 6.2 i-v)	No applications permitted for highly vulnerable development permitted within the C1 and C2 floodplain area.	1 or more planning applications permitted in C1 and C2 floodplain areas not meeting all TAN 15 tests (paragraph 6.2 i-v)
No development will adversely impact on water quality or quantity.	Number of planning applications approved in any given year, contrary to the advice of Environment Agency Wales / Dwr Cymru Welsh Water on water quality or quantity grounds	No planning applications approved in any given year, contrary to the advice of Environment Agency Wales / Dwr Cymru Welsh Water on water quality or quantity grounds	1 or more planning applications approved in any given year, contrary to the advice of Environment Agency Wales / Dwr Cymru Welsh Water on water quality or quantity grounds
All development proposals will give consideration to Climate Change adaptation techniques within a Design and Access Statement	Number of planning applications which consider Climate Change adaptation techniques with a Design and Access Statement.	All planning applications give consideration to Climate Change adaptation techniques within a Design and Access Statement  <b>2015:</b> Revision of Climate Neutral Development SPG	1 or more major planning application fails to give consideration to Climate Change adaptation techniques within a Design and Access Statement in any given year.  Revision of Climate Neutral Development SPG is not complete by 2015
60% of new residential, development is permitted on previously developed land by the end of the plan period.	Amount of new residential, development (Ha) permitted on previously developed land expressed as a percentage of all residential development permitted.	By 2016 21% or more of new residential development is permitted on previously developed land.	By 2016 less than 21% of new residential development is permitted on previously developed land.
<b>Bodies Responsible</b>	Bridgend County Borough Council Environment Agency Wales Dwr Cymru Welsh Water	<b>Data Sources</b>	Planning Applications Register Environment Agency Wales Data Design and Access Statements Joint Housing Land Availability Studies

## Strategic Transport Planning

**Primary Policy:** Strategic Policy SP3

**Other Policies:** PLA 4

**LDP Objectives:** 1f, 1g, 2a, 2d, 2c

**Monitoring Aim:** All Development required to meet Strategic Transport Planning Principles

Policy Target	Indicator	Annual / Interim Monitoring Target	Assessment Trigger
To increase sustainable forms of transport and reduce overall levels of traffic congestion, the Council will aim to commence the development of the strategic transport improvement schemes detailed in Policy PLA7.	Progression of Regional Transport Plan developments detailed in Policy PLA7, in accordance with the Regional Transport Plan delivery timetable. .	PLA7 proposals being delivered in accordance with the Regional Transport Plan delivery timetable.	Regional Transport Plan developments detailed in Policy PLA7, are not being developed in accordance with the Regional Transport Plan delivery timetable.
<b>Bodies Responsible</b>	Bridgend County Borough Council South East Wales Transport Alliance	<b>Data Sources</b>	Regional Transport Plan Planning Applications Register Walking and Cycling Strategy

**To Protect and Enhance the Environment  
Natural Environment**

**Primary Policy:** Strategic Policy SP4      **Other Policies:** ENV1, ENV2, ENV4, ENV5, ENV6, ENV7, ENV8

**LDP Objectives:** 2a,2b,2c

**Monitoring Aim:** To protect sites and buildings of acknowledged natural, built and historic interest

<b>Policy Target</b>	<b>Indicator</b>	<b>Annual / Interim Monitoring Target</b>	<b>Assessment Trigger</b>
No inappropriate development takes place in the countryside of the County Borough.	Amount of land in the countryside (ha) lost to development which is permitted by way of a departure application to Policy ENV1.	No land in the countryside lost to development which is permitted by way of departure applications to Policy ENV1.	> 0 ha of land in the countryside lost to development which is permitted as a departure application to Policy ENV1 in any year.
Any development in Green Wedges will contribute to the coalescence of settlements.	Amount of land within Green Wedge designations (Policy ENV2) lost to development which contributes towards the coalescence of settlements.	No land lost to development which contributes to the coalescence of settlements within a Green Wedge (Policy ENV2 designations).	> 0 ha of land lost to development within Green Wedges which contributes to the coalescence of settlements.
No development will take place which adversely affects the integrity of statutory designated sites for nature conservation.	Amount of land within statutory designated sites for nature conservation lost to inappropriate development.	No development will take place which adversely affects the integrity of statutory designated sites for nature conservation.  <b>2014:</b> Production of a Green Infrastructure SPG	> 0 ha of land within statutory designated sites for nature conservation lost to inappropriate development in any year.  Green Infrastructure SPG is not in place by 2014.
Air Quality in the County Borough will not deteriorate.	Number of new Air Quality Management Areas (AQMA) designated in the County Borough.	No new AQMAs are designated in the County Borough; the designation of which would indicate falling air quality in a particular area.	1 or more new AQMAs are designated in the County Borough.
<b>Bodies Responsible</b>	Bridgend County Borough Council Countryside Council for Wales	<b>Data Sources</b>	Planning Applications Register Air Quality Management Data

## Built Environment

**Primary Policy:** Strategic Policy SP5

**Other Policies:** ENV8

**LDP Objectives:** 2a

**Monitoring Aim:** To protect sites and buildings of acknowledged natural, built and historic interest

Policy Target	Indicator	Annual / Interim Monitoring Target	Assessment Trigger
Development proposals do not adversely impact upon buildings and areas of built or historical interest.	Occasions when development permitted would have an adverse impact on a Listed Building; Conservation Area; Site / Area of Archaeological Significance; or Historic Landscape, Park and Garden.	No planning consents are issued where there is an outstanding objection from the Council's Conservation and Design team, CADW or Glamorgan Gwent Archaeological Trust (GGAT)  <b>2015:</b> Production of Built Heritage Strategy	1 or more planning consents are issued where there is an outstanding objection from the Council's Conservation and Design team, CADW or Glamorgan Gwent Archaeological Trust (GGAT)  Built Heritage Strategy is not in place by 2015.
<b>Bodies Responsible</b>	Bridgend County Borough Council CADW GGAT	<b>Data Sources</b>	Planning Applications Register

## Minerals

**Primary Policy:** Strategic Policy SP6

**Other Policies:** ENV10, ENV11, ENV12

**LDP Objectives:** 2d

**Monitoring Aim:** Safeguard areas of aggregates and coal resources

Policy Target	Indicator	Annual / Interim Monitoring Target	Assessment Trigger
Maintain a minimum 10 year aggregate landbank throughout the plan period.	Aggregates landbank for Bridgend County Borough in years.	Maintain a minimum 10 year supply of aggregates resource.	Less than a 10 year supply of aggregates resource.
No permanent, sterilising development will be permitted within a mineral buffer zone or a minerals safeguarding area.	Number of planning permissions for permanent, sterilising development permitted within a mineral buffer zone or a minerals safeguarding area.	No permanent, sterilising development will be permitted within a mineral buffer zone or a minerals safeguarding area.	1 permanent, sterilising development permitted within a mineral buffer zone or a minerals safeguarding area.
<b>Bodies Responsible</b>	Bridgend County Borough Council South Wales Regional Aggregates Working Party (SWRAWP)	<b>Data Sources</b>	Planning Applications Register Regional Technical Statement SWRAWP Annual Survey

## Waste

**Primary Policy:** Strategic Policy SP7

**Other Policies:** ENV14, ENV15, ENV16

**LDP Objectives:** 2d

**Monitoring Aim:** Seeks to meet the County Borough`s contribution to regional and local waste facilities.

<b>Policy Target</b>	<b>Indicator</b>	<b>Annual / Interim Monitoring Target</b>	<b>Assessment Trigger</b>
Maintain 7.7 to 11.9 hectares of available land (or consented for that purpose) on sites identified under Policy SP7 for the provision of new waste treatment facilities to meet the regionally identified need to treat up to 228000 tonnes of waste per annum.	The availability of 7.7 to 11.9 hectares of land (or consented for that purpose) on sites identified under Policy SP7 to meet the identified need to treat up to 228000 tonnes of waste per annum.	7.7 to 11.9 hectares of land is available (or consented for that purpose) on sites identified under Policy SP7 for the provision of new waste treatment facilities.	The availability of land on the sites identified under Policy SP7 falls below 7.9 hectares (or has not been developed for that purpose).
<b>Bodies Responsible</b>	Bridgend County Borough Council South West Wales Regional Waste Group	<b>Data Sources</b>	Planning Applications Register South West Wales Regional Waste Group

## Energy Generation, Efficiency and Conservation

**Primary Policy:** Strategic Policy SP8

**Other Policies:** ENV17, ENV18

**LDP Objectives:** 2d,

**Monitoring Aim:** That the County Borough contributes towards the country's renewable energy requirements

Policy Target	Indicator	Annual / Interim Monitoring Target	Assessment Trigger
All major planning applications assess the potential for onsite Renewable / Low Carbon Energy technologies.	Major planning applications which are accompanied by a Renewable / Low Carbon Energy Assessment in accordance with Policy ENV17.	100% of all major planning applications are accompanied by a Renewable / Low Carbon Energy Assessment in accordance with Policy ENV17.  <b>2014:</b> Production of Energy Opportunities Plan SPG	<100% of all major planning applications are accompanied by a Renewable / Low Carbon Energy Assessment in accordance with Policy ENV17 in any year.  Energy Opportunities Plan SPG is not in place by 2014.
To increase the amount (in MW) of energy produced in the County Borough from renewable sources.	Permitted and installed capacity (MW) of renewable electricity and heat projects within the County Borough.	Annual increase in the permitted or installed capacity of renewable electricity and heat projects within the County Borough through the Plan period.  <b>2014:</b> Production of Energy Opportunities Plan SPG	No annual increase in the permitted or installed capacity of renewable electricity and heat projects within the County Borough.  Energy Opportunities Plan SPG is not in place by 2014.
45MW of renewable energy generated in the Strategic Search Areas by the end of the Plan period.	The capacity of renewable energy developments (MW) installed inside the TAN 8 Strategic Search Areas (SSAs)	If planning applications which would cumulatively meet the 45MW target are not submitted by 2018.	If planning applications which would cumulatively meet the 45MW target are not submitted by 2018.
<b>Bodies Responsible</b>	Bridgend County Borough Council	<b>Data Sources</b>	Planning Applications

**To Spread Prosperity and Opportunity through Regeneration  
Employment Land Development**

**Primary Policy:** Strategic Policy SP9

**Other Policies:** REG1

**LDP Objectives:** 1a, 1b, 1d, 3a, 3b, 3c

**Monitoring Aim:** Protect 164 hectares of vacant employment land

<b>Policy Target</b>	<b>Indicator</b>	<b>Annual / Interim Monitoring Target</b>	<b>Assessment Trigger</b>
88.5 Ha of employment land allocated by Policies SP9 and REG1 are developed over the Plan period.	Employment land development on Policies SP9 and REG1 sites in hectares.	6.3 Ha of employment land allocated by Policies SP9 and REG1 are developed per year for employment uses.	< 6.3 Ha of employment land allocated by Policies SP9 and REG1 are developed per year for employment uses.
A readily available supply of land for development for employment purposes.	Proportion (%) of remaining allocated vacant employment land (SP9 and REG1 sites) which is classed as immediately available or available in the short term in the annual employment land survey.	30% or more of remaining vacant land allocated by Policy SP9 and REG1 is classed as immediately available or available in the short term in the annual employment land survey throughout the plan period.	< 30% of remaining vacant land allocated by Policy SP9 and REG1 is classed as immediately available or available in the short term in the annual employment land survey.
<b>Bodies Responsible</b>	Bridgend County Borough Council	<b>Data Sources</b>	Annual Employment Land Survey

## Retailing and Commercial Centres

**Primary Policy:** Strategic Policy SP10

**Other Policies:** REG6, REG7, REG8, REG9, REG11

**LDP Objectives:** 1a, 1b, 1d, 3e, 3f, 3g

**Monitoring Aim:** Directs new retail and leisure development to the town and district centres of the County Borough

Policy Target	Indicator	Annual / Interim Monitoring Target	Assessment Trigger
To ensure vacancy rates within the town centres of the County Borough do not increase so as to adversely impact on the vitality of those centres.	Annual vacancy rates of the town centres of the County Borough.	Vacancy rates in the town centres of Bridgend, Maesteg and Porthcawl remain below 15% throughout the plan period.	Vacancy rates in the town centres of Bridgend, Maesteg and Porthcawl increase to more than 15%.
The integrity of the Primary Shopping Areas are maintained.	Proportion of A1 retail uses in the Primary Shopping Areas designated by REG6.	60% or more of units within the Primary Shopping Area are in an A1 use throughout the plan period.  <b>2014:</b> Preparation of a Primary Shopping Area SPG.	< 60% or more of units within the Primary Shopping Area are in an A1 use throughout the plan period.  Primary Shopping Area SPG is not in place by 2014.
The town centres of the County Borough are regenerated by the development of key sites.	Amount (sq m) of major retail, office and leisure development permitted in town centres.	<b>2014:</b> Planning consents in place for Porthcawl retail development  <b>2016:</b> Development Briefs prepared for sites highlighted in Bridgend Town Centre Masterplan.	Planning consents for Porthcawl Regeneration Area retail development not in place by 2014.  Development Briefs for the sites highlighted in the Bridgend Town Centre Masterplan have not been prepared by 2016.
<b>Bodies Responsible</b>	Bridgend County Borough Council	<b>Data Sources</b>	Annual Retailing and Commercial Centres Report Planning Applications Register

## Tourism

**Primary Policy:** Strategic Policy SP11

**Other Policies:** REG13, REG13

**LDP Objectives:** 1c, 3c, 3d

**Monitoring Aim:** Encourage high quality Sustainable Tourism

<b>Policy Target</b>	<b>Indicator</b>	<b>Annual / Interim Monitoring Target</b>	<b>Assessment Trigger</b>
To increase year on year the number of visitors to the County Borough.	Annual number of visitors to the County Borough.	Year on Year increase of visitors to the County Borough	Decrease in visitors to the County Borough compared to previous year.
<b>Bodies Responsible</b>	Bridgend County Borough Council	<b>Data Sources</b>	STEAM

## To Create Safe, Healthy and Inclusive Communities Housing

**Primary Policy:** Strategic Policy SP12

**Other Policies:** COM1, COM2, COM3, COM5, COM6

**LDP Objectives:** 1c, 3c, 3d

**Monitoring Aim:** Requires 9000 market (including 1310 affordable) dwelling units to be accommodated in the County Borough during the Plan period.

Policy Target	Indicator	Annual / Interim Monitoring Target	Assessment Trigger
Maintain a 5 year supply of housing land for development throughout the plan period.	Forecast supply of housing land.	Maintain a 5 year supply of housing land for development throughout the plan period.	Less than a 5 year supply of housing land is recorded.
Provide 9,000 new dwellings by 2021 based on the three 5 year tranches set out in Policy SP12.	Annual dwelling completions	By 2011 provide 1940 dwellings By 2016 provide 4621 dwellings. By 2021 provide 9000 dwellings	Less than 4621 dwellings developed by 2016
Develop new housing sites over 0.15 hectares at a density of 35 dwelling per hectare or more.	Average density of permitted housing sites over 0.15 hectares.	New housing sites over 0.15 hectares at a density of 35 dwelling per hectare or more.	Housing sites over 0.15 hectares developed at a density of less than 35 dwelling per hectare.
Provide 1310 affordable dwellings by 2021	Annual affordable housing Completions.	By 2011 provide 282 dwellings By 2016 provide 670 dwellings. By 2021 provide 1310 dwellings	Dwelling completions fall below annual average requirement.
Monitor the need for a permanent or transit Gypsy & Traveller site.	The annual number of authorised and unauthorised Gypsy & Traveller encampments in the County Borough.	Approve the Bridgend County Borough protocol for the management of unauthorised gypsy and traveller encampments by 2014.  No increase in the average of 3 unauthorised Gypsy and Traveller Sites recorded by the biannual Gypsy and Traveller Caravan Count and / or the Gypsy and Traveller Protocol.	The Bridgend County Borough protocol for the management of unauthorised gypsy and traveller encampments is not approved by 2014  An increase above 3 unauthorised Gypsy and Traveller Sites recorded by the biannual Gypsy and Traveller Caravan Count and / or the Gypsy

			and Traveller Protocol for 2 consecutive years will require an update of the Gypsy Traveller Needs Assessment Study to be undertaken. If a need is identified there will be a need to identify a site specific allocation.
<b>Bodies Responsible</b>	Bridgend County Borough Council	<b>Data Sources</b>	Planning Applications Register Joint Housing Land Availability Study Caravan Count Bridgend County Borough protocol for the management of unauthorised gypsy and traveller encampments

## Community Uses

**Primary Policy:** Strategic Policy SP13

**Other Policies:** COM7, COM8, COM9, COM10, COM11, COM12, COM13,  
COM14, COM15

**LDP Objectives:** 1c, 3c, 3d

**Monitoring Aim:** The retention of existing community uses and facilities and seek to development new ones, where needed.

<b>Policy Target</b>	<b>Indicator</b>	<b>Annual / Interim Monitoring Target</b>	<b>Assessment Trigger</b>
The retention or enhancement of Community Facilities.	Number of applications approved contrary to Strategic Policy SP13 and the protective aim of policy COM7.	No applications approved contrary to Strategic Policy SP13 and the protective aim of policy COM7.	1 application approved contrary to Strategic Policy SP13 and the protective aim of policy COM7.
<b>Bodies Responsible</b>	Bridgend County Borough Council	<b>Data Sources</b>	Planning Application Register