

Bridgend Local Development Plan

2006-2021

Cyngor Bwrdeistref Sêl



Amended PLA3 Site Allocation Sustainability Appraisal

February 2013

Bridgend Local Development Plan 2006 – 2021

Revised PLA3 Site Allocation Sustainability Appraisal

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**Development Planning
Regeneration and Development
Communities Directorate
Bridgend County Borough Council
Angel Street, Bridgend
CF31 4WB**

1. Introduction

- 1.1 The deposit LDP has been sustainably appraised by the Council's sustainability consultants, Baker Associates. 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. Both the overarching LDP sustainability appraisal and the site allocations sustainability appraisal are available as separate documents. These were submitted to the Welsh Government for examination in 2012.
- 1.3 Following receipt of the LDP Examination Inspector's preliminary findings on housing and employment land need and supply in January 2013, the Council resolved to amend the amount of residential and employment land allocated to 5 of the LDP's Policy PLA3 Regeneration and Mixed Use Development Scheme designations. These changes have been the subject to revised sustainability appraisals and are included in this document.
- 1.4 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... <ul style="list-style-type: none"> • promote sustainable transport infrastructure, and integrated transport approaches? • implement an access hierarchy, putting pedestrians at the top and car users at 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... <ul style="list-style-type: none"> • 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... <ul style="list-style-type: none"> • 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... <ul style="list-style-type: none"> • 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... <ul style="list-style-type: none"> • 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... <ul style="list-style-type: none"> • 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... <ul style="list-style-type: none"> • 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... <ul style="list-style-type: none"> • 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... <ul style="list-style-type: none"> • 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 is 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... <ul style="list-style-type: none"> • 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 Ogmores-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... <ul style="list-style-type: none"> • 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... <ul style="list-style-type: none"> • 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... <ul style="list-style-type: none"> • 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?

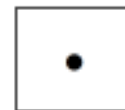
Concern	Objective	Supporting objectives / questions
Maintenance of high and stable levels of economic growth and employment		
Employment	To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	Does the strategy, policy or proposal... <ul style="list-style-type: none"> • 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... <ul style="list-style-type: none"> • 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

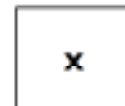
- 2.1 The matrices show an appraisal of the LDP allocations against the full set of sustainability objectives developed for the SA process, as shown above. The assessment for each SA objective is undertaken by the appraisers (in this case the Council) view on how the site contributes to the supporting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

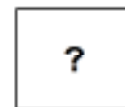
Likely to contribute to the achievement of greater sustainability according to the identified objective



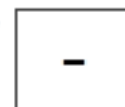
Likely to detract from the achievement of greater sustainability according to the identified objective



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)	79.01	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 1,515 homes and 153 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 potentially provide for community uses 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

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 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 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 an 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 8ha of employment uses; providing a range of job opportunities and infrastructure which will attract and retain 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 require amendment in order to guide decisions.	

Policy Number	PLA3(4)		
Policy Name	Parc Afon Ewenni, Bridgend		
Site Area (Ha)	26.8	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 650 homes and 130 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	-	The development brief for the site will deliver a network of open spaces corridors. The local centre will potentially provide for community uses and meeting spaces. Walking and cycling routes are included within the development brief.
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	●	Development of this site will deliver new employment opportunities; both in terms of the commercial elements of the scheme and the area allocated for traditional 'B' class uses.
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(10)		
Policy Name	Land West of Maesteg Road, Tondu;		
Site Area (Ha)	44.7	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 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 538 homes and 62 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	COM2 (xx)		
Policy Name	Coronation Works, Evanstown		
Site Area (Ha)	0.32	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 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 11 homes up to 2 of which will be affordable.
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	● / ?	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 lies within the urban area of Evanstown which is on the periphery of the County Borough. The provision of new residential development will not only improve the amenity of the area but also introduce the opportunity for increased housing choice in the town.	