Bridgend Local Development Plan

2006-2021

Cyngor Bwrdeistref Sirol Pen-y-bont ar Ogwr
BRIDGEND County Borough Council

Deposit LDP

Site Allocation Sustainability Appraisal

June 2011

Bridgend County Borough Council
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www.bridgend.gov.uk

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Development Planning
Regeneration and Development
Communities Directorate
Bridgend County Borough Council
Angel Street, Bridgend
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1. Introduction

1.1 The complete LDP has been sustainably appraised by the Council's sustainability consultants, Baker Associates, and this report is available as a separate document. The conclusion of this report state that:

"The policies show quite a comprehensive coverage of sustainable development issues and should help avoid many adverse impacts of implementing the quantity of development promoted through the LDP."

1.2 In addition to this, the Council has also undertaken a sustainability appraisal of all allocated sites within the LDP. This not only ensures that the sites themselves are sustainable and any potential conflicts, further studies or potential mitigation measures are noted; it also ensures that there is a consistent framework for the assessment of Alternative Sites submitted as part of the consultation process of the deposit Plan.

1.3 The following land use sites have been included as part of this assessment process:

- Regeneration and Mixed Use Development Schemes (PLA3 plus associated policies)
- Transportation Proposals (PLA7)
- Development Led Improvements to the Transportation Network (PLA8)
- Waste Management Sites (SP7)
- Renewable Energy Sites (ENV17)
- Strategic Employment Sites (SP9)
- Employment Sites (REG1)
- Retail and Commercial Development Sites (REG9)
- Bulky Comparison Goods Development Sites (REG11)
- Tourist Facilities and Attractions (REG12)
- Housing Sites (COM1 and COM2)
- Health Facilities (COM8)
- Community Buildings (COM9)
- Educational and Training Facilities (COM10)

1.4 Sites which are committed, fully developed, and protected for that use (such as existing renewable energy developments and completed employment areas / industrial estates / retail areas) are not included in the assessment, nor are allocations which do not require new built development.

1.5 The sustainability appraisal of sites uses the same framework as that of the complete LDP appraisal. Each site is assessed against the 16 sustainability objectives identified (see below). Information about the sites location in relation to facilities is used as well as responses received from statutory bodies and internal Council departments. Some

of these responses were received as part of the Candidate Sites assessment process, which separately scored sites on their ‘sustainable credentials’. The assessment of sites should not be seen to raise a definitive list of issues for consideration at the planning application stage as further information may be available at that time. Potential applicants are advised to contact the relevant Statutory Bodies for information and assistance.

Concern	Objective	Supporting objectives / questions
Social progress which recognises the needs of everyone		
Accessibility	**To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.**	Does the strategy, policy or proposal… • promote sustainable transport infrastructure, and integrated transport approaches? • implement an access hierarchy, putting pedestrians at the top and car users are the bottom? • promote alternative modes of transport where feasible? • ensure all have access to essential facilities and services, by a variety of modes of transport? • reduce reliance on the car for transport? • reduce existing disparities to access to services, decent homes and jobs?
Housing	**To provide the opportunity for people to meet their housing needs**	Does the strategy, policy or proposal… • help meet the housing requirements of the area in ways which help build sustainable communities? • provide affordable housing to meet identified needs? • help provide good quality housing throughout the County Borough?
Health, safety and security	**To improve overall levels of health and safety, including the sense of security, for all in the County Borough**	Does the strategy, policy or proposal… • improve access for all to good quality health services for planned and emergency healthcare, leisure and social facilities? • enhance opportunities for healthy living and empower people to take responsibility for their own health – including improving access to open space? • encourage people to reduce car use, and travel by walking and cycling? • encourage new development to be designed for security and safety principles?
Community	**To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend**	Does the strategy, policy or proposal… • help strengthen community spirit and wellbeing? • challenge anti-social behaviour by creating an environment where it is difficult for such behaviour to flourish? • help to ensure new development and regeneration provides for the communities which it will serve, taking into account considerations such as appropriate design layout and sense of place?
Effective protection of the environment		
Biodiversity	**To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value**	Does the strategy, policy or proposal… • help to conserve the local biodiversity as a result of land management and flood management? • help to conserve areas designated for national and international biodiversity significance? • protect and enhance habitats wherever possible, and help contribute towards biodiversity? • help to ensure new development avoids the further fragmentation of habitats, and the destruction of movement routes for flora and fauna? • help implement the Local Biodiversity Action Plan actions and/or targets?
Landscape	**To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements**	Does the strategy, policy or proposal… • protect and enhance the County Borough's urban, rural and coastal landscapes and to maintain and increase access to open space? • help instil in local communities, a pride in their surroundings? • help to protect areas identified for their historic landscape importance? • bring the natural environment under positive management, including natural habitats, the historic built and natural environment and land environment meeting national quality standards?

Concern	Objective	Supporting objectives / questions
Built Environment	**To maintain and enhance the quality of the built environment, including the cultural/historic heritage**	Does the strategy, policy or proposal… • protect and enhance sites, features and areas of historical, archaeological, architectural and cultural value and their setting, including features of local cultural significance? • encourage and support specific improvement projects? • maintain and enhance the built quality of settlements? • ensure that the County Borough remains a region of diverse and distinctive heritage and landscape? • ensure the most appropriate design advice and guidance is made available in connection with proposals for development to enhance built environment quality?
Prudent use of natural resources		
Air	**To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere**	Does the strategy, policy or proposal… • reduce the need for dependence on the private car through influencing people's travel choices, including making alternative, more sustainable modes of transport like walking and cycling, much easier, more attractive and a viable alternative? • ensure all new development takes into account the need to maintain and improve residential amenity?
Climate change	**To ensure that new development takes into account the effects of climate change**	Does the strategy, policy or proposal… • avoid development from being located in areas at substantive risk from fluvial flooding, including incorporating sustainable drainage systems in new development where appropriate? • take into consideration the risks of storm surges and sea defences being overtopped when planning new development in areas of risk from tidal flooding • Ensure development it constructed with high energy efficiency standards to reduce energy consumption? • ensure development is constructed to be able to adapt to the potential change in weather patterns as a result of climate change, in particular hotter summers?
Water	**To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters**	Does the strategy, policy or proposal… • help ensure new development is constructed so as to ensure that water is used efficiently? • help to improve and maintain coastal bathing waters at Rest Bay and Porthcawl, and transitional waters at Ogmore-by-Sea • protect water bodies from pollution, for example by ensuring there is sufficient suitable waste water treatment infrastructure?
Land / Soil	**To use land efficiently, retaining undeveloped land and bringing damaged land back into use**	Does the strategy, policy or proposal… • promote the conservation and efficient use of land, including building at higher densities and reusing previously developed and derelict land in preference to greenfield sites? • protect soil of higher agricultural grades from development? • ensure that appropriate remediation of contaminated sites is undertaken prior to development?
Minerals and waste	**To maintain the stock of minerals and non renewable primary resources**	Does the strategy, policy or proposal… • ensure mineral resources are used efficiently and with the least environmental damage? • ensure the recycling and reuse of building materials wherever possible, such as for aggregate, in preference to primary mineral resources? • reduce use of primary resources through providing appropriate sites for sustainable waste management, including re-processing, recycling and sorting?
Renewable energy	**To increase the opportunities for energy generation from renewable energy sources**	Does the strategy, policy or proposal… • promote the generation of energy from renewable sources? • ensure that, where appropriate, new developments generate a proportion of their energy from renewable sources on site?

Concern	Objective	Supporting objectives / questions
Maintenance of high and stable levels of economic growth and employment		
Employment	**To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship**	Does the strategy, policy or proposal… • help maintain a motivated, highly skilled and well educated workforce? • improve access to employment for all residents of County Borough, and help reduce disparities? • provide an infrastructure of transport, communications and land development, which attracts and retains local businesses? • ensure Bridgend continues to be a 'working district'', providing diverse job opportunities for local people?
Wealth creation	**To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity**	Does the strategy, policy or proposal… • achieve economic benefits resulting from tourism? • ensure necessary infrastructure to support a sustainable economy? • maintain a coherent and successful range of business support that is widely available and assists the competitiveness of local companies and local supply chains?

2. Assessment Process

2.1 The matrices show an appraisal of the LDP allocations against the full set of sustainability objectives developed for the SA process, as shown above. The assessment for each SA objective is undertaken by the appraisers (in this case the Council) view on how the site contributes to the supporting objectives / questions.

2.2 The appraisal of policies shows a simple symbol summary of the each policy's performance against the sustainability objectives. A further commentary is provided in the matrix with an overall conclusion.

Key to appraisal symbols

Likely to contribute to the achievement of greater sustainability according to the identified objective	●
Likely to detract from the achievement of greater sustainability according to the identified objective	x
Likely effect but too unpredictable to specify, or multiple impacts potentially both positive and negative	?
No identifiable relationship between the topic covered in the policy and the sustainability concern	–

2.3 Notwithstanding the individual sustainability merits of the site itself, it is important not to under-estimate the potential contribution that other policies in the plan will make the sustainability of the site at the planning application stage, notwithstanding their status of an allocated site. To demonstrate this, the first table overleaf lists these relevant policies which will equally apply to all development proposals once the LDP is adopted.

Policy Number	All Allocations		
Policy Name	Various		
Site Area (Ha)	**Various**	**Site Use**	**Various**

Objective	**Assessment**	**Commentary**
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	● / ?	Policy SP3 requires that land-use transportation solutions will be required to deliver a more effective, efficient and accessible transport system. Policy SP14 states these may be secured through legal agreements.
To provide the opportunity for people to meet their housing needs	● / ?	Policy COM5 requires an element of affordable housing on sites of 5 or more dwellings. Policy SP14 states these may be secured through legal agreements.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	● / ?	Policy SP13 requires the retention or enhancement of social and community facilities. Policy SP14 states these may be secured through legal agreements.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	● / ?	Policy SP2 requires development to be of the highest possible design and to respect and enhance local distinctiveness and landscape character.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	● / ?	Policy SP4 and ENV6 require development to conserve, retain or enhance the natural environment. Policy SP14 states these may be secured through legal agreements
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	● / ?	Policy SP2 requires development to of the highest possible design and to respect and enhance local distinctiveness and landscape character.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	● / ?	Policy SP5 requires development to conserve, preserve or enhance the built environment.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	● / ?	Policy ENV7 states that development proposals which would cause new, or exacerbate existing causes of air pollution which affect health or amenity will not be permitted.
To ensure that new development takes into account the effects of climate change	● / ?	Policy PLA4 encourages developments to take account of climate change which includes avoiding areas at risk of flooding.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	● / ?	Policy ENV7 states that development proposals which would cause new, or exacerbate existing causes of water pollution which affect health or amenity will not be permitted.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	● / ?	Policy SP2 requires development to make efficient use of land, whilst policy COM4 requires residential development to normally be built at a density of at least 35 dwellings per hectare.
To maintain the stock of minerals and non renewable primary resources	● / ?	Policy SP6 states that the re-use of commercial and demolition waste and secondary aggregates will be encouraged.
To increase the opportunities for energy generation from renewable energy sources	● / ?	Policy ENV17 requires major development proposals to consider the use of renewable energy / low carbon technologies within the scheme.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	● / ?	Policies SP9 and REG1 allocate land for B1, B2 and B8 employment purposes throughout the County Borough.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	● / ?	Policy SP11 supports the creation of new tourism developments. Policy PLA2 protects the implementation of regeneration strategies.

Policy Number	PLA3(1)		
Policy Name	Parc Derwen, Bridgend		
Site Area (Ha)	**86.82**	**Site Use**	**Mixed - Use**

Development Brief: http://www.bridgend.gov.uk/web/groups/public/documents/report/011611.pdf

Objective	**Assessment**	**Commentary**
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	●	The adopted development brief for the site promotes sustainable transport options including the provision of walking and cycling routes through the site. Bus routes and access are also included in the brief; although the deliverability will depend on private sector operators. The site has good access to the core highway network; located just off the A4061 to Bridgend and the M4, Junction 36.
To provide the opportunity for people to meet their housing needs	●	The site will provide 1,500 homes and 150 affordable houses.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	●	The development brief for the site will deliver a network of open spaces corridors and playing fields. The local centre will provide for community facilities as well as a community-focused primary school. Walking and cycling routes are included within the development brief.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	The proposal will, in effect, create a new community at Parc Derwen. Individual detailed policies in the LDP will assist to design out anti-social behaviour as well as contributing to the sense of place.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	?	The original planning application was accompanied by an ecological report which concluded that there was no biodiversity interest on the site due to the intensive nature of the previous agricultural use. The use of open space corridors within the site could promote migration corridors and future habitats.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	? / ●	The proposed open space and landscape structure within the development contributing to the recreation needs of the new community; help to create character and identity through a number of distinctive spaces and gateway treatments; provide an attractive backcloth and setting to development and help to integrate the development into the surrounding area.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	? / ●	Design and the built environment will be enhanced by the Design Code included in the adopted Development Brief.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	?	The development promotes the use of walking and cycling through the provision of dedicated routes. The variety of land uses and adjacent employment areas will reduce the need to travel by car. However, the site is very easily accessed from the M4 and A4061 which could encourage car use and commuting.
To ensure that new development takes into account the effects of climate change	–	Site is not within a floodplain. All development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	x	The site is a large greenfield site on Grade 3 agricultural land.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	–	No identifiable relationship between the allocation and the sustainability concern.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	–	No identifiable relationship between the allocation and the sustainability concern.
Conclusions	This site is a large greenfield site which provides for a range of uses to help provide a sustainable community with employment opportunities adjacent to the site. This is a committed site which means that scope for further change is limited; however the significance of the site means that it greatly contributes to the LDP housing supply.	

Policy Number	PLA3(2)		
Policy Name	North-East Brackla Regeneration Area, Bridgend		
Site Area (Ha)	**59.10**	**Site Use**	**Mixed - Use**

Development Brief: http://www.bridgend.gov.uk/web/groups/public/documents/report/087097.pdf

Objective	**Assessment**	**Commentary**
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County	●	Bus services run along the A4061 and through Coity Village. Future bus services could run through the Parc Derwen Site to the north. There is an opportunity to divert or provide new services through the site. Pedestrian and cyclist route improvements are also proposed along the Bridgend Northern Distributor Road.
To provide the opportunity for people to meet their housing needs	●	The site will provide 350 homes and 70 affordable houses.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	–	Individual detailed policies in the LDP will assist to design out anti-social behaviour as well as contributing to the sense of place.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	Individual detailed policies in the LDP will assist to design out anti-social behaviour as well as contributing to the sense of place.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	–	The site is largely scrubby and previously developed land. Previous ecology surveys have shown that the site does not contain protected species. Additional surveys will be required at the detailed design stage. Brackla Ridge to the south of the site is a Site of Important Nature Conservation value (SINC). The Masterplan provides and opportunity to provide connecting Green Infrastructure.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	–	The site is within a developed area, and is unlikely to impact on the landscape. The site is within the urban area, however it is highly visible from the approaches from junction 36 of the M4. Landscape considerations as part of the Masterplan will ensure the site is enhanced and assimilated into the landscape.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	?	Detailed design guidance is contained within the Masterplan which has been prepared for the site. Policies within the LDP will also apply. The site lies within an archaeological sensitive area and so consideration of these issues may require further work.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	?	The development promotes the use of walking and cycling through the provision of dedicated routes. The variety of land uses and adjacent residential areas will reduce the need to travel by car. However, the site is very easily accessed from the M4 and A4061 which could encourage car use and in-commuting.
To ensure that new development takes into account the effects of climate change	–	The Masterplan's technical analysis confirms that the site is not liable to flooding. Flood consequences assessment may be required for each phase of development. All development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	●	The majority of the western site is brownfield. The majority of the eastern site is 'greenfield' and has not been developed. Development proposals will require appropriate site investigation to establish ground conditions and potential presence of any contamination.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	● / ?	A Combined Heat and Power plant could be provided on the site. The plant could also offer heat and power to the proposed development and the surrounding area. The CHP would be required to use "clean" material/fuels for energy creation.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	●	The development provides for up to 50,000 sq m of employment uses; providing a range of job opportunities and infrastructure which will attracts and retains businesses.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	–	No identifiable relationship between the allocation and the sustainability concern.
Conclusions	This site is a large brownfield site which provides for a range of uses to help provide a sustainable community with employment, residential and retail uses. This site has a completed Masterplan which will guide development decisions	

Policy Number	PLA3(3)		
Policy Name	Coity Road Sidings		
Site Area (Ha)	**6.47**	**Site Use**	**Mixed - Use**

Objective	**Assessment**	**Commentary**
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	●	The site will promote the provision of a park and ride facility at Wildmill train station. A footway / cycleway will need to be provided through the site to connect to the town centre. Bus services are provided along Coity Road and could be diverted through the site to additionally access the park and ride facility.
To provide the opportunity for people to meet their housing needs	●	The site will provide 140 homes and 28 affordable houses.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	●	The development of this site has the potential to eradicate a current area of anti-social behaviour along Coity Road. Individual detailed policies in the LDP will assist to design out anti-social behaviour as well as contributing to the sense of place.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	Individual detailed policies in the LDP will assist to design out anti-social behaviour as well as contributing to the sense of place.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	–	The site is largely scrubby and previously developed land (formerly railway sidings). Existing trees on / adjacent to the site could be habitats for wildlife. An ecological assessment of the site should be undertaken with particular reference to any protected species that may be colonising the site. This assessment should also contain mitigation measures for the conservation of the wildlife features of the site.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	–	The site is within an existing urban area, and is unlikely to impact on the landscape. Design policies in the plan will ensure the development's assimilation into the surrounding urban setting.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	Design and built environment policies within the LDP will apply.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	?	The development promotes the use of walking and cycling through the provision of dedicated routes; it will also facilitate the travel by rail; however cars will travel through the site to access the park and ride facility.
To ensure that new development takes into account the effects of climate change	–	Site is not within a floodplain. All development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	●	The majority of the site is brownfield; bringing back the site from its redundant use is positive. The site has been subject to a Phase 1 desktop study; however a full contamination report will need to be undertaken.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	● / ?	The site is over 10 units and therefore under the policies in the LDP will need to investigate sources of renewable energy.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	–	Whilst the mixture of uses promotes employment; this relates to the retention of an existing builders merchant on the site; there will therefore be no net employment benefits to the County Borough as a result of this development.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	–	No identifiable relationship between the allocation and the sustainability concern.
Conclusions	This site is a brownfield site within the urban area of Bridgend which brings back into use land formerly used as railway sidings. The delivery of the site will facilitate the provision of a park and ride facility at Wildmill, thereby promoting sustainable forms of transport.	

Policy Number	PLA3(4)		
Policy Name	Parc Afon Ewenni, Bridgend		
Site Area (Ha)	28.49	Site Use	Mixed - Use

Objective	Assessment	Commentary
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	?	The site as it currently stands is served only by road; the A473 severs the site from the rest of the urban area of Bridgend. However, due to the size, scale and nature of the development proposed, there is potential for this situation to be improved by new walking, cycling and public transport facilities being delivered as part of a comprehensive scheme. The mix of uses proposed also gives the development an element of self-sufficiency.
To provide the opportunity for people to meet their housing needs	●	The site will provide 550 homes and 110 affordable houses.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	–	Individual detailed policies in the LDP will assist to design out anti-social behaviour as well as contributing to the sense of place.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	Individual detailed policies in the LDP will assist to design out anti-social behaviour as well as contributing to the sense of place.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation	?	The site is large under-utilised employment area. An ecological assessment of the site should be undertaken with particular reference to any protected species that may be colonising the site. This assessment should also contain mitigation measures for the conservation of the wildlife features of the site.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	–	The site is within the urban area, and is unlikely to impact on the landscape. Design policies in the plan will ensure the development's assimilation into the surrounding urban setting. Due to the sites current dilapidation and prominent position on a gateway to Bridgend, the masterplan presents an opportunity to enhance and promote the image of Bridgend by ensuring high quality design parameters for the site.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	Design and built environment policies within the LDP will apply.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	?	The development could promote the use of walking and cycling through the provision of dedicated routes; however cars will probably be the primary form of access to the site. There is potential to link the site to the proposed Brackla Train Station to the north.
To ensure that new development takes into account the effects of climate change	? / –	Most of the site is not within the floodplain as defined in an FCA. The final schemes design will need to reflect this. Development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	● / ?	The Afon Ewenni river passes the site and there is an opportunity for this area to be improved as part of the final scheme.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	●	The majority of the site is brownfield; redeveloping this underutilised site is therefore positive. A full contamination report will need to be undertaken.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	● / ?	The site is over 10 units and therefore under the policies in the LDP will need to investigate sources of renewable energy.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	●	A significant element of this site will deliver new employment opportunities.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	–	No identifiable relationship between the allocation and the sustainability concern.
Conclusions	This site is a large brownfield site which provides for a range of uses to help provide a sustainable community with employment, residential and retail uses. However the sites relative peripheral location means that attention to its connectivity with the rest of the urban area will need to be examined in detail.	

Policy Number	PLA3(5)		
Policy Name	The former Maesteg Washery Site, Maesteg;		
Site Area (Ha)	**85**	**Site Use**	**Mixed - Use**

Objective	**Assessment**	**Commentary**
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	●	A footway / cycleway will need to be provided through the site to fulfil LDP policies. Parts of the site are within walking distance from Maesteg town centre as well as the bus and train stations located there. The train service frequency is due to be increased by other policies of the LDP.
To provide the opportunity for people to meet their housing needs	●	The site will provide up to 125 homes and 19 affordable houses.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	●	The site is within walking distance of the town centre with access to the existing community, leisure and social facilities there. The site has also provided a new secondary school for the area. Recreational facilities are also proposed.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	Individual detailed policies in the LDP will assist to design out anti-social behaviour as well as contributing to the sense of place.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	–	An ecological assessment of the site may need to be undertaken with particular reference to any protected species that may be colonising the site. This assessment should also contain mitigation measures for the conservation of the wildlife features of the site.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	?	The site is on the edge of the urban area, therefore careful design consideration should be given to the transitional areas between town and countryside. Design policies in the plan will ensure the development's assimilation into the surrounding urban / countryside setting.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	Design and built environment policies within the LDP will apply.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	●	The development will promote the use of walking and cycling through the provision of a dedicated route on the County Borough network. The close proximity to the public transport interchanges at Maesteg will also reduce reliance on the car.
To ensure that new development takes into account the effects of climate change	–	Site is not within a floodplain. All development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	●	This area is a reclamation scheme which was formerly the Maesteg Washery site.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	● / ?	The site is over 10 units and therefore under the policies in the LDP will need to investigate sources of renewable energy.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	–	The site is for residential / community uses in nature and therefore does not contribute towards this criteria.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	–	No identifiable relationship between the allocation and the sustainability concern.
Conclusions	This site is a large brownfield site which provides for a range of uses including residential and community uses which are close to Maesteg town centre and associated public transport interchanges.	

Policy Number	PLA3(6)		
Policy Name	The Coegnant Reclamation Site, Caerau / Nantyffyllon;		
Site Area (Ha)	16	Site Use	Mixed - Use including: ,

Objective	Assessment	Commentary
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	●	The site, whilst not facilitating any new transportation infrastructure will be a mix of housing, employment and recreational facilities which will additionally link to the new Caearu Primary school to the north and the Maesteg Washery site to the south. The site has the potential to link to the County Borough's walking and cycling network.
To provide the opportunity for people to meet their housing needs	●	The site will provide up to 100 homes and 15 affordable houses.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	●	The site is within walking distance of the Caerau District Centre with access to the existing community, leisure and social facilities there. Areas of recreational space are also planned.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	Individual detailed policies in the LDP will assist to design out anti-social behaviour as well as contributing to the sense of place.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	–	A phase 1 habitat survey has been undertaken in connection with the Coegnant Colliery Site Feasibility Study. Details of the findings are presented in a separate report.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	?	The site is on the edge of the urban area, therefore careful design consideration should be given to the transitional areas between town and countryside. Design policies in the plan will ensure the development's assimilation into the surrounding urban / countryside setting.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	Design and built environment policies within the LDP will apply.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	–	The mixed use development site could be self sufficient given the housing, recreation and employment opportunities to be delivered. However, beyond this access to services may need to be undertaken by the car.
To ensure that new development takes into account the effects of climate change	–	Site is not within a floodplain. All development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	●	This area is a reclamation scheme which was formerly the Coegnant colliery site. Potential contamination issues will need to be resolved before development commences.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	● / ?	The site is over 10 units and therefore under the policies in the LDP will need to investigate sources of renewable energy.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	●	The site is retained in part for employment uses which will provide much-needed job opportunities close to one of the most disadvantaged areas of the County Borough.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	● / –	This site has the potential to act as a catalyst for community based regeneration.
Conclusions	This area is a large brownfield site which provides for a range of uses to help provide a sustainable community with employment, residential, recreational and new educational uses with close proximity to other existing educational facilities The site has the potential to be well integrated with the existing communities of Caerau and Nantyffyllon.	

Policy Number	PLA3(7)		
Policy Name	Ewenny Road, Maesteg		
Site Area (Ha)	**7.70**	**Site Use**	**Mixed - Use**

Objective	**Assessment**	**Commentary**
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	●	The site, whilst not facilitating any significant new transportation infrastructure will be a mix of housing, employment and retailing facilities with potential for improved links to the existing adjacent railway station at Ewenny Road. The site has the potential to link to the County Borough's walking and cycling network.
To provide the opportunity for people to meet their housing needs	●	The site will provide up to 135 homes and 21 affordable houses.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	●	A new local service centre is proposed as part of the development scheme with a mixture of community and retail uses. The riverside location also affords the opportunity to provide areas of open space within the development.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	Individual detailed policies in the LDP will assist to design out anti-social behaviour as well as contributing to the sense of place.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	–	The site is within the urban area, and is unlikely to impact on the landscape. Design policies in the plan will ensure the development's assimilation into the surrounding urban setting.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	Design and built environment policies within the LDP will apply.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	●	The mixed use development site could be self sufficient given the housing, employment and retail opportunities to be delivered. Beyond this, access an improved service on the Maesteg railway line will encourage commuting and travel by train as opposed to the car.
To ensure that new development takes into account the effects of climate change	? / –	Most of the site is not within the floodplain as defined in an FCA. The final schemes design will need to reflect this. Development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	●	This major brownfield site is a former major employment site; redeveloping this presently derelict site is therefore positive. A full contamination report will need to be undertaken.
To maintain the stock of minerals and non renewable primary resources	● / ?	The former employment buildings provide a potential to re-use material for aggregates.
To increase the opportunities for energy generation from renewable energy sources	● / ?	The site is over 10 units and 1,000 sq of commercial / employment floorspace and therefore under the policies in the LDP will need to investigate sources of renewable energy.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	●	The site is retained in part for employment uses which will provide much-needed job opportunities in this area on a former significant employment site within the County Borough.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	●	This site has been identified as a priority site within the Western Valleys Strategic Regeneration area and could therefore act as a catalyst to the economic regeneration of the surrounding area.
Conclusions	This area is a large brownfield site which provides for a range of uses to help provide a sustainable community with employment, residential and retail uses with close proximity to other community facilities. Good public transport links mean that this site will have a reduced reliance on the car for people accessing the facilities or residents of the residential area.	

Policy Number	PLA3(8)		
Policy Name	Porthcawl Waterfront Regeneration, Porthcawl;		
Site Area (Ha)	41	Site Use	Mixed - Use

Objective	Assessment	Commentary
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.		A full Strategic Environmental Assessment has been undertaken on the Porthcawl Waterfront Regeneration scheme and can be found here: http://www.bridgend.gov.uk/Consultation/porthcawl/Porthcawl%20SEA%20Main%20Report.pdf
To provide the opportunity for people to meet their housing needs		
To improve overall levels of health and safety, including the sense of security, for all in the County Borough		
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend		
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value		
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements		
To maintain and enhance the quality of the built environment, including the cultural/historic heritage		
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere		
To ensure that new development takes into account the effects of climate change		
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters		
To use land efficiently, retaining undeveloped land and bringing damaged land back into use		
To maintain the stock of minerals and non renewable primary resources		
To increase the opportunities for energy generation from renewable energy sources		
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship		
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity		
Conclusions	The Porthcawl SPG has been the subject of a Sustainability Appraisal incorporating Strategic Environmental Assessment and positive significant effects, particularly social and economic regeneration effects to the Porthcawl area, have been identified. The findings of the assessment concluded that the sustainability performance could be further improved by taking account of the recommendations contained in this report.	

Policy Number	PLA3(9)		
Policy Name	Pwll-Y-Waun, Porthcawl;		
Site Area (Ha)	**4.5**	**Site Use**	**Mixed - Use**

Objective	**Assessment**	**Commentary**
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	**?**	The site does not promote new or improved transportation infrastructure and will therefore rely on the car for access. There are bus stops within walking distance of the site which could potentially increase public transport provision to the site.
To provide the opportunity for people to meet their housing needs	**●**	The site will provide up to 40 homes and 12 affordable houses.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	**–**	The site is within walking distance of existing leisure and social / community facilities including local shops and a primary school. The development will also give improved access to and enjoyment of Pwll Y Waun pond.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	**–**	Individual detailed policies in the LDP will assist to design out anti-social behaviour as well as contributing to the sense of place.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	**●**	Development will be expected to respect the nature conservation interests and recreational value of the pond and improve and enhance biodiversity resources of the site.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	**–**	The site is within the urban area, and is unlikely to impact on the landscape. Design policies in the plan will ensure the development's assimilation into the surrounding urban setting.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	**–**	Design and built environment policies within the LDP will apply.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	**?**	The intensification of the uses on this site, particularly in the absence of improved public transport facilities could impact on local levels of air pollution, although unlikely to a detrimental level. A Travel Plan should be submitted with details how the reliance on car use could be reduced.
To ensure that new development takes into account the effects of climate change	**? / –**	The site does lie within the floodplain. However a development plateau is available to the east of the site and should be informed by a more detailed FCA. Development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	**● / ?**	The Pwll y Waun pond is to be improved as part of the final scheme.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	**–**	No identifiable relationship between the allocation and the sustainability concern.
To maintain the stock of minerals and non renewable primary resources	**–**	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	**● / ?**	The site is over 10 units and therefore under the policies in the LDP will need to investigate sources of renewable energy.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	**●**	The site is retained in part for employment uses which will provide job opportunities in this area which currently does not have any other vacant employment land.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	**–**	No identifiable relationship between the allocation and the sustainability concern.
Conclusions	The site provides much needed vacant employment land for Porthcawl, whilst promoting an improved area of public open space around Pwll-Y-Waun pond. Whilst this site is within the urban area its transport links will need to be improved and the issues surrounding flooding resolved.	

Policy Number	PLA3(10)		
Policy Name	Land West of Maesteg Road, Tondu;		
Site Area (Ha)	**40**	**Site Use**	**Mixed - Use**

Objective	**Assessment**	**Commentary**
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	●	The site does not promote new or improved public transportation infrastructure; however improvements to the A4063 will be required to facilitate the remaining development. However access off the A4063 will facilitate the diversion / provision of bus services; and the site is within a reasonable walking distance of Tondu train station.
To provide the opportunity for people to meet their housing needs	●	The site will provide up to 436 homes and 41 affordable houses.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	●	The site contains part of the extended Aberkenfig District Centre which can provide commercial and community services. The site is additionally within walking distance of the proposed medical centre at Aberkenfig. New public open space will be provided as part of the development.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	Individual detailed policies in the LDP will assist to design out anti-social behaviour as well as contributing to the sense of place.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	?	The site is next to a known area of known nature conservation interest, therefore development proposals should protect and where possible enhance this.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	?	The site is on the edge of the urban area, therefore careful design consideration should be given to the transitional areas between town and countryside. Design policies in the plan will ensure the development's assimilation into the surrounding urban / countryside setting.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	?	Parts of the site are within a Conservation Area; careful consideration of design issues in this area; or developments that could affect the setting of the area will need to be undertaken, in consultation with relevant agencies / departments, before development is permitted.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	●	The mixed use development site could be self sufficient given the housing, employment and retail opportunities to be delivered. Access to an improved service on the Maesteg railway line and potential bus provision will encourage commuting and travel by public transport.
To ensure that new development takes into account the effects of climate change	–	Site is not within a floodplain. All development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	●	The majority of the site is brownfield; redeveloping this underutilised site is therefore positive. A full contamination report will need to be undertaken.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	● / ?	The site is over 10 units and therefore under the policies in the LDP will need to investigate sources of renewable energy.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	●	The site is retained in part for employment uses which will provide job opportunities in this area of Strategic Growth.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	–	No identifiable relationship between the allocation and the sustainability concern.
Conclusions	This area is a large brownfield site which provides for a range of uses to help provide a sustainable community with employment, residential and retail uses with close proximity to other community facilities. Good public transport links mean that this site will have a reduced reliance on the car.	

Policy Number	PLA3(11)		
Policy Name	Former Christie Tyler Site, Brynmenyn		
Site Area (Ha)	5.58	Site Use	Mixed - Use

Objective	Assessment	Commentary
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	?	The site does not promote new or improved transportation infrastructure and will therefore rely heavily on the car for access. There are bus stops within walking distance of the site which could potentially increase public transport provision to the site; there is also potential to link in to the walking and cycling network of the County Borough which directly links the site to the new secondary school site in Tondu and provides links to Brynmenyn Primary School.
To provide the opportunity for people to meet their housing needs	●	The site will provide up to 75 homes and 15 affordable houses.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	?	The proposal is not located close to existing health, leisure or social facilities. However potential links to the walking and cycling network could encourage people to use the car less. Outdoor recreation space is accessible.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	Individual detailed policies in the LDP will assist to design out anti-social behaviour as well as contributing to the sense of place.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	?	Ecological reports already undertaken have identified the possibility of several species of nature conservation interest on the site.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	–	The site is within the urban area, and is unlikely to impact on the landscape. Design policies in the plan will ensure the development's assimilation into the surrounding urban setting.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	Design and built environment policies within the LDP will apply.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	?	The intensification of the uses on this site, particularly in the absence of improved public transport facilities could impact on local levels of air pollution, although unlikely to a detrimental level. A Travel Plan should be submitted with details how the reliance on car use could be reduced.
To ensure that new development takes into account the effects of climate change	? / –	The areas subject to development are not within the floodplain as defined in an FCA. The final schemes design will need to reflect this. Development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	●	The majority of the site is brownfield; redeveloping this underutilised site is therefore positive. A full contamination report will need to be undertaken.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	●	The site is retained in part for employment uses which will provide job opportunities in this area of Strategic Growth.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	–	No identifiable relationship between the allocation and the sustainability concern.
Conclusions	This site provides for residential and employment development in an area of designated strategic growth. Whilst this site is within the urban area its public transport links will need to be improved to ensure there is not an over-reliance on the car.	

Policy Number	PLA3(12)		
Policy Name	Ogmore Comprehensive School, Bryncethin		
Site Area (Ha)	**7.11**	**Site Use**	**Mixed - Use**

Objective	**Assessment**	**Commentary**
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	**?**	The site does not promote new or improved transportation infrastructure and will therefore rely heavily on the car for access. There are bus stops within walking distance of the site which could potentially increase public transport provision to the site; there is also potential to link in to the walking and cycling network of the County Borough.
To provide the opportunity for people to meet their housing needs	**●**	The site will provide up to 130 homes and 26 affordable houses.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	**?**	The proposal is not located close to existing health, leisure or social facilities; a new retail facility is proposed within the site. However potential links to the walking and cycling network could encourage people to use the car less. Outdoor recreational space is accessible.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	**–**	Individual detailed policies in the LDP will assist to design out anti-social behaviour as well as contributing to the sense of place.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	**?**	The nature conservation interest of the site is not known, therefore development proposals should seek to establish this and to protect and enhance wherever possible. Site has not been identified in the LBAP as having significant nature conservation value.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	**–**	The site is within the urban area, and is unlikely to impact on the landscape. Design policies in the plan will ensure the development's assimilation into the surrounding urban setting.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	**–**	Design and built environment policies within the LDP will apply.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	**?**	The intensification of the uses on this site, particularly in the absence of improved public transport facilities could impact on local levels of air pollution, although unlikely to a detrimental level. A Travel Plan should be submitted with details how the reliance on car use could be reduced.
To ensure that new development takes into account the effects of climate change	**–**	Site is not within a floodplain. All development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	**–**	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	**?**	The school site is being rationalised and the residential element is to be developed on surplus land within the site; it is therefore not strictly brown field, but will optimise the development potential of the site.
To maintain the stock of minerals and non renewable primary resources	**–**	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	**● / ?**	The site is over 10 units and therefore under the policies in the LDP will need to investigate sources of renewable energy.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	**–**	The site is for residential / community uses in nature and therefore does not contribute towards this criteria.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	**–**	No identifiable relationship between the allocation and the sustainability concern.
Conclusions	This site provides for residential and educational development in an area of designated strategic growth. Whilst this site is within the urban area its public transport links will need to be improved to ensure there is not an over-reliance on the car.	

Policy Number	PLA3(13)		
Policy Name	Gateway to the Valleys, Tondu		
Site Area (Ha)	**18.65**	**Site Use**	**Mixed - Use**

Objective	**Assessment**	**Commentary**
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	**?**	The site does not promote new or improved transportation infrastructure. However, there are bus stops within walking distance of the site and it is also accessible to Tondy train station, which could potentially increase public transport provision to the site; there is also potential to link in to the walking and cycling network of the County Borough.
To provide the opportunity for people to meet their housing needs	**●**	The site will provide up to 100 homes and 20 affordable houses.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	**●**	The new secondary will provide a range of services and facilities to the local community with scope to become a multi-agency hub and a focus for sporting excellence, benefiting from its location immediately adjacent to the recently refurbished existing Ynysawdre Swimming Pool and Pandy Park Playing Fields.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	**–**	Individual detailed policies in the LDP will assist to design out anti-social behaviour as well as contributing to the sense of place.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	**?**	The nature conservation interest of the site is not known, therefore development proposals should seek to establish this and to protect and enhance wherever possible. Site has not been identified in the LBAP as having significant nature conservation value.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	**–**	The site is within the urban area, and is unlikely to impact on the landscape. Design policies in the plan will ensure the development's assimilation into the surrounding urban setting.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	**–**	Design and built environment policies within the LDP will apply.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	**?**	The intensification of the uses on this site, particularly in the absence of improved public transport facilities could impact on local levels of air pollution, although unlikely to a detrimental level. A Travel Plan should be submitted with details how the reliance on car use could be reduced.
To ensure that new development takes into account the effects of climate change	**–**	Site is not within a floodplain. All development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	**–**	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	**?**	The new school site is being constructed on existing surplus land within the campus and the residential element is to be developed on surplus land within the site. Although not entirely brown field, it will optimise the development potential of the site.
To maintain the stock of minerals and non renewable primary resources	**● / ?**	The former school buildings provide a potential to re-use material for aggregates.
To increase the opportunities for energy generation from renewable energy sources	**● / ?**	The site is over 10 units and therefore under the policies in the LDP will need to investigate sources of renewable energy.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	**–**	The site is for residential / community uses in nature and therefore does not contribute towards this criteria.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	**–**	No identifiable relationship between the allocation and the sustainability concern.
Conclusions	This site provides for residential and educational development in an area of designated strategic growth. Whilst this site is within the urban area its public transport links will need to be improved to ensure there is not an over-reliance on the car.	

Policy Number	PLA3(14)		
Policy Name	Bryncethin Depot, Bryncethin		
Site Area (Ha)		**Site Use**	**Mixed - Use**

Objective	**Assessment**	**Commentary**
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	?	The site does not promote new or improved transportation infrastructure and will therefore rely heavily on the car for access. There are bus stops within walking distance along the A4061 which could potentially increase public transport provision to the site.
To provide the opportunity for people to meet their housing needs	●	The site will provide up to 50 homes and 10 affordable houses.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	?	The proposal is not located close to an existing health facility but close to a number of leisure facilities; a new retail facility is proposed within the site. Linking in with the walking and cycling network could encourage people to use the car less. Outdoor recreation space is accessible.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	Individual detailed policies in the LDP will assist to design out anti-social behaviour as well as contributing to the sense of place.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	?	The nature conservation interest of the site is not known, therefore development proposals should seek to establish this and to protect and enhance wherever possible.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	?	The site is on the edge of the urban area, therefore careful design consideration should be given to the transitional areas between town and countryside. Design policies in the plan will ensure the development's assimilation into the surrounding urban / countryside setting.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	Design and built environment policies within the LDP will apply.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	?	The intensification of the uses on this site, particularly in the absence of improved public transport facilities could impact on local levels of air pollution, although unlikely to a detrimental level. A Travel Plan should be submitted with details how the reliance on car use could be reduced.
To ensure that new development takes into account the effects of climate change	–	Site is not within a floodplain. All development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	?	The development partly involves the development of a brownfield depot site. A contamination survey is likely to be required before development commences.
To maintain the stock of minerals and non renewable primary resources	● / ?	The former employment buildings provide a potential to re-use material for aggregates.
To increase the opportunities for energy generation from renewable energy sources	● / ?	The site is over 10 units and 1,000 sq of commercial / employment floorspace and therefore under the policies in the LDP will need to investigate sources of renewable energy.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	●	The site is retained in part for employment uses which will provide job opportunities in this area of Strategic Growth.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	–	No identifiable relationship between the allocation and the sustainability concern.
Conclusions	This relatively small mixed use site containing employment, residential and retailing uses is located within an area of strategic growth and has the potential to be self sufficient. This site is on the edge of the urban area therefore its public transport links, will need to be improved to ensure there is not an over-reliance on the car.	

Policy Number	PLA3(15)		
Policy Name	Glanyrafon, Tondu		
Site Area (Ha)		**Site Use**	**Mixed - Use**

Objective	**Assessment**	**Commentary**
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	?	The site does not promote new or improved transportation infrastructure. However, there are bus stops within walking distance of the site and it is accessible to Tondu railway station which could potentially increase public transport provision to the site; there is also potential to link in to the walking and cycling network of the County Borough.
To provide the opportunity for people to meet their housing needs	●	The site will provide up to 30 units for the elderly.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	●	The site will be developed to provide an integrated dementia care facility including extra care, residential re-ablement, residential respite and day care.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	Individual detailed policies in the LDP will assist to design out anti-social behaviour as well as contributing to the sense of place.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	–	The site is within the urban area, and is unlikely to impact on the landscape. Design policies in the plan will ensure the development's assimilation into the surrounding urban setting.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	Design and built environment policies within the LDP will apply.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that new development takes into account the effects of climate change	–	Site is not within a floodplain. All development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	●	The majority of the site is brownfield; redeveloping this underutilised site is therefore positive.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	● / ?	The site is over 10 units and therefore under the policies in the LDP will need to investigate sources of renewable energy.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	–	The site is for residential / community uses in nature and therefore does not contribute towards this criteria.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	–	No identifiable relationship between the allocation and the sustainability concern.
Conclusions	This site provides for elderly residential / care development in an area of designated strategic growth. Whilst this site is within the urban area its public transport links will need to be improved to ensure there is not an over-reliance on the car; however due to the nature of the residents, this may be less of an issue than regular residential development.	

Policy Number	PLA3 (16)		
Policy Name	Land South West of City Road, Bettws		
Site Area (Ha)	**3.85**	**Site Use**	**Mixed-Use**

Objective	**Assessment**	**Commentary**
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	**?**	The site does not promote new or improved transportation infrastructure and will therefore rely heavily on the car for access. There are bus stops within walking distance of the site which could potentially increase public transport provision to the site.
To provide the opportunity for people to meet their housing needs	●	The site will provide up to 80 homes and 14 affordable houses.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	●	Allotments and public open space are included as part of the scheme. The site is immediately adjacent to a Local Service Centre and within walking distance of schools and other community facilities located within Bettws.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	Individual detailed policies in the LDP will assist to design out anti-social behaviour as well as contributing to the sense of place.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	**?**	The nature conservation interest of the site is not known, therefore development proposals should seek to establish this and to protect and enhance wherever possible.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	**?**	The site is on the edge of the urban area, therefore careful design consideration should be given to the transitional areas between town and countryside. Design policies in the plan will ensure the development's assimilation into the surrounding urban / countryside setting.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	Design and built environment policies within the LDP will apply.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	**?**	The intensification of the uses on this site, particularly in the absence of improved public transport facilities could impact on local levels of air pollution, although unlikely to a detrimental level. A Travel Plan should be submitted with details how the reliance on car use could be reduced.
To ensure that new development takes into account the effects of climate change	–	Site is not within a floodplain. All development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	●	The majority of the site is brownfield; redeveloping this underutilised site is therefore positive.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	**● / ?**	The site is over 10 units and therefore under the policies in the LDP will need to investigate sources of renewable energy.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	–	The site is for residential / community uses in nature and therefore does not contribute towards this criteria.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	–	No identifiable relationship between the allocation and the sustainability concern.
Conclusions	This is a brownfield site with proposals for the development of a mix of uses including residential, allotments and improved retail facilities. Careful consideration should be given to accessing the site from non-car modes as well as its assimilation into the wider landscape due to its peripheral location.	

Policy Number	PLA3 (17)		
Policy Name	Land adjoining Cwm Ogwr Fach, Blackmill		
Site Area (Ha)	**1.22**	**Site Use**	**Mixed-Use**

Objective	**Assessment**	**Commentary**
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	?	The site does not promote new or improved transportation infrastructure and will therefore rely heavily on the car for access. There are bus stops within walking distance of the site which could potentially increase public transport provision to the site.
To provide the opportunity for people to meet their housing needs	●	The site will provide up to 43 homes and 5 affordable houses.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	●	A new community / enterprise centre is provided as part of the scheme. The site is located within walking distance from a Local Service Centre.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	Individual detailed policies in the LDP will assist to design out anti-social behaviour as well as contributing to the sense of place.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	?	The site is on the edge of the urban area, therefore careful design consideration should be given to the transitional areas between town and countryside. Design policies in the plan will ensure the development's assimilation into the surrounding urban / countryside setting.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	Design and built environment policies within the LDP will apply.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	?	The intensification of the uses on this site, particularly in the absence of improved public transport facilities could impact on local levels of air pollution, although unlikely to a detrimental level.
To ensure that new development takes into account the effects of climate change	–	Site is not within a floodplain. All development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	●	The majority of the site is brownfield; redeveloping this underutilised site is therefore positive.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	●	The site is retained in part for employment uses which will provide job opportunities in this area which currently has little short / immediately available vacant employment land.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	–	No identifiable relationship between the allocation and the sustainability concern.
Conclusions	This is a brownfield site with proposals for the development of a mix of uses including residential, employment, live / work units and community facilities. Careful consideration should be given to accessing the site from non-car modes.	

Policy Number	PLA3(18)		
Policy Name	Land at Gibbons Way, North Cornelly		
Site Area (Ha)	**1.7**	**Site Use**	**Mixed-Use**

Objective	**Assessment**	**Commentary**
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	**?**	The site does not promote new or improved transportation infrastructure and will therefore rely heavily on the car for access. There are bus stops within walking distance of the site which could potentially increase public transport provision to the site and a railway station is within walking distance.
To provide the opportunity for people to meet their housing needs	●	The site will provide up to 45 homes and 15 affordable houses.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	●	A new community / enterprise centre is provided as part of the scheme. The site is located within walking distance from a Local Service Centre and schools.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	Individual detailed policies in the LDP will assist to design out anti-social behaviour as well as contributing to the sense of place.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	–	The site is within the urban area, and is unlikely to impact on the landscape. Design policies in the plan will ensure the development's assimilation into the surrounding urban setting.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	Design and built environment policies within the LDP will apply.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	**?**	The intensification of the uses on this site, particularly in the absence of improved public transport facilities could impact on local levels of air pollution, although unlikely to a detrimental level.
To ensure that new development takes into account the effects of climate change	–	Site is not within a floodplain. All development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	●	The majority of the site is brownfield; redeveloping this underutilised site is therefore positive.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	**● / ?**	The site is over 10 units and therefore under the policies in the LDP will need to investigate sources of renewable energy.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	●	The site is retained in part for employment / enterprise uses which will provide job opportunities in this area.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	–	No identifiable relationship between the allocation and the sustainability concern.
Conclusions	This is a brownfield site with proposals for the development of a mix of uses including residential, employment and community facilities. Although close to the railway stations, consideration should be given to accessing the site from non-car modes.	

Policy Number	PLA3(19)		
Policy Name	Former Surgery Site, Coychurch Road, Pencoed		
Site Area (Ha)	**0.20**	**Site Use**	**Mixed-use including:**

Objective	**Assessment**	**Commentary**
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	●	The site does not promote new or improved transportation infrastructure; however it is in a central position in Pencoed District Centre, immediately adjacent to Pencoed train station and regular bus services.
To provide the opportunity for people to meet their housing needs	●	The site will provide up to 13 homes and 2 affordable houses.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	–	No improved services are planned as part of the scheme, although there is potential for community uses to occupy ground floor retail units. However, the sites location within Pencoed District Centre ensures existing services are easily accessible.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	Individual detailed policies in the LDP will assist to design out anti-social behaviour as well as contributing to the sense of place.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	–	The site is within the urban area, and is unlikely to impact on the landscape. Design policies in the plan will ensure the development's assimilation into the surrounding urban setting.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	Design and built environment policies within the LDP will apply.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that new development takes into account the effects of climate change	?	Site is within a floodplain. An FCA will be required to ensure development proposed is compatible with this constraint. All development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	●	The majority of the site is brownfield; redeveloping this underutilised site is therefore positive.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	–	No identifiable relationship between the allocation and the sustainability concern.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	–	No identifiable relationship between the allocation and the sustainability concern.
Conclusions	This site lies within Pencoed District Centre adjacent to a train station and bus services and within walking distance of a good range of community facilities. Attention should be paid to the potential flooding issues surrounding the site, before development commences.	

Policy Number	PLA3 (20)		
Policy Name	Coronation Works, Evanstown		
Site Area (Ha)	**0.32**	**Site Use**	**Mixed-Use including**

Objective	**Assessment**	**Commentary**
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	?	The site does not promote new or improved transportation infrastructure and will therefore rely heavily on the car for access. There are bus stops within walking distance of the site which could potentially increase public transport provision to the site.
To provide the opportunity for people to meet their housing needs	●	The site will provide residential development.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	–	No improved services are planned as part of the scheme.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	? / ●	Individual detailed policies in the LDP will assist to design out anti-social behaviour as well as contributing to the sense of place. The redevelopment of what is a currently dilapidated building will improve the local environment.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	?	The nature conservation interest of the site is not known, therefore development proposals should seek to establish this and to protect and enhance wherever possible.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	–	The site is within the urban area, and is unlikely to impact on the landscape. Design policies in the plan will ensure the development's assimilation into the surrounding urban setting.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	Design and built environment policies within the LDP will apply.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that new development takes into account the effects of climate change	–	Site is not within a floodplain. All development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	●	The majority of the site is brownfield; redeveloping this underutilised site is therefore positive.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	●	The site is retained in part for employment / enterprise uses which will provide job opportunities in this area which is one of the most disadvantaged areas of the County Borough.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	–	No identifiable relationship between the allocation and the sustainability concern.
Conclusions	This site lies within the urban area of Evanstown which is on the periphery of the County Borough. The employment element of the allocation is essential part of the scheme, which should be delivered as a priority for this isolated disadvantaged community.	

Policy Number	PLA7(1)		
Policy Name	Llynfi Valley Community Route		
Site Area (Ha)		**Site Use**	**Walking and Cycling**

Objective	**Assessment**	**Commentary**
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	A full Strategic Environmental Assessment has been undertaken on this scheme within the South East Wales Regional Transport Plan.	
To provide the opportunity for people to meet their housing needs		
To improve overall levels of health and safety, including the sense of security, for all in the County Borough		
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend		
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value		
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements		
To maintain and enhance the quality of the built environment, including the cultural/historic heritage		
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere		
To ensure that new development takes into account the effects of climate change		
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters		
To use land efficiently, retaining undeveloped land and bringing damaged land back into use		
To maintain the stock of minerals and non renewable primary resources		
To increase the opportunities for energy generation from renewable energy sources		
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship		
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity		
Conclusions	*"The RTP will provide a range of benefits…and will assist with facilitating a more diverse and active economy, with better accessibility…There will be some medium term issues which will be unavoidable. Growth in car use will lead to pockets of increased noise and worsening air quality, which is likely to be unavoidable, although in other areas it can be expected to improve as people switch to public transport to avoid rising fuel costs and congestion."*	

Policy Number	PLA7(2)		
Policy Name	Vale of Glamorgan National Cycle network		
Site Area (Ha)		**Site Use**	**Walking and Cycling**

Objective	**Assessment**	**Commentary**
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County	A full Strategic Environmental Assessment has been undertaken on this scheme within the South East Wales Regional Transport Plan.	
To provide the opportunity for people to meet their housing needs		
To improve overall levels of health and safety, including the sense of security, for all in the County Borough		
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend		
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value		
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements		
To maintain and enhance the quality of the built environment, including the cultural/historic heritage		
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere		
To ensure that new development takes into account the effects of climate change		
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters		
To use land efficiently, retaining undeveloped land and bringing damaged land back into use		
To maintain the stock of minerals and non renewable primary resources		
To increase the opportunities for energy generation from renewable energy sources		
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship		
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity		
Conclusions	*"The RTP will provide a range of benefits…and will assist with facilitating a more diverse and active economy, with better accessibility…There will be some medium term issues which will be unavoidable. Growth in car use will lead to pockets of increased noise and worsening air quality, which is likely to be unavoidable, although in other areas it can be expected to improve as people switch to public transport to avoid rising fuel costs and congestion."*	

Policy Number	PLA7(3)		
Policy Name	Bridgend and Porthcawl		
Site Area (Ha)		**Site Use**	**Walking and Cycling**

Objective	**Assessment**	**Commentary**
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County	A full Strategic Environmental Assessment has been undertaken on this scheme within the South East Wales Regional Transport Plan.	
To provide the opportunity for people to meet their housing needs		
To improve overall levels of health and safety, including the sense of security, for all in the County Borough		
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend		
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value		
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements		
To maintain and enhance the quality of the built environment, including the cultural/historic heritage		
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere		
To ensure that new development takes into account the effects of climate change		
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters		
To use land efficiently, retaining undeveloped land and bringing damaged land back into use		
To maintain the stock of minerals and non renewable primary resources		
To increase the opportunities for energy generation from renewable energy sources		
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship		
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity		
Conclusions	*"The RTP will provide a range of benefits…and will assist with facilitating a more diverse and active economy, with better accessibility…There will be some medium term issues which will be unavoidable. Growth in car use will lead to pockets of increased noise and worsening air quality, which is likely to be unavoidable, although in other areas it can be expected to improve as people switch to public transport to avoid rising fuel costs and congestion."*	

Policy Number	PLA7(4)		
Policy Name	Bridgend and Pencoed		
Site Area (Ha)		**Site Use**	**Walking and Cycling**

Objective	**Assessment**	**Commentary**
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County	A full Strategic Environmental Assessment has been undertaken on this scheme within the South East Wales Regional Transport Plan.	
To provide the opportunity for people to meet their housing needs		
To improve overall levels of health and safety, including the sense of security, for all in the County Borough		
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend		
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value		
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements		
To maintain and enhance the quality of the built environment, including the cultural/historic heritage		
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere		
To ensure that new development takes into account the effects of climate change		
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters		
To use land efficiently, retaining undeveloped land and bringing damaged land back into use		
To maintain the stock of minerals and non renewable primary resources		
To increase the opportunities for energy generation from renewable energy sources		
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship		
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity		
Conclusions	*"The RTP will provide a range of benefits…and will assist with facilitating a more diverse and active economy, with better accessibility…There will be some medium term issues which will be unavoidable. Growth in car use will lead to pockets of increased noise and worsening air quality, which is likely to be unavoidable, although in other areas it can be expected to improve as people switch to public transport to avoid rising fuel costs and congestion."*	

Policy Number	PLA7(5)		
Policy Name	Porthcawl and Pyle		
Site Area (Ha)		**Site Use**	**Walking and Cycling**

Objective	**Assessment**	**Commentary**
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County	A full Strategic Environmental Assessment has been undertaken on this scheme within the South East Wales Regional Transport Plan.	
To provide the opportunity for people to meet their housing needs		
To improve overall levels of health and safety, including the sense of security, for all in the County Borough		
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend		
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value		
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements		
To maintain and enhance the quality of the built environment, including the cultural/historic heritage		
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere		
To ensure that new development takes into account the effects of climate change		
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters		
To use land efficiently, retaining undeveloped land and bringing damaged land back into use		
To maintain the stock of minerals and non renewable primary resources		
To increase the opportunities for energy generation from renewable energy sources		
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship		
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity		
Conclusions	*"The RTP will provide a range of benefits…and will assist with facilitating a more diverse and active economy, with better accessibility…There will be some medium term issues which will be unavoidable. Growth in car use will lead to pockets of increased noise and worsening air quality, which is likely to be unavoidable, although in other areas it can be expected to improve as people switch to public transport to avoid rising fuel costs and congestion."*	

Policy Number	PLA7(6)		
Policy Name	Bryngarw Country Park and Brynmenyn		
Site Area (Ha)		**Site Use**	**Walking and Cycling**

Objective	**Assessment**	**Commentary**
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County	A full Strategic Environmental Assessment has been undertaken on this scheme within the South East Wales Regional Transport Plan.	
To provide the opportunity for people to meet their housing needs		
To improve overall levels of health and safety, including the sense of security, for all in the County Borough		
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend		
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value		
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements		
To maintain and enhance the quality of the built environment, including the cultural/historic heritage		
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere		
To ensure that new development takes into account the effects of climate change		
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters		
To use land efficiently, retaining undeveloped land and bringing damaged land back into use		
To maintain the stock of minerals and non renewable primary resources		
To increase the opportunities for energy generation from renewable energy sources		
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship		
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity		
Conclusions	*"The RTP will provide a range of benefits…and will assist with facilitating a more diverse and active economy, with better accessibility…There will be some medium term issues which will be unavoidable. Growth in car use will lead to pockets of increased noise and worsening air quality, which is likely to be unavoidable, although in other areas it can be expected to improve as people switch to public transport to avoid rising fuel costs and congestion."*	

Policy Number	PLA7(7)		
Policy Name	Bridgend and Bridgend Designer Outlet		
Site Area (Ha)		**Site Use**	**Walking and Cycling**

Objective	**Assessment**	**Commentary**
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County	A full Strategic Environmental Assessment has been undertaken on this scheme within the South East Wales Regional Transport Plan.	
To provide the opportunity for people to meet their housing needs		
To improve overall levels of health and safety, including the sense of security, for all in the County Borough		
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend		
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value		
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements		
To maintain and enhance the quality of the built environment, including the cultural/historic heritage		
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere		
To ensure that new development takes into account the effects of climate change		
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters		
To use land efficiently, retaining undeveloped land and bringing damaged land back into use		
To maintain the stock of minerals and non renewable primary resources		
To increase the opportunities for energy generation from renewable energy sources		
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship		
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity		
Conclusions	*"The RTP will provide a range of benefits…and will assist with facilitating a more diverse and active economy, with better accessibility…There will be some medium term issues which will be unavoidable. Growth in car use will lead to pockets of increased noise and worsening air quality, which is likely to be unavoidable, although in other areas it can be expected to improve as people switch to public transport to avoid rising fuel costs and congestion."*	

Policy Number	PLA7(8)		
Policy Name	Brynmenyn and Pencoed		
Site Area (Ha)		**Site Use**	**Walking and Cycling**

Objective	**Assessment**	**Commentary**
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	●	The development of this route will promote sustainable transport options, and reduce reliance on the car for people living along or close to the proposed route.
To provide the opportunity for people to meet their housing needs	–	No identifiable relationship between the allocation and the sustainability concern.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	●	This proposal will encourage people to use their cars less.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	No identifiable relationship between the allocation and the sustainability concern.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	●	By encouraging increased use of walking and cycling, this policy has the potential to reduce air pollution.
To ensure that new development takes into account the effects of climate change	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	–	No identifiable relationship between the allocation and the sustainability concern.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	–	No identifiable relationship between the allocation and the sustainability concern.
Conclusions	This proposal seeks to develop a walking and cycling route between Brynmenyn and Pencoed. This will promote non-car travel which will have numerous health benefits whilst potentially reducing air pollution.	

Policy Number	PLA7(9)		
Policy Name	Porthcawl and Rest Bay		
Site Area (Ha)		Site Use	Walking and Cycling

Objective	Assessment	Commentary
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	●	The development of this route will promote sustainable transport options, and reduce reliance on the car for people living along or close to the proposed route.
To provide the opportunity for people to meet their housing needs	–	No identifiable relationship between the allocation and the sustainability concern.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	●	This proposal will encourage people to use their cars less.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	No identifiable relationship between the allocation and the sustainability concern.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	●	By encouraging increased use of walking and cycling, this policy has the potential to reduce air pollution.
To ensure that new development takes into account the effects of climate change	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	–	No identifiable relationship between the allocation and the sustainability concern.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	–	No identifiable relationship between the allocation and the sustainability concern.
Conclusions	This proposal seeks to develop a walking and cycling route between Porthcawl and Rest Bay. This will promote non-car travel which will have numerous health benefits whilst potentially reducing air pollution.	

Policy Number	PLA7(10)		
Policy Name	Llangynwyd and Llangeinor		
Site Area (Ha)		Site Use	Walking and Cycling

Objective	Assessment	Commentary
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	●	The development of this route will promote sustainable transport options, and reduce reliance on the car for people living along or close to the proposed route.
To provide the opportunity for people to meet their housing needs	–	No identifiable relationship between the allocation and the sustainability concern.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	●	This proposal will encourage people to use their cars less.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	No identifiable relationship between the allocation and the sustainability concern.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	●	By encouraging increased use of walking and cycling, this policy has the potential to reduce air pollution.
To ensure that new development takes into account the effects of climate change	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	–	No identifiable relationship between the allocation and the sustainability concern.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	●	The proposal represents a recreational resource which could encourage tourism.
Conclusions	This proposal seeks to develop a walking and cycling route between Llangynwyd and Llangeinor . This will promote non-car travel which will have numerous health benefits whilst potentially reducing air pollution.	

Policy Number	PLA7(11)		
Policy Name	Caerau and Pont-Y-Rhyl		
Site Area (Ha)		Site Use	Walking and Cycling

Objective	Assessment	Commentary
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	●	The development of this route will promote sustainable transport options, and reduce reliance on the car for people living along or close to the proposed route.
To provide the opportunity for people to meet their housing needs	–	No identifiable relationship between the allocation and the sustainability concern.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	●	This proposal will encourage people to use their cars less.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	No identifiable relationship between the allocation and the sustainability concern.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	●	By encouraging increased use of walking and cycling, this policy has the potential to reduce air pollution.
To ensure that new development takes into account the effects of climate change	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	–	No identifiable relationship between the allocation and the sustainability concern.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	●	By linking areas of low economic activity, employment areas and Maesteg town centre along the route, this proposal will foster community regeneration and areas of serviced employment provision.
Conclusions	This proposal seeks to develop a walking and cycling route between Caerau and Pont Y Rhyl . This will promote non-car travel which will have numerous health benefits whilst potentially reducing air pollution. The proposal also links employment areas with residential areas containing low economic activity.	

Policy Number	PLA7(12)		
Policy Name	Bridgend Industrial Estate and Wildmill		
Site Area (Ha)		Site Use	Walking and Cycling

Objective	Assessment	Commentary
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	●	The development of this route will promote sustainable transport options, and reduce reliance on the car for people living along or close to the proposed route.
To provide the opportunity for people to meet their housing needs	–	No identifiable relationship between the allocation and the sustainability concern.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	●	This proposal will encourage people to use their cars less.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	No identifiable relationship between the allocation and the sustainability concern.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	●	By encouraging increased use of walking and cycling, this policy has the potential to reduce air pollution.
To ensure that new development takes into account the effects of climate change	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	–	No identifiable relationship between the allocation and the sustainability concern.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	●	By linking areas of low economic activity and employment areas, this proposal will foster community regeneration and economic activity.
Conclusions	This proposal seeks to develop a walking and cycling route between Bridgend Industrial Estate and Wildmill. This will promote non-car travel which will have numerous health benefits whilst potentially reducing air pollution. The proposal also links employment areas with residential areas containing low economic activity	

Policy Number	PLA7(13)		
Policy Name	National Cycle Newwork 855 to Bridgend		
Site Area (Ha)		Site Use	Walking and Cycling

Objective	Assessment	Commentary
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	●	The development of this route will promote sustainable transport options, and reduce reliance on the car for people living along or close to the proposed route.
To provide the opportunity for people to meet their housing needs	–	No identifiable relationship between the allocation and the sustainability concern.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	●	This proposal will encourage people to use their cars less.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	No identifiable relationship between the allocation and the sustainability concern.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	●	By encouraging increased use of walking and cycling, this policy has the potential to reduce air pollution.
To ensure that new development takes into account the effects of climate change	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	–	No identifiable relationship between the allocation and the sustainability concern.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	–	No identifiable relationship between the allocation and the sustainability concern.
Conclusions	This proposal seeks to develop a walking and cycling route between Bridgend and the National Cycle Network . This will promote non-car travel which will have numerous health benefits whilst potentially reducing air pollution.	

Policy Number	PLA7(14)		
Policy Name	Wales Coastal Path		
Site Area (Ha)		Site Use	Walking and Cycling

Objective	Assessment	Commentary
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	●	The development of this route will promote sustainable transport options, and reduce reliance on the car for people living along or close to the proposed route.
To provide the opportunity for people to meet their housing needs	–	No identifiable relationship between the allocation and the sustainability concern.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	●	This proposal will encourage people to use their cars less.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	No identifiable relationship between the allocation and the sustainability concern.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	●	By encouraging increased use of walking and cycling, this policy has the potential to reduce air pollution.
To ensure that new development takes into account the effects of climate change	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	–	No identifiable relationship between the allocation and the sustainability concern.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	●	The proposal represents a recreational resource which could encourage tourism.
Conclusions	This proposal seeks to develop a walking and cycling route along the coast of the County Borough . This will promote non-car travel which will have numerous health benefits whilst potentially reducing air pollution.	

Policy Number	PLA7(15)		
Policy Name	Maesteg to Bridgend Railway Line		
Site Area (Ha)		**Site Use**	**Bus and Rail Proposal**

Objective	**Assessment**	**Commentary**
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	A full Strategic Environmental Assessment has been undertaken on this scheme within the South East Wales Regional Transport Plan.	
To provide the opportunity for people to meet their housing needs		
To improve overall levels of health and safety, including the sense of security, for all in the County Borough		
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend		
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value		
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements		
To maintain and enhance the quality of the built environment, including the cultural/historic heritage		
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere		
To ensure that new development takes into account the effects of climate change		
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters		
To use land efficiently, retaining undeveloped land and bringing damaged land back into use		
To maintain the stock of minerals and non renewable primary resources		
To increase the opportunities for energy generation from renewable energy sources		
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship		
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity		
Conclusions	*"The RTP will provide a range of benefits…and will assist with facilitating a more diverse and active economy, with better accessibility…There will be some medium term issues which will be unavoidable. Growth in car use will lead to pockets of increased noise and worsening air quality, which is likely to be unavoidable, although in other areas it can be expected to improve as people switch to public transport to avoid rising fuel costs and congestion."*	

Policy Number	PLA7(16)		
Policy Name	Bleangarw to Bridgend, Maesteg to Bridgend and Bridgend to Cowbridge strategic road corridors		
Site Area (Ha)		**Site Use**	**Bus and Rail Proposal**

Objective	**Assessment**	**Commentary**
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County	A full Strategic Environmental Assessment has been undertaken on this scheme within the South East Wales Regional Transport Plan.	
To provide the opportunity for meet housing needs		
To improve overall levels of health and safety, including the sense of security, for all in the County Borough		
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend		
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value		
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements		
To maintain and enhance the quality of the built environment, including the cultural/historic heritage		
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere		
To ensure that new development takes into account the effects of climate change		
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters		
To use land efficiently, retaining undeveloped land and bringing damaged land back into use		
To maintain the stock of minerals and non renewable primary resources		
To increase the opportunities for energy generation from renewable energy sources		
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough		
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity		
Conclusions	*"The RTP will provide a range of benefits…and will assist with facilitating a more diverse and active economy, with better accessibility…There will be some medium term issues which will be unavoidable. Growth in car use will lead to pockets of increased noise and worsening air quality, which is likely to be unavoidable, although in other areas it can be expected to improve as people switch to public transport to avoid rising fuel costs and congestion."*	

Policy Number	PLA7(17)		
Policy Name	New Railway Station at Brackla, Bridgend		
Site Area (Ha)		**Site Use**	**Bus and Rail Proposal**

Objective	**Assessment**	**Commentary**
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	A full Strategic Environmental Assessment has been undertaken on this scheme within the South East Wales Regional Transport Plan.	
To provide the opportunity for people to meet their housing needs		
To improve overall levels of health and safety, including the sense of security, for all in the County Borough		
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend		
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation		
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements		
To maintain and enhance the quality of the built environment, including the cultural/historic heritage		
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere		
To ensure that new development takes into account the effects of climate change		
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters		
To use land efficiently, retaining undeveloped land and bringing damaged land back into use		
To maintain the stock of minerals and non renewable primary resources		
To increase the opportunities for energy generation from renewable energy sources		
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship		
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity		
Conclusions	*"The RTP will provide a range of benefits…and will assist with facilitating a more diverse and active economy, with better accessibility…There will be some medium term issues which will be unavoidable. Growth in car use will lead to pockets of increased noise and worsening air quality, which is likely to be unavoidable, although in other areas it can be expected to improve as people switch to public transport to avoid rising fuel costs and congestion."*	

Policy Number	PLA7(18)		
Policy Name	Bridgend transportation interchange		
Site Area (Ha)		**Site Use**	**Public Transport Interchange**

Objective	**Assessment**	**Commentary**
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	A full Strategic Environmental Assessment has been undertaken on this scheme within the South East Wales Regional Transport Plan.	
To provide the opportunity for people to meet their housing needs		
To improve overall levels of health and safety, including the sense of security, for all in the County Borough		
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend		
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation		
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements		
To maintain and enhance the quality of the built environment, including the cultural/historic heritage		
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere		
To ensure that new development takes into account the effects of climate change		
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters		
To use land efficiently, retaining undeveloped land and bringing damaged land back into use		
To maintain the stock of minerals and non renewable primary resources		
To increase the opportunities for energy generation from renewable energy sources		
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough		
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity		
Conclusions	*"The RTP will provide a range of benefits…and will assist with facilitating a more diverse and active economy, with better accessibility…There will be some medium term issues which will be unavoidable. Growth in car use will lead to pockets of increased noise and worsening air quality, which is likely to be unavoidable, although in other areas it can be expected to improve as people switch to public transport to avoid rising fuel costs and congestion."*	

Policy Number	PLA7(19)		
Policy Name	Maesteg rail/bus interchange		
Site Area (Ha)		**Site Use**	**Public Transport Interchange**

Objective	**Assessment**	**Commentary**
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	A full Strategic Environmental Assessment has been undertaken on this scheme within the South East Wales Regional Transport Plan.	
To provide the opportunity for people to meet their housing needs		
To improve overall levels of health and safety, including the sense of security, for all in the County Borough		
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend		
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation		
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements		
To maintain and enhance the quality of the built environment, including the cultural/historic heritage		
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere		
To ensure that new development takes into account the effects of climate change		
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters		
To use land efficiently, retaining undeveloped land and bringing damaged land back into use		
To maintain the stock of minerals and non renewable primary resources		
To increase the opportunities for energy generation from renewable energy sources		
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough		
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity		
Conclusions	*"The RTP will provide a range of benefits…and will assist with facilitating a more diverse and active economy, with better accessibility…There will be some medium term issues which will be unavoidable. Growth in car use will lead to pockets of increased noise and worsening air quality, which is likely to be unavoidable, although in other areas it can be expected to improve as people switch to public transport to avoid rising fuel costs and congestion."*	

Policy Number	PLA7(20)		
Policy Name	Brackla, Bridgend		
Site Area (Ha)		**Site Use**	**Park and Ride Facility**

Objective	**Assessment**	**Commentary**
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	A full Strategic Environmental Assessment has been undertaken on this scheme within the South East Wales Regional Transport Plan.	
To provide the opportunity for people to meet their housing needs		
To improve overall levels of health and safety, including the sense of security, for all in the County Borough		
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend		
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation		
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements		
To maintain and enhance the quality of the built environment, including the cultural/historic heritage		
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere		
To ensure that new development takes into account the effects of climate change		
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters		
To use land efficiently, retaining undeveloped land and bringing damaged land back into use		
To maintain the stock of minerals and non renewable primary resources		
To increase the opportunities for energy generation from renewable energy sources		
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship		
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity		
Conclusions	*"The RTP will provide a range of benefits…and will assist with facilitating a more diverse and active economy, with better accessibility…There will be some medium term issues which will be unavoidable. Growth in car use will lead to pockets of increased noise and worsening air quality, which is likely to be unavoidable, although in other areas it can be expected to improve as people switch to public transport to avoid rising fuel costs and congestion."*	

Policy Number	PLA7(21)		
Policy Name	Wildmill Railway Station, Bridgend		
Site Area (Ha)		**Site Use**	**Park and Ride Facility**

Objective	**Assessment**	**Commentary**
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	A full Strategic Environmental Assessment has been undertaken on this scheme within the South East Wales Regional Transport Plan.	
To provide the opportunity for people to meet their housing needs		
To improve overall levels of health and safety, including the sense of security, for all in the County Borough		
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend		
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation		
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements		
To maintain and enhance the quality of the built environment, including the cultural/historic heritage		
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere		
To ensure that new development takes into account the effects of climate change		
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters		
To use land efficiently, retaining undeveloped land and bringing damaged land back into use		
To maintain the stock of minerals and non renewable primary resources		
To increase the opportunities for energy generation from renewable energy sources		
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship		
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity		
Conclusions	*"The RTP will provide a range of benefits…and will assist with facilitating a more diverse and active economy, with better accessibility…There will be some medium term issues which will be unavoidable. Growth in car use will lead to pockets of increased noise and worsening air quality, which is likely to be unavoidable, although in other areas it can be expected to improve as people switch to public transport to avoid rising fuel costs and congestion."*	

Policy Number	PLA7(22)		
Policy Name	Pencoed Railway Station		
Site Area (Ha)		**Site Use**	**Park and Ride Facility**

Objective	**Assessment**	**Commentary**
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	A full Strategic Environmental Assessment has been undertaken on this scheme within the South East Wales Regional Transport Plan.	
To provide the opportunity for people to meet their housing needs		
To improve overall levels of health and safety, including the sense of security, for all in the County Borough		
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend		
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation		
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements		
To maintain and enhance the quality of the built environment, including the cultural/historic heritage		
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere		
To ensure that new development takes into account the effects of climate change		
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters		
To use land efficiently, retaining undeveloped land and bringing damaged land back into use		
To maintain the stock of minerals and non renewable primary resources		
To increase the opportunities for energy generation from renewable energy sources		
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship		
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity		
Conclusions	*"The RTP will provide a range of benefits…and will assist with facilitating a more diverse and active economy, with better accessibility…There will be some medium term issues which will be unavoidable. Growth in car use will lead to pockets of increased noise and worsening air quality, which is likely to be unavoidable, although in other areas it can be expected to improve as people switch to public transport to avoid rising fuel costs and congestion."*	

Policy Number	PLA7(23)		
Policy Name	Sarn Railway Station		
Site Area (Ha)		**Site Use**	**Park and Ride Facility**

Objective	**Assessment**	**Commentary**
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	A full Strategic Environmental Assessment has been undertaken on this scheme within the South East Wales Regional Transport Plan.	
To provide the opportunity for people to meet their housing needs		
To improve overall levels of health and safety, including the sense of security, for all in the County Borough		
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend		
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation		
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements		
To maintain and enhance the quality of the built environment, including the cultural/historic heritage		
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere		
To ensure that new development takes into account the effects of climate change		
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters		
To use land efficiently, retaining undeveloped land and bringing damaged land back into use		
To maintain the stock of minerals and non renewable primary resources		
To increase the opportunities for energy generation from renewable energy sources		
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship		
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity		
Conclusions	*"The RTP will provide a range of benefits…and will assist with facilitating a more diverse and active economy, with better accessibility…There will be some medium term issues which will be unavoidable. Growth in car use will lead to pockets of increased noise and worsening air quality, which is likely to be unavoidable, although in other areas it can be expected to improve as people switch to public transport to avoid rising fuel costs and congestion."*	

Policy Number	PLA7(24)		
Policy Name	M4 Junction 35 and 36		
Site Area (Ha)		**Site Use**	**Park and Share Proposal**

Objective	**Assessment**	**Commentary**
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	A full Strategic Environmental Assessment has been undertaken on this scheme within the South East Wales Regional Transport Plan.	
To provide the opportunity for people to meet their housing needs		
To improve overall levels of health and safety, including the sense of security, for all in the County Borough		
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend		
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation		
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements		
To maintain and enhance the quality of the built environment, including the cultural/historic heritage		
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere		
To ensure that new development takes into account the effects of climate change		
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters		
To use land efficiently, retaining undeveloped land and bringing damaged land back into use		
To maintain the stock of minerals and non renewable primary resources		
To increase the opportunities for energy generation from renewable energy sources		
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship		
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity		
Conclusions	*"The RTP will provide a range of benefits…and will assist with facilitating a more diverse and active economy, with better accessibility…There will be some medium term issues which will be unavoidable. Growth in car use will lead to pockets of increased noise and worsening air quality, which is likely to be unavoidable, although in other areas it can be expected to improve as people switch to public transport to avoid rising fuel costs and congestion."*	

Policy Number	PLA7(25)		
Policy Name	Roundabouts at Ewenny and Broadlands		
Site Area (Ha)		**Site Use**	**Highway Proposal (Improvements)**

Objective	**Assessment**	**Commentary**
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	A full Strategic Environmental Assessment has been undertaken on this scheme within the South East Wales Regional Transport Plan.	
To provide the opportunity for people to meet their housing needs		
To improve overall levels of health and safety, including the sense of security, for all in the County Borough		
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend		
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation		
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements		
To maintain and enhance the quality of the built environment, including the cultural/historic heritage		
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere		
To ensure that new development takes into account the effects of climate change		
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters		
To use land efficiently, retaining undeveloped land and bringing damaged land back into use		
To maintain the stock of minerals and non renewable primary resources		
To increase the opportunities for energy generation from renewable energy sources		
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough		
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity		
Conclusions	*"The RTP will provide a range of benefits…and will assist with facilitating a more diverse and active economy, with better accessibility…There will be some medium term issues which will be unavoidable. Growth in car use will lead to pockets of increased noise and worsening air quality, which is likely to be unavoidable, although in other areas it can be expected to improve as people switch to public transport to avoid rising fuel costs and congestion."*	

Policy Number	PLA7(26)		
Policy Name	A48/A473 Between Waterton and Laleston		
Site Area (Ha)		**Site Use**	**Highway Proposal (Road Dualing)**

Objective	**Assessment**	**Commentary**
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	A full Strategic Environmental Assessment has been undertaken on this scheme within the South East Wales Regional Transport Plan.	
To provide the opportunity for people to meet their housing needs		
To improve overall levels of health and safety, including the sense of security, for all in the County Borough		
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend		
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation		
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements		
To maintain and enhance the quality of the built environment, including the cultural/historic heritage		
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere		
To ensure that new development takes into account the effects of climate change		
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters		
To use land efficiently, retaining undeveloped land and bringing damaged land back into use		
To maintain the stock of minerals and non renewable primary resources		
To increase the opportunities for energy generation from renewable energy sources		
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough		
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity		
Conclusions	*"The RTP will provide a range of benefits…and will assist with facilitating a more diverse and active economy, with better accessibility…There will be some medium term issues which will be unavoidable. Growth in car use will lead to pockets of increased noise and worsening air quality, which is likely to be unavoidable, although in other areas it can be expected to improve as people switch to public transport to avoid rising fuel costs and congestion."*	

Policy Number	PLA7(27)		
Policy Name	A4063 Between Sarn and Maesteg		
Site Area (Ha)		**Site Use**	**Highway Proposal (Improvements)**

Objective	**Assessment**	**Commentary**
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	A full Strategic Environmental Assessment has been undertaken on this scheme within the South East Wales Regional Transport Plan.	
To provide the opportunity for people to meet their housing needs		
To improve overall levels of health and safety, including the sense of security, for all in the County Borough		
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend		
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation		
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements		
To maintain and enhance the quality of the built environment, including the cultural/historic heritage		
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere		
To ensure that new development takes into account the effects of climate change		
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters		
To use land efficiently, retaining undeveloped land and bringing damaged land back into use		
To maintain the stock of minerals and non renewable primary resources		
To increase the opportunities for energy generation from renewable energy sources		
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough		
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity		
Conclusions	*"The RTP will provide a range of benefits…and will assist with facilitating a more diverse and active economy, with better accessibility…There will be some medium term issues which will be unavoidable. Growth in car use will lead to pockets of increased noise and worsening air quality, which is likely to be unavoidable, although in other areas it can be expected to improve as people switch to public transport to avoid rising fuel costs and congestion."*	

Policy Number	SP7(1)		
Policy Name	Land at Heol Y Splott		
Site Area (Ha)		**Site Use**	**Waste Treatment Facility**

Objective	**Assessment**	**Commentary**
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	**? / X**	The site does not promote new or improved transportation infrastructure and will therefore rely heavily on the car for access. It is likely that the site will require all waste to be brought in to the site by heavy vehicles.
To provide the opportunity for people to meet their housing needs	**–**	No identifiable relationship between the allocation and the sustainability concern.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	**–**	No identifiable relationship between the allocation and the sustainability concern.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	**–**	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	**?**	The nature conservation interest of the site is not known, therefore development proposals should seek to establish this and to protect and enhance wherever possible.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	**?**	The site is on the edge of the urban area, therefore careful design consideration should be given to the transitional areas between town and countryside. Design policies in the plan will ensure the development's assimilation into the surrounding urban / countryside setting.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	**–**	No identifiable relationship between the allocation and the sustainability concern.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	**?**	The impact on air pollution will be determined by the type of waste facility which is ultimately planned for this site. Detailed analysis on the impact of this will need to be undertaken at the planning application stage.
To ensure that new development takes into account the effects of climate change	**●**	The reduction, re-use and recycling of waste can help contribute towards combating climate change. The site does not lie within the floodplain.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	**?**	The impact on water supplies will be determined by the type of waste facility which is ultimately planned for this site. Detailed analysis on the impact of this will need to be undertaken at the planning application stage.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	**●**	This is a brownfield site and therefore its reuse for waste management purposes is positive.
To maintain the stock of minerals and non renewable primary resources	**–**	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	**?**	Depending on the type of waste facility ultimately developed on this site, there may be an opportunity to generate renewable forms of energy from the site.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	**–**	No identifiable relationship between the allocation and the sustainability concern.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	**–**	No identifiable relationship between the allocation and the sustainability concern.
Conclusions	This brownfield site is accessible from the M4 and falls under the Regional Waste Plan's preferred areas of search criteria. The type of facility ultimately developed on the site will be determined outside of the LDP process. At the planning application stage, further detailed examination of the site will be required to ensure	

Policy Number	ENV17(1)		
Policy Name	Former Llynfi Power Station		
Site Area (Ha)		Site Use	Renewable and Low/Zero Carbon (Biomass)

Environmental Statement: http://eplandocs.bridgend.gov.uk/AnitePublicDocs/00087906.pdf

Objective	Assessment	Commentary
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County	?	The site has the potential to be served by rail as is located on the Bridgend to Maesteg railway line. Further work regarding capacity of the line will need to be investigated. If this is not feasible biomass material will need to be brought in by road, often long distances.
To provide the opportunity for people to meet their housing needs	–	No identifiable relationship between the allocation and the sustainability concern.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	?	An ecological report has been submitted with the current application which seeks to provide mitigation measures to help preserve aspects of nature conservation interest on the site.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	?	The site lies within the countryside away from an urban area and additionally to is adjacent to (but not within) a Special Landscape Area. Careful consideration of siting, design and screening will be required
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	No identifiable relationship between the allocation and the sustainability concern.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	?	The overall conclusion from modelling of emissions from the proposed plant is that the potential impact on local air quality is likely to be small and will not result in exceedences of the air quality standards, or result in a significant threat to the health of local residents or the integrity of nearby ecology receptors.
To ensure that new development takes into account the effects of climate change	?	The site has been subject to an FCA. The final scheme will need to take into account the findings of this report. Development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	●	The site is a former power station and so the reuse for another purpose is positive. A ground condition survey has been undertaken as part of the Environmental Statement.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	●	The site will generate energy from a renewable source.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	–	No identifiable relationship between the allocation and the sustainability concern.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	–	No identifiable relationship between the allocation and the sustainability concern.
Conclusions	This policy seeks to protect an existing consented site for renewable energy generation from biomass sources. It is a brownfield site with the potential to be served by rail. An undetermined application for a larger plant is currently before the LPA and careful consideration needs to be given to issues raised within the Environmental Statement.	

Policy Number	SP9(1)		
Policy Name	Brocastle, Waterton, Bridgend;		
Site Area (Ha)	46.10	Site Use	Employment (B1,B2,B8)

Objective	Assessment	Commentary
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	?	The site, whilst on the periphery of Bridgend, has the potential to be served by rail from the exiting Ford Spur on the Vale of Glamorgan line. This area is immediately accessed from the A48 which has regular bus services. However, these opportunities will need to be maximised in order that this site is not wholly dependant on the vehicles for both workers and the import / export of goods and materials.
To provide the opportunity for people to meet their housing needs	–	No identifiable relationship between the allocation and the sustainability concern.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	?	An outline planning application in 1999 found no nature conservation interest on the site. This information would need to be updated.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	?	As a consequence of the development, the landscape character of the area will undergo great change. The 1999 application concluded that the impact on landscape will be significant from only a small number of views, mainly from roads within 1km of the site. Proposed landscaping of the site will be required to ensure that impact is minimised.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	No identifiable relationship between the allocation and the sustainability concern.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	?	The exact impact on air pollution will be determined by the nature of the industrial / business units eventually occupying the site and the extent to which the use of public transport and the railway can be used. Further assessment would be required.
To ensure that new development takes into account the effects of climate change	–	Site is not within a floodplain. All development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	x	The site is a large greenfield site on Grade 2 / 3 agricultural land.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	● / ?	The site is over 1,000 m2 and therefore under the policies in the LDP will need to investigate sources of renewable energy.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	●	Brocastle represents a strategic employment site and is one of the largest greenfield employment sites in south east Wales and forms part of Bridgend's focussed area of growth, closely linked to the Waterton Industrial Estate and south of the existing Ford factory.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	?	As a Strategic Employment Site the site will provide jobs in preferred sectors which will foster economic activity in growth sectors.
Conclusions	This site represents one of the largest new employment site in SE Wales. It is also, however, a greenfield site, in a peripheral location and so further detailed impact analysis will need to be undertaken to ensure the ongoing sustainable credentials of the site including both walking and cycling links to the main urban populations. .	

Policy Number	SP9(2)		
Policy Name	Island Farm, Bridgend;		
Site Area (Ha)	**25.96**	**Site Use**	**Employment (B1,B2,B8)**

Objective	**Assessment**	**Commentary**
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	**?**	The site, whilst on the periphery of Bridgend, has the potential to be served by rail from the the Vale of Glamorgan line. This area is immediately accessed from the A48 which has regular bus services. It is also within 1 mile of Bridgend's bus and train stations. However, these opportunities will need to be maximised in order that this site is not wholly dependant on the vehicles for both workers and the import / export of goods and materials.
To provide the opportunity for people to meet their housing needs	**–**	No identifiable relationship between the allocation and the sustainability concern.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	**–**	No identifiable relationship between the allocation and the sustainability concern.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	**–**	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	**?**	Nature conservation interest of the site has been taken into account when allocating the proposed size of the employment area; informed by recent studies. A large part of the site is to be set aside for natural green space and enhanced habitat creation.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	**?**	As a consequence of the development, the landscape character of the area will undergo change.. Proposed landscaping of the site will be required to ensure that impact is minimised.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	**–**	No identifiable relationship between the allocation and the sustainability concern.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	**?**	The exact impact on air pollution will be determined by the nature of the industrial / business units eventually occupying the site and the extent to which the use of public transport and the railway can be used. Further assessment would be required.
To ensure that new development takes into account the effects of climate change	**–**	Site is not within a floodplain. All development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	**–**	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	**x**	The site is a large greenfield site on Grade 2 agricultural land.
To maintain the stock of minerals and non renewable primary resources	**–**	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	**● / ?**	The site is over 1,000 m2 and therefore under the policies in the LDP will need to investigate sources of renewable energy.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	**●**	Island Farm, as a Strategic Employment Site, represents one of the greatest assets to the County Borough in terms of job generation.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	**?**	As a Strategic Employment Site the site will provide jobs in preferred sectors which will foster economic activity in growth sectors.
Conclusions	This site represents one of the largest new employment sites in the County Borough. It is also, however, a greenfield site, in a peripheral location and so further detailed impact analysis will need to be undertaken to ensure the ongoing sustainable credentials of the site.	

Policy Number	SP9(3)		
Policy Name	Pencoed Technology Park;		
Site Area (Ha)	**20**	**Site Use**	**Strategic Employment Site**

Objective	**Assessment**	**Commentary**
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	**?**	This area is immediately accessed from the M4. The site, whilst on the periphery of the County Borough, is within cycling distance from Pencoed train station. However, this opportunity will need to be maximised in order that this site is not wholly dependant on the car.
To provide the opportunity for people to meet their housing needs	**–**	No identifiable relationship between the allocation and the sustainability concern.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	**–**	No identifiable relationship between the allocation and the sustainability concern.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	**–**	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	**?**	A landscape and ecology plan was submitted with the 2002 planning application. The un-consented area of the site will require further investigation prior to planning permission being granted.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	**?**	As a consequence of the development, the landscape character of the area will undergo change. Proposed landscaping of the site will be required to ensure that impact is minimised.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	**–**	No identifiable relationship between the allocation and the sustainability concern.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	**?**	The exact impact on air pollution will be determined by the nature of the industrial / business units eventually occupying the site and the extent to which the use of public transport and the railway can be used. Further assessment would be required.
To ensure that new development takes into account the effects of climate change	**–**	The un consented part of the site is not within a floodplain. All development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	**–**	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	**X / ●**	The site is a partly greenfield site on Grade 2 agricultural land. Substituted part of the site represents a redevelopment on brownfield land.
To maintain the stock of minerals and non renewable primary resources	**–**	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	**● / ?**	The site is over 1,000 m2 and therefore under the policies in the LDP will need to investigate sources of renewable energy.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	**●**	Pencoed Technology Park, as a Strategic Employment Site, represents one of the greatest assets to the County Borough in terms of job generation.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	**–**	No identifiable relationship between the allocation and the sustainability concern.
Conclusions	This site represents one of the largest new employment sites in the County Borough. Partly greenfield, in a peripheral location and so further detailed impact analysis will need to be undertaken to ensure the ongoing sustainable credentials of the site.	

Policy Number	SP9(4)		
Policy Name	Ty Draw Farm, North Cornelly;		
Site Area (Ha)	**6.04**	**Site Use**	**Employment Site**

Objective	**Assessment**	**Commentary**
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	**?**	This area is immediately accessible from the M4. The site, whilst on the periphery of the County Borough, is within walking and cycling distance from Pyle train station and bus stops. However, these opportunities will need to be maximised in order that this site is not wholly dependant on the car.
To provide the opportunity for people to meet their housing needs	**–**	No identifiable relationship between the allocation and the sustainability concern.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	**–**	No identifiable relationship between the allocation and the sustainability concern.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	**–**	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	**?**	The site will require further investigation prior to planning permission being granted.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	**?**	As a consequence of the development, the landscape character of the area will undergo change. Proposed landscaping of the site will be required to ensure that impact is minimised.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	**–**	No identifiable relationship between the allocation and the sustainability concern.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	**?**	The exact impact on air pollution will be determined by the nature of the industrial / business units eventually occupying the site and the extent to which the use of public transport and the railway can be used. Further assessment would be required.
To ensure that new development takes into account the effects of climate change	**–**	The un consented part of the site is not within a floodplain. All development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	**–**	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	**x**	The site is a greenfield site on Grade 2 agricultural land.
To maintain the stock of minerals and non renewable primary resources	**–**	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	**● / ?**	The site is over 1,000 m2 and therefore under the policies in the LDP will need to investigate sources of renewable energy.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	**●**	Ty Draw Farm, as a Strategic Employment Site, represents one of the greatest assets to the County Borough in terms of job generation.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	**?**	Close to an area in North Cornelly which has low economic activity. Potential to foster community regeneration and increasing economic activity in preferred sectors of growth.
Conclusions	This site represents one of the strategic employment sites in the County Borough. It is also, however, a greenfield site, in a peripheral location and so further detailed impact analysis will need to be undertaken to ensure the ongoing sustainable credentials of the site.	

Policy Number	REG1(2)		
Policy Name	Bridgend Industrial Estate		
Site Area (Ha)	127.76	Site Use	Employment Site

Objective	Assessment	Commentary
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	–	The site is an existing, committed employment site. Transportation improvements may be required as a result of development proposals.
To provide the opportunity for people to meet their housing needs	–	No identifiable relationship between the allocation and the sustainability concern.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	No identifiable relationship between the allocation and the sustainability concern.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	?	Air quality may be affected by the final employment / industrial use of the site. This may be subject to further assessment at the planning application stage.
To ensure that new development takes into account the effects of climate change	–	The site does not lie in the floodplain. The final scheme will need to take into account the findings of this report. Development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	The site does not lie in the floodplain. Development will need to conform to national planning policy standards on sustainable buildings.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	?	Depending on the size any new units proposed, LDP policies may be able to request the examination of the potential for renewable energy generation as part of the scheme.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	●	Development of the site for employment purposes will contribute towards the generation of local jobs and the creation of a vibrant economy. .
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	●	Provision of additional jobs will foster an increase in economic activity.
Conclusions	This is a committed employment site with remaining areas of land suitable for development. The issues highlighted in this assessment should be taken into account at the planning application stage.	

Policy Number	REG1(4)		
Policy Name	Coychurch Yard, Bridgend		
Site Area (Ha)	2.74	Site Use	Employment Site

Objective	Assessment	Commentary
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	–	The site is an existing, committed employment site. Transportation improvements may be required as a result of development proposals.
To provide the opportunity for people to meet their housing needs	–	No identifiable relationship between the allocation and the sustainability concern.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	No identifiable relationship between the allocation and the sustainability concern.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	?	Air quality may be affected by the final employment / industrial use of the site. This may be subject to further assessment at the planning application stage.
To ensure that new development takes into account the effects of climate change	–	The site does not lie in the floodplain. The final scheme will need to take into account the findings of this report. Development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	The site does not lie in the floodplain.Development will need to conform to national planning policy standards on sustainable buildings.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	?	Depending on the size any new units proposed, LDP policies may be able to request the examination of the potential for renewable energy generation as part of the scheme.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	●	Development of the site for employment purposes will contribute towards the generation of local jobs and the creation of a vibrant economy. .
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	●	Provision of additional jobs will foster an increase in economic activity.
Conclusions	This is a committed employment site with remaining areas of land suitable for development. The issues highlighted in this assessment should be taken into account at the planning application stage.	

Policy Number	REG1(8)		
Policy Name	Waterton Industrial Estate		
Site Area (Ha)	**126.86**	**Site Use**	**Employment Site**

Objective	**Assessment**	**Commentary**
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	–	The site is an existing, committed employment site. Transportation improvements may be required as a result of development proposals.
To provide the opportunity for people to meet their housing needs	–	No identifiable relationship between the allocation and the sustainability concern.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	No identifiable relationship between the allocation and the sustainability concern.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	?	Air quality may be affected by the final employment / industrial use of the site. This may be subject to further assessment at the planning application stage.
To ensure that new development takes into account the effects of climate change	–	Some of the site does lie within the floodplain; therefore further FCAs may be required. The final scheme will need to take into account the findings of this report. Development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	The site does not lie in the floodplain. The final scheme will need to take into account the findings of this report. Development will need to conform to national planning policy standards on sustainable buildings.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	?	Depending on the size any new units proposed, LDP policies may be able to request the examination of the potential for renewable energy generation as part of the scheme.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	●	Development of the site for employment purposes will contribute towards the generation of local jobs and the creation of a vibrant economy. .
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	●	Provision of additional jobs will foster an increase in economic activity.
Conclusions	This is a committed employment site with remaining areas of land suitable for development. The issues highlighted in this assessment should be taken into account at the planning application stage.	

Policy Number	REG1(12)		
Policy Name	Heol Ty Gwyn, Maesteg		
Site Area (Ha)	**7.81**	**Site Use**	**Employment Site**

Objective	**Assessment**	**Commentary**
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	–	The site is an existing, committed employment site which is proposed to be extended in the LDP. Transportation improvements may be required as a result of development proposals.
To provide the opportunity for people to meet their housing needs	–	No identifiable relationship between the allocation and the sustainability concern.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	?	Habitats surveys may be required on the expansion area and any mitigation measures put in place prior to development commencing.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	No identifiable relationship between the allocation and the sustainability concern.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	?	Air quality may be affected by the final employment / industrial use of the site. This may be subject to further assessment at the planning application stage.
To ensure that new development takes into account the effects of climate change	–	The site does not lie in the floodplain. The final scheme will need to take into account the findings of this report. Development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	The site does not lie in the floodplain. Development will need to conform to national planning policy standards on sustainable buildings.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	?	Depending on the size any new units proposed, LDP policies may be able to request the examination of the potential for renewable energy generation as part of the scheme.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	●	Development of the site for employment purposes will contribute towards the generation of local jobs and the creation of a vibrant economy. .
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	●	Provision of additional jobs will foster an increase in economic activity close to an area of deprivation in enhancing community regeneration.
Conclusions	This is a committed employment site with remaining areas of land suitable for development. The issues highlighted in this assessment should be taken into account at the planning application stage.	

Policy Number	REG1(16)		
Policy Name	Abergarw Industrial Estate		
Site Area (Ha)	**9.25**	**Site Use**	**Employment Site**

Objective	**Assessment**	**Commentary**
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	–	The site is an existing, committed employment site. Transportation improvements may be required as a result of development proposals.
To provide the opportunity for people to meet their housing needs	–	No identifiable relationship between the allocation and the sustainability concern.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	No identifiable relationship between the allocation and the sustainability concern.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	?	Air quality may be affected by the final employment / industrial use of the site. This may be subject to further assessment at the planning application stage.
To ensure that new development takes into account the effects of climate change	–	The site does not lie in the floodplain. The final scheme will need to take into account the findings of this report. Development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	The site does not lie in the floodplain. Development will need to conform to national planning policy standards on sustainable buildings.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	?	Depending on the size any new units proposed, LDP policies may be able to request the examination of the potential for renewable energy generation as part of the scheme.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	●	Development of the site for employment purposes will contribute towards the generation of local jobs and the creation of a vibrant economy. .
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	●	Provision of additional jobs will foster an increase in economic activity close to the valley areas of deprivation in enhancing community regeneration.
Conclusions	This is a committed employment site with remaining areas of land suitable for development. The issues highlighted in this assessment should be taken into account at the planning application stage.	

Policy Number	REG1(18)		
Policy Name	Brynmenyn Industrial Estate		
Site Area (Ha)	**29.23**	**Site Use**	**Employment Site**

Objective	**Assessment**	**Commentary**
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	–	The site is an existing, committed employment site. Transportation improvements may be required as a result of development proposals.
To provide the opportunity for people to meet their housing needs	–	No identifiable relationship between the allocation and the sustainability concern.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	?	Habitats surveys may be required on the area to the south of the industrial estate.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	No identifiable relationship between the allocation and the sustainability concern.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	?	Air quality may be affected by the final employment / industrial use of the site. This may be subject to further assessment at the planning application stage.
To ensure that new development takes into account the effects of climate change	–	The site does not lie in the floodplain. The final scheme will need to take into account the findings of this report. Development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	The site does not lie in the floodplain. Development will need to conform to national planning policy standards on sustainable buildings.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	?	Depending on the size any new units proposed, LDP policies may be able to request the examination of the potential for renewable energy generation as part of the scheme.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	●	Development of the site for employment purposes will contribute towards the generation of local jobs and the creation of a vibrant economy. .
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	●	Provision of additional jobs will foster an increase in economic activity close to the valley areas of deprivation in enhancing community regeneration.
Conclusions	This is a committed employment site with remaining areas of land suitable for development. The issues highlighted in this assessment should be taken into account at the planning application stage.	

Policy Number	REG1(22)		
Policy Name	Sarn Park Services and adjacent land		
Site Area (Ha)	**9.08**	**Site Use**	**Employment Site**

Objective	**Assessment**	**Commentary**
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	?	This is a new site which is accessible from the M4. Whilst this development could easily be car dominated, there is potential to exploit current bus services which pass this area to and from the valleys and Bridgend. The site is also within cycling distance of Sarn Train Station. Transportation improvements may be required as a result of the development proposals as well as a Travel Plan to encourage public transport use.
To provide the opportunity for people to meet their housing needs	–	No identifiable relationship between the allocation and the sustainability concern.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	?	Habitats surveys may be required on the area to the west of the existing service station land and appropriate mitigation measures put in place before development commences.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	No identifiable relationship between the allocation and the sustainability concern.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	?	Air quality may be affected by the final employment / industrial use of the site. This may be subject to further assessment at the planning application stage; particularly in conjunction with air quality surrounding the M4.
To ensure that new development takes into account the effects of climate change	–	The site does not lie in the floodplain. The final scheme will need to take into account the findings of this report. Development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	The site does not lie in the floodplain. Development will need to conform to national planning policy standards on sustainable buildings.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	?	The land is partly greenfield, grade 3 agricultural land.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	● / ?	The site is over 1,000 m2 and therefore under the policies in the LDP will need to investigate sources of renewable energy.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	●	Development of the site for employment purposes will contribute towards the generation of local jobs and the creation of a vibrant economy. .
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	●	Provision of additional jobs will foster an increase in economic activity close to Sarn and the valley areas of deprivation in enhancing community regeneration.
Conclusions	This is new employment site within the strategic growth area of the Valleys Gateway. Although this site has the potential to be car dominated; its location means that there is potential for public transport access. The issues highlighted in this assessment should be taken into account at the planning application stage.	

Policy Number	REG1(23)		
Policy Name	Bocam Park, Pencoed		
Site Area (Ha)	**9.87**	**Site Use**	**Employment Site**

Objective	**Assessment**	**Commentary**
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	–	The site is an existing, committed employment site. Transportation improvements may be required as a result of development proposals.
To provide the opportunity for people to meet their housing needs	–	No identifiable relationship between the allocation and the sustainability concern.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	No identifiable relationship between the allocation and the sustainability concern.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	?	Air quality may be affected by the final employment / industrial use of the site. This may be subject to further assessment at the planning application stage.
To ensure that new development takes into account the effects of climate change	–	The site does not lie in the floodplain. The final scheme will need to take into account the findings of this report. Development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	The site does not lie in the floodplain. Development will need to conform to national planning policy standards on sustainable buildings.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	?	Depending on the size any new units proposed, LDP policies may be able to request the examination of the potential for renewable energy generation as part of the scheme.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	●	Development of the site for employment purposes will contribute towards the generation of local jobs and the creation of a vibrant economy. .
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	●	Provision of additional jobs will foster an increase in economic activity close to an area of deprivation in enhancing community regeneration.
Conclusions	This is a committed employment site with remaining areas of land suitable for development. The issues highlighted in this assessment should be taken into account at the planning application stage.	

Policy Number	REG1(24)		
Policy Name	Bridgend Science Park		
Site Area (Ha)	11.83	Site Use	Employment Site

Objective	Assessment	Commentary
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	–	The site is an existing, committed employment site. Transportation improvements may be required as a result of development proposals.
To provide the opportunity for people to meet their housing needs	–	No identifiable relationship between the allocation and the sustainability concern.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	No identifiable relationship between the allocation and the sustainability concern.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	?	Air quality may be affected by the final employment / industrial use of the site. This may be subject to further assessment at the planning application stage.
To ensure that new development takes into account the effects of climate change	–	The site does not lie in the floodplain. The final scheme will need to take into account the findings of this report. Development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	The site does not lie in the floodplain. Development will need to conform to national planning policy standards on sustainable buildings.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	?	Depending on the size any new units proposed, LDP policies may be able to request the examination of the potential for renewable energy generation as part of the scheme.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	●	Development of the site for employment purposes will contribute towards the generation of local jobs and the creation of a vibrant economy. .
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	●	Provision of additional jobs will foster an increase in economic activity close to an area of deprivation in enhancing community regeneration.
Conclusions	This is a committed employment site with remaining areas of land suitable for development. The issues highlighted in this assessment should be taken into account at the planning application stage.	

Policy Number	REG1(26)		
Policy Name	Crosby Yard, Bridgend		
Site Area (Ha)	1.88	Site Use	Employment Site

Objective	Assessment	Commentary
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	–	The site is an existing, committed employment site which is proposed to be extended in the LDP. Transportation improvements may be required as a result of development proposals.
To provide the opportunity for people to meet their housing needs	–	No identifiable relationship between the allocation and the sustainability concern.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	?	Habitats surveys may be required on the expansion area and appropriate mitigation measures put in place before development commences.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	No identifiable relationship between the allocation and the sustainability concern.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	?	Air quality may be affected by the final employment / industrial use of the site. This may be subject to further assessment at the planning application stage.
To ensure that new development takes into account the effects of climate change	–	The site does not lie in the floodplain. Development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	The site does not lie in the floodplain. Development will need to conform to national planning policy standards on sustainable buildings.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	?	Depending on the size any new units proposed, LDP policies may be able to request the examination of the potential for renewable energy generation as part of the scheme.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	●	Development of the site for employment purposes will contribute towards the generation of local jobs and the creation of a vibrant economy. .
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	●	Provision of additional jobs will foster an increase in economic activity.
Conclusions	This is a committed employment site with remaining areas of land suitable for development. The issues highlighted in this assessment should be taken into account at the planning application stage.	

Policy Number	REG1(30)		
Policy Name	Georgia Pacific		
Site Area (Ha)	**20.99**	**Site Use**	**Employment Site**

Objective	**Assessment**	**Commentary**
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	–	The site is an existing, committed employment site. Transportation improvements may be required as a result of development proposals.
To provide the opportunity for people to meet their housing needs	–	No identifiable relationship between the allocation and the sustainability concern.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	No identifiable relationship between the allocation and the sustainability concern.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	?	Air quality may be affected by the final employment / industrial use of the site. This may be subject to further assessment at the planning application stage.
To ensure that new development takes into account the effects of climate change	–	The site does not lie in the floodplain. The final scheme will need to take into account the findings of this report. Development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	The site does not lie in the floodplain. Development will need to conform to national planning policy standards on sustainable buildings.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	?	Depending on the size any new units proposed, LDP policies may be able to request the examination of the potential for renewable energy generation as part of the scheme.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	●	Development of the site for employment purposes will contribute towards the generation of local jobs and the creation of a vibrant economy. .
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	●	Accessible to urban area of Llynfi Valley and disadvantaged communities, thereby fostering economic activity.
Conclusions	This is a committed employment site with remaining areas of land suitable for development. The issues highlighted in this assessment should be taken into account at the planning application stage.	

Policy Number	REG1(34)		
Policy Name	Penllwyngwent, Ogmore Vale		
Site Area (Ha)	10.53	Site Use	Employment Site

Objective	Assessment	Commentary
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	–	The site is an existing, committed employment site. Transportation improvements may be required as a result of development proposals. Site is accessible to local communities by means of walking / cycling routes running alongside the estate.
To provide the opportunity for people to meet their housing needs	–	No identifiable relationship between the allocation and the sustainability concern.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	?	Undeveloped part of the site may have nature conservation interests and will require a habitat survey.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	?	Site is located on the valley floor with extensive views from the adjacent communities and will require landscape enhancement.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	No identifiable relationship between the allocation and the sustainability concern.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	?	Air quality may be affected by the final employment / industrial use of the site. This may be subject to further assessment at the planning application stage.
To ensure that new development takes into account the effects of climate change	–	The site does not lie in the floodplain. The final scheme will need to take into account the findings of this report. Development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	?	Depending on the size any new units proposed, LDP policies may be able to request the examination of the potential for renewable energy generation as part of the scheme.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	●	Development of the site for employment purposes will contribute towards the generation of local jobs and the creation of a vibrant economy. .
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	●	Local employment opportunity within the heart of a disadvantaged area which has the potential to foster community regeneration and economic activity.
Conclusions	This is a committed employment site with remaining areas of land suitable for development. The issues highlighted in this assessment should be taken into account at the planning application stage.	

Policy Number	REG1(37)		
Policy Name	Village Farm Industrial Estate		
Site Area (Ha)	44.54	Site Use	Employment Site

Objective	Assessment	Commentary
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	●	The site is an existing, committed employment site. Accessible to the surrounding local communities and within walking distance of Pyle train station. Transportation improvements may be required as a result of development proposals.
To provide the opportunity for people to meet their housing needs	–	No identifiable relationship between the allocation and the sustainability concern.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	No identifiable relationship between the allocation and the sustainability concern.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	?	Air quality may be affected by the final employment / industrial use of the site. This may be subject to further assessment at the planning application stage.
To ensure that new development takes into account the effects of climate change	?	The larger site lies partly within the floodplain. Development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	The site does not lie in the floodplain. Development will need to conform to national planning policy standards on sustainable buildings.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	?	Depending on the size any new units proposed, LDP policies may be able to request the examination of the potential for renewable energy generation as part of the scheme.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	●	Development of the site for employment purposes will contribute towards the generation of local jobs and the creation of a vibrant economy. .
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	●	Close to disadvantaged communities in North Cornelly.
Conclusions	This is a committed employment site with remaining areas of land suitable for development. The issues highlighted in this assessment should be taken into account at the planning application stage.	

Policy Number	REG9(1)		
Policy Name	'Southside' – Land At The Brackla Centre, Cheapside, Police Station And Surface Car Park , Bridgend		
Site Area (Ha)	**2.31**	**Site Use**	**Retail and Commercial**

Objective	**Assessment**	**Commentary**
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	●	The site lies within Bridgend Town Centre and therefore is highly accessible by pedestrians, cyclists, bus and train travellers as well as the car.
To provide the opportunity for people to meet their housing needs	?	Dependant on the final schemes design, there may be scope for residential development above the ground floors of this site.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	●	
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	The site is within the urban area, and is unlikely to impact on the landscape. Design policies in the plan will ensure the development's assimilation into the surrounding urban setting.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	●	Being located in the town centre this development proposal is highly accessible by means other than the car. Increasing the attractiveness of Bridgend Town Centre could also reduce the need to travel to other centres in the region.
To ensure that new development takes into account the effects of climate change	–	Site is not within a floodplain. All development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	●	This site would redevelop an existing site.
To maintain the stock of minerals and non renewable primary resources	● / ?	There is potential to reuse material on site.
To increase the opportunities for energy generation from renewable energy sources	● / ?	The site is over 1,000 m2 and therefore under the policies in the LDP will need to investigate sources of renewable energy.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	●	The development of this site will create jobs in the service / commercial / leisure sectors.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	●	Job creating potential and town centre vibrancy will support community regeneration and economic activity.
Conclusions	This site is one of a number in Bridgend Town Centre which seeks to boost the retail /commercial offer of the area. Located in the town centre, this brownfield site in the urban area is highly accessible and will generate new jobs in the service sector.	

Policy Number	REG9(2)		
Policy Name	**'Riverside' – Land At Rhiw Car Park And Adjacent Land, Bridgend**		
Site Area (Ha)	**0.81**	**Site Use**	**Retail and Commercial**

Objective	Assessment	Commentary
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	●	The site lies within Bridgend Town Centre and therefore is highly accessible by pedestrians, cyclists, bus and train travellers as well as the car.
To provide the opportunity for people to meet their housing needs	?	Dependant on the final schemes design, there may be scope for residential development above the ground floors of this site.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	●	
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	The site is within the urban area, and is unlikely to impact on the landscape. Design policies in the plan will ensure the development's assimilation into the surrounding urban setting.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	●	Being located in the town centre this development proposal is highly accessible by means other than the car. Increasing the attractiveness of Bridgend Town Centre could also reduce the need to travel to other centres in the region.
To ensure that new development takes into account the effects of climate change	?	Site is within a protected floodplain. All development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	●	This site would redevelop an existing site.
To maintain the stock of minerals and non renewable primary resources	● / ?	There is potential to reuse material on site.
To increase the opportunities for energy generation from renewable energy sources	● / ?	The site is over 1,000 m2 and therefore under the policies in the LDP will need to investigate sources of renewable energy.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	●	The development of this site will create jobs in the service / commercial / leisure sectors.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	●	Job creating potential and town centre vibrancy will support community regeneration and economic activity.
Conclusions	This site is one of a number in Bridgend Town Centre which seeks to boost the retail /commercial offer of the area. Located in the town centre, this brownfield site in the urban area is highly accessible and will generate new jobs in the service sector and support vibrant town centres.	

Policy Number	REG9(3)		
Policy Name	The Embassy Cinema Site And Adjacent Land At Brewery Lane And Tondu Road, Bridgend		
Site Area (Ha)	0.67	Site Use	Retail and Commercial

Objective	Assessment	Commentary
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	●	The site lies within Bridgend Town Centre and therefore is highly accessible by pedestrians, cyclists, bus and train travellers as well as the car.
To provide the opportunity for people to meet their housing needs	?	Dependant on the final schemes design, there may be scope for residential development above the ground floors of this site.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	The site is within the urban area, and is unlikely to impact on the landscape. Design policies in the plan will ensure the development's assimilation into the surrounding urban setting.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	●	Being located in the town centre this development proposal is highly accessible by means other than the car. Increasing the attractiveness of Bridgend Town Centre could also reduce the need to travel to other centres in the region.
To ensure that new development takes into account the effects of climate change	?	Site is within a protected floodplain. All development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	●	This site would redevelop an existing site.
To maintain the stock of minerals and non renewable primary resources	● / ?	There is potential to reuse material on site.
To increase the opportunities for energy generation from renewable energy sources	● / ?	The site is over 1,000 m2 and therefore under the policies in the LDP will need to investigate sources of renewable energy.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	●	The development of this site will create jobs in the service / commercial / leisure sectors.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	●	Job creating potential and town centre vibrancy will support community regeneration and economic activity.
Conclusions	This site is one of a number in Bridgend Town Centre which seeks to boost the retail /commercial offer of the area. Located in the town centre, this brownfield site in the urban area is highly accessible and will generate new jobs in the service sector and support vibrant town centres.	

Policy Number	REG9(4)		
Policy Name	Elder Yard, Bridgend		
Site Area (Ha)	0.31	Site Use	Retail and Commercial

Objective	Assessment	Commentary
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	●	The site lies within Bridgend Town Centre and therefore is highly accessible by pedestrians, cyclists, bus and train travellers as well as the car.
To provide the opportunity for people to meet their housing needs	?	Dependant on the final schemes design, there may be scope for residential development above the ground floors of this site.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	●	The site is within the urban area, and is unlikely to impact on the landscape. Design policies in the plan will ensure the development's assimilation into the surrounding urban setting. The reuse of Listed Buildings on site will help preserve the historic heritage of the area.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	●	Being located in the town centre this development proposal is highly accessible by means other than the car. Increasing the attractiveness of Bridgend Town Centre could also reduce the need to travel to other centres in the region.
To ensure that new development takes into account the effects of climate change	?	Site is within a protected floodplain. All development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	●	This site would redevelop an existing site.
To maintain the stock of minerals and non renewable primary resources	● / ?	There is potential to reuse material on site.
To increase the opportunities for energy generation from renewable energy sources	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	●	The development of this site will create jobs in the service / commercial / leisure sectors.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	●	Job creating potential and town centre vibrancy will support community regeneration and economic activity.
Conclusions	This site is one of a number in Bridgend Town Centre which seeks to boost the retail /commercial offer of the area. Located in the town centre, this brownfield site in the urban area is highly accessible and will generate new jobs in the service sector and support vibrant town centres.	

Policy Number	REG9(5)		
Policy Name	Land North Of Market Street, Bridgend		
Site Area (Ha)	**0.41**	**Site Use**	**Retail and Commercial**

Objective	**Assessment**	**Commentary**
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	●	The site lies within Bridgend Town Centre and therefore is highly accessible by pedestrians, cyclists, bus and train travellers as well as the car.
To provide the opportunity for people to meet their housing needs	?	Dependant on the final schemes design, there may be scope for residential development above the ground floors of this site.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	The site is within the urban area, and is unlikely to impact on the landscape. Design policies in the plan will ensure the development's assimilation into the surrounding urban setting.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	●	Being located in the town centre this development proposal is highly accessible by means other than the car. Increasing the attractiveness of Bridgend Town Centre could also reduce the need to travel to other centres in the region.
To ensure that new development takes into account the effects of climate change	?	Site is within a protected floodplain. All development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	●	This site would redevelop an existing site.
To maintain the stock of minerals and non renewable primary resources	● / ?	There is potential to reuse material on site.
To increase the opportunities for energy generation from renewable energy sources	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	●	The development of this site will create jobs in the service / commercial / leisure sectors.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	●	Job creating potential and town centre vibrancy will support community regeneration and economic activity.
Conclusions	This site is one of a number in Bridgend Town Centre which seeks to boost the retail /commercial offer of the area. Located in the town centre, this brownfield site in the urban area is highly accessible and will generate new jobs in the service sector and support vibrant town centres.	

Policy Number	REG9(8)		
Policy Name	Outdoor Market, Bus Station and Riverside, Maesteg		
Site Area (Ha)		**Site Use**	**Retail and Commercial**

Objective	**Assessment**	**Commentary**
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	●	The site lies within Maeseteg Town Centre and therefore is highly accessible by pedestrians, cyclists, bus and train travellers as well as the car. The development proposes a reformatting of the current bus station area to make it easier to use.
To provide the opportunity for people to meet their housing needs	–	No identifiable relationship between the allocation and the sustainability concern.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	The site is within the urban area, and is unlikely to impact on the landscape. Design policies in the plan will ensure the development's assimilation into the surrounding urban setting.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	●	Being located in the town centre this development proposal is highly accessible by means other than the car. Increasing the attractiveness of Maesteg Town Centre could also reduce the need to travel to other centres in the region.
To ensure that new development takes into account the effects of climate change	?	Site is within a floodplain. An FCA would therefore be required on this site before planning permission is given. All development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	●	This site would redevelop an existing site.
To maintain the stock of minerals and non renewable primary resources	● / ?	There is potential to reuse material on site.
To increase the opportunities for energy generation from renewable energy sources	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	●	The development of this site will create jobs in the service / commercial / leisure sectors.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	–	Improving the image and accessibility of the town centre will enhance community regeneration and foster economic activity.
Conclusions	This site in Maesteg town centre seeks to reconfigure the existing bus station and make improvements to the public realm and indoor market area. It is a highly accessible site in the urban area. Improving the image and accessibility of the town centre will enhance community regeneration and foster economic activity.	

Policy Number	REG11(4)		
Policy Name	Brewery Field, Bridgend		
Site Area (Ha)	2.67	Site Use	Bulky Comparison Goods

Objective	Assessment	Commentary
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	●	The site lies immediately adjacent to Bridgend Town Centre and therefore is highly accessible by pedestrians, cyclists, bus and train travellers as well as the car.
To provide the opportunity for people to meet their housing needs	?	Dependant on the final schemes design, there may be scope for residential development above the ground floors of this site.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	?	The proposal would result in the loss of the Brewery Field and so it would need to be demonstrated that this facility is not lost to the people of Bridgend.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	The site is within the urban area, and is unlikely to impact on the landscape. Design policies in the plan will ensure the development's assimilation into the surrounding urban setting.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	●	Being located next to the town centre this development proposal is highly accessible by means other than the car. Increasing the attractiveness of Bridgend Town Centre could also reduce the need to travel to other centres in the region.
To ensure that new development takes into account the effects of climate change	?	Site is within a protected floodplain. All development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	●	This site would redevelop an existing site.
To maintain the stock of minerals and non renewable primary resources	● / ?	There is potential to reuse material on site.
To increase the opportunities for energy generation from renewable energy sources	● / ?	The site is over 1,000 m2 and therefore under the policies in the LDP will need to investigate sources of renewable energy.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	●	The development of this site will create jobs in the service / commercial / leisure sectors.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	●	Job creating potential and town centre vibrancy will support community regeneration and economic activity.
Conclusions	This site, just outside the town centre, is one of a number in Bridgend Town Centre which seeks to boost the retail /commercial offer of the area. This brownfield site in the urban area is highly accessible and will generate new jobs in the service sector and support vibrant town centres.	

Policy Number	REG12(1)		
Policy Name	Fun Farm, Ton Philip Farm		
Site Area (Ha)		**Site Use**	**Tourist accommodation /facilities /attractions**

Objective	**Assessment**	**Commentary**
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	**X**	Countryside location is highly dependant on the car.
To provide the opportunity for people to meet their housing needs	**–**	No identifiable relationship between the allocation and the sustainability concern.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	**–**	No identifiable relationship between the allocation and the sustainability concern.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	**–**	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	**–**	A habitats survey was submitted with the planning application and the layout of the development reflects this with no built development on identified areas.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	**–**	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	**?**	Development will need to ensure that the character of the landscape is not adversely affected.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	**–**	No identifiable relationship between the allocation and the sustainability concern.
To ensure that new development takes into account the effects of climate change	**–**	No identifiable relationship between the allocation and the sustainability concern.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	**–**	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	**–**	No identifiable relationship between the allocation and the sustainability concern.
To maintain the stock of minerals and non renewable primary resources	**–**	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	**–**	No identifiable relationship between the allocation and the sustainability concern.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	**●**	This countryside business will provide job opportunities.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	**●**	This proposal can achieve economic benefits to the County Borough resulting from increased tourism.
Conclusions	This policy reflects an existing consented tourism development.	

Policy Number	REG12(2)		
Policy Name	Lakeside Farm Park, Hendre Ifan Coch Farm		
Site Area (Ha)		**Site Use**	**Tourist accommodation /facilities /attractions**

Objective	**Assessment**	**Commentary**
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	**X**	Countryside location is highly dependant on the car.
To provide the opportunity for people to meet their housing needs	–	No identifiable relationship between the allocation and the sustainability concern.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	No identifiable relationship between the allocation and the sustainability concern.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that new development takes into account the effects of climate change	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	●	This countryside business will provide job opportunities.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	●	This proposal can achieve economic benefits to the County Borough resulting from increased tourism.
Conclusions	This policy reflects an existing consented tourism development.	

Policy Number	COM 1 (5)		
Policy Name	South Wales Police, Cowbridge Road		
Site Area (Ha)	**3.78**	**Site Use**	**Residential**

Objective	**Assessment**	**Commentary**
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	●	The site is within walking distance of both existing local bus services and the proposed Brackla Railway Station. It is also within reasonable walking distance of Bridgend town centre with access to public transport hubs.
To provide the opportunity for people to meet their housing needs	●	The site will provide 130 homes and 26 affordable houses.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	●	The site is within reasonable walking distance of Bridgend town centre with access to a range of social / community facilities and opposite a large out-of-town supermarket, which provides a range of services.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	Individual detailed policies in the LDP will assist to design out anti-social behaviour as well as contributing to the sense of place.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	–	The site is within the urban area, and is unlikely to impact on the landscape. Design policies in the plan will ensure the development's assimilation into the surrounding urban setting, incorporating a high quality of design, given the sites location along a gateway access to the town.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	Individual detailed policies in the LDP will assist in improving design quality of the built environment.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	?	The site has the potential to increase local air pollution close to one of the main routes in to Bridgend. This issue should therefore be investigated further before planning permission is granted.
To ensure that new development takes into account the effects of climate change	–	Site is not within a floodplain. All development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	●	The site is brownfield and within the urban area.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	● / ?	The site is over 10 units and therefore under the policies in the LDP will need to investigate sources of renewable energy.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	–	No identifiable relationship between the allocation and the sustainability concern.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	–	No identifiable relationship between the allocation and the sustainability concern.
Conclusions	This site is a brownfield site in the urban area close to the main transport routes. There is potential for the accessibility to improved with the new Brackla train station.	

Policy Number	COM 1 (6)		
Policy Name	Land East of Masonic Hall, Coychurch Road		
Site Area (Ha)	7.25	Site Use	Residential

Objective	Assessment	Commentary
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	? / ●	The site lies within the urban area and is well located in terms of accessing existing bus services and the town centre. The site also lies within walking distance of the proposed Brackla train station.
To provide the opportunity for people to meet their housing needs	●	The site will provide 95 homes; all of which will be affordable.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	●	The site is within walking and cycling distance from Brackla commercial centre and the town centre which has a wide range of commercial / community facilities. Recreational open-space is located close to the site and a number of primary schools are within walking distance.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	Individual detailed policies in the LDP will assist to design out anti-social behaviour as well as contributing to the sense of place.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	–	The site is within the urban area, and is unlikely to impact on the landscape. Design policies in the plan will ensure the development's assimilation into the surrounding urban setting.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	Individual detailed policies in the LDP will assist in improving design quality of the built environment.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that new development takes into account the effects of climate change	–	Site is not within a floodplain. All development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	X / ?	The site is a committed greenfield site within the urban area. However, it is not recorded has having any agricultural value.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	–	No identifiable relationship between the allocation and the sustainability concern.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	–	No identifiable relationship between the allocation and the sustainability concern.
Conclusions	This is a committed site within the urban area of Bridgend which is already under construction. It has good existing and potential public transport links and is within walking / cycling distance of a good number of local services.	

Policy Number	COM 1 (7)		
Policy Name	Jubilee Crescent		
Site Area (Ha)	**1.52**	**Site Use**	**Residential**

Objective	**Assessment**	**Commentary**
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	●	The site is within walking distance of Bridgend town centre and therefore has good access links to bus and train services.
To provide the opportunity for people to meet their housing needs	●	The site will provide 40 homes and 8 affordable houses.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	●	The site is within walking distance of Bridgend town centre which has a wide range of commercial / community facilities. Recreational open-space is located close by to the site and Oldcaste and Brynteg schools, and Bridgend College are within walking distance.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	Individual detailed policies in the LDP will assist to design out anti-social behaviour as well as contributing to the sense of place.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	–	The site is within the urban area, and is unlikely to impact on the landscape. Design policies in the plan will ensure the development's assimilation into the surrounding urban setting.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	Individual detailed policies in the LDP will assist in improving design quality of the built environment.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that new development takes into account the effects of climate change	–	Site is not within a floodplain. All development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	X / ?	The site is an underutilised greenfield site within the urban area. However, it is not recorded has having any agricultural value.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	● / ?	The site is over 10 units and therefore under the policies in the LDP will need to investigate sources of renewable energy.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	–	No identifiable relationship between the allocation and the sustainability concern.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	–	No identifiable relationship between the allocation and the sustainability concern.
Conclusions	This is site is within the urban area of Bridgend. It has good existing public transport links and is within walking / cycling distance of a good number of local services. Future planning applications should take into account issues raised in this assessment.	

Policy Number	COM 1 (8)		
Policy Name	South of Joslin Road		
Site Area (Ha)	**1.24**	**Site Use**	**Residential**

Objective	Assessment	Commentary
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	?	This is a committed site within Bridgend immediately adjacent to Brackla Industrial Estate. The site is within walking distance of existing bus services. However the connectivity between this site and surrounding residential areas is limited due to the presence of the A4061; however this will improve with the progression of the Parc Derwen site.
To provide the opportunity for people to meet their housing needs	●	The site will provide 34 homes and 8 affordable houses.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	●	The site is within walking distance of recreational open-space, community facilities and Litchard and Coity school. However the connectivity between this site and surrounding uses is limited.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	Individual detailed policies in the LDP will assist to design out anti-social behaviour as well as contributing to the sense of place.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	–	The site is within the urban area, and is unlikely to impact on the landscape. Design policies in the plan will ensure the development's assimilation into the surrounding urban setting.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	Individual detailed policies in the LDP will assist in improving design quality of the built environment.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that new development takes into account the effects of climate change	–	Site is not within a floodplain. All development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	X / ?	The site is an underutilised greenfield site within the urban area. However, it is not recorded has having any agricultural value.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	–	No identifiable relationship between the allocation and the sustainability concern.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	–	No identifiable relationship between the allocation and the sustainability concern.
Conclusions	This is a committed site within the urban area of Bridgend It has relatively good existing transport links and is within walking / cycling distance of a good number of local services. However the connectivity between this site and surrounding residential areas is limited due to the presence of the A4061; however this will improve with the progression of the Parc Derwen site.	

Policy Number	COM 1 (9)		
Policy Name	Brocastle Estate		
Site Area (Ha)	1.17	Site Use	Residential

Objective	Assessment	Commentary
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	X / ?	This committed site is not within walking / cycling distance of any existing public transport facilities. It is disconnected from the rest of the urban area by the Brocastle Strategic Employment Site.
To provide the opportunity for people to meet their housing needs	●	The site will provide 30 homes.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	?	This committed site is not within walking / cycling distance of any existing community facilities or retail / commercial areas. The site does have immediate access to the countryside, open space and an adjacent woodland area and as an extra care housing; residents use facilities in the existing nursing home.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	Individual detailed policies in the LDP will assist to design out anti-social behaviour as well as contributing to the sense of place.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	?	As a consequence of the adjacent development proposal at Brocastle, the landscape character of the area will undergo great change. Proposed landscaping of the site will be required to ensure that impact is minimised.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	Individual detailed policies in the LDP will assist in improving design quality of the built environment.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that new development takes into account the effects of climate change	–	Site is not within a floodplain. All development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	X / ?	The site is a greenfield site on the edge of the urban area. However, it is not recorded has having any agricultural value.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	–	No identifiable relationship between the allocation and the sustainability concern.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	–	No identifiable relationship between the allocation and the sustainability concern.
Conclusions	This is a committed site on the edge of Bridgend. There is little scope for the performance of this site to be improved. However, the consented development is for extra-care housing directly related to the existing Brocastle nursing home, where communal services, social and recreational facilities exist to serve the residents.	

Policy Number	COM1(10)		
Policy Name	Waterton Manor		
Site Area (Ha)	0.37	Site Use	Residential

Objective	Assessment	Commentary
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	?	This site currently has limited accessibility other than by the car, however its current situation means that once the Parc Afon Ewenni development has been completed it is likely that this site will, in turn, become more accessible.
To provide the opportunity for people to meet their housing needs	●	The site will provide 36 homes and 6 affordable houses.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	?	This site could become accessible to local services and facilities when the Parc Afon Ewenni development reaches completion.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	Individual detailed policies in the LDP will assist to design out anti-social behaviour as well as contributing to the sense of place.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	–	The site is within the urban area, and is unlikely to impact on the landscape. Design policies in the plan will ensure the development's assimilation into the surrounding urban setting.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	Individual detailed policies in the LDP will assist in improving design quality of the built environment.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	?	The impact on air pollution is related to the sites eventual accessibility from public transport.
To ensure that new development takes into account the effects of climate change	–	Site is not within a floodplain. All development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	●	The site is a brownfield site within the urban area of Bridgend.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	● / ?	The site is over 10 units and therefore under the policies in the LDP will need to investigate sources of renewable energy.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	–	No identifiable relationship between the allocation and the sustainability concern.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	–	No identifiable relationship between the allocation and the sustainability concern.
Conclusions	This is a committed, brownfield site and has the potential to benefit in terms of accessibility and facilities provision from the Parc Afon Ewenni development.	

Policy Number	COM1(11)		
Policy Name	Brackla Street		
Site Area (Ha)		**Site Use**	**Residential**

Objective	**Assessment**	**Commentary**
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	●	This site is within Bridgend town centre and is therefore highly accessible by walking, cycling bus and train services.
To provide the opportunity for people to meet their housing needs	●	The site will provide 19 homes.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	●	This site is within Bridgend town centre and is therefore highly accessible to social and community facilities within the centre.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	Individual detailed policies in the LDP will assist to design out anti-social behaviour as well as contributing to the sense of place.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	–	The site is within the urban area, and is unlikely to impact on the landscape. Design policies in the plan will ensure the development's assimilation into the surrounding urban setting.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	Individual detailed policies in the LDP will assist in improving design quality of the built environment.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	● / ?	Being highly accessible, the development of this site has the potential to reduce local forms of air pollution.
To ensure that new development takes into account the effects of climate change	–	The site lies within the protected floodplain. All development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	●	The site is a brownfield site within the urban area of Bridgend.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	–	No identifiable relationship between the allocation and the sustainability concern.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	–	No identifiable relationship between the allocation and the sustainability concern.
Conclusions	This is a committed, highly accessible brownfield residential site within Bridgend town centre with excellent links to public transport and community / social facilities.	

Policy Number	COM 1 (12)		
Policy Name	Parc Farm, North East of Parc Derwen		
Site Area (Ha)	0.76	Site Use	Residential

Objective	Assessment	Commentary
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	?	This site does have bus stops within walking distance, however its current situation means that it will not become part of the urban area of Bridgend until the Parc Derwen development has been completed. It is likely that once this development takes place, this site will become more accessible.
To provide the opportunity for people to meet their housing needs	●	The site will provide 14 homes and 3 affordable houses.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	?	This site could become accessible to local services and facilities when the Parc Derwen development reaches completion.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	Individual detailed policies in the LDP will assist to design out anti-social behaviour as well as contributing to the sense of place.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	?	As a consequence of the adjacent development proposal at Parc Derwen, the landscape character of the area will undergo great change. Proposed landscaping of the site will be required to ensure that impact is minimised.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	Individual detailed policies in the LDP will assist in improving design quality of the built environment.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	?	The impact on air pollution is related to the sites eventual accessibility from public transport.
To ensure that new development takes into account the effects of climate change	–	Site is not within a floodplain. All development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	●	This proposal seeks to redevelop an existing farm complex for residential purposes.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	● / ?	The site is over 10 units and therefore under the policies in the LDP will need to investigate sources of renewable energy.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	–	No identifiable relationship between the allocation and the sustainability concern.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	–	No identifiable relationship between the allocation and the sustainability concern.
Conclusions	This site has the potential to benefit in terms of accessibility and facilities provision from the Parc Derwen development. The site is brownfield development and should relate well to the extended Bridgend urban area.	

Policy Number	COM1(13)		
Policy Name	Waterton Lane		
Site Area (Ha)	0.85	Site Use	Residential

Objective	Assessment	Commentary
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	?	This site currently has limited accessibility other than by the car, however its current situation means that once the Parc Afon Ewenni development has been completed it is likely that this site will, in turn, become more accessible.
To provide the opportunity for people to meet their housing needs	●	The site will provide 11 homes and 2 affordable houses.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	?	This site could become accessible to local services and facilities when the Parc Afon Ewenni development reaches completion.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	Individual detailed policies in the LDP will assist to design out anti-social behaviour as well as contributing to the sense of place.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	–	The site is within the urban area, and is unlikely to impact on the landscape. Design policies in the plan will ensure the development's assimilation into the surrounding urban setting.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	Individual detailed policies in the LDP will assist in improving design quality of the built environment.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	?	The impact on air pollution is related to the sites eventual accessibility from public transport.
To ensure that new development takes into account the effects of climate change	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	?	The site is a greenfield site within the urban area of Bridgend of agricultural land classification 4.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	–	No identifiable relationship between the allocation and the sustainability concern.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	–	No identifiable relationship between the allocation and the sustainability concern.
Conclusions	This is a committed site and has the potential to benefit in terms of accessibility and facilities provision from the Parc Afon Ewenni development. The development should relate well to the extended Bridgend urban area.	

Policy Number	COM1(14)		
Policy Name	6-10 Queen Street		
Site Area (Ha)	0.04	Site Use	Residential

Objective	Assessment	Commentary
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	●	This site is within Bridgend town centre and is therefore highly accessible by walking, cycling bus and train services.
To provide the opportunity for people to meet their housing needs	●	The site will provide 10 homes.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	●	This site is within Bridgend town centre and is therefore highly accessible to social and community facilities within the centre.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	Individual detailed policies in the LDP will assist to design out anti-social behaviour as well as contributing to the sense of place.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	–	The site is within the urban area, and is unlikely to impact on the landscape. Design policies in the plan will ensure the development's assimilation into the surrounding urban setting.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	Individual detailed policies in the LDP will assist in improving design quality of the built environment.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	● / ?	Being highly accessible, the development of this site has the potential to reduce local forms of air pollution.
To ensure that new development takes into account the effects of climate change	–	The site lies within the protected floodplain. All development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	●	The development represents a conversion of an existing building within the urban area of Bridgend.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	–	No identifiable relationship between the allocation and the sustainability concern.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	–	No identifiable relationship between the allocation and the sustainability concern.
Conclusions	This is a highly accessible brownfield conversion opportunity within Bridgend town centre with excellent links to public transport and community / social facilities.	

Policy Number	COM1 (18)		
Policy Name	Crown Road		
Site Area (Ha)	1.37	Site Use	Residential

Objective	Assessment	Commentary
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	●	The site lies within a reasonable walking distance of Maesteg town centre. It has access to existing local bus services as well as Maesteg bus and train stations.
To provide the opportunity for people to meet their housing needs	●	The site will provide 40 homes and 6 affordable houses.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	●	The site lies within a reasonable walking distance of Maesteg town centre. It is also accessible to recreational spaces, playing fields and a primary school.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	Individual detailed policies in the LDP will assist to design out anti-social behaviour as well as contributing to the sense of place.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	?	Regenerated scrub area may have biodiversity interests which will need to be investigated and where appropriate mitigated against.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	–	The site is within the urban area, and is unlikely to impact on the landscape. Design policies in the plan will ensure the development's assimilation into the surrounding urban setting.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	Individual detailed policies in the LDP will assist in improving design quality of the built environment.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that new development takes into account the effects of climate change	–	The site is not within a floodplain. All development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	●	The site is a greenfield site within the urban area of Maesteg with no agricultural quality.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	–	No identifiable relationship between the allocation and the sustainability concern.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	–	No identifiable relationship between the allocation and the sustainability concern.
Conclusions	This site is a brownfield site within the urban fabric of Maesteg with good public transport links and access to local services.	

Policy Number	COM1(19)		
Policy Name	Former Bleancaerau Junior School		
Site Area (Ha)	0.55	Site Use	Residential

Objective	Assessment	Commentary
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	●	The site is accessible to existing local bus services.
To provide the opportunity for people to meet their housing needs	●	The site will provide 35 homes and 5 affordable houses.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	●	The site lies within a reasonable walking distance of Caerau commercial centre. It is also accessible to recreational spaces, playing fields and a primary school.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	Individual detailed policies in the LDP will assist to design out anti-social behaviour as well as contributing to the sense of place.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	–	The site is within the urban area, and is unlikely to impact on the landscape. Design policies in the plan will ensure the development's assimilation into the surrounding urban setting.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	Individual detailed policies in the LDP will assist in improving design quality of the built environment.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that new development takes into account the effects of climate change	–	The site is not within a floodplain. All development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	●	The site is a brownfield site within the urban area of Caerau.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	● / ?	The site is over 10 units and therefore under the policies in the LDP will need to investigate sources of renewable energy.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	–	No identifiable relationship between the allocation and the sustainability concern.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	–	No identifiable relationship between the allocation and the sustainability concern.
Conclusions	This site within the urban fabric of Caerau with good public transport links and access to local services.	

Policy Number	COM1 (20)		
Policy Name	Y Parc		
Site Area (Ha)	1.31	Site Use	Residential

Objective	Assessment	Commentary
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	●	The site lies within a reasonable walking distance of Maesteg town centre. It has access to existing local bus services as well as Maesteg bus and train stations.
To provide the opportunity for people to meet their housing needs	●	The site will provide 20 homes and 3 affordable houses.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	●	The site lies within a reasonable walking distance of Maesteg town centre. It is also accessible to recreational spaces, playing fields and a primary school.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	Individual detailed policies in the LDP will assist to design out anti-social behaviour as well as contributing to the sense of place.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	?	Regenerated scrub area may have biodiversity interests which will need to be investigated and where appropriate mitigated against.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	–	The site is within the urban area, and is unlikely to impact on the landscape. Design policies in the plan will ensure the development's assimilation into the surrounding urban setting.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	Individual detailed policies in the LDP will assist in improving design quality of the built environment.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that new development takes into account the effects of climate change	–	The site is not within a floodplain. All development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	?	The site is a greenfield site of no agricultural quality within the urban area of Maesteg.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	● / ?	The site is over 10 units and therefore under the policies in the LDP will need to investigate sources of renewable energy.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	–	No identifiable relationship between the allocation and the sustainability concern.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	–	No identifiable relationship between the allocation and the sustainability concern.
Conclusions	This site is within the urban fabric of Maesteg with good public transport links and access to local services. Site will require further ecological assessment; areas for mitigation are located adjacent to the site.	

Policy Number	COM1(21)		
Policy Name	Land South of Cwmfelin Primary School		
Site Area (Ha)	0.56	Site Use	Residential

Objective	Assessment	Commentary
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	●	The site lies within a reasonable walking distance of Garth train station. Being located on the A4063 it has good access to existing bus services in the Llynfi Valley.
To provide the opportunity for people to meet their housing needs	●	The site will provide 20 homes and 3 affordable houses.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	●	The site is accessible to recreational spaces, playing fields and primary schools.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	Individual detailed policies in the LDP will assist to design out anti-social behaviour as well as contributing to the sense of place.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	?	The site is lies on the edge of the urban area, immediately adjacent to an SLA and a prominent location on the A4063. Planning applications should take this into account and be accompanied by appropriate mitigation measures. Design policies in the plan will ensure the development's assimilation into the surrounding urban setting.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	Individual detailed policies in the LDP will assist in improving design quality of the built environment.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that new development takes into account the effects of climate change	–	The site is not within a floodplain. All development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	?	The site is a greenfield site of grade 4 agricultural quality within the urban area of Cwmfelin.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	● / ?	The site is over 10 units and therefore under the policies in the LDP will need to investigate sources of renewable energy.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	–	No identifiable relationship between the allocation and the sustainability concern.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	–	No identifiable relationship between the allocation and the sustainability concern.
Conclusions	This site is within the urban fabric of Cwmfelin with good public transport links and access to local services. Careful consideration needs to be given to the sites development in terms of its design setting in the landscape.	

Policy Number	COM1 (22)		
Policy Name	Llynfi Lodge		
Site Area (Ha)	0.26	Site Use	Residential

Objective	Assessment	Commentary
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	●	The site lies within immediately adjacent to Maesteg town centre. It therefore has excellent access to existing local bus services as well as Maesteg bus and train stations.
To provide the opportunity for people to meet their housing needs	●	The site will provide 13 homes
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	●	The site lies immediately adjacent to Maesteg town centre. It is also accessible to recreational spaces, playing fields and a primary school.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	Individual detailed policies in the LDP will assist to design out anti-social behaviour as well as contributing to the sense of place.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	–	The site is within the urban area, and is unlikely to impact on the landscape. Design policies in the plan will ensure the development's assimilation into the surrounding urban setting.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	Individual detailed policies in the LDP will assist in improving design quality of the built environment.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that new development takes into account the effects of climate change	–	The site is not within a floodplain. All development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	●	The site is a brownfield site within the urban area of Maesteg.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	–	No identifiable relationship between the allocation and the sustainability concern.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	–	No identifiable relationship between the allocation and the sustainability concern.
Conclusions	This site is a committed site within the urban fabric of Maesteg, immediately adjacent to the town centre with good public transport links and access to local services.	

Policy Number	COM1 (23)		
Policy Name	Land Adj to 50 Heol Tywith		
Site Area (Ha)	0.44	Site Use	Residential

Objective	Assessment	Commentary
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	●	The site is served by existing local bus services and is immediately adjacent to the walking / cycling route linking Caerau to Maesteg.
To provide the opportunity for people to meet their housing needs	●	The site will provide 13 homes and 2 affordable houses.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	●	The site is in walking / cycling distance of local services including a primary school, community facilities, playing fields and a playground.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	Individual detailed policies in the LDP will assist to design out anti-social behaviour as well as contributing to the sense of place.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	–	Biodiversity / ecology investigations were undertaken as part of the planning application process of this site.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	?	The site is on the urban edge of Nantyffyllon; therefore consideration should be given to the design issues in this transitional area between the urban and countryside areas.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	Individual detailed policies in the LDP will assist in improving design quality of the built environment.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that new development takes into account the effects of climate change	–	The site is within the floodplain. An FCA has been undertaken to inform the planning application.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	●	The site is a greenfield site within the urban area of Nantyffyllon with no agricultural value.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	–	No identifiable relationship between the allocation and the sustainability concern.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	–	No identifiable relationship between the allocation and the sustainability concern.
Conclusions	This site is a committed site within the urban fabric of Nantyffyllon, immediately with reasonably good public transport (walking and cycling) links and access to local services.	

Policy Number	COM1 (25)		
Policy Name	Former Sea Bank Hotel Car Park,		
Site Area (Ha)	0.33	Site Use	Residential

Objective	Assessment	Commentary
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	●	The site is within walking distance of Porthcawl town centre and is therefore highly accessible by walking, cycling and regular bus services from Porthcawl bus station.
To provide the opportunity for people to meet their housing needs	●	The site will provide 60 supported apartments for the elderly. A monetary contribution has been paid towards affordable housing.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	●	The site is within walking distance of Porthcawl town centre with a host of community facilities. It is also within walking distance of recreational space and primary schools.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	Individual detailed policies in the LDP will assist to design out anti-social behaviour as well as contributing to the sense of place.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	?	The site is close to the coast in Porthcawl; therefore consideration should be given to the design issues in this transitional area between the urban and maritime areas.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	Individual detailed policies in the LDP will assist in improving design quality of the built environment. The site is within Porthcawl Conservation Area and particular regard to the buildings design is required to enhance its setting.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that new development takes into account the effects of climate change	–	The site is not within a floodplain. All development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	●	The site is brownfield within the urban area of Porthcawl.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	–	No identifiable relationship between the allocation and the sustainability concern.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	–	No identifiable relationship between the allocation and the sustainability concern.
Conclusions	This site is a committed brownfield site within the urban area of Porthcawl, close to the town centre with good access to public transport and local services.	

Policy Number	COM1 (27)		
Policy Name	Albert Edward Prince of Wales Court Mixed Use Development		
Site Area (Ha)	1	Site Use	Residential

Objective	Assessment	Commentary
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	●	The site is served by existing local bus services and is within a reasonable walking distance of Porthcawl town centre which includes access to the bus station.
To provide the opportunity for people to meet their housing needs	●	The site will provide 35 homes and 11 affordable houses.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	●	The site is within walking distance of Porthcawl town centre with a host of community facilities. It is also within walking distance of recreational space and primary schools.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	Individual detailed policies in the LDP will assist to design out anti-social behaviour as well as contributing to the sense of place.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	–	The site is within the urban area, and is unlikely to impact on the landscape. Design policies in the plan will ensure the development's assimilation into the surrounding urban setting.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	Individual detailed policies in the LDP will assist in improving design quality of the built environment.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that new development takes into account the effects of climate change	–	The site is not within a floodplain. All development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	●	The site is brownfield within the urban area of Porthcawl.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	–	No identifiable relationship between the allocation and the sustainability concern.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	–	No identifiable relationship between the allocation and the sustainability concern.
Conclusions	This site is a committed brownfield site within the urban area of Porthcawl, close to the town centre with good access to public transport and local services.	

Policy Number	COM1 (28)		
Policy Name	MOT Centre Station Hill,		
Site Area (Ha)	8.00	Site Use	Residential

Objective	Assessment	Commentary
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	●	The site is within Porthcawl town centre and therefore has good accessibility by public transport and walking / cycling.
To provide the opportunity for people to meet their housing needs	●	The site will provide 11 homes.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	●	The site is within Porthcawl town centre with a host of community facilities. It is also within walking distance of recreational space and primary schools.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	Individual detailed policies in the LDP will assist to design out anti-social behaviour as well as contributing to the sense of place.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	–	The site is within the urban area, and is unlikely to impact on the landscape. Design policies in the plan will ensure the development's assimilation into the surrounding urban setting.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	Individual detailed policies in the LDP will assist in improving design quality of the built environment.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that new development takes into account the effects of climate change	–	The site is not within a floodplain. All development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	●	The site is brownfield within the urban area of Porthcawl.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	–	No identifiable relationship between the allocation and the sustainability concern.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	–	No identifiable relationship between the allocation and the sustainability concern.
Conclusions	This site is a committed brownfield site within the urban area of Porthcawl, within the town centre and therefore has good access to public transport and local services.	

Policy Number	COM1 (29)		
Policy Name	The Nurseries, New Road,		
Site Area (Ha)	0.34	Site Use	Residential

Objective	Assessment	Commentary
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	?	The site does not promote new or improved transportation infrastructure and will therefore rely on the car for access. There are bus stops within walking distance of the site which could potentially increase public transport provision to the site.
To provide the opportunity for people to meet their housing needs	●	The site will provide 10 homes.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	●	The site is within Porthcawl urban area and within walking distance of recreational space and primary schools and local facilities.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	Individual detailed policies in the LDP will assist to design out anti-social behaviour as well as contributing to the sense of place.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	–	The site is within the urban area, and is unlikely to impact on the landscape. Design policies in the plan will ensure the development's assimilation into the surrounding urban setting.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	Individual detailed policies in the LDP will assist in improving design quality of the built environment.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that new development takes into account the effects of climate change	–	The site is within a floodplain, however consent has been granted for development of this site. All development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	●	The site is brownfield within the urban area of Porthcawl.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	–	No identifiable relationship between the allocation and the sustainability concern.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	–	No identifiable relationship between the allocation and the sustainability concern.
Conclusions	This site is a committed brownfield site within the urban area of Porthcawl.	

Policy Number	COM1 (31)		
Policy Name	Parc Tyn Y Coed		
Site Area (Ha)	13.97	Site Use	Residential

Objective	Assessment	Commentary
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	●	This committed site lies within walking distance of existing local bus service provision.
To provide the opportunity for people to meet their housing needs	●	The site will provide 323 homes and 50 affordable houses.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	●	The site is within walking distance of community / social facilities available with the Valleys Gateway area including recreational spaces and primary and secondary schools.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	Individual detailed policies in the LDP will assist to design out anti-social behaviour as well as contributing to the sense of place.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	?	Appropriate biodiversity surveys were carried out at the point of planning application. The consent provides for a large area of natural green space, alongside the River Ogwr.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	–	Surrounded by existing urban areas, the site has limited impact on the character of the landscape.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	Individual detailed policies in the LDP will assist in improving design quality of the built environment. Development will need to accord with an existing development brief.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	?	The significant number of houses to be developed could result in a reduction in quality of the air locally. However, this is a consented site.
To ensure that new development takes into account the effects of climate change	–	Site does lie within the floodplain. However an FCA was undertaken for the consent which is now in place on the site.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	?	The consented site is greenfield of agricultural land value 4.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	–	No identifiable relationship between the allocation and the sustainability concern.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	–	No identifiable relationship between the allocation and the sustainability concern.
Conclusions	This is a committed site which is currently under construction within the urban area between Bryncethin and Sarn. The issues highlighted above have been largely addressed by the submitted planning application and adherence to the development brief for the site.	

Policy Number	COM1 (36)		
Policy Name	Land at Abergarw Farm		
Site Area (Ha)	1.5	Site Use	Residential

Objective	Assessment	Commentary
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	●	The site is within walking distance of local bus stops.
To provide the opportunity for people to meet their housing needs	●	The site will provide 50 homes and 8 affordable houses.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	●	The site is accessible for recreational / open spaces and is within walking distance of primary and secondary school provision.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	Individual detailed policies in the LDP will assist to design out anti-social behaviour as well as contributing to the sense of place.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	?	May have biodiversity interests which will need to be investigated and where appropriate mitigated against.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	?	The site is on the urban edge of Bryncethin and is close to two SLAs. Careful consideration therefore needs to be given to how this site assimilates with its location on the urban / countryside edge.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	Individual detailed policies in the LDP will assist in improving design quality of the built environment.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that new development takes into account the effects of climate change	–	The site is not within a floodplain. All development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	X	Site is a greenfield site of agricultural use classification 4.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	● / ?	The site is over 10 units and therefore under the policies in the LDP will need to investigate sources of renewable energy.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	–	No identifiable relationship between the allocation and the sustainability concern.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	–	No identifiable relationship between the allocation and the sustainability concern.
Conclusions	This site is greenfield on the edge of Brynmennyn. However it is located within a strategic area of growth and will not result in the loss of the best agricultural land. Careful design considerations will need to be undertaken due to its location.	

Policy Number	COM 2 (2)		
Policy Name	City Farm		
Site Area (Ha)	1.02	Site Use	Residential

Objective	Assessment	Commentary
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	●	The site is within walking distance of local bus stops.
To provide the opportunity for people to meet their housing needs	●	The site will provide 40 homes and 2 affordable houses.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	●	The site is accessible for recreational / open spaces and is within walking distance of Bettws commercial centre and community facilities as well as a primary school.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	Individual detailed policies in the LDP will assist to design out anti-social behaviour as well as contributing to the sense of place.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	?	The site is on the urban edge of Bettws. Careful consideration therefore needs to be given to how this site assimilates with its location on the urban / countryside edge.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	Individual detailed policies in the LDP will assist in improving design quality of the built environment.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that new development takes into account the effects of climate change	–	The site is not within a floodplain. All development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	x	Site is a greenfield site of agricultural use classification 4.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	–	No identifiable relationship between the allocation and the sustainability concern.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	–	No identifiable relationship between the allocation and the sustainability concern.
Conclusions	This site is a committed greenfield site on the edge of Bettws. However it is located within walking distance of key local services. Careful design considerations will need to be undertaken due to its location.	

Policy Number	COM 2 (3)		
Policy Name	R/O Heol Dewi Sant		
Site Area (Ha)	0.68	Site Use	Residential

Objective	Assessment	Commentary
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	●	The site is within walking distance of local bus stops.
To provide the opportunity for people to meet their housing needs	●	The site will provide 11 homes.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	●	The site is accessible for recreational / open spaces and is within walking distance of Bettws commercial centre and community facilities as well as a primary school.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	Individual detailed policies in the LDP will assist to design out anti-social behaviour as well as contributing to the sense of place.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	?	The site is on the urban edge of Bryncethin and is close to an SLA. Careful consideration therefore needs to be given to how this site assimilates with its location on the urban / countryside edge.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	Individual detailed policies in the LDP will assist in improving design quality of the built environment.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that new development takes into account the effects of climate change	–	The site is not within a floodplain. All development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	x	Site is a greenfield site of agricultural use classification 4.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	–	No identifiable relationship between the allocation and the sustainability concern.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	–	No identifiable relationship between the allocation and the sustainability concern.
Conclusions	This site is a committed greenfield site on the edge of Bettws. However it is located within walking distance of key local services. Careful design considerations will need to be undertaken due to its location.	

Policy Number	COM 2 (5)		
Policy Name	Cae Gleison, Broadlands		
Site Area (Ha)	18.5	Site Use	Residential

Objective	Assessment	Commentary
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	●	The site is within walking distance of existing bus services serving the wider Broadlands estate.
To provide the opportunity for people to meet their housing needs	●	The site will provide 284 homes and 31 affordable houses.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	●	The site is accessible for recreational / open spaces and is within walking distance of Broadlands commercial centre as well as a primary school.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	Individual detailed policies in the LDP will assist to design out anti-social behaviour as well as contributing to the sense of place.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	–	This is a committed site on the urban edge, and is unlikely to impact on the landscape. Design policies in the plan and Broadlands Development Brief will ensure the development's assimilation into the surrounding urban setting.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	Individual detailed policies in the LDP will assist in improving design quality of the built environment.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that new development takes into account the effects of climate change	–	The site is not within a floodplain. All development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	X	Site is a greenfield site of agricultural use classification 2.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	–	No identifiable relationship between the allocation and the sustainability concern.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	–	No identifiable relationship between the allocation and the sustainability concern.
Conclusions	This site is a large committed greenfield site on the edge of Bridgend. However it is located within walking distance of key local services. Careful design considerations will need to be implemented in accordance with consents and the wider Broadlands Development Brief.	

Policy Number	COM 2 (6)		
Policy Name	Ysgol Bryn Castell,		
Site Area (Ha)	5.48	Site Use	Residential

Objective	Assessment	Commentary
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	●	The site is within walking / cycling distance of Bridgend town centre and so has good accessibility to bus and train services.
To provide the opportunity for people to meet their housing needs	●	The site will provide 150 homes and 30 affordable houses.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	●	The site is within walking / cycling distance of Bridgend town centre with good access to social and community facilities. It is also accessible for recreational space and schools.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	Individual detailed policies in the LDP will assist to design out anti-social behaviour as well as contributing to the sense of place.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	–	The site is within the urban area, and is unlikely to impact on the landscape. Design policies in the plan will ensure the development's assimilation into the surrounding urban setting.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	Individual detailed policies in the LDP will assist in improving design quality of the built environment.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that new development takes into account the effects of climate change	–	The site is not within a floodplain. All development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	●	The site is a school within the urban area of Bridgend which is due to be relocated.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	● / ?	The site is over 10 units and therefore under the policies in the LDP will need to investigate sources of renewable energy.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	–	No identifiable relationship between the allocation and the sustainability concern.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	–	No identifiable relationship between the allocation and the sustainability concern.
Conclusions	This redevelopment site is within the urban area of Bridgend, within walking distance of public transport hubs and social and community facilities.	

Policy Number	COM 2 (7)		
Policy Name	Chelsea Avenue		
Site Area (Ha)	3.16	Site Use	Residential

Objective	Assessment	Commentary
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	●	The site is within walking distance of existing bus services serving the wider Cefn Glas estate.
To provide the opportunity for people to meet their housing needs	●	The site will provide 110 homes and 30 affordable houses.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	●	The site is within walking / cycling distance of Cefn Glas commercial centre with good access to social and community facilities. It is also accessible for recreational space and schools.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	Individual detailed policies in the LDP will assist to design out anti-social behaviour as well as contributing to the sense of place.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	?	An ecological assessment of the site in connection with a planning application has been undertaken and recommendations from this will be implemented.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	–	The site located on the edge of the urban area. Design policies in the plan and appropriate new and retained landscaping will ensure the development's assimilation into the surrounding area. Retention of TPO trees within the site are to be retained for visual and biodiversity interests.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	Individual detailed policies in the LDP will assist in improving design quality of the built environment.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that new development takes into account the effects of climate change	–	The site is not within a floodplain. All development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	●	The site is brownfield within the urban area of Bridgend.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	● / ?	The site is over 10 units and therefore under the policies in the LDP will need to investigate sources of renewable energy.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	–	No identifiable relationship between the allocation and the sustainability concern.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	–	No identifiable relationship between the allocation and the sustainability concern.
Conclusions	This former local authority owned housing area, which has been substantially demolished represents a brownfield site within the urban area of Bridgend, within walking distance of public transport services and social and community facilities.	

Policy Number	COM 2 (8)		
Policy Name	Llys Fitzhamon, Bridgend		
Site Area (Ha)	1.38	Site Use	Residential

Objective	Assessment	Commentary
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	●	The site is within walking distance of existing bus services serving the wider Broadlands estate.
To provide the opportunity for people to meet their housing needs	●	The site will provide 31 homes; affordable housing within the larger Broadlands area has been implemented as part of the Development Brief or alternative areas elsewhere on the estate.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	●	The site is accessible for recreational / open spaces and is within walking distance of Broadlads commercial centre as well as a primary school.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	Individual detailed policies in the LDP will assist to design out anti-social behaviour as well as contributing to the sense of place.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	–	This is within the urban area, and is unlikely to impact on the landscape. Design policies in the plan will ensure the development's assimilation into the surrounding urban setting.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	Individual detailed policies in the LDP will assist in improving design quality of the built environment.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that new development takes into account the effects of climate change	–	The site is not within a floodplain. All development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	X	Site is a greenfield site of agricultural use classification 2.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	–	No identifiable relationship between the allocation and the sustainability concern.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	–	No identifiable relationship between the allocation and the sustainability concern.
Conclusions	This site is a committed greenfield site within the Broadlands housing area subject to an adopted Development Brief. However it is located within walking distance of key local services.	

Policy Number	COM2(9)		
Policy Name	Cefn Glas Road		
Site Area (Ha)	0.30	Site Use	Residential

Objective	Assessment	Commentary
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	●	The site is within walking / cycling distance of Bridgend town centre and so has good accessibility to bus and train services.
To provide the opportunity for people to meet their housing needs	●	The site will provide 10 homes.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	●	The site is within walking / cycling distance of Bridgend town centre with good access to social and community facilities. It is also accessible for recreational space and schools.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	Individual detailed policies in the LDP will assist to design out anti-social behaviour as well as contributing to the sense of place.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	–	The site is within the urban area, and is unlikely to impact on the landscape. Design policies in the plan will ensure the development's assimilation into the surrounding urban setting.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	Individual detailed policies in the LDP will assist in improving design quality of the built environment.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that new development takes into account the effects of climate change	–	The site is not within a floodplain. All development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	●	The site is brownfield within the urban area of Bridgend.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	–	No identifiable relationship between the allocation and the sustainability concern.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	–	No identifiable relationship between the allocation and the sustainability concern.
Conclusions	This committed site is a brownfield site within the urban area of Bridgend, within walking distance of public transport hubs and social and community facilities.	

Policy Number	COM2(10)		
Policy Name	Coed Parc		
Site Area (Ha)	**1.42**	**Site Use**	**Residential**

Objective	**Assessment**	**Commentary**
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	●	The site is within walking / cycling distance of Bridgend town centre and so has good accessibility to bus and train services.
To provide the opportunity for people to meet their housing needs	●	The site will provide 20 homes and 3 affordable houses.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	●	The site is within walking / cycling distance of Bridgend town centre with good access to social and community facilities. It is also accessible for recreational space and schools.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	Individual detailed policies in the LDP will assist to design out anti-social behaviour as well as contributing to the sense of place.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	?	Scoping of potential ecological issues has been undertaken as part of a Development Brief for the site with retention of TPO trees on part of the site.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	?	The site has a sensitive setting within the Newcastle Hill Conservation Area. Design will need to comply with the Development Brief.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	?	Individual detailed policies in the LDP will assist in improving design quality of the built environment. The scheme will need to respect the Coed Parc Listed Building and the sites location within a Conservation Area.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that new development takes into account the effects of climate change	–	The site is not within a floodplain. All development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	●	The site is brownfield within the urban area of Bridgend.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	● / ?	The site is over 10 units and therefore under the policies in the LDP will need to investigate sources of renewable energy.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	–	No identifiable relationship between the allocation and the sustainability concern.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	–	No identifiable relationship between the allocation and the sustainability concern.
Conclusions	This site is a brownfield site within the urban area of Bridgend, within walking distance of public transport hubs and social and community facilities. Careful design consideration will need to be given to the Coed Parc Listed Building and Conservation Area.	

Policy Number	COM2(11)		
Policy Name	Former Wildmill Boiler House		
Site Area (Ha)	0.26	Site Use	Residential

Objective	Assessment	Commentary
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	●	This site is within walking distance of existing bus services and Wildmill train station.
To provide the opportunity for people to meet their housing needs	●	The site will provide 10 homes.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	●	The site is within a reasonable distance of recreational open space, Wildmill commercial area and a primary school.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	Individual detailed policies in the LDP will assist to design out anti-social behaviour as well as contributing to the sense of place.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	–	The site is within the urban area, and is unlikely to impact on the landscape. Design policies in the plan will ensure the development's assimilation into the surrounding urban setting.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	Individual detailed policies in the LDP will assist in improving design quality of the built environment.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that new development takes into account the effects of climate change	–	The site is within a protected floodplain. All development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	●	The site is a brownfield site within the urban area of Bridgend.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	–	No identifiable relationship between the allocation and the sustainability concern.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	–	No identifiable relationship between the allocation and the sustainability concern.
Conclusions	This site is a brownfield site within the urban fabric of Bridgend with good public transport links and access to local services.	

Policy Number	COM 2 (12)		
Policy Name	Former Abercerdin School		
Site Area (Ha)	0.65	Site Use	Residential

Objective	Assessment	Commentary
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	●	The site is within walking distance of existing bus services serving Evanstown and Gilfach Goch.
To provide the opportunity for people to meet their housing needs	●	The site will provide 11 homes and 3 affordable houses.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	●	The site is within walking distance of recreational space and community facilities within Evanstown.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	Individual detailed policies in the LDP will assist to design out anti-social behaviour as well as contributing to the sense of place.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	–	This consented site is on the edge of Evanstown.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	Individual detailed policies in the LDP will assist in improving design quality of the built environment.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that new development takes into account the effects of climate change	–	The site is not within a floodplain. All development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	●	The site is a brownfield site in Evanstown.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	–	No identifiable relationship between the allocation and the sustainability concern.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	–	No identifiable relationship between the allocation and the sustainability concern.
Conclusions	This is a committed brownfield residential site within Evanstown.	

Policy Number	COM 2 (13)		
Policy Name	Former Goricon Site		
Site Area (Ha)	0.68	Site Use	Residential - 29 units

Objective	Assessment	Commentary
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	●	The site is within walking distance of existing bus services serving Kenfig Hill close to the established walking and cycling routes.
To provide the opportunity for people to meet their housing needs	●	The site will provide 29 affordable homes.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	●	This consented site lies within walking distance of local social / community facilities including recreational space, health services and schools.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	Individual detailed policies in the LDP will assist to design out anti-social behaviour as well as contributing to the sense of place.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	–	The site is within the urban area of Kenfig Hill.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	Individual detailed policies in the LDP will assist in improving design quality of the built environment.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that new development takes into account the effects of climate change	–	The site is not within a floodplain. All development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	●	This committed site is a brownfield site within the urban area of Kenfig Hill.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	–	No identifiable relationship between the allocation and the sustainability concern.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	–	No identifiable relationship between the allocation and the sustainability concern.
Conclusions	This is a committed brownfield residential site within Kenfig Hill, with good access to a range of services and sustainable transport opportunities.	

Policy Number	COM 2 (14)		
Policy Name	Troed Y Ton		
Site Area (Ha)	0.52	Site Use	Residential

Objective	Assessment	Commentary
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	●	The site is within walking distance of existing bus services serving Kenfig Hill.
To provide the opportunity for people to meet their housing needs	●	The site will provide 39 affordable homes.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	●	This consented site lies within walking distance of local social / community facilities including recreational space, health services and schools.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	Individual detailed policies in the LDP will assist to design out anti-social behaviour as well as contributing to the sense of place.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	–	The site is within the urban area of Kenfig Hill.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	Individual detailed policies in the LDP will assist in improving design quality of the built environment.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that new development takes into account the effects of climate change	–	The site is not within a floodplain. All development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	●	This committed site is a brownfield site within the urban area of Kenfig Hill.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	–	No identifiable relationship between the allocation and the sustainability concern.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	–	No identifiable relationship between the allocation and the sustainability concern.
Conclusions	This is a committed brownfield residential site within Kenfig Hill, providing 39 extra-care elderly persons accommodation.	

Policy Number	COM 2 (15)		
Policy Name	Pant Yr Awel		
Site Area (Ha)	0.57	Site Use	Residential

Objective	Assessment	Commentary
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	●	The site is within walking distance of existing bus services serving Lewistown on the A4061.
To provide the opportunity for people to meet their housing needs	●	The site will provide 19 homes. Affordable housing contribution provided for as part of earlier phase of development.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	●	This consented site lies within walking distance of local social / community facilities.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	Individual detailed policies in the LDP will assist to design out anti-social behaviour as well as contributing to the sense of place.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	–	The site is within the urban area of Lewistown.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	Individual detailed policies in the LDP will assist in improving design quality of the built environment.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that new development takes into account the effects of climate change	–	The site is not within a floodplain. All development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	●	This committed site is a brownfield site within the urban area Lewistown
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	–	No identifiable relationship between the allocation and the sustainability concern.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	–	No identifiable relationship between the allocation and the sustainability concern.
Conclusions	This is a committed brownfield residential site within Lewistown.	

Policy Number	COM 2 (16)		
Policy Name	Ty Nant, Heol Llangeinor		
Site Area (Ha)	0.59	Site Use	Residential

Objective	Assessment	Commentary
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	●	The site is within walking distance of existing bus services serving Llangeinor.
To provide the opportunity for people to meet their housing needs	●	The site will provide 10 homes and 2 affordable houses.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	●	This site lies within walking distance of local social / community facilities including recreational space and schools.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	Individual detailed policies in the LDP will assist to design out anti-social behaviour as well as contributing to the sense of place.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	–	The site is within the urban area of Llangeinor.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	Individual detailed policies in the LDP will assist in improving design quality of the built environment.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that new development takes into account the effects of climate change	–	The site is not within a floodplain. All development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	●	This committed site is a brownfield site within the urban area of Llangeinor.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	–	No identifiable relationship between the allocation and the sustainability concern.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	–	No identifiable relationship between the allocation and the sustainability concern.
Conclusions	This is a brownfield residential site within Llangeinor, close to existing facilities.	

Policy Number	COM 2 (17)		
Policy Name	Waunwen		
Site Area (Ha)	1	Site Use	Residential

Objective	Assessment	Commentary
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	●	The site is within walking distance of existing bus services serving Nantymoel.
To provide the opportunity for people to meet their housing needs	●	The site will provide 35 homes and 4 affordable houses.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	●	This consented site lies within walking distance of local social / community facilities including recreational space, health services and a primary school. It is also immediately adjacent to Nantymoel commercial centre.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	Individual detailed policies in the LDP will assist to design out anti-social behaviour as well as contributing to the sense of place.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	–	The site is within the urban area of Nantymoel.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	Individual detailed policies in the LDP will assist in improving design quality of the built environment.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that new development takes into account the effects of climate change	–	The site is not within a floodplain. All development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	●	The site is a brownfield site within the urban area of Nantymoel.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	● / ?	The site is over 10 units and therefore under the policies in the LDP will need to investigate sources of renewable energy.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	–	No identifiable relationship between the allocation and the sustainability concern.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	–	No identifiable relationship between the allocation and the sustainability concern.
Conclusions	This is a brownfield residential site within Nantymoel which is within walking distance of local services and public transport.	

Policy Number	COM 2 (18)		
Policy Name	Cwrt Colman Street		
Site Area (Ha)	1.49	Site Use	Residential

Objective	Assessment	Commentary
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	●	The site is within walking distance of existing bus services serving Nantymoel.
To provide the opportunity for people to meet their housing needs	●	The site will provide 21 homes.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	●	This consented site lies within walking distance of local social / community facilities including recreational space and a primary school.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	Individual detailed policies in the LDP will assist to design out anti-social behaviour as well as contributing to the sense of place.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	?	This committed site is on the edge of Nantymoel.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	Individual detailed policies in the LDP will assist in improving design quality of the built environment.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that new development takes into account the effects of climate change	–	The site is not within a floodplain. All development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	?	This committed site is a greenfield site in Nantymoel.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	–	No identifiable relationship between the allocation and the sustainability concern.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	–	No identifiable relationship between the allocation and the sustainability concern.
Conclusions	This is a committed residential site within Nantymoel which is within walking distance of local facilitates and public transport services.	

Policy Number	COM 2 (19)		
Policy Name	Heol Y Fedwen / Haul Bryn		
Site Area (Ha)	0.39	Site Use	Residential

Objective	Assessment	Commentary
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	●	The site is within walking distance of existing bus services serving Nantymoel.
To provide the opportunity for people to meet their housing needs	●	The site will provide 11 homes.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	●	This consented site lies within walking distance of local social / community facilities including recreational spaces and health facilities and a primary school.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	Individual detailed policies in the LDP will assist to design out anti-social behaviour as well as contributing to the sense of place.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	?	This committed site is on the edge of Nantymoel.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	Individual detailed policies in the LDP will assist in improving design quality of the built environment.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that new development takes into account the effects of climate change	–	The site is not within a floodplain. All development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	?	This committed site is a greenfield site in Nantymoel.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	–	No identifiable relationship between the allocation and the sustainability concern.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	–	No identifiable relationship between the allocation and the sustainability concern.
Conclusions	This is a committed residential site within Nantymoel which is within walking distance of facilities and public transport services.	

Policy Number	COM 2 (20)		
Policy Name	Marlas Farm		
Site Area (Ha)	4.85	Site Use	Residential

Objective	Assessment	Commentary
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	●	This site is within walking distance of existing local bus services serving North Cornelly. It is also within a reasonable walking distance of Pyle train station and walking / cycling routes.
To provide the opportunity for people to meet their housing needs	●	The site will provide 48 homes.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	●	This consented site lies within walking distance of local social / community facilities including recreational spaces and schools.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	Individual detailed policies in the LDP will assist to design out anti-social behaviour as well as contributing to the sense of place.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	?	Consideration of the potential impact of this site on a nearby SAC was considered as part of the planning application process and mitigation measures were included as part of the s106 agreement.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	?	This committed site is on the edge of North Cornelly.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	Individual detailed policies in the LDP will assist in improving design quality of the built environment. Development is according to a development brief which assessed impact on nearby Listed Buildings.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that new development takes into account the effects of climate change	?	This site is within the floodplain; however an FCA was undertaken to inform the planning consent.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	?	This committed site which is under construction was originally part brownfield.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	–	No identifiable relationship between the allocation and the sustainability concern.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	–	No identifiable relationship between the allocation and the sustainability concern.
Conclusions	This is a committed residential site within North Cornelly, close to facilities and public transport and cycling / walking routes.	

Policy Number	COM 2 (22)		
Policy Name	Ffordd yr Eglwys (land off),		
Site Area (Ha)	0.67	Site Use	Residential

Objective	Assessment	Commentary
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	●	This site is within walking distance of existing local bus services serving North Cornelly. It is also within a reasonable walking distance of Pyle train station.
To provide the opportunity for people to meet their housing needs	●	The site will provide 22 homes and 3 affordable houses.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	●	This consented site lies within walking distance of local social / community facilities including recreational spaces and schools.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	Individual detailed policies in the LDP will assist to design out anti-social behaviour as well as contributing to the sense of place.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	–	The site is within the urban area, and is unlikely to impact on the landscape. Design policies in the plan will ensure the development's assimilation into the surrounding urban setting.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	Individual detailed policies in the LDP will assist in improving design quality of the built environment.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that new development takes into account the effects of climate change	–	The site is not within a floodplain. All development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	?	This is a greenfield site with no agricultural value.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	–	No identifiable relationship between the allocation and the sustainability concern.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	–	No identifiable relationship between the allocation and the sustainability concern.
Conclusions	This is a greenfield residential site within the urban area of North Cornelly within relatively good walking / cycling distance of local services and public transport provision. Its former use as a general amenity open space was deemed to be surplus to requirements and not having any significant recreational value; however a small part of the site has been enhanced for more formal recreational use.	

Policy Number	COM 2 (23)		
Policy Name	Thomas Crescent (land adjacent)		
Site Area (Ha)	0.44	Site Use	Residential

Objective	Assessment	Commentary
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	●	This site is within walking distance of existing local bus services serving North Cornelly. It is also within a reasonable walking distance of Pyle train station.
To provide the opportunity for people to meet their housing needs	●	The site will provide 14 homes and 2 affordable houses.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	●	This consented site lies within walking distance of local social / community facilities including recreational spaces and schools.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	Individual detailed policies in the LDP will assist to design out anti-social behaviour as well as contributing to the sense of place.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	–	The site is within the urban area, and is unlikely to impact on the landscape. Design policies in the plan will ensure the development's assimilation into the surrounding urban setting.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	Individual detailed policies in the LDP will assist in improving design quality of the built environment.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that new development takes into account the effects of climate change	–	The site is not within a floodplain. All development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	?	This site is a greenfield site within the urban area of North Cornelly, but has no agricultural value.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	–	No identifiable relationship between the allocation and the sustainability concern.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	–	No identifiable relationship between the allocation and the sustainability concern.
Conclusions	This is a residential site within the urban area of North Cornelly within relatively good walking / cycling distance of local services and public transport provision.	

Policy Number	COM 2 (24)		
Policy Name	South of Hendre Road		
Site Area (Ha)	0.19	Site Use	Residential

Objective	Assessment	Commentary
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	●	This site is within walking distance of existing local bus services serving Pencoed. It is also within a reasonable walking distance of Pencoed train station.
To provide the opportunity for people to meet their housing needs	●	The site will provide 35 homes.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	●	This consented site lies within walking distance of local social / community facilities including recreational spaces.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	Individual detailed policies in the LDP will assist to design out anti-social behaviour as well as contributing to the sense of place.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	?	This committed site is on the edge of Pencoed.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	Individual detailed policies in the LDP will assist in improving design quality of the built environment.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that new development takes into account the effects of climate change	–	The site is not within a floodplain. All development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	?	This committed site is a greenfield site which is of agricultural quality 3.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	–	No identifiable relationship between the allocation and the sustainability concern.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	–	No identifiable relationship between the allocation and the sustainability concern.
Conclusions	This is a committed residential site within Pencoed.	

Policy Number	COM 2 (25)		
Policy Name	2 Penprysg Road		
Site Area (Ha)	9.00	Site Use	Residential

Objective	Assessment	Commentary
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	●	This site is within walking distance of existing local bus services serving Pencoed. It is also immediately adjacent to Pencoed train station.
To provide the opportunity for people to meet their housing needs	●	The site will provide 12 homes.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	●	This consented site lies within walking distance of local social / community facilities including recreational spaces, health facilities and social / community uses. It is also immediately adjacent to Pencoed commercial centre.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	Individual detailed policies in the LDP will assist to design out anti-social behaviour as well as contributing to the sense of place.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	–	The site is within the urban area, and is unlikely to impact on the landscape. Design policies in the plan will ensure the development's assimilation into the surrounding urban setting.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	Individual detailed policies in the LDP will assist in improving design quality of the built environment.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that new development takes into account the effects of climate change	–	The site is not within a floodplain. All development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	●	This committed site is a brownfield site within the urban area.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	–	No identifiable relationship between the allocation and the sustainability concern.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	–	No identifiable relationship between the allocation and the sustainability concern.
Conclusions	This is a brownfield committed residential site within Pencoed with easy access to public transport and existing community facility provision.	

Policy Number	COM 2 (27)		
Policy Name	Pencoed Primary School		
Site Area (Ha)	0.75	Site Use	Residential - 10 units

Objective	Assessment	Commentary
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	●	This site is within walking distance of existing local bus services serving Pencoed. It is also immediately adjacent to Pencoed train station.
To provide the opportunity for people to meet their housing needs	●	The site will provide 10 homes and 2 affordable houses.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	●	This site lies within walking distance of local social / community facilities including recreational spaces, health facilities and social / community uses. It is also immediately adjacent to Pencoed commercial centre.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	Individual detailed policies in the LDP will assist to design out anti-social behaviour as well as contributing to the sense of place.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	–	The site is within the urban area, and is unlikely to impact on the landscape. Design policies in the plan will ensure the development's assimilation into the surrounding urban setting.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	Individual detailed policies in the LDP will assist in improving design quality of the built environment. Regard will need to be taken to retain elements of the existing building which is of local importance.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that new development takes into account the effects of climate change	–	The site is not within a floodplain. All development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	●	This site is a brownfield site within the urban area.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	● / ?	The site is over 10 units and therefore under the policies in the LDP will need to investigate sources of renewable energy.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	–	No identifiable relationship between the allocation and the sustainability concern.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	–	No identifiable relationship between the allocation and the sustainability concern.
Conclusions	This is a brownfield residential site within Pencoed urban area with easy access to public transport and existing community facility provision.	

Policy Number	COM2(28)		
Policy Name	Land Rear of Ty Draw Close		
Site Area (Ha)	0.76	Site Use	Residential - 30 units

Objective	Assessment	Commentary
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	●	This site is within walking distance of existing local bus services serving North Cornelly. It is also within a reasonable walking distance of Pyle train station.
To provide the opportunity for people to meet their housing needs	●	The site will provide 30 homes and 9 affordable houses.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	●	This consented site lies within walking distance of local social / community facilities including recreational spaces and schools.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	Individual detailed policies in the LDP will assist to design out anti-social behaviour as well as contributing to the sense of place.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	?	Appropriate surveys have been undertaken as part of a previous, recent planning application for the site, which may need updating.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	–	The site is within the urban area, and is unlikely to impact on the landscape. Design policies in the plan will ensure the development's assimilation into the surrounding urban setting.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	Individual detailed policies in the LDP will assist in improving design quality of the built environment.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that new development takes into account the effects of climate change	–	The site is not within a floodplain. All development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	?	This site is a greenfield site within the urban area of North Cornelly, however it does not have any agricultural value.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	● / ?	The site is over 10 units and therefore under the policies in the LDP will need to investigate sources of renewable energy.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	–	No identifiable relationship between the allocation and the sustainability concern.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	–	No identifiable relationship between the allocation and the sustainability concern.
Conclusions	This is a residential site within the urban area of North Cornelly within relatively good walking / cycling distance of local services and public transport provision.	

Policy Number	COM8(1)		
Policy Name	Land off Min Y Nant		
Site Area (Ha)	**0.52**	**Site Use**	**Health and Social Service Facility**

Objective	Assessment	Commentary
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	●	The site lies within walking distance of Pencoed train station and Pencoed District Centre with access to bus services.
To provide the opportunity for people to meet their housing needs	–	No identifiable relationship between the allocation and the sustainability concern.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	●	The proposal is for a new health facility.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	Individual detailed policies in the LDP will assist to design out anti-social behaviour as well as contributing to the sense of place.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	●	The site lies within the urban area of Pencoed. The consented development is a statement building respecting its local setting.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	Individual detailed policies in the LDP will assist in improving the design quality of the built environment.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	●	Being well-located to public transport facilities, as well as within the urban fabric of Pencoed should assist in reducing localised sources of air pollution.
To ensure that new development takes into account the effects of climate change	–	The site does not lie in the floodplain. As a public building it is expected to meet high BREEAM standards.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	–	No identifiable relationship between the allocation and the sustainability concern.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	–	No identifiable relationship between the allocation and the sustainability concern.
Conclusions	This is a committed site which is currently being developed to provide a much-needed modern Primary health care facility for Pencoed. It is highly accessible in terms of walking and public transport use.	

Policy Number	COM8(2)		
Policy Name	Bridgend Road, Aberkenfig		
Site Area (Ha)		**Site Use**	**Health and Social Service Facility**

Objective	**Assessment**	**Commentary**
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	●	The site lies within walking distance of Tondu train station and lies within Aberkenfig District Centre with access to bus services.
To provide the opportunity for people to meet their housing needs	–	No identifiable relationship between the allocation and the sustainability concern.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	●	The proposal is for a new health facility.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	Individual detailed policies in the LDP will assist to design out anti-social behaviour as well as contributing to the sense of place.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	–	The site lies within the urban area of Aberkenfig.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	Individual detailed policies in the LDP will assist in improving the design quality of the built environment.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	●	Being well-located to public transport facilities, as well as within the urban fabric of Aberkenfig should assist in reducing localised sources of air pollution.
To ensure that new development takes into account the effects of climate change	–	The site does not lie in the floodplain. As a public building it is expected to meet high BREEAM standards.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	–	No identifiable relationship between the allocation and the sustainability concern.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	–	No identifiable relationship between the allocation and the sustainability concern.
Conclusions	This site will provide a modern Primary health care facility for Aberkenfig. It is highly accessible in terms of walking and public transport use.	

Policy Number	COM8(5)		
Policy Name	The Resource Centre, Bridgend		
Site Area (Ha)	**1.25**	**Site Use**	**Health and Social Service Facility**

Objective	Assessment	Commentary
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	–	No identifiable relationship between the allocation and the sustainability concern.
To provide the opportunity for people to meet their housing needs	–	No identifiable relationship between the allocation and the sustainability concern.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	●	The proposal is for a new social care day centre facility.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	Individual detailed policies in the LDP will assist to design out anti-social behaviour as well as contributing to the sense of place.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	–	This committed site with planning permission lies within the urban area of Bridgend.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	Individual detailed policies in the LDP will assist in improving the design quality of the built environment.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that new development takes into account the effects of climate change	–	The site does not lie in the floodplain. Development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	–	No identifiable relationship between the allocation and the sustainability concern.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	–	No identifiable relationship between the allocation and the sustainability concern.
Conclusions	This is a committed site which is currently being developed to provide a new social care day centre facility in Bridgend.	

Policy Number	COM8(7)		
Policy Name	Oak Tree Surgery, Brackla		
Site Area (Ha)	0.32	Site Use	Health and Social Service Facility

Objective	Assessment	Commentary
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	●	The site lies within the Brackla Commercial Centre, with good bus access and is an extension to the existing facility.
To provide the opportunity for people to meet their housing needs	–	No identifiable relationship between the allocation and the sustainability concern.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	●	The proposal is for an extended health facility.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	Individual detailed policies in the LDP will assist to design out anti-social behaviour as well as contributing to the sense of place.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	–	The site lies within the urban area of Bridgend.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	Individual detailed policies in the LDP will assist in improving the design quality of the built environment.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	●	Being well-located to public transport facilities, as well as within the urban fabric of Bridgend should assist in reducing localised sources of air pollution.
To ensure that new development takes into account the effects of climate change	–	The site does not lie in the floodplain. Development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	–	No identifiable relationship between the allocation and the sustainability concern.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	–	No identifiable relationship between the allocation and the sustainability concern.
Conclusions	This is a committed site which is currently being developed to provide an extended primary health care facility serving the Brackla area of Bridgend.	

Policy Number	COM8(8)		
Policy Name	Glan Rhyd, Penyfai		
Site Area (Ha)		Site Use	Health and Social Service Facility

Objective	Assessment	Commentary
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	●	The site is an extension to the existing facility and has good bus service provision.
To provide the opportunity for people to meet their housing needs	–	No identifiable relationship between the allocation and the sustainability concern.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	●	The proposal is for an extended health facility.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	Individual detailed policies in the LDP will assist to design out anti-social behaviour as well as contributing to the sense of place.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	–	The site lies within the urban area of Bridgend.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	Individual detailed policies in the LDP will assist in improving the design quality of the built environment.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	●	Being well-located to public transport facilities, as well as within the urban fabric of Bridgend should assist in reducing localised sources of air pollution.
To ensure that new development takes into account the effects of climate change	–	Development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	–	No identifiable relationship between the allocation and the sustainability concern.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	–	No identifiable relationship between the allocation and the sustainability concern.
Conclusions	This is a committed site which is currently being developed to provide extended facilities at the existing Glanrhyd Hospital site.	

Policy Number	COM8(9)		
Policy Name	Princess Of Wales Hospital		
Site Area (Ha)		**Site Use**	**Health and Social Service Facility**

Objective	**Assessment**	**Commentary**
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	●	The site is an extension to the existing facility and has good bus service provision.
To provide the opportunity for people to meet their housing needs	–	No identifiable relationship between the allocation and the sustainability concern.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	●	The proposal is for an extended health facility.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	Individual detailed policies in the LDP will assist to design out anti-social behaviour as well as contributing to the sense of place.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	–	The site lies within the urban area of Bridgend.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	Individual detailed policies in the LDP will assist in improving the design quality of the built environment.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	●	Being well-located to public transport facilities, as well as within the urban fabric of Bridgend should assist in reducing localised sources of air pollution.
To ensure that new development takes into account the effects of climate change	–	Development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	–	No identifiable relationship between the allocation and the sustainability concern.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	–	No identifiable relationship between the allocation and the sustainability concern.
Conclusions	This is a committed site which is currently being developed to provide extended facilities at the existing Princess of Wales Hospital site.	

Policy Number	COM9(6)		
Policy Name	Land North Of Brackla Infants School		
Site Area (Ha)	0.23	Site Use	Community Building

Objective	Assessment	Commentary
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	●	The site is immediately adjacent to a bus stop and has good access for walking and cycling. A covered cycle shelter is to be provided.
To provide the opportunity for people to meet their housing needs	–	No identifiable relationship between the allocation and the sustainability concern.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	●	The proposal is for a new community building.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	Individual detailed policies in the LDP will assist to design out anti-social behaviour as well as contributing to the sense of place.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	–	The site lies within the urban area of Bridgend.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	Individual detailed policies in the LDP will assist in improving the design quality of the built environment.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	●	Being well-located to public transport facilities, as well as within the urban fabric of Bridgend should assist in reducing localised sources of air pollution.
To ensure that new development takes into account the effects of climate change	–	Development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	–	No identifiable relationship between the allocation and the sustainability concern.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	●	The proposal is for a new community building with proximity to a disadvantaged community in part of Brackla. Co-location with an adjacent school will assist in community regeneration.
Conclusions	This is a committed site which is currently being developed to provide a new dedicated community centre for Brackla.	

Policy Number	COM9(8)		
Policy Name	Former Blaenllynfi School Site, Caerau		
Site Area (Ha)		Site Use	Community Building

Objective	Assessment	Commentary
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	●	Located within the heart of the community and adjacent to the Caerau commercial area with access to walking and cycling routes.
To provide the opportunity for people to meet their housing needs	–	No identifiable relationship between the allocation and the sustainability concern.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	●	The proposal is for a new community building.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	Individual detailed policies in the LDP will assist to design out anti-social behaviour as well as contributing to the sense of place.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	–	The site lies within the urban area of Caerau.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	Individual detailed policies in the LDP will assist in improving the design quality of the built environment.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that new development takes into account the effects of climate change	–	Development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	●	The development reuses a former primary school.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	–	No identifiable relationship between the allocation and the sustainability concern.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	●	The proposal is for a new community building and can assist in regeneration in this highly disadvantaged community.
Conclusions	This is a committed site which is currently being developed to provide a dedicated new dedicated community centre for Caerau.	

Policy Number	COM9(10)		
Policy Name	Llangeinor Sports Ground		
Site Area (Ha)		Site Use	Community Building

Objective	Assessment	Commentary
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	●	The site lies within walking distance of a bus stop. It will be principally charged with serving the immediate catchment of Llangeinor which is all within walking distance of the site. Site also has access to adjacent walking and cycling routes serving the Garw Valley.
To provide the opportunity for people to meet their housing needs	–	No identifiable relationship between the allocation and the sustainability concern.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	●	The proposal is for a new community building.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	Individual detailed policies in the LDP will assist to design out anti-social behaviour as well as contributing to the sense of place.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	–	The site lies within the urban area of Llangeinor.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	Individual detailed policies in the LDP will assist in improving the design quality of the built environment.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that new development takes into account the effects of climate change	–	Development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	?	The exact siting of this development is yet to be confirmed; it may require a greenfield site.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	–	No identifiable relationship between the allocation and the sustainability concern.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	●	The proposal is for a new community building and proposes the co-location of a number of community functions / recreation uses within a single building and promoting community regeneration for this disadvantaged communityuy
Conclusions	This is site which is will provide a dedicated new dedicated community building for Llangeinor.	

Policy Number	COM9(11)		
Policy Name	Ty'r Ardd Day Centre		
Site Area (Ha)		Site Use	Community Building

Objective	Assessment	Commentary
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	●	The site lies within walking distance of Bridgend town centre which is highly accessible by walking, cycling, bus and train services.
To provide the opportunity for people to meet their housing needs	–	No identifiable relationship between the allocation and the sustainability concern.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	●	The proposal is for a new community building including a reference library.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	Individual detailed policies in the LDP will assist to design out anti-social behaviour as well as contributing to the sense of place.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	–	The site lies within the urban area of Bridgend.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	Individual detailed policies in the LDP will assist in improving the design quality of the built environment.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that new development takes into account the effects of climate change	–	Site lies within the protected flood plain. Development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	●	The site utilises a former social care day centre building.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	–	No identifiable relationship between the allocation and the sustainability concern.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	●	The proposal is for a new community building including reference library .
Conclusions	This is site which is will provide a dedicated new community building with a relocated reference library, immediately adjacent to Bridgend town centre which is highly accessible by a choice of means of transport.	

Policy Number	COM9(12)		
Policy Name	Sarn		
Site Area (Ha)		Site Use	Community Building

Objective	Assessment	Commentary
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	●	The site lies within walking distance of a bus stop. It will be principally charged with serving the immediate catchment of Sarn which is all within walking distance of the site.
To provide the opportunity for people to meet their housing needs	–	No identifiable relationship between the allocation and the sustainability concern.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	●	The proposal is for an extension to the community building in Sarn.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	Individual detailed policies in the LDP will assist to design out anti-social behaviour as well as contributing to the sense of place.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	–	The site lies within the urban area of Sarn.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	Individual detailed policies in the LDP will assist in improving the design quality of the built environment.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that new development takes into account the effects of climate change	–	Development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	–	No identifiable relationship between the allocation and the sustainability concern.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	●	The proposal is for an extension to the community building in Sarn which is a disadvantaged community. Will promote community regeneration.
Conclusions	This is site which is will provide an extended community facility on the existing Sarn Life Centre site. Provision of co-located community facilities will enhance community regeneration.	

Policy Number	COM9(13)		
Policy Name	Wildmill		
Site Area (Ha)	0.01	Site Use	Community Building

Objective	Assessment	Commentary
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	●	The site lies within walking distance of a bus stop. It will be principally charged with serving the immediate catchment of Wildmill which is all within walking distance of the site. The site is also close to Wildmill railway station and walking and cycling routes.
To provide the opportunity for people to meet their housing needs	–	No identifiable relationship between the allocation and the sustainability concern.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	●	The proposal is for an extension to the community building in Wildmill.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	Individual detailed policies in the LDP will assist to design out anti-social behaviour as well as contributing to the sense of place.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	–	The site lies within the urban area of Bridgend.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	Individual detailed policies in the LDP will assist in improving the design quality of the built environment.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that new development takes into account the effects of climate change	?	Located within a protected flood plain; but represents an extension of a existing use.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	–	No identifiable relationship between the allocation and the sustainability concern.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	●	The proposal is for an extension to the community building in Wildmill, which is in a disadvantaged community and will promote community regeneration.
Conclusions	This is a site which will provide an extended community facility on the existing Wildmill Community Centre site. Provision of co-located community uses will enhance community regeneration.	

Policy Number	COM9(14)		
Policy Name	Noddfa Chapel, Caerau		
Site Area (Ha)		Site Use	Community Building

Objective	Assessment	Commentary
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	●	The site lies within walking distance of a bus stop. It will be principally charged with serving the immediate catchment of Caerau which is all within walking distance of the site.
To provide the opportunity for people to meet their housing needs	–	No identifiable relationship between the allocation and the sustainability concern.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	●	The proposal is for an extension to the community building at Noddfa Chapel, Caerau.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	Individual detailed policies in the LDP will assist to design out anti-social behaviour as well as contributing to the sense of place.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	–	The site lies within the urban area of Caerau.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	Individual detailed policies in the LDP will assist in improving the design quality of the built environment.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that new development takes into account the effects of climate change	–	Development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	–	No identifiable relationship between the allocation and the sustainability concern.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	●	The proposal is for an extension to the community facility at Noddfa Chapel, Caerau which is within a disadvantaged community and will promote community regeneration.
Conclusions	This is site which is will provide an extended community facility at Noddfa Chapel, Caerau. Provision of co-located extended community uses will enhance community regeneration.	

Policy Number	COM10(1)		
Policy Name	Blaengarw		
Site Area (Ha)		Site Use	Education

Objective	Assessment	Commentary
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	●	The site lies within walking distance of a bus stop. It will be principally charged with serving the immediate catchment of Blanegarw which is within walking distance of the site. A Travel Plan may be required in order to inform traffic management surrounding the site.
To provide the opportunity for people to meet their housing needs	–	No identifiable relationship between the allocation and the sustainability concern.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	●	The proposal is for a new school to serve the Blaengarw community. The site has the potential to be a community-focused school to provide extra facilities for the surrounding population. It also lies within walking distance of Blaengarw Commercial Centre.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	Individual detailed policies in the LDP will assist to design out anti-social behaviour as well as contributing to the sense of place.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	?	The site lies on the urban edge of Blaengarw, adjacent to a Special Landscape Area. This will need to be considered in more detail at the planning application stage.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	Individual detailed policies in the LDP will assist in improving the design quality of the built environment.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that new development takes into account the effects of climate change	–	Site is not in a floodplain. Development will need to conform to national planning policy standards on sustainable buildings. As a WAG funded building, it needs to be at least BREEAM excellent standard.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	●	The site is reclaimed land. Site investigation work has been undertaken.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	–	No identifiable relationship between the allocation and the sustainability concern.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	●	The proposal is for a new school serving the Blaengarw community and will be developed as a community-focused school, serving the wider community and will promote community regeneration in a disadvantaged valley community.
Conclusions	This proposal is for the provision of a new primary school to serve the Blaengarw area. It is well located for existing public transport and local commercial provision and is to be sited on reclaimed land within the settlement boundary. Design consideration should be given to its adjacent location to a SLA.	

Policy Number	COM10(2) / COM9(4)		
Policy Name	Lower Comprehensive School Site, Maesteg		
Site Area (Ha)		Site Use	Education / Community

Objective	Assessment	Commentary
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	●	The site lies within walking distance of a bus stop. . It will be principally charged with serving the immediate catchment of Maesteg which is within walking distance of the site. A Travel Plan may be required in order to inform traffic management surrounding the site.
To provide the opportunity for people to meet their housing needs	–	No identifiable relationship between the allocation and the sustainability concern.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	●	The proposal is for a new primary school to serve the existing community. The site has the potential to be a community-focused school to provide extra facilities for the surrounding population.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	Individual detailed policies in the LDP will assist to design out anti-social behaviour as well as contributing to the sense of place.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	–	The site lies within the urban area of Maesteg.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	Individual detailed policies in the LDP will assist in improving the design quality of the built environment.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that new development takes into account the effects of climate change	–	Site is not in a floodplain. Development will need to conform to national planning policy standards on sustainable buildings. As a WAG funded building, it needs to be at least BREEAM excellent standard.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	●	The site is a former secondary school site.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	–	No identifiable relationship between the allocation and the sustainability concern.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	●	The proposal is for a new school serving the local catchment. Development as a community-focussed school to serve the wider community and will promote community regeneration.
Conclusions	This proposal is for the provision of a new primary school to serve the Maesteg area. It is well located for existing public transport and will utilise a brownfield site within the urban area, acting as a local and wider community resource.	

Policy Number	COM10(4)		
Policy Name	Heol Eglwys, Penyfai		
Site Area (Ha)	2.14	Site Use	Education

Objective	Assessment	Commentary
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	●	The site lies within walking distance of a bus stop. It will be principally charged with serving the immediate catchment of Penyfai which is within walking distance of the site. A Travel Plan may be required in order to inform traffic management surrounding the site
To provide the opportunity for people to meet their housing needs	–	No identifiable relationship between the allocation and the sustainability concern.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	●	The proposal is for a new primary school to serve the existing community. The site has the potential to be a community-focused school to provide extra facilities for the surrounding population.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	Individual detailed policies in the LDP will assist to design out anti-social behaviour as well as contributing to the sense of place.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	?	The site lies on the urban edge of Penyfai, adjacent to a Special Landscape Area. This will need to be considered in more detail at the planning application stage.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	Individual detailed policies in the LDP will assist in improving the design quality of the built environment.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that new development takes into account the effects of climate change	–	Site is not in a floodplain. Development will need to conform to national planning policy standards on sustainable buildings. As a WAG funded building, it needs to be at least BREEAM excellent standard.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	?	The site proposes to redevelop the existing primary school site in Penyfai. This may require the development of the school's existing playing field. However, replacement space will be required.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	–	No identifiable relationship between the allocation and the sustainability concern.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	●	The proposal is for a new school.
Conclusions	This proposal is for the provision of a new primary school to serve the Penyfai area. It is well located for existing public transport and will partly utilise a brownfield site within the urban area. Design consideration should be given to its adjacent location to a SLA.	

Policy Number	COM10(5)		
Policy Name	Penprysg Road, Pencoed		
Site Area (Ha)		Site Use	Education

Objective	Assessment	Commentary
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	–	No identifiable relationship between the allocation and the sustainability concern. . It will be principally charged with serving the immediate catchment of Pencoed which is within walking distance of the site. A Travel Plan may be required in order to inform traffic management surrounding the site
To provide the opportunity for people to meet their housing needs	–	No identifiable relationship between the allocation and the sustainability concern.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	●	The proposal is for a new primary school to serve the existing community. The site has the potential to be a community-focused school to provide extra facilities for the surrounding population.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	Individual detailed policies in the LDP will assist to design out anti-social behaviour as well as contributing to the sense of place.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	–	The site lies within the urban area of Pencoed.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	Individual detailed policies in the LDP will assist in improving the design quality of the built environment.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that new development takes into account the effects of climate change	–	Site is not in a floodplain. Development will need to conform to national planning policy standards on sustainable buildings. As a WAG funded building, it needs to be at least BREEAM excellent standard.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	?	The site proposes to redevelop the existing primary school site in Pencoed. This may require the development of the school's existing playing field. However, replacement space will be required.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	–	No identifiable relationship between the allocation and the sustainability concern.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	●	The proposal is for a new school serving the local catchment. As a community-focussed school it will serve the wider community promoting community regeneration.
Conclusions	This proposal is for the provision of a new primary school to serve the Pencoed area. It will partly utilise a brownfield site within the urban area acting as a local and wider community resource.	

Policy Number	COM10(6) / COM9(5)		
Policy Name	Archbishop Mcgrath, Brackla		
Site Area (Ha)	8.32	Site Use	Education / Community

Objective	Assessment	Commentary
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	●	The site lies within walking distance of a bus stop and is located immediately adjacent to Brackla commercial centre and is well connected by community and cycling routes.
To provide the opportunity for people to meet their housing needs	–	No identifiable relationship between the allocation and the sustainability concern.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	●	This committed proposal is for a new RC secondary school to replace the facility at Ynysawdre. The site has the potential to be a community-focused school to provide extra facilities for the surrounding population.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	Individual detailed policies in the LDP will assist to design out anti-social behaviour as well as contributing to the sense of place.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	–	The site is immediately adjacent to a Local Nature Reserve. A wetland area has been earmarked as part of the consented scheme.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	–	The site lies within the urban area of Bridgend.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	Individual detailed policies in the LDP will assist in improving the design quality of the built environment.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that new development takes into account the effects of climate change	–	Site is not in a floodplain. Development will need to conform to national planning policy standards on sustainable buildings. As a WAG funded building, it needs to be at least BREEAM excellent standard.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	?	The consented proposal lies on a greenfield site which has been allocated for educational purposes for many years.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	–	No identifiable relationship between the allocation and the sustainability concern.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	●	The proposal is for a new school which will include dual use recreational and community facilities to serve the local community and promote community regeneration.
Conclusions	This consented proposal is for the provision of a new RC secondary school to serve Bridgend County Borough. It is well located for existing public transport. The proposal includes dual use recreational and community space to serve the local community.	

Policy Number	COM10 (12)		
Policy Name	Bryncethin Primary School		
Site Area (Ha)		**Site Use**	**Education**

Objective	**Assessment**	**Commentary**
To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	–	No identifiable relationship between the allocation and the sustainability concern. It will be principally charged with serving the immediate catchment of Bryncethin which is within walking distance of the site. A Travel Plan may be required in order to inform traffic management surrounding the site
To provide the opportunity for people to meet their housing needs	–	No identifiable relationship between the allocation and the sustainability concern.
To improve overall levels of health and safety, including the sense of security, for all in the County Borough	●	The proposal is for an extended primary school to serve the existing community.
To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	–	Individual detailed policies in the LDP will assist to design out anti-social behaviour as well as contributing to the sense of place.
To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	–	No identifiable relationship between the allocation and the sustainability concern.
To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	–	The site lies within the urban area of Bryncethin.
To maintain and enhance the quality of the built environment, including the cultural/historic heritage	–	Individual detailed policies in the LDP will assist in improving the design quality of the built environment.
To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that new development takes into account the effects of climate change	–	Site is not in a floodplain. Development will need to conform to national planning policy standards on sustainable buildings.
To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	–	No identifiable relationship between the allocation and the sustainability concern.
To use land efficiently, retaining undeveloped land and bringing damaged land back into use	?	The site proposes to extend the existing primary school site in Bryncethin. This may require the development of the school's existing playing field. However, replacement space will be required.
To maintain the stock of minerals and non renewable primary resources	–	No identifiable relationship between the allocation and the sustainability concern.
To increase the opportunities for energy generation from renewable energy sources	–	No identifiable relationship between the allocation and the sustainability concern.
To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	–	No identifiable relationship between the allocation and the sustainability concern.
To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	●	The proposal is for an extended school.
Conclusions	This proposal is for the provision of an extended primary school to serve the Bryncethin area. It will partly utilise a partially brownfield site within the urban area which is well located for public transport access.	

3. Conclusion of Site Allocation Sustainability Appraisal

3.1 The allocated sites will contribute to the delivery of the Plan. The sites perform well against the sustainability objectives and ensure that development is directed to appropriate locations, while conserving the natural, built and historic environment.

3.2 The allocated mixed use, employment and retail sites all contribute towards the economic sustainability appraisal objectives. The social and environmental objectives are also supported by these allocations. Housing sites, and community facilities contribute mostly to the social SA Objectives with the potential for benefits from co-located community infrastructure to be generated from these.

3.3 Many of the sites will also be subject to further assessments at the planning application / masterplanning stage of the development (e.g. Environmental Impact Assessment or specific detailed studies), these are detailed where possible in the assessment.