

Bridgend Local Development Plan

2006-2021



Consultation Report Volume 2

May 2012

Bridgend Local Development Plan 2006 – 2021

Consultation Report Volume Two

PURSUANT TO REGULATION 22(2)(c) OF THE TOWN AND COUNTRY
PLANNING (LOCAL DEVELOPMENT PLAN) (WALES) REGULATIONS 2005

May 2012

**Development Planning
Regeneration and Development
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1. Introduction

- 1.1 Section 22(2)(c) of the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 requires that, when a Local Planning Authority submits its Local Development Plan (LDP) to the National Assembly for Wales for examination, it is accompanied by a Consultation Report.
- 1.2 This report outlines details of how Bridgend County Borough Council has conducted consultation at various stages of LDP preparation; who specifically was consulted, the nature of any representations received together with the Council's response and how any issues raised were fed into the deposit LDP.
- 1.3 This volume (volume 2) includes:
 - Details of the deposit LDP consultation;
 - A summary of representations received to the deposit LDP consultation and a response from the Council (See Appendix I);
 - Details of the 'Alternative Sites' consultation;
 - A summary of representations received to the Alternative Sites consultation together with comments from statutory and internal consultees together with a concluding response from the Council (See Appendix J); and
 - The main issues which the Council has identified as having been raised during consultation and therefore to be considered for further examination.

2. Deposit LDP Consultation (Regulation 17)

- 2.1 In July – September 2011, Bridgend County Borough Council formally consulted on its Deposit Local Development Plan. The Deposit LDP reaffirmed the LDP Vision and Objectives, slightly amended from the Pre-Deposit Proposals published in early 2009. The spatial regeneration-led strategy remained with an increased forecast of population and housing growth which had resulted from new evidence.
- 2.2 The deposit LDP was structured around the 4 strategic objectives highlighted at previous stages of preparation and encompassed the following policy areas:

LDP Strategic Objective	Policy Areas
To produce high quality sustainable Places	Strategy implementation Design and Sustainable Place Making Transportation
To protect and enhance the Environment	Natural Environment Built and Historic Environment Minerals Waste Management Renewable Energy
To spread prosperity and opportunity through Regeneration	Employment and the Economy Retailing Tourism
To create safe, healthy and inclusive Communities	Housing Social and Community Facilities Infrastructure

- 2.3 Each of the 14 Policy Areas were supported by one over-arching strategic policy which was supplemented by other, more detailed policies where necessary. In addition, the Plan contained chapters on monitoring, Supplementary Planning Guidance and delivery & implementation.

Consultation Period

- 2.4 Bridgend County Borough Council approved the deposit Bridgend Local Development Plan for consultation on 1st June 2011.
- 2.5 The consultation period began on 4th July 2011 and ended on Friday 9th September 2011; totalling 9 weeks and 5 days. The consultation period was extended beyond the minimum 6 weeks due to the summer and school holiday period. The Council had previously stated its commitment to this following feedback on the draft Delivery Agreement.

Consultation Methods

- 2.6 A Notice of Deposit (see Appendix A) appeared in the Glamorgan Gazette on Thursday 30th June 2011 which was the day before the start of the consultation period, with a follow-up notice in the first week of consultation (7th July 2011), stating where, when and how representations could be made to the Deposit Plan and the full documentations availability. A media release (see Appendix A) was also distributed to all local and regional newspaper, radio and television organisations.
- 2.7 An LDP Stakeholder Forum meeting was held on Friday 1st July 2011, again before the consultation period commenced, the purpose of which was to inform forum members, as representatives of their various organisations, about the Deposit Plan consultation and how to get involved in the process. The primary role of attendees at this meeting was to cascade information to their respective members. The timing of this event was designed to allow as much time as possible for organizations to meet and consider their responses. A copy of the presentation given at the meeting can be seen at Appendix B.
- 2.8 In total 41 delegates, representing 29 organisations attended the meeting. A list of delegates is included at Appendix B.
- 2.9 At this meeting, Stakeholders assistance was requested in disseminating information either by hosting a small exhibition in their buildings; distributing information via their contact databases or displaying consultation posters. This resulted in numerous copies of exhibition material being distributed to partner organisations to help further raise awareness of the consultation.
- 2.10 A CD containing the complete package of consultation documents and evidence (together with an accompanying letter which can be found at Appendix C) was sent to all the specific consultees listed in Appendix 4 of the Bridgend LDP Delivery Agreement. 4 Hard copies were sent to the Welsh Assembly Government.
- 2.11 A notification letter (see Appendix C) was sent to approximately 1,200 individuals and organisations contained within the LDP Consultation database (see Volume 1 for details). The letter described the purpose of the consultation, where more information could be obtained and how representations could be made.
- 2.12 A copy of the representation form is also included at Appendix C.
- 2.13 A 2nd edition of the LDP Newsletter, *Planning Our Future* which provided a simplified summary of the Deposit Plan was distributed to every household and business address in the County Borough before the consultation period started. (see Appendix D)

- 2.14 In addition to the LDP Stakeholder Forum a series of 'briefing sessions' were held for both Local Members, and Community / Town Councillors, with officers from the Council's Development Planning team. These took place before and during the consultation period. The purpose of these meetings was to assist in the understanding and interpretation of the Plan, providing an opportunity to raise questions on local land-use issues and for Officers to provide further clarification and background on policies and proposals.
- 2.15 The following 'schedule' of exhibitions and 'drop-in' sessions were arranged across the County Borough. Copies of the exhibition can be seen at Appendix E.

LDP exhibitions

- Saturday 23 July: Rhiw Shopping Centre, Bridgend 9am–5pm
- Wednesday 27 July: Sainsburys, Bridgend 9.30am-6pm
- Saturday 30 July: Asda, Maesteg 9.30am-6pm
- Tuesday, 2 August: Garw Valley Leisure Centre 9.30am-6pm
- Thursday 4 August: Old Blaenllynfi Infants School, Caerau 9.30am-6pm
- Friday 5 August: Porthcawl Tourist Information Centre 9.30am-5pm

Community drop-in sessions

- Monday 25 July: Pyle Life Centre 11am-6pm
 - Tuesday 26 July: Blaengarw Workingmen's Hall 11am-6pm
 - Thursday 28 July: Ynysawdre Leisure Centre 11am-6pm
 - Friday 29 July: Maesteg Town Hall 11am-6pm
 - Monday 1 August: Ogmere Valley Life Centre 11am-6pm
 - Wednesday 3 August: Pencoed Welfare Hall 11am–6pm
 - Saturday 6 August: Porthcawl Tourist Information centre 11am-4pm
 - Monday 8 August: Civic Offices, Angel Street, Bridgend 11am-6pm
- 2.16 For the remainder of the consultation, the exhibition was located at the Council's Customer Service Centre at the Civic Offices. As well as the newsletter, summary sheets (see Appendix E) were made available for the public to take away which contained a description of proposed development taking place in their area. The Welsh Government publication Planning Your Community: A Guide to Local Development Plans was also made available for the public.
- 2.17 In additional exhibition promoting the consultation took place at the Bridgend Show in Pencoed on Friday the 8th and Saturday 9th July, 2011.

2.18 As with the Pre Deposit Proposals, contact was made with local schools with a view to provide them with exhibition material and to facilitate further participation in the process. However, on this occasion, no response was received from any school wishing to receive the material.

2.19 The package of consultation documents were made available on Bridgend County Borough Council's website: www.bridgend.gov.uk/ldp; including direct links from the home, consultation and the Planning Department pages. A facility was also made available where respondents could complete an online form to make representations. Approximately 1,000 'hits' were received by the webpage during the consultation period.



Figure 2.1: Bridgend CBC LDP Website: www.bridgend.gov.uk/ldp

2.20 The Council also utilised its online documentation management system to make available complete copies of the representations available to view on the internet after the consultation period ended.

2.21 Hard copies of all the consultation documents were placed at 'deposit' locations which included every library in the County Borough (including the mobile libraries) as well as the Customer Service Centre at the Council's Civic Offices in Angel Street, Bridgend.

Consultation Responses

2.22 At the end of the consultation period, the Council had received responses from 109 individuals or organisations resulting in 735 separate representations to Deposit Plan and its supporting

documentation. From these, 69 'Alternative Sites' were identified and subject to the next stage of consultation.

3. Alternative Sites Consultation (Regulation 20)

- 3.1 The deposit Plan consultation generated 69 'Alternative Sites' which, from the particular statements made within the representations, proposed to either add a site allocation to the plan; delete a site allocation from the plan; or amend a site allocation within the plan.
- 3.2 All of these sites were collated into an 'Alternative Sites Register' which was subject to further public consultation. The Register contained baseline information for each of the Alternative Sites submitted at the Deposit Plan consultation, specifically: a plan of the area; its unique reference number; the ward and settlement where the site is located or it's nearest settlement; the proposed alternative use(s) of the land; the proposer and the approximate area of the site. The Council requested that each Alternative Site for development was supported by a Sustainability Appraisal.

Consultation Period

- 3.3 The Alternative Sites Register was reported to the Council's LDP Steering Group on 20th October 2011.
- 3.4 The consultation period began on Friday 28th October 2011 and ended on Friday 9th December 2011.

Consultation Methods

- 3.5 A notice of consultation (see Appendix F) appeared in the Glamorgan Gazette on Thursday 27th October 2011 which was the day before the start of the consultation period, with a follow-up notice in the first week of consultation (3rd November 2011), stating where the Alternative Sites Register could be inspected and when and how representations could be made to the Alternative Sites consultation.
- 3.6 Notification letters (see Appendix G) and a copy of the Alternative Sites Register were sent to all the specific consultees listed in Appendix 4 of the Bridgend LDP Delivery Agreement.
- 3.7 Every individual and organisation on the LDP Consultation Database was notified by letter or email (see Appendix G) to inform them of the availability of the Alternative Sites Register.
- 3.8 A copy of the representation form is available at Appendix G.
- 3.9 The register was made available on Bridgend County Borough Council's website: www.bridgend.gov.uk/ldp; including direct links from the home, consultation and the Planning Department pages. A facility was also made available where respondents could complete an online form to make representations.

- 3.10 The Council utilised its online documentation management system to both display the original representations to the deposit LDP associated with each Alternative Site (together with a supporting SA were submitted) and make available complete copies of the representations made to the sites to view on the internet after the consultation period ended.
- 3.11 Hard copies of the Alternative Site Register together with representation forms were made available at the 'deposit locations' which included every library in the County Borough (including the mobile libraries) as well as the Customer Service Centre at the Council's Civic Offices in Angel Street, Bridgend where officers were available to discuss any issues with the general public.
- 3.12 Public awareness of the sites was also raised by the use of site notices (see example at Appendix H). These were displayed on the public highway in the vicinity of the sites exhibiting site details including a location plan and directed interested persons to the Council's website and deposit locations for further information. This element of the consultation was in addition to that proposed in the Council's original consultation programme, and included on the basis that it would be a more effective means of engaging local communities.

Consultation Responses

- 3.13 At the end of the consultation period, the Council had received 875 representations from individuals or organisations these include those where one person made representations to more than one site.

4. Representations to the Deposit LDP

- 4.1 As detailed in Chapter 2, the Council received 735 representations from 109 individuals or organisations to the Deposit LDP and its supporting documentation (SA /HRA). In accordance with the LDP Regulations, the Council is required to consider and formulate responses to the representations received to the Deposit LDP which must take place prior to submission of the LDP for Examination. Appendix I has therefore been prepared, which summarises all of the representations received, in plan order, and outlines the Council's response to each. These representations and responses ordered by individual / organisation will also be available to view separately.
- 4.2 Table 4.1 provides a breakdown of representations received on the Deposit LDP, HRA and Sustainability Appraisal.
- 4.3 It should be noted that the Council has sought to identify all the detailed representations made on the basis of the information submitted by the representor. However, in some instances this has required the Council to make a judgement on the number of detailed representations made and to what part of the Plan, in terms of chapter, paragraph and / or policy, the representation relates. The Council's consultation database has also recorded the test of soundness to which a representation relates. Where these have not been stated a judgement has been made. These have not been published but are available on request.

Table 4.1: Deposit Bridgend LDP Representations

Deposit LDP Representations	Total Number of Representations Received	Number of Representations of Objection	Number of Representations of Support	Number of Representations making Comment
Chapter 1 - Introduction & Background	13	8	3	2
Chapter 2 - Local Development Plan Strategy	36	18	10	8
Chapter 3 - Producing High Quality Sustainable Places	142	102	33	7
Chapter 4 - Protecting and Enhancing the Environment	161	115	30	16
Chapter 5 - To Spread Prosperity and Opportunity Through Regeneration	83	50	18	15

Deposit LDP Representations	Total Number of Representations Received	Number of Representations of Objection	Number of Representations of Support	Number of Representations making Comment
Chapter 6 - To Create Safe, Healthy and Inclusive Communities	129	100	11	18
Chapter 7 - Monitoring and Review	6	6		
Chapter 8 - Supplementary Planning Guidance	1			1
Chapter 9 - Delivery and Implementation	3	2		1
LDP Miscellaneous	19	10	3	6
LDP Proposals Maps	14	14		
Deposit LDP Totals	607	425	108	74
HRA	40			
Sustainability Appraisal	88			
Total Representations	735			

4.4 As can be seen from Table 4.1, the largest number of representations was received on Chapter 4: Protecting and Enhancing the Environment (161 representations), Chapter 3 - Producing High Quality Sustainable Places (142 representations) and Chapter 6 - To Create Safe, Healthy and Inclusive Communities (129 representations).

4.5 When broken down further the majority of representations to Chapter 4 are based around the Natural Environment (72 representations) and Minerals (52 representations) Sections. In respect of Chapters 3 and 6 the Regeneration Led Sustainable Development Distribution (96 representations) and Housing (88 representations) Sections respectively received the most representations.

4.6 It should be noted that in respect of the Deposit LDP representations, 182 of them offered support or only made comments on the plan.

Main issues from the Deposit LDP consultation

4.7 Given the number of representations received on the Deposit LDP, as detailed in Appendix I, the Council has sought to identify the most prevalent and therefore main Issues raised in respect of each Chapter.

Table 4.2: Summary of Issues Raised to the Deposit LDP

Deposit LDP Section	Number of Representations	Main Issues Raised
Chapter 1 - Introduction & Background	13	<ul style="list-style-type: none"> • Wording of the text; • Omission of background information; • Range of identified needs and issues.
Chapter 2 - Local Development Plan Strategy	36	<ul style="list-style-type: none"> • Wording of Vision, Objectives and supporting text. • Appropriateness of the regeneration-led spatial strategy; • Population and Housing Projections;
Chapter 3 - Producing High Quality Sustainable Places	142	<ul style="list-style-type: none"> • The high expectation of development in the SRGA`s defined in Strategic Policy SP1; • Need for Strategic Policy SP1 to have greater flexibility; • The need to amend settlement boundaries defined under Policy PLA1; • Settlement role and function; • The need for Policy PLA2 to recognise a wider choice of development opportunities than brownfield sites; • Identification of new sites to be included in Policy PLA3: Regeneration and Mixed Use Schemes; • Flexibility of PLA3: Regeneration and Mixed Use allocations; • Wording of policies or their reasoned justification
Chapter 4 - Protecting and Enhancing the Environment	161	<ul style="list-style-type: none"> • Site specific objections to Green Wedges requesting their removal or expansion; • Provision in the Plan for the appropriate level of protection for protected species, habitats and protected sites; • Mineral policies, especially relating to the interpretation of national guidance with regards to limestone, coal resources and their respective buffer zones • The Policy position in respect of Coal Bed Methane extraction; • Wording of policies or their reasoned justification.
Chapter 5 - To Spread Prosperity and Opportunity Through	83	<ul style="list-style-type: none"> • The amount, location and flexibility of allocated employment land. • Whether there is a need for additional retail sites;

Deposit LDP Section	Number of Representations	Main Issues Raised
Regeneration		<ul style="list-style-type: none"> • The amount, location and flexibility of allocated retail sites. • Proposals for new retail development; • Proposals for new tourism development; • Wording of policies or their reasoned justification.
Chapter 6 - To Create Safe, Healthy and Inclusive Communities	129	<ul style="list-style-type: none"> • The amount of housing required under Strategic Policy SP12; • The need to make allowance for additional housing; • The need to recognise the difference between households and dwellings; • The level of windfall development; • The amount of flexibility in housing supply; • The need for new housing sites under Policies COM1 & COM2; • Affordable Housing Policy's impact on site viability; • Need for Affordable Housing exception policy; • Need for a Transit Gypsy Traveller Site; • New Social and Community Facilities; • Wording of policies or their reasoned justification;
Chapter 7 - Monitoring and Review	6	<ul style="list-style-type: none"> • Need to refine Indicators including trigger points; • Wording of Indicators.
Chapter 8 - Supplementary Planning Guidance	1	<ul style="list-style-type: none"> • Need to review all SPG's linked to the UDP when LDP is adopted.
Chapter 9 - Delivery and Implementation	3	<ul style="list-style-type: none"> • Need to improve content of the Delivery and Implementation Section
LDP Miscellaneous	19	<ul style="list-style-type: none"> • Consultation methods and time period. • Wording of policies or their reasoned justification; • Non Plan related issues.
LDP Proposals Maps	14	<ul style="list-style-type: none"> • Objection to specific protection designations both from those wanting to remove constraints to development, and from those wanting to increase protection for areas under development pressure; • Amendments to Proposals Maps as a consequence of new site proposals

4.8 From the detailed considerations of the representations set out in Appendix I along with the identification of the main issues set out in Table 4.2, the following six main areas can be identified:

- Issues relating to the LDP strategy and the amount and location of the proposed growth was the subject to of the majority of representations;
- Issues relating to the amount and location of sites for housing and employment was a also the source of a large number of representations both from those who wanted to see continued growth in the County Borough along with those who consider that the LDP accommodates too much growth.
- Issues relating to specific allocations, principally relating to the Regeneration and Mixed Use Development Schemes sites and their flexibility, but also to other forms of land use including employment, retailing and community facilities.
- Objection to specific protection designations both from those wanting to remove constraints to development, and from those wanting to increase protection for areas under development pressure.
- Objection from land owners and developers and the community who proposed alternative land uses.
- Objection to the wording of policies or their reasoned justification.

4.9 The Sustainability Appraisal (SA) and Habitats Regulations Assessment (HRA) reports were consulted on simultaneously with the Deposit LDP. In terms of the 735 representations received in total 88 representations were received on the SA from 2 organisations; the Countryside Council for Wales and the Environment Agency Wales. In terms of the HRA, 40 representations were received from 1 organisation; the Countryside Council for Wales

4.10 The SA and HRA reports are self-contained with a summary of the representations received together with a response included as an Appendix to each report. Any changes resulting from the consultation have been included in the final SA and HRA.

5. Representations to the Alternative Sites

- 5.1 As detailed in Chapter 3, the Council received 875 representations on the 69 Alternative Sites which represented a larger response than received on the Deposit LDP. Appendix J provides information on each of the Alternative Sites, including a summary of representations received, comments from statutory and internal consultees together with a concluding response from the Council.
- 5.2 It should be noted that the Council has not broken the main representation down into its constituent parts. For example a representor may have objected to the Alternative Site on highway and environmental grounds, however the Council has treated this as one representation of objection. Appendix J however provides a summary of the representations where these issues are brought out.
- 5.3 Table 5.1 provides a breakdown of representations received on each of the Alternative Sites.

Table 5.1: Alternative Site Representations

Site Number	Site Name	Proposed Alternative Use	Total Number of Representations	Objection	Support	Comment
AS001	Land at Bryn Siriol, Bettws	Residential Development	5	1		4
AS002	Land to the South of Garregside, Blaengarw	Amend Settlement Boundary (PLA1)	21	19		2
AS003	Area of farmland adjacent to Mawdlam Cross	Provision of Playing Fields and Ancillary Facilities	8	3	2	3
AS004	West of Greenacre Drive	Provision of Allotments	7	2	2	3
AS005	Brewery Field, Bridgend	Delete New Bulky Goods Out of Centre Retail Development Site REG11 (4) and allocated for Sheltered Housing	4	1		3

Site Number	Site Name	Proposed Alternative Use	Total Number of Representations	Objection	Support	Comment
AS006	Ffoes-Yr- Efail Farm, Pencoed	Residential Development	6	3		3
AS007	Land at Cypress Gardens, Newton, Porthcawl	Residential Development	31	27		4
AS008	Cwm Gelli-Wern, Pontycymmer	Residential Development	9	6		3
AS009	Land Between North Lodge Farm Angelton & Wildmill, Bridgend	Residential Development and Provision of Playing Fields and Ancillary Facilities	18	12	3	3
AS010	Land East of Maesteg Road (A4063), Tondu	Residential Development	22	18		4
AS011	Land South of Wood St, Park St & Princess St, Maesteg	Residential Development	4			4
AS012	Kenfig / Mawdlam	Delete Green Wedge between Kenfig and Mawdlam (ENV2 (12))	55	53		2
AS013	Zig Zag Lane/Nottage Court	New Special Landscape Area ENV3	6	2	2	2
AS014	Penyfai Common	Amend boundary of Special Landscape Area ENV3 (7) Laleston	3			3
AS015	Penyfai football field	Amend boundary of	4	1		3

Site Number	Site Name	Proposed Alternative Use	Total Number of Representations	Objection	Support	Comment
	and play area, Cavendish Park	Green Wedge ENV2 (9) Penyfai and Laleston				
AS016	Blaencaerau Junior School	Delete Residential Allocation COM1(19) & allocate new Community Centre	3			3
AS017	Broadlands	Provision of Community Building	3			3
AS018	Pwll Y Waun	Amend PLA3 (9) Pwll-y-Waun, Porthcawl. Remove Employment Site (REG1(15)) and increase Residential Allocation COM1 (26)	12	7 (1 representation included 163 signature petition)	1	4
AS019	Railway Line from Tondy Junction to Garw Valley	New Railway Line	3			3
AS020	South of Factory Lane, Pencoed	Amend Sand and Gravel Resource Safeguarding Area (ENV9)	3		1	2
AS021	Land Adjoining Forge Industrial Estate, Maesteg.	Residential Development	3			3
AS022	Land at Blackmill Road, Bryncethin	Residential Development	7	2	2	3

Site Number	Site Name	Proposed Alternative Use	Total Number of Representations	Objection	Support	Comment
AS023	Land South of Cornelly	Residential Development	58	55		3
AS024	Sarn Park Services	Amend boundary of Employment Allocation REG1 (22)	3			3
AS025	Land at Lamb Row / Devon View, South Cornelly.	Mixed Use Residential and Employment Development	61	57	1	3
AS026	Llynfi Valley Community Route	Include Riverside Footpath on Proposals Map	3			3
AS027	Ty Draw Farm, Pyle	Mixed Use Employment and Residential Allocation	5	2		3
AS028	Croesty Farm, Coity, Bridgend.	Residential Development	6	3 (1 representation had a 34 signature petition)		3
AS029	Land at Ty Draw Farm, Ty Merchant, Pencoed.	Residential Development	10	6		4
AS030	Coity Road Sidings	Delete Regeneration and Mixed Use Development Scheme PLA3 (3) and allocate for Allotment Gardens	5	1	1	3
AS031	Land at Pencoed Farm and	Residential Mixed-Use Development	14	11		3

Site Number	Site Name	Proposed Alternative Use	Total Number of Representations	Objection	Support	Comment
	Broomfield Farm					
AS032	Land at Llangewydd Road, Cefn Glas	Residential Development	7	3		4
AS033	Grove Golf Club, Porthcawl	Tourism Development - Hotel	4		1	3
AS034	Land at City Farm, Bettws	Amend boundary of Regeneration and Mixed Use Development Scheme PLA3 (16) and increase housing provision	7	1	1	5
AS035	Land adjacent to Sker Court, Nottage, Porthcawl.	Residential Development	12	9		3
AS036	Former Stormy Down Airfield	Future Limestone Extraction	4			4
AS037	Land between Laleston, Bridgend & Merthyr Mawr	Amend boundary of Green Wedge ENV2 (4) Bridgend and Laleston	5	1	1	3
AS038	Pyle Garden Centre	Amend boundary of Pyle District Centre SP10	3			3
AS039	Rear of Maesteg Road, Cwmfelin, Maesteg.	Amend boundary of Green Wedge ENV2 (7) Cwmfelin, Llangynwyd and Pontrhydydyff	9	4	2	3

Site Number	Site Name	Proposed Alternative Use	Total Number of Representations	Objection	Support	Comment
AS040	Land at Heol Pen Y Fai, Pen Y Fai, Bridgend	Residential Development	16	13		3
AS041	Land at Wern Ddu, Aberkenfig	New Out of Centre Retail Development	25	22		3
AS042	Land to the North of Cefn Glas, Bridgend	Residential Development	11	9		2
AS043	Land off Waunscil Avenue, Brackla, Bridgend	Residential Development	5	2		3
AS044	Island Farm, Bridgend	Regeneration and Mixed Use Development Scheme - Mixed Use Sports / Leisure / Commercial / Offices	5	1		4
AS045	Craig Y Parcau, Bridgend	Residential Development and New or Extended Tourist Accommodation	5			5
AS046	Land at Park Farm, Coity, Parc Derwen.	Amend Settlement Boundary	4	1	1	2
AS047	Llynfi Valley Community Route	Amend Route of PLA7 (1)	3			3
AS048	Caerau Local Service Centre	Amend boundary of Caerau Local Service Centre SP10	3			3

Site Number	Site Name	Proposed Alternative Use	Total Number of Representations	Objection	Support	Comment
AS049	Land at Heol Maendy, North Cornelly.	Residential Development	247	244		3
AS050	Broadlands, Bridgend.	Residential Development	5	2		3
AS051	Land at Llangewydd Road, Bryntirion	Residential Development	5	2		3
AS052	Land at Waterton Lane, Bridgend	Residential Development	3			3
AS053	South Wales Police Headquarters	Delete Residential Allocation COM1 (5) and allocate for Food Retail	3			3
AS054	Land at Heol Mostyn, Pyle.	Amend boundary of Pyle District Centre SP10	3			3
AS055	Land Rear Of Penyfai Post Office	Amend Settlement Boundary	7	5		2
AS056	Land at Cowbridge Road	Amend boundary of Residential Allocation COM1 (5)	3			3
AS057	Land at Bryn Road, Ogmere Vale.	Residential Development	4			4
AS058	Land at Orchard House, Vicarage Terrace, Maesteg.	Amend Settlement Boundary	3	1		2

Site Number	Site Name	Proposed Alternative Use	Total Number of Representations	Objection	Support	Comment
AS059	Land at Cae Rosser Farm, Glynogwr,	Tourism Development	7	3		4
AS060	Y Parc, Maesteg.	Amend boundary of Residential Allocation COM1 (20) Y Parc, Maesteg	4			4
AS061	Land East of Gaens Quarry	Future Limestone Extraction	4			4
AS062	Land West of Merthyr Mawr Road South	Delete Sand and Gravel Resource Safeguarding Area (ENV9)	5		3	2
AS063	Land to South of Island Farm	Green Wedge	5	1	1	3
AS064	Land between Laleston, Bridgend & Merthyr Mawr	Amend Boundary of Green Wedge ENV2 (4) Bridgend and Laleston	5	1	1	3
AS065	Land to South of Island Farm	Green Wedge	5	1	1	3
AS066	Land West of Merthyr Mawr Road South	Amend Special Landscape Area (ENV3(9))	6	2	1	3
AS067	Ewenny Industrial Estate, Maesteg	Amend PLA3 (7) – Increase housing provision, increase size of local service centre and more flexibility required with	3			3

Site Number	Site Name	Proposed Alternative Use	Total Number of Representations	Objection	Support	Comment
		employment provision.				
AS068	Land West of Merthyr Mawr Road South	Green Wedge	5	1	1	3
AS069	Land at Jubilee Crescent, Bridgend	Amend residential allocation COM1 (7) to include Affordable Housing and Allotments	8	5		3
AS General			5			5
Totals			875	626	29	220

5.4 As can be seen, the vast majority of the representations received on the Alternative Sites were 'objecting' (72%) to the sites and therefore supporting the respective policy position in the Deposit Plan. It should be noted that 25% of the representation received on the Alternative Sites have been classified as comments. The majority of these representations are from Welsh Water, Glamorgan Gwent Archaeological Trust and CCW who have in the most part solely provided comment on their area of expertise.

5.5 Although there are 875 representations to the Alternative Sites, it should be noted that 2 representations were accompanied by petitions (as indicated in Table 5.1):

- A representation to AS018 Pwll Y Waun, Porthcawl, which sought to remove the employment element to the Mixed-Use allocation and increase the number of residential units, was accompanied by a 163 signature petition objecting to the Alternative Site.
- A representation to AS028 Croesty Farm Coity, which proposed residential development, was accompanied by a 34 signature petition objecting to the Alternative Site.

Not duly made representations.

5.6 There were 9 representations, to Alternative Sites, which were received after the deadline for submission. These have been classed as 'not duly made' and do not form part of the consultation report. However, it

should be noted that these did not raise any new issues or relate to a site that had not already been the subject of similar representations by other representors made in time and, as such, will be appropriately considered by the Inspector. They will also be made available at the Inspectors request.

- 5.7 There was also one other representation received, through our online representation form, within the consultation period which could not be opened and subsequently followed up as it did not have valid contact details.

6. Matters for the Examination

6.1 Having considered all of the representations received in respect of the Deposit LDP and the Alternative Sites it is the Council's view that the main matters that arise from the consultation process which may need to be investigated further at the hearings relate to:

- The suitability and appropriateness of the Regeneration-Led Spatial Strategy including the amount and location of growth associated with settlements;
- The flexibility of Policies and Proposals, especially those associated with the Mixed Use Regeneration sites designated under Policy PLA3 of the Plan;
- The relationship between population, households and dwellings - in particular why the Council has not followed the Welsh Government household projections and how this relates to the supply of employment land;
- Housing Issues relating to supply, flexibility , affordable housing viability and whether affordable housing provision has been maximised;
- The need for additional housing sites;
- The lack of provision of a transit site for Gypsies and Travellers and the Councils alternative means of addressing this;
- The need for additional retailing sites;
- Whether there is appropriate level of protection for the Natural Environment; and
- Minerals Issues - especially relating to the interpretation of national guidance with regards to limestone and coal resources.

7. Sustainability Appraisal

- 7.1 Section 39 of the Planning and Compulsory Purchase Act 2004 requires that authorities preparing LDPs should have regard to the objective of contributing to sustainable development. Section 62(6) of the act requires an authority to carry out an appraisal of the sustainability of the LDP and to prepare a report of the findings as an integral part of the process of plan preparation.
- 7.2 The Bridgend Local Development Plan (LDP) Sustainability Appraisal Report combines a sustainability appraisal (SA) and strategic environmental assessment (SEA) of the Deposit Plan. The SA/SEA was prepared on behalf of the Council by consultants Baker Associates.
- 7.3 The SA checks the approach adopted thus helping to create a more sustainable plan. The report documents the likely implications of the Deposit LDP on sustainable development and where appropriate makes recommendations for changes.
- 7.4 The appraisal process has already gone through several stages. A scoping report to provide the background to the SA process was prepared in 2006. This was made available for public consultation, and the responses received at that stage were incorporated into the SA and revised Scoping Report. An SA was also undertaken of the Growth Options for development in the County Borough. In November 2008 a SA Report was prepared for the Pre-Deposit LDP that set out the Preferred Strategy for the level and spatial distribution of growth.
- 7.5 The SA process is iterative; early versions of the deposit LDP were subjected to these processes to ensure that changes could be made to the document before it was published for consultation. Details of these changes can be found in the SA / SEA / HRA Change Log report.
- 7.6 The SA report was consulted on simultaneously with the Deposit LDP and is now being submitted as part of the LDP examination process. In total 88 representations were received from 2 organisations; the Countryside Council for Wales and the Environment Agency Wales. The report is self-contained with a summary of the representations received together with a response included as an Appendix to the report. Any changes resulting from the consultation have been included in the submitted SA report.
- 7.7 The Sustainability Appraisal of the submitted LDP concludes that the policies show quite a comprehensive coverage of sustainable development issues which should help avoid many adverse impacts of implementing the quantity of development promoted through the LDP.

- 7.8 In addition to this, the Council has also undertaken a sustainability appraisal of all allocated sites within the LDP. This ensures that the sites themselves are sustainable and any potential conflicts, further studies or potential mitigation measures are noted. One representation was received to this document from the Countryside Council for Wales which requested information on protected sites / habitats be included on certain sites. This has now been undertaken and is included in the submitted document.
- 7.9 Persons who submitted alternative sites were requested to submit an accompanying SA assessment as part of their original representation. The Council produced a guide on how to do this and provided a blank template to assist in the process. Where an SA assessment was not provided, the objector was made aware that they needed to submit additional information and were sent the guide and template in order to assist them in this process. Those SA assessments that were received were included with the corresponding objection and subject to consultation alongside the alternative site.

8. Habitats Regulations Assessment

- 8.1 Habitats Regulations Assessment (HRA) is required under the European Directive (92/43/EEC) on the 'conservation of natural habitats and wild fauna and flora'. The Directive seeks to protect the most valuable habitats and species in Europe. It was ratified in the UK in The Conservation (Natural Habitats, &c.) (Amendments) (England and Wales) Regulations 2007. Alongside the European Birds Directive (79/408/EEC) this legislation sets the framework for the creation of a network of protected sites across Europe.
- 8.2 Any plan or project (which includes LDPs) that has the possibility of impacting on a European Protected Site, (in this case Special Areas of Conservation (SACs)), must be assessed to ascertain the likelihood and significance of its effects upon the integrity of the site.
- 8.3 The HRA process comprises a number of key stages. Initial screening, to determine the likelihood of impacts on sites in and around the plan area was completed on the LDP Pre-Deposit Proposals in November 2008. A full screening, and assessment where necessary, of the Deposit LDP was prepared by Baker Associates. This was consulted on simultaneously with the Deposit LDP and is now being submitted as part of the LDP examination process.
- 8.4 In total 40 representations were received from 1 organisation; the Countryside Council for Wales. The report is self-contained with a summary of the representations received together with a response included as an Appendix to the report. Any changes resulting from the consultation have been included in the submitted HRA report.
- 8.5 The development of the HRA has been iterative; early versions of the deposit LDP were subject to assessment to ensure that changes could be made to the document before it was published for consultation. Details of these changes can be found in the SA / SEA / HRA Change Log report.
- 8.6 The Habitats Regulations Assessment of the submitted LDP concludes that the plan will have no significant impacts on designated sites, alone or in-combination. However, there is the caveat that new development must mitigate against potential adverse impacts that could adversely effect three identified Special Areas of Conservation (SAC); these may be subject to site-specific HRA at the planning application stage.

9. Conclusions

9.1 In response to the representations received and the main issues identified, the Council has produced new and updated evidence, including background papers and further information to support and clarify specific policies in the Plan. This information will be submitted to the Welsh Government for the Examination alongside this report.

9.2 Advice from the Welsh Government (as contained in a letter reference CL-01-2009 dated 10 June 2009) states that:

“At present guidance on making formal changes after the deposit stage is stated at paragraph 4.29 of LDP Wales and at section 7.6.3 of the LDP Manual; the late changes referred to here are considered to be appropriate only exceptionally and where necessary. We continue to advise that changes after deposit should be avoided wherever possible through careful deposit plan preparation involving stakeholders and the community, grounded on robust evidence. We expect that local planning authorities will place plans on deposit that they consider to be sound”

9.3 Having had regard to the this advice, the content of this consultation report, the background evidence prepared together with the representations received to the Deposit LDP, the Alternative Sites consultation, the Sustainability Appraisal and the Habitats Regulations Assessment, the Council has decided not to make any focussed changes to the Deposit LDP that will require further consultation.

9.4 The Council therefore submits the Bridgend Local Development Plan for examination, which, following assessment, it considers is to be sound.

APPENDIX A

BRIDGEND COUNTY BOROUGH COUNCIL

Planning and Compulsory Purchase Act 2004
The Environmental Assessment of Plans and Programmes (Wales)
Regulations 2004
The Town and Country Planning (Local Development Plan) (Wales)
Regulations 2005 (Regulation 17)
Conservation of Habitats and Species Regulations 2010

Notice of Deposit of Proposals for a Local Development Plan

BRIDGEND LOCAL DEVELOPMENT PLAN (LDP) 2006-2021

Bridgend County Borough Council has prepared Local Development Plan (LDP) documents for the above plan. The LDP will, upon adoption, replace the current development plan and form the basis for decisions on land use planning for **Bridgend County Borough**.

The LDP documents include the 'deposit LDP', the Sustainability Appraisal Report (which incorporates the Environmental Report), an initial Consultation Report together with other supporting documents.

Copies of the documents are available for public inspection free of charge from **4th July 2011** until the **9th September 2011** during normal office hours at:

- The Customer Service Centre, Bridgend County Borough Council, Civic Offices, Angel Street, Bridgend, CF31 4WB
- all public and mobile libraries in Bridgend County Borough.

They are also available to view or download from the Council's website at: www.bridgend.gov.uk/ldp.

Representations (including objections) in respect of the deposit LDP, should be sent on the prescribed forms to:

Group Manager – Development, Bridgend County Borough Council, Civic Offices, Angel Street, Bridgend, CF31 4WB or by email to: ldp@bridgend.gov.uk or online via www.bridgend.gov.uk/ldp before 5pm on Friday 9th September 2011.

Representations (including those taking the form of objections) should specify the matters to which they relate. Objections should also specify the change sought, the grounds on which they are made and the test(s) of soundness to which they relate (see below). All representations made about the Plan will be available for the public to view.

The deposit LDP will be considered by an independent Inspector who will assess whether it is 'sound'. There are a number of tests of soundness and these can be found on the comments form for making representations or at www.bridgend.gov.uk/ldp . Objections to the deposit LDP should make reference to these tests wherever possible.

Any representation proposing a new or extended site for development or one that proposes to incorporate a site rejected by the Authority should include information on the site's compatibility with the plan's sustainability appraisal and community involvement scheme.

Representations may also be accompanied by a request to be notified at a specified address of the next stage of the LDP and/or that the LDP has been submitted to the Welsh Government for independent examination and/or the adoption of the plan.

The Local Planning Authority cannot change the plan at this stage but it can decide whether it is in favour of any changes proposed. Representations made in accordance with this notice (i.e. 'duly made') will be considered by an independent Inspector appointed to examine the soundness of the plan.

Only those making representations seeking to change the deposit LDP (i.e. objectors) whose representations were 'duly made' have the right to appear before and be heard by the Inspector at the Examination. (Section 64 (6) of the 2004 Act.).

Further Information is available from the above addresses (postal or email) or by calling 01656 643168.

Louise Fradd
Corporate Director – Communities

Media Release

I'r Cyfryngau



4 July 2011

Tell us what you think about Bridgend County Borough's development plan

Residents throughout Bridgend County Borough are being asked to give the council their views on plans that will determine what sort of development takes place in the area over the next 13 years.

The Local Development Plan (LDP) sets out the council's policies for deciding where housing, employment, retail, education, and open space will be provided in the county borough. Once it has been adopted, it will be in place right up until the year 2021.

Now Bridgend County Borough Council wants to know what YOU think about it. With consultation set to run between 4 July – 9 September, a series of exhibitions and community drop-in sessions have been organised.

Councillor Phil White, Cabinet Member for Communities, said: "The LDP will be used to decide planning applications and to guide and promote development which is in the public interest right up until the year 2021.

"It is based on four themes which seek to produce high quality sustainable places, protect and enhance the environment, spread prosperity and opportunity through regeneration, and create safe, healthy and inclusive communities.

"The plan locates the majority of new development within four strategic regeneration growth areas. It also identifies four key employment areas, and identifies protected land and countryside.

"Because the LDP is so important, a special newsletter is being issued to all households and businesses in the county borough urging people to find out more and pass on their views.

"It is important that we hear from as many people as possible, so please, tell us what you think about the Local Development Plan."

More...

The LDP exhibition will be calling at:

- Saturday 23 July: Rhiw Shopping Centre, Bridgend 9am–5pm
- Wednesday 27 July: Sainsburys, Bridgend 9.30am-6pm
- Saturday 30 July: Asda, Maesteg 9.30am-6pm
- Tuesday, 2 August: Garw Valley Leisure Centre 9.30am-6pm
- Thursday 4 August: Old Blaenllynfi Infants School, Caerau 9.30am-6pm
- Friday 5 August: Porthcawl Tourist Information Centre 9.30am-5pm

Between 9 August – 9 September, the exhibition will also be available during normal opening hours at the Customer Service Centre in the Civic Offices, Angel Street, Bridgend. In addition, you can also visit community drop-in sessions where officers will be available to sit down and go through the proposals in greater detail, and answer any questions that you may have.

The community drop-in sessions will take place on:

- Monday 25 July: Pyle Life Centre 11am-6pm
- Tuesday 26 July: Blaengarw Workingmen's Hall 11am-6pm
- Thursday 28 July: Ynysawdre Leisure Centre 11am-6pm
- Friday 29 July: Maesteg Town Hall 11am-6pm
- Monday 1 August: Ogmere Valley Life Centre 11am-6pm
- Wednesday 3 August: Pencoed Welfare Hall 11am–6pm
- Saturday 6 August: Porthcawl Tourist Information centre 11am-4pm
- Monday 8 August: Civic Offices, Angel Street, Bridgend 11am-6pm

The LDP can be viewed online at www.bridgend.gov.uk/ldp, at your local library or in the Customer Service Centre at the Civic Offices in Angel Street, Bridgend.

To give your views on the proposals, you can complete a questionnaire which will be available when you view the plans online or at local libraries, or at the exhibitions and drop-in sessions.

Comments can also be emailed directly to ldp@bridgend.gov.uk or faxed to 01656 643190. Alternatively, you can write to the Group Manager - Development, Bridgend County Borough Council, Civic Offices, Angel Street, Bridgend CF31 4WB. Please note that all responses must be received by 5pm on **Friday 9 September 2011**.

Ends - for more information, contact Media and External Communications Officer Liam Ronan on (01656) 643217. Email: liam.ronan@bridgend.gov.uk Website: www.bridgend.gov.uk

APPENDIX B



Deposit Bridgend Local Development Plan



LDP Stakeholder Forum – 1st July 2011

The Purpose of Today's Meeting



- ▶ To present the deposit Local Development Plan and associated documents to the LDP Stakeholder Forum
- ▶ To outline the LDP consultation process

Your Role as a Stakeholder



- ▶ To use today's event to find out more about the deposit LDP and ask questions on behalf of your group / organisation
- ▶ To disseminate information from the meeting to members of your group / organisation
- ▶ Attendance at the Stakeholder Forum meeting does not represent an official representation to the Deposit LDP by your organisation.

Format of Presentation



- ▶ 1. A summary of LDP preparation to date
- ▶ 2. A run-through of the strategy and policies in the LDP
- ▶ 3. Monitoring and Supplementary Planning Guidance
- ▶ 4. Delivery of the Plan and Background Documentation
- ▶ 5. Consultation



1. LDP Preparation To Date

LDP Preparation to Date (1)



LOCAL DEVELOPMENT PLAN Strategic Diagram



- ▶ December 2008: Council agrees the Preferred Strategy for the LDP which consisted of a 'Regeneration-Led' spatial distribution of development

LDP Preparation to Date (2)



- ▶ October 2009: Consultation report on Preferred Strategy published;
- ▶ Action points for progression to Deposit Plan



LDP Preparation to Date (3)



- ▶ June 2010: Council endorsed the use of the *Cambridge Econometrics Population and Employment Projections* as the basis for growth to be identified in the Deposit LDP



LDP Preparation to Date (4)



- ▶ Continued development of evidence base



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



www.bridgend.gov.uk

2. The LDP Strategy and Policies

Deposit LDP



- ▶ Sets out the LDP Vision, Objectives and Strategy.
- ▶ Gives detailed policies under the four strategic themes: Places, Environment, Regeneration and Communities
- ▶ Outlines the Monitoring Framework
- ▶ Proposes Supplementary Planning Guidance (SPG)
- ▶ Sets out the Delivery and Implementation Mechanisms

LDP Vision



By 2021, Bridgend County Borough will be transformed to become a sustainable, safe, healthy and inclusive network of communities comprising strong, interdependent and connected settlements that can offer opportunities, an improved quality of life and environment for all people living, working, visiting and relaxing in the area.

The catalysts for this transformation will be:

- ▶ a successful regional employment, commercial and service centre in Bridgend;
- ▶ a vibrant waterfront and tourist destination in Porthcawl;
- ▶ a revitalised Maesteg;
- ▶ a realisation of the strategic potential of the Valleys Gateway; and
- ▶ thriving Valley communities.

LDP Strategy



- ▶ In order to achieve the Vision and Objectives of the LDP a **Regeneration-Led Spatial Strategy will be followed** that incorporates a level of growth for the County Borough which broadly balances the housing and social needs of the existing and future population with that of the economy and the environment.

LDP Objectives



23 Detailed Objectives under the four Strategic Objectives of:

- ▶ To produce high quality sustainable **Places**
- ▶ To protect and enhance the **Environment**
- ▶ To spread prosperity and opportunity through **Regeneration**
- ▶ To create safe, healthy and inclusive **Communities**

To produce high quality sustainable **Places**



- ▶ Ensure that the towns of the County Borough:
 - act as hubs for the delivery of services and facilities
 - well served by public transport



To produce high quality sustainable **Places**



- ▶ Allocates land for key mixed use developments
- ▶ Sets the parameters for Design and Sustainable Place Making
 - Policy SP2 is the starting point for all development proposals. Contains 15 Criteria which all proposals should address; as detailed in Design and Access Statements
- ▶ Climate Change and Peak Oil policy
- ▶ Includes transport planning considerations



To protect and enhance the **Environment**



- ▶ Preserve the natural and historic beauty of the County Borough in its rural, urban and coastal forms.
- ▶ Effects of past use
- ▶ The LDP will need to ensure that these issues are tackled whilst sustainably managing the environment to harness its potential.



To protect and enhance the **Environment**



- ▶ Natural, Built and Historic Environment
- ▶ Minerals supply and resource protection
- ▶ Waste Management
- ▶ Renewable Energy



To spread prosperity and opportunity through **Regeneration**



- ▶ Many areas of the County Borough are subject to ongoing regeneration strategies, plans and projects.
- ▶ Redressing the economic decline experienced in some areas
- ▶ Retailing and commercial centres at all levels will need to provide appropriate ranges of services and facilities.



To spread prosperity and opportunity through **Regeneration**



- ▶ Provision of 164 hectares of land for employment uses including 4 Strategic Employment Sites
- ▶ Focuses retail and commercial development to identified town, district and local centres
- ▶ Promoting high quality tourism developments



To create safe, healthy and inclusive **Communities**



- ▶ The communities of the County Borough will need to have an appropriate range of housing which collectively meets the needs of the projected population of the area by 2021.
- ▶ In meeting these requirements the LDP will also need to ensure that the residents of these new and existing communities have access to, and be adequately served by, an appropriate range of services and community facilities including recreation, leisure, health and education.



To create safe, healthy and inclusive **Communities**



- ▶ Provision for 9,000 dwellings and 1,308 affordable houses
- ▶ Enhancement and retention of social and community facilities
- ▶ Requirements to be delivered through S106

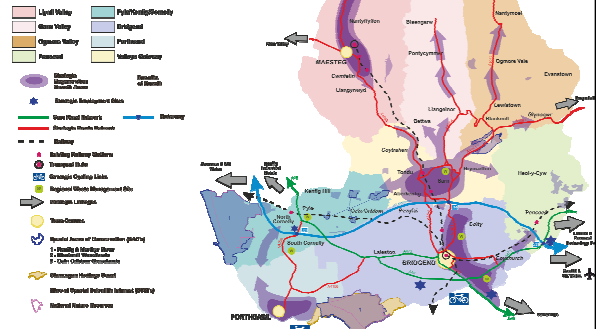


Delivery of the LDP Strategy



- ▶ The successful delivery of the LDP Strategy relies on three elements:
 - 4 Strategic Regeneration Growth Areas
 - 4 Strategic Employment Sites
 - Targeted Regeneration Projects

LOCAL DEVELOPMENT PLAN Strategic Diagram



Bridgend SRGA



- ▶ Parc Derwen
- ▶ North East Brackla Regeneration Area
- ▶ Brackla Station / Park and Ride
- ▶ Parc Afon Ewenni
- ▶ Bridgend Town Centre



Maesteg and Llynfi Valley SRGA



- ▶ Ewenny Road, Maesteg
- ▶ Coegnant Reclamation Site
- ▶ Maesteg Washery
- ▶ Maesteg Transport Hub
- ▶ Improved Walking and Cycling routes



Porthcawl SRGA



- ▶ Porthcawl Waterfront Regeneration Area
 - Housing
 - Retail
 - Leisure
 - Community Uses
- ▶ Pwll y Waun
- ▶ Albert Edward Prince of Wales



Valleys Gateway SRGA



- ▶ Additionally important for regeneration of the Ogmore and Garw Valleys
- ▶ 'Gateway to the Valleys' site
- ▶ Ogmore Comprehensive
- ▶ Christie Tyler site
- ▶ Sarn Park Services



Strategic Employment Sites



- ▶ Brocastle, Waterton
- ▶ Island Farm
- ▶ Pencoed Technology Park
- ▶ Ty Draw Farm, North Cornelly



Detailed Policies



- ▶ The 14 Strategic Policies are accompanied by 57 further policies which allocate land for specific development or contain additional requirements of developments
- ▶ (The adopted UDP contains 22 Strategic Policies and 171 detailed policies!)



3. Monitoring and Supplementary Planning Guidance

Monitoring Framework



- Chapter 7 of the Plan sets out indicators which implementation of the LDP will be assessed against. These are accompanied by colour-coded 'triggers' for potential review.

Green: Continue Monitoring
Where indicators are suggesting that LDP policies are being implemented effectively and there is no cause for a review.
Yellow: Policy Research
Where indicators suggest that the LDP policies are not being effective as they should. Further research and investigation, including comparisons with other local authorities and national statistics where appropriate will be required.
Red: Policy Review
Where indicators suggest that a LDP policy is failing to implement the strategy of the Plan and a formal review of the policy is required. This may require the production of supplementary guidance where appropriate, or a review of how a policy is being implemented, or of specific sites. Further research and investigation, including comparisons with other local authorities and national statistics where appropriate will be required before a decision to formally review the policy is made.
Black: Plan / Strategy Review
Where indicators suggest that the LDP strategy is failing and a formal review of the Plan is required. The decision to review the LDP strategy will not be taken lightly, and this trigger will not apply to the majority of policy areas.

Monitoring Example



Employment Land Developments	Primary Policy: Strategic Policy 6 (Strategic Policy 6)	LDP Objective: 10, 11, 12, 13, 14
Target: Development of 100 hectares of land for employment uses during the plan period	Indicator: 100% of total area of employment land developed during the plan period	Green Trigger: A 10 year average of more than 10 hectares of employment land developed per annum
Yellow Trigger: A 10 year average of less than 4 hectares of employment land developed per annum	Red Trigger: A 10 year average of less than 3 hectares of employment land developed per annum	Black Trigger: A 10 year average of less than 2 hectares of employment land developed per annum
Indicator: 100% of total area of employment land developed during the plan period	Green Trigger: A 10 year average of more than 4 hectares of employment land developed per annum	Yellow Trigger: A 10 year average of less than 4 hectares of employment land developed per annum
Indicator: 100% of total area of employment land developed during the plan period	Red Trigger: A 10 year average of less than 3 hectares of employment land developed per annum	Black Trigger: A 10 year average of less than 2 hectares of employment land developed per annum

Employment Land Development Indicator Example



- Target: 88.5 Ha of employment land delivered over plan period
- Indicator: Amount of employment land developed per annum
- Green Status: 10 year average of 4 Ha pa
- Yellow Trigger: 10 year average of <4Ha pa
- Red Trigger 10 year average of <3Ha pa

Supplementary Planning Guidance (SPG)



- Chapter 8 of the Plan outlines the Supplementary Planning Guidance documents which it is intended that will be produced to offer further policy advice; to which policies in the plan they are supplementary to; and when they are likely to be prepared

Supplementary Planning Guidance (SPG)



Policy	SPG Title	Supplementary Planning Guidance	When Prepared
SPG1	Employment Land	Employment Land Development	2011/12
SPG2	Employment Land	Employment Land Development	2011/12
SPG3	Employment Land	Employment Land Development	2011/12
SPG4	Employment Land	Employment Land Development	2011/12
SPG5	Employment Land	Employment Land Development	2011/12
SPG6	Employment Land	Employment Land Development	2011/12
SPG7	Employment Land	Employment Land Development	2011/12
SPG8	Employment Land	Employment Land Development	2011/12
SPG9	Employment Land	Employment Land Development	2011/12
SPG10	Employment Land	Employment Land Development	2011/12
SPG11	Employment Land	Employment Land Development	2011/12
SPG12	Employment Land	Employment Land Development	2011/12
SPG13	Employment Land	Employment Land Development	2011/12
SPG14	Employment Land	Employment Land Development	2011/12
SPG15	Employment Land	Employment Land Development	2011/12
SPG16	Employment Land	Employment Land Development	2011/12
SPG17	Employment Land	Employment Land Development	2011/12
SPG18	Employment Land	Employment Land Development	2011/12
SPG19	Employment Land	Employment Land Development	2011/12
SPG20	Employment Land	Employment Land Development	2011/12

Supplementary Planning Guidance (SPG)



- ▶ SPG to supplement policies ENV4, 5 & 6 (SINCs, Green Infrastructure & Nature Conservation)
- ▶ SPG will be Green Infrastructure Plan
- ▶ Will be published after LDP adoption

- ▶ Council is intending to produce draft SPG before LDP is submitted



4. Delivery of the Plan and Background Documentation

Delivery and Implementation



- ▶ Chapter 9 focuses on the delivery and implementation of the allocated sites in the LDP

Delivery and Implementation



- ▶ This Chapter provides information on location, size of the allocation
- ▶ When development on the allocation is anticipated to come forward in the plan period
- ▶ Who is expected to bring the development forward (Public /Private Sector)
- ▶ Likely funding sources and the current status of the site

Background Documentation



- ▶ **A range of background documentation has been produced which is available to view online**

Sustainability Appraisal and Habitats Regulations Assessment



- ▶ **Sustainability Appraisal (SA)**
The Sustainability Appraisal process is to assess whether the implementation of the LDP will deliver sustainable development in the County Borough.
- ▶ **Habitats Regulations Assessment (HRA)**
Any plan that has the possibility of impacting on a European Protected Site must be assessed to ascertain the likelihood and significance of its effects on the integrity of the sites



Sustainability Appraisal



- ▶ A Changes log has been published which outlines the process by which the SA/SEA and HRA have informed the deposit plan making process
- ▶ A sustainability appraisal of all allocated sites included in the LDP has been undertaken

Candidate Sites Assessment Report



- ▶ This report highlights how the Candidate Sites submitted in 2006/2007 have been assessed for potential inclusion in the Plan. This is accompanied by a summary of the assessment for every qualifying site, how it performs against the methodology and a conclusion as to whether it should be allocated in plan.

Background Papers



- ▶ 8 Background Papers have been produced to provide further clarity to the Plan:
 - National, Regional and Local Context
 - Housing and Population
 - Settlement Boundary Designation
 - Green Wedge Designation
 - Minerals
 - Waste
 - Retail Review
 - Affordable Housing



Bridgend County Borough Council

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www.bridgend.gov.uk



5. Consultation Arrangements

Consultation 4th July – 9th September 2011



- ▶ Statutory Notice
- ▶ LDP Newsletter
- ▶ Notification to c. 1,200 Consultees on LDP Consultation Database
- ▶ Documentation to Statutory Consultees
- ▶ Media Releases
- ▶ 'Deposit' Locations for document examination
- ▶ Website / Online Consultation
- ▶ LDP Community Drop-in Sessions
- ▶ Roadshows / Exhibitions

Drop-in Session / Exhibitions



LDP exhibitions

- ▶ Saturday 23 July: Rhiw Shopping Centre, Bridgend 9am-5pm
- ▶ Wednesday 27 July: Sainsburys, Bridgend 9.30am-6pm
- ▶ Saturday 30 July: Asda, Maesteg 9.30am-6pm
- ▶ Tuesday, 2 August: Garw Valley Leisure Centre 9.30am-6pm
- ▶ Thursday 4 August: Old Blaenllynfi Infants School, Caerau 9.30am-6pm
- ▶ Friday 5 August: Porthcawl Tourist Information Centre 9.30am-5pm

- ▶ Between 9 August – 9 September, the exhibition will also be available during normal opening hours at the Customer Service Centre in the Civic Offices, Angel Street, Bridgend.

Community drop-in sessions

- ▶ Monday 25 July: Pyle Life Centre 11am-6pm
- ▶ Tuesday 26 July: Blaengarw Workingmen's Hall 11am-6pm
- ▶ Thursday 28 July: Ynysawdre Leisure Centre 11am-6pm
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- ▶ Monday 1 August: Ogmore Valley Life Centre 11am-6pm
- ▶ Wednesday 3 August: Pencoeid Welfare Hall 11am-6pm
- ▶ Saturday 6 August: Porthcawl Tourist Information centre 11am-4pm
- ▶ Monday 8 August: Civic Offices, Angel Street, Bridgend 11am-6pm

Your Role as a Stakeholder



- ▶ To use today's event to find out more about the deposit LDP and ask questions on behalf of your group / organisation
- ▶ To disseminate information from the meeting to members of your group / organisation
- ▶ Attendance at the Stakeholder Forum meeting does not represent an official representation to the Deposit LDP by your organisation.

How can you help us?



- ▶ Please let us know (via the sheets on your desks) if your organisation / group can help us circulate information on the consultation.
- ▶ This could be by:
 - Hosting a scaled-down exhibition
 - Displaying and / or distributing a consultation poster
 - Emailing your members with information on the consultation
- ▶ We can provide the materials / text required

How can you help us?



- ▶ If you don't agree with the Council let us know
- ▶ If you do agree with the Council let us know!
- ▶ Let us know by 9th September 2011

Next Steps



- ▶ All representations will be presented to Council
- ▶ Council will decide whether it is in favour of any proposed changes
- ▶ Any alternative sites will be subject of further consultation
- ▶ The LDP and associated documentation will be submitted to the Welsh Government and Planning Inspectorate Wales.
- ▶ They will make arrangements for an independent examination of the LDP in 2012.

Bridgend County Borough Council
Cyngor Bwrdeistref Sirol Pen-y-bont ar Ogwr
www.bridgend.gov.uk



Questions?

Contact Details



- ▶ **Development Planning Section, Bridgend County Borough Council, Civil Offices, Angel Street, Bridgend, CF31 4WB**
- ▶ **Telephone: (01656) 643168**
- ▶ **Email: ldp@bridgend.gov.uk**
- ▶ **Website: www.bridgend.gov.uk/ldp**

THE MEETING OF THE LDP STAKEHOLDER FORUM HELD IN THE
COUNCIL CHAMBER, CIVIC OFFICES, ANGEL STREET, BRIDGEND ON
FRIDAY, 1ST JULY AT 11.00 AM

Present:-

Councillor M Gregory - Chairperson

Councillors

D Jones
M Lewis
M Winter

Officers:-

D Llewellyn - Group Manager Development
G Denning - S106 Officer
J Lane - Senior Planning Officer
N Lloyd - Team Leader Development Planning
S Bool - Principal Officer - Minerals
S Ingram - Principal Planning Officer

Forum Members

ABM	Helen Wainwright
Biodiversity Partnership	Roy Williams, Chairman
Bridgend Chamber of Trade	Lee Le Bruilly
Bridgend Community Consortium for Training	Andrew Gibbs
Bridgend Environmental Partnership	Zoe Livermore
Bridgend Housing Partnership	Angie Bowen
Bridgend Housing Partnership	Elaine Williams
Bridgend Town Council	Clare Lewis
Bridgend Waste Management Forum	Huw Jenkins
Communities First, Bettws	Viv James
Communities First, Blackmill	Jack Frost
Communities First, Caerau	Eugene Dubens
Countryside Council for Wales	L Bonsall
Coychurch Higher Community Council	Barry King
Coychurch Lower Community Council	P Smith
Environment Agency, Wales	Jenny Dickinson
Garw Valley Community Council	N Eyre
Maesteg Town Council	T Mison
Neath Port Talbot CBC	Ceri Morris
Neath Port Talbot CBC	Lana Beynon
Ogmore Valley Community Council	Louvain Lake
Pencoed Town Council	E Alford
Porthcawl Chamber of Trade	Paul Fielding
Porthcawl Town Council	B M Stubbs
Rhondda Cynon Taff CBC	C Hewitt
Rhondda Cynon Taff CBC	Phil Ratcliffe

St Brides Minor Community Council
Tyncoed Communities First
Vale of Glamorgan Council
Ynysawdre Community Council
Youth Service

B Rees
K Reffell
John Marks
R A Faulkner
Owen Shepherd

APPENDIX C

**Pennaeth Adfywio a Datblygu
Y Gyfarwyddiaeth Cymunedau**
Cyngor Bwrdeistref Sirol Pen-y-bont ar Ogwr
Swyddfeydd Dinesig
Stryd yr Angel
PEN-Y-BONT AR OGWR
CF31 4WB

Ffôn: 01656 **643643**
Ffacs: 01656 **668249**

Gwefan: www.bridgend.gov.uk



**Head of Regeneration & Development
Communities Directorate**
Bridgend County Borough Council
Civic Offices
Angel Street
BRIDGEND
CF31 4WB

Telephone: 01656 **643643**
Fax: 01656 **668249**

Website: www.bridgend.gov.uk

Direct line / *Deialu Uniongyrchol*: 01656 643670

Our Ref / *Ein cyf*: PP.2

Your Ref / *Ein cyf*:

Ask for / *Gofynnwch am* : Development Planning

Date / *Dyddiad*: As postmark

Dear Sir / Madam

Bridgend Local Development Plan: Deposit Bridgend LDP Statutory Public Consultation 4th July– 9th September 2011

I am writing to inform you of the forthcoming consultation on the Deposit Bridgend Local Development Plan (LDP) which will take place between 4th July and 9th September 2011.

The Deposit *Bridgend LDP* will supersede the existing Bridgend Unitary Development Plan (UDP) and sets out the objectives for the development and use of land in the County Borough over the plan period to 2021. The Deposit LDP and its supporting documents were approved for consultation by Bridgend County Borough Council on 1st June 2011. The Deposit LDP has also been the subject of an independent Sustainability Appraisal (SA) (which incorporates the Strategic Environmental Assessment (SEA)) and has been screened for a Habitats Regulations Assessment (HRA).

All the documents can be viewed on a computer using the enclosed CD. Copies are also available to inspect at every library in the County Borough as well as at the Customer Service Centre at the Civic Offices, Angel Street, Bridgend. Additional representation forms are available from all the above locations and representations can be made directly on-line via the website at www.bridgend.gov.uk/ldp. A copy of the consultation statutory notice is attached to the reverse side of this letter.

If you wish to comment on the Deposit LDP we would be grateful if you would use the official form and that it is received by **5:00pm on 9th September 2011**. Any comments received after this deadline will not be accepted

If you have any queries, please contact the Development Planning Team on (01656) 643168.

Yours faithfully

Group Manager – Development
enc.

**Pennaeth Adfywio a Datblygu
Y Gyfarwyddiaeth Cymunedau**

Cyngor Bwrdeistref Sirol Pen-y-bont ar Ogwr
Swyddfeydd Dinesig
Stryd yr Angel
PEN-Y-BONT AR OGWR
CF31 4WB

Ffôn: 01656 643643
Ffacs: 01656 668249

Gwefan: www.bridgend.gov.uk



**Head of Regeneration & Development
Communities Directorate**

Bridgend County Borough Council
Civic Offices
Angel Street
BRIDGEND
CF31 4WB

: 01656 643643
Fax: 01656 668249

Website: www.bridgend.gov.uk

Direct line / *Deialu Uniongyrchol*: 01656 643670

Our Ref / *Ein cyf*: PP.2

Your Ref / *Ein cyf*:

Ask for / *Gofynnwch am*: Development Planning

Date / *Dyddiad*: As postmark

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If you have any queries, please contact the Development Planning Team on (01656) 643168.

Yours faithfully

Group Manager – Development

Bridgend Local Development Plan

Deposit Stage

Comments Form

Cyngor Bwrdeistref Sirol



Part 1 : Contact Details

You / your Client's details		Agent's Details (if relevant)
Title/Name:		
Job title : (where relevant)		
Organisation : (where relevant)		
Address :		
Telephone no :		
Email :		

You should include all your comments on this form. Please add additional sheets as necessary

Part 2 : Commenting on the Plan

The Bridgend Local Development Plan (LDP) will be examined by an independent Inspector appointed by the Welsh Government. It is the Inspector's job to consider whether the Plan is sound. There is no legal definition of 'sound' but in this context we use its ordinary meaning of 'showing good judgement' and 'able to be trusted'. The questions or 'tests' which the Inspector will consider in deciding whether the Plan is sound are in Part 6 of this form. It may help you to read them and the guidance in Part 5 before you tell us what you think of the Plan and its policies.

Before you set out your comments in detail, it would be helpful to know whether you think the Plan is sound, or if you think that all or parts of it are unsound and needs to be changed.

I think the LDP is sound

I think the LDP is unsound and should be changed

Part 2a : Which part(s) of the Plan are you commenting on?

(Please see question (2 b) below if you want to include a new policy, paragraph or site)

My comment is about:

Policy number(s)

and/or

Paragraph or section number(s)

and/or

The Proposals Map (please tick)

FOR OFFICE USE ONLY

Date Received:

Submission Type
(email, web, letter etc)

2011

Representation Numbers:

Part 2b : Would you like the plan to include a new policy, paragraph or site?

(Tick all that apply)

A new policy

A new paragraph or new text

A new site

If you want to add a new policy, paragraph or text, please set out clearly in Part 3 where you think it should go in the Plan.

If you want to suggest a new site, please attach a site plan identifying the boundaries of the site you wish to be included in the Plan and provide details of its proposed use.

If you are proposing a new site, you should consider whether it is necessary for this comments form to be accompanied by a sustainability appraisal. Where proposed changes to a development plan have significant sustainability effects, you will need to provide the relevant sustainability appraisal information. This information must be consistent with the scope and level of detail of the sustainability appraisal conducted by the Authority.

It should also refer to the same baseline information in identifying the likely significant effects of the revised policy or new site.

Further information on this issue can be obtained from Bridgend County Borough Council on 01656 643165 or www.bridgend.gov.uk/ldp

Part 2c : If you want to add a new site, did you submit the site as a Candidate site?. If so, please give the Candidate Site name and reference (if known)

Site name		Site reference
-----------	--	----------------

Part 3 : Your comments and suggested changes:

Please set out your comments below using additional sheets as necessary.

If you want changes made to the Plan, please be specific. For example, if you want new text added, please set out the new text and explain where it should go in the Plan.

If you want changes to the Plan, we will assume you do not consider the Plan to be sound. However, please note that it is not the role of the Inspector to make an acceptable plan better. If you do not consider the Plan to be sound and that it should be changed, please explain clearly why you think the changes are needed. If you think a change is needed for the Plan to meet one or more tests of soundness, please tell us which one(s).

Your comments should be set out in full. This will help the Authority and the Inspector to understand the issues you raise. You will only be able to submit further information to the Examination if the Inspector invites you to address matters that he or she may raise. Please note that the Inspector will not have access to comments you may have made in response to previous consultations.

Please indicate if you are submitting other material to support your comments.

if you think the plan does not meet one or more tests of soundness (see Part 6), Please indicate here which test(s) it does not meet.

(Continue over)

(Continue on separate sheet if necessary)

Part 4 : What happens next?

At this stage, you can only make comments in writing (these are called 'written representations'). However, everyone that wants to change the Plan can appear before and speak to the Inspector at a 'hearing session' during the public Examination. But you should bear in mind that your written comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session.

Part 4a : Do you want your comments to be considered by 'written representations' or do you want to speak at a hearing session of the public Examination?

(Please tick one of the following)

I do not want to speak at a hearing session and am happy for my written comments to be considered by the Inspector.

I want to speak at a hearing session.

Part 4b : If you wish to speak, please confirm which part of your representation you wish to speak to the Inspector about and why you consider it to be necessary to speak at the hearing.

Signed :

Date :

Do not forget to enclose any relevant or supporting documentation (e.g. site plan, sustainability appraisal) with this form.

Part 5 : Guidance Notes

1. The Planning and Compulsory Purchase Act 2004 states that the purpose of the examination of a Local Development Plan (the Plan) is to consider whether it is “sound”. This means that anyone who wants to comment on or object to the Plan should seek to say how it is unsound and what is needed to make it sound. Sound may be considered in this context within its ordinary meaning of “showing good judgement” and “able to be trusted”. To assess the Plan we use 10 tests. These tests are set out in Part 6 of this form.

2. Where you propose a change to the deposit Plan it would be helpful but not necessary, to make clear which test(s) of soundness you believe the Plan fails. The tests are in 3 groups – 'procedural' (2 tests); 'conformity' (4 tests); and 'coherence and effectiveness' (4 tests). If you wish to comment on the way in which Bridgend County Borough Council has prepared the Plan, it is likely that your comments or objections would fall under one of the procedural tests. If you wish to comment on or object to the content of the Plan, it may help to look at the 'consistency' and the 'coherence and effectiveness' tests.

3. Failing to identify a test will not mean that your comments will not be considered, providing it relates to the Plan (or part of the Plan) and it is clear what change(s) you are seeking. You should include all your comments on the Plan and set out your full case on the form, using accompanying documents where necessary. If you seek more than one change and consider that the Plan fails to meet more than one test of soundness it is not necessary to complete separate forms. It would help if you use separate forms if you wish to make comments objecting to part of the Plan and in support of other parts of the Plan, but again only one form is necessary to express support for different parts of the Plan.

4. Where a group shares a common view on how it wishes the Plan to be changed, it would be helpful for that group to send a single form with their comments, rather than for a large number of individuals to send in separate forms repeating the same point. In such cases the group should indicate how many people it is representing and how the representation has been authorised.

Part 6 : Tests of Soundness

Procedural Tests	
P1	It has been prepared in accordance with the Delivery Agreement including the Community Involvement Scheme.
P2	The plan and its policies have been subjected to Sustainability Appraisal including Strategic Environmental Assessment.
Consistency Tests	
C1	It is a land use plan which has regard to other relevant plans, policies and strategies relating to the area or to adjoining areas.
C2	It has regard to national policy.
C3	It has regard to the Wales Spatial Plan.
C4	It has regard to the relevant community strategy/ies.
Coherence and Effectiveness Tests	
CE1	The plan sets out a coherent strategy from which its policies and allocations logically flow and/or, where cross boundary issue are relevant, it is compatible with the development plans prepared by neighbouring authorities.
CE2	The strategy, policies and allocations are realistic and appropriate having considered the relevant alternatives and/or are founded on a robust and credible evidence base.
CE3	There are clear mechanisms for implementation and monitoring.
CE4	It is reasonably flexible to enable it to deal with changing circumstances.

APPENDIX D

Planning Our Future

www.bridgend.gov.uk

Cyngor Bwrdeistref Sirol



The Bridgend Local Development Plan Newsletter

Issue two 2011



Welcome

Welcome to the second edition of **Planning Our Future**, a newsletter from **Bridgend County Borough Council** which aims to keep all residents and businesses in the area informed about the **Bridgend Local Development Plan (LDP)**.

This issue focuses on the public consultation exercise which is being carried out on the draft LDP.

It summarises some of the key aspects of the plan and provides details about where you can view the full documents and give us your comments.



www.martinphillipsphotography.com

What is the LDP?

The Local Development Plan is a legal document which will set out the planning policies in the county borough up to 2021.

It will be used to decide planning applications and to guide and promote development which is in the public interest.

The policies in the plan identify land for different types of development – such as housing, employment, retailing, education and open space.

The plan has the potential to have a direct effect on the lives of every resident of Bridgend County Borough, and has major implications for landowners and developers.

What has happened so far?

The council consulted on a strategy for the LDP in 2009, and the results of that consultation have helped to shape the draft LDP.

The LDP Strategy set out our proposed vision, objectives and preferred approach for the LDP up to 2021.

To achieve this, the council has agreed how much development should take place up to 2021 and where in the county borough this should generally take place.

What is happening now?

Guided by the LDP Strategy, the council has produced the draft LDP. This document contains detailed policies on where and how development in the county borough will be promoted and controlled.

The plan is based on four themes which each cover a range of topics.

It also identifies land for different types of development including housing, employment and retailing.

The majority of new development is located within four strategic regeneration growth areas.

The plan also identifies protected land and areas of countryside.

Tell us what you think

This newsletter gives you a flavour of the kind of future developments and policies which have the potential to affect every community in the county borough. However, you can find out how the plan may affect you in greater detail and how you can make your views known by coming along to one of the consultation events. You can also view the plan online or at any local library in the county borough.

It is important that we hear from as many people as possible, so please, tell us what you think about the draft Local Development Plan.

Turn over for more information

What is in the Local Development Plan?

Our vision for the LDP

Bridgend County Borough Council's land use vision for the LDP is that by 2021, Bridgend County Borough will be transformed to become a sustainable, safe, healthy and inclusive network of communities comprising strong, interdependent and connected settlements that can offer opportunities, an improved quality of life and environment for all people living, working, visiting and relaxing in the area.

The catalysts for this transformation will be:

- A successful regional employment, commercial and service centre in Bridgend.
- A vibrant waterfront and tourist destination in Porthcawl.
- A revitalised Maesteg.
- A realisation of the strategic potential of the Valleys Gateway.
- Thriving valley communities.

The plan and its policies are based around four themes which are derived from the Bridgend Community Strategy.

Theme one: to produce high quality sustainable places.

The LDP:

- Focuses development within four strategic regeneration growth areas.
- Defines 'settlement boundaries' around 32 towns and villages in Bridgend County Borough.
- Allocates 20 regeneration and mixed use sites for development.
- Sets out the design and place making principles upon which every planning application will be assessed.
- Outlines how climate change and peak oil issues will be addressed.
- Sets out transport planning principles to encourage use of public transport, reduce congestion and improve road safety.
- Highlights 27 specific transport schemes including walking and cycling routes and rail, bus and road proposals.

Theme two: to protect and enhance the environment.

The LDP:

- Protects the countryside, landscape, biodiversity and natural resources of Bridgend County Borough.
- Identifies areas of environmental protection including green wedges, special landscape areas and local nature reserves.
- Preserves, conserves and where possible promotes the enhancement of the built and historic environment.
- Protects mineral reserves including coal, limestone, sandstone, sand and gravel.
- Allocates land for waste facilities.
- Encourages the generation of renewable energy by allocating sites for development, and requiring developers of major sites to examine potential for low carbon buildings.

Theme three: to spread prosperity and opportunity through regeneration.

The LDP:

- Allocates four strategic employment sites for high-quality development at Brocastle Bridgend, Island Farm Bridgend, Pencoed Technology Park and Ty Draw Farm, North Cornelly.
- Identifies and protects 164 hectares of land for employment purposes.
- Outlines the 27 retail and commercial centres in the county borough with policies to protect retail uses.
- Allocates land for new retail development in town centres.
- Promotes new tourism ventures, particularly in Porthcawl and the valleys.



Theme four: to create safe, healthy and inclusive communities.

The LDP:

- Makes provision for about 9,000 new homes up to 2021.
- Allocates 65 sites for new residential development.
- Sets a target to provide around 1,300 affordable houses across the county borough up to 2021.
- Includes a policy on how the council will assess applications for gypsy and traveller sites.
- Protects social, community and recreational facilities.
- Allocates new sites for health facilities, community buildings, schools and educational facilities, playing fields and recreational space.

Key proposals of the Local Development Plan

To achieve its vision and objectives, the regeneration-led LDP strategy focuses on growth and development within four key strategic regeneration growth areas. These will deliver a range of facilities that will benefit surrounding neighbourhoods and communities.

The growth areas and their benefits are shown in 'purple' on the LDP Strategic Diagram opposite.

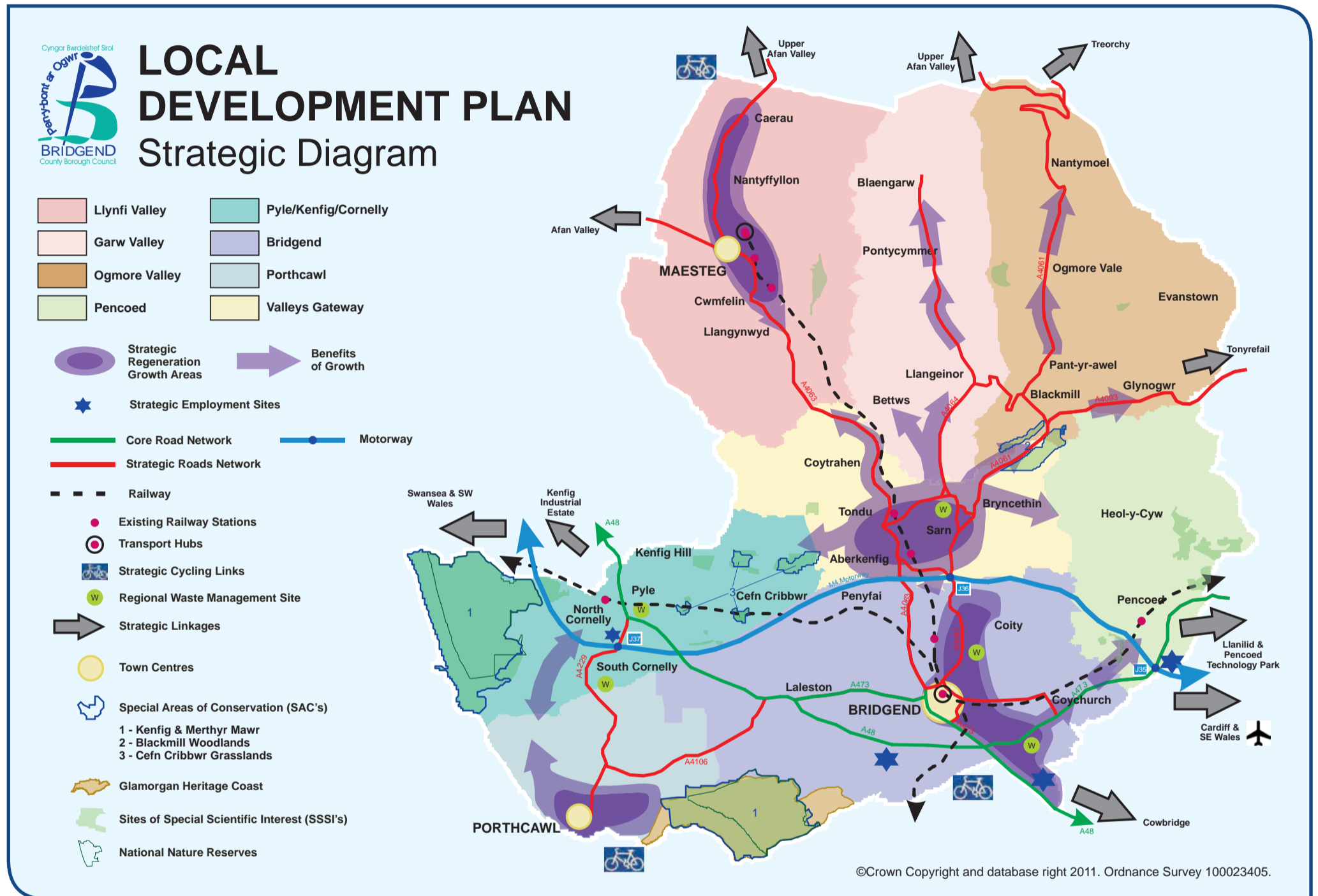


Key proposals for Maesteg and the Llynfi Valley

- Maesteg Washery – including housing and recreation.
- Ewenny Road, Maesteg - including employment, commercial centre, housing and community facilities.
- Coegnant Reclamation Site – including leisure park, tourism, housing and local employment.
- Maesteg Transport Hub and half-hourly rail service.
- Improved Walking and Cycling routes – linking to the Afan Forest Park.

Key proposals for Porthcawl, Pyle, North Cornelly and Kenfig Hill

- Porthcawl Waterfront Regeneration Area – including retail, leisure, tourism, residential and community facilities.
- Pwll-Y-Waun – including residential, B1 business and recreation.
- Mixed-use development at Gibbons Way for health, local business and housing.
- Improved walking and cycling routes.
- Strategic employment site at Ty Draw Farm, North Cornelly.



Key proposals for the Valleys Gateway and the Ogmore and Garw valleys

- 'Gateway to the Valleys' site at Sarn – including a new comprehensive school, community facilities and housing.
- Ogmore Comprehensive, Bryncethin – including the retention of the school for education, recreation and housing.
- Christie Tyler site Brynmenyn – including employment and housing.
- Sarn Park Services employment site.
- Improved walking and cycling routes.
- Promotion of tourism hubs in the Ogmore and Garw Valleys, and at Bryngarw Country Park.
- Improved recreation facilities.
- A new school in Blaengarw.

Key proposals for Bridgend and Pencoed

- Parc Derwen – including housing, a new primary school, commercial centre and community facilities.
- North East Brackla – including employment, housing, commercial centre and recreation.
- Parc Afon Ewenni - including housing, employment, commercial centre and community facilities.
- Bridgend town centre key retail re-development sites.
- Regeneration projects in Pencoed – including park and ride, a new school and recreation.
- New railway station and park and ride at Brackla.
- Improved walking and cycling routes.
- Strategic employment sites at Brocastle and Island Farm, Bridgend and at Pencoed Technology Park.

Getting involved with the LDP consultation

Having your say

We want to know what you think about the proposals contained in the draft LDP. There are a variety of ways you can see the LDP and all of its supporting background documents, and you can also ask your own questions to find out how the proposals will affect you – but don't forget to read the full documents before responding to the consultation and making your views known.

The consultation period will run from 4 July - 9 September 2011.

LDP exhibitions

Come along and visit the LDP exhibition which will be touring the county borough during the consultation period displaying information on the proposals:

Date	Location	Time
Saturday 23 July	Rhiw Shopping Centre, Bridgend	9am-5pm
Wednesday 27 July	Sainsburys, Bridgend	9.30am-6pm
Saturday 30 July	Asda, Maesteg	9.30am-6pm
Tuesday 2 August	Garw Valley Leisure Centre	9.30am-6pm
Thursday 4 August	Old Blaenllynfi Infants School, Caerau	9.30am-6pm
Friday 5 August	Porthcawl Tourist Information Centre	9.30am-5pm

Between 9 August – 9 September, the exhibition will also be available during normal opening hours at the Customer Service Centre in the Civic Offices, Angel Street, Bridgend.

Community drop-in sessions

For a more in-depth look at the draft LDP, visit one of our community drop-in sessions where officers will be available to sit down and go through the proposals with you in detail. They will also be able to discuss how they could affect you and answer any questions that you may have:

Date	Location	Time
Monday 25 July	Pyle Life Centre	11am-6pm
Tuesday 26 July	Blaengarw Workingmen's Hall	11am-6pm
Thursday 28 July	Ynysawdre Leisure Centre	11am-6pm
Friday 29 July	Maesteg Town Hall	11am-6pm
Monday 1 August	Ogmore Valley Life Centre	11am-6pm
Wednesday 3 August	Pencoed Welfare Hall	11am-6pm
Saturday 6 August	Porthcawl Tourist Information Centre	11am-4pm
Monday 8 August	Civic Offices, Angel Street, Bridgend	11am-6pm



Where can I see the plans in full?

The full documentation is available at the following locations:

- On the council's website, www.bridgend.gov.uk/ldp
- At your local library.
- At the council's Customer Service Centre in Civic Offices, Angel Street, Bridgend.

How can I give my views?

There are a number of ways you can give your views on the proposals:

- Complete an accompanying questionnaire that will be available when you view the plans online or at local libraries, or at the exhibitions and drop-in sessions.
- Visit www.bridgend.gov.uk/ldp, fill in and submit the questionnaire online or download it to return by post.
- Email your comments directly to ldp@bridgend.gov.uk
- Fax your comments to 01656 643190.
- Write to the Group Manager for Development, Bridgend County Borough Council, Civic Offices, Angel Street, Bridgend CF31 4WB.

Please note that all responses must be received by 5pm on Friday 9 September 2011.

What are the next steps?

Once the consultation period has ended, all comments will be presented to a meeting of Council. At this stage, no changes can be made to the plan, but Council can decide whether it is in favour of any proposed changes.

Any alternative sites that may be suggested at the consultation stage will be subject to further consultation to allow interested parties to make comments upon them.

The draft LDP, all accompanying information and all comments received during the consultation will be submitted to the Welsh Government and Planning Inspectorate Wales. They will then make arrangements for an independent examination of the draft LDP in 2012.



Finding out more

If you require any further information or have any questions that you would like to ask, please contact the Development Planning team on 01656 643168 or by emailing ldp@bridgend.gov.uk

APPENDIX E

Planning Our Future



What is the LDP?

The Local Development Plan (LDP) is a legal document which will set out the planning policies of the County Borough up to 2021

It will be used to decide planning applications and to guide and promote development in the public interest.

The policies in the Plan identify land for different types of development, for example:

housing, employment, retailing, education, open space.

The Plan has the potential to have a direct affect on the lives of every resident of the County Borough as well as major implications for landowners and developers.

What has happened so far?

The Council has consulted on a Strategy for the LDP in 2009 and the results of that consultation have shaped the Deposit LDP

The LDP strategy set out the proposed Vision, objectives and a Preferred Strategy for the LDP up to 2021.

To achieve this, the Council has agreed how much development should take place up to 2021 and generally where in the County Borough this should take place.

What is happening now?

Guided by the LDP Strategy, the Council has now produced the draft LDP

This document contains detailed policies on where and how development in the County Borough will be promoted and controlled. The plan is based on four 'themes' each covering a range of topics.

The plan identifies land for different types of development including housing, employment and retailing; the majority of new development is located within 4 Strategic Regeneration Growth Areas.

Protected land and the countryside is also identified in the Plan.

Now we want to know what YOU think about it

THE LDP VISION

The Council's land use Vision for the LDP is that:

By 2021, Bridgend County Borough will be transformed to become a sustainable, safe, healthy and inclusive network of communities comprising strong, interdependent and connected settlements that can offer opportunities, an improved quality of life and environment for all people living, working, visiting and relaxing in the area.

The catalysts for this transformation will be:

- ◆ a successful regional employment, commercial and service centre in Bridgend;
- ◆ a vibrant waterfront and tourist destination in Porthcawl;
- ◆ a revitalised Maesteg;
- ◆ a realisation of the strategic potential of the Valleys Gateway;
and
- ◆ thriving Valley communities.

Planning Our Future



The LDP Vision...

will be delivered through 4 Strategic LDP Objectives which are derived from the Bridgend Community Strategy and supported by Specific Objectives

To Produce High Quality Sustainable Places

Objective 1a

To promote Bridgend as the key principal settlement of the County Borough where major employment, commercial and residential development is focused

Objective 1b

To revitalise Maesteg by recognising its role as the principal settlement serving the Llynfi Valley which has the potential capacity and infrastructure to accommodate future growth

Objective 1c

To realise the potential of Porthcawl as a premier seaside and tourist destination which capitalises on the regeneration of its waterfront

Objective 1d

To recognise the strategic potential of the Valleys Gateway to provide for the future development and facilities serving the whole of the County Borough

Objective 1e

To promote sustainable and attractive valley settlements with improved access to jobs and services

Objective 1f

To reduce traffic growth, congestion and commuting levels whilst promoting the safe and efficient use of the transport network

Objective 1g

To support integrated transport solutions and measures that will encourage modal shift to more sustainable forms of transport for people and freight

To Protect and Enhance the Environment

Objective 2a

To promote, conserve and enhance the natural, historic and built environment of the County Borough

Objective 2b

To safeguard the quality of water, air and soil and tackle all sources of pollution

Objective 2c

To manage development in order to avoid or minimise the risk and fear of flooding and enable and improve the functionality of floodplains

Objective 2d

To meet the Council's regional and local commitments for mineral resources, waste management and waste disposal

Objective 2e

To contribute towards the energy needs of Wales with a focus on the promotion of renewable energy

To Spread Prosperity Through Regeneration

Objective 3a

To build a more diverse, dynamic and self reliant economy and business environment

Objective 3b

To provide a realistic level and variety of employment land to facilitate the delivery of high quality workspaces and job opportunities

Objective 3c

To bring the benefits of regeneration to the valley communities by directing new development to those areas at a scale which acknowledges their geographical constraints and infrastructure capacity

Objective 3d

To capitalise upon the environmental assets and tourism potential of Porthcawl to encourage people to visit and stay in the County Borough

Objective 3e

To enable Bridgend Town to become an attractive and successful regional retail and commercial destination which meets the needs of its catchment

Objective 3f

To support realistic and viable town and district centres in the County Borough which are attractive and economically successful

Objective 3g

To protect and promote the role of smaller shopping centres and freestanding local shops in the County Borough

To Create Safe, Healthy and Inclusive Communities

Objective 4a

To provide a land use framework that recognises the needs of deprived areas within the County Borough, which affords those communities the opportunities to tackle the sources of their deprivation

Objective 4b

To ensure that there is equality of access to community services for all sectors of the community, addressing the particular needs of children, young, older people and the less able

Objective 4c

To deliver the level and type of residential development to meet the identified needs of the County Borough ensuring that a significant proportion is affordable and accessible to all

Objective 4d

To provide for the required quantity and range of accessible leisure, recreational health, social and community facilities throughout the County Borough



Key Proposals

of the Local Development Plan

To achieve the vision and objectives, the regeneration-led LDP strategy focuses on growth and development within **four key strategic regeneration growth areas**. These will deliver a range of facilities that will benefit surrounding neighbourhoods and communities

Key Proposals for Bridgend and Pencoed

- ◆ Parc Derwen - including housing, a new primary school, commercial centre and community facilities;
- ◆ North East Brackla - including employment, housing, commercial centre and recreation;
- ◆ Parc Afon Ewenni - including housing, employment, commercial centre and community facilities;
- ◆ Bridgend town centre key retail re-development sites;
- ◆ Regeneration projects in Pencoed - including park and ride, a new school and recreation;
- ◆ New railway station and park and ride at Brackla;
- ◆ Improved walking and cycling routes;
- ◆ Strategic employment sites at Brocastle and Island Farm, Bridgend and at Pencoed Technology Park.

Key Proposals for Maesteg and the Llynfi Valley

- ◆ Maesteg Washery - including housing and recreation;
- ◆ Ewenny Road, Maesteg - including employment, commercial centre, housing and community facilities;
- ◆ Coegnant Reclamation Site - including leisure park, tourism, housing and local employment;
- ◆ Maesteg Transport Hub and 1/2 hourly rail service;
- ◆ Improved Walking and Cycling routes - linking to the Afan Forest Park.

Key Proposals for Porthcawl, Pyle, North Cornelly and Kenfig Hill

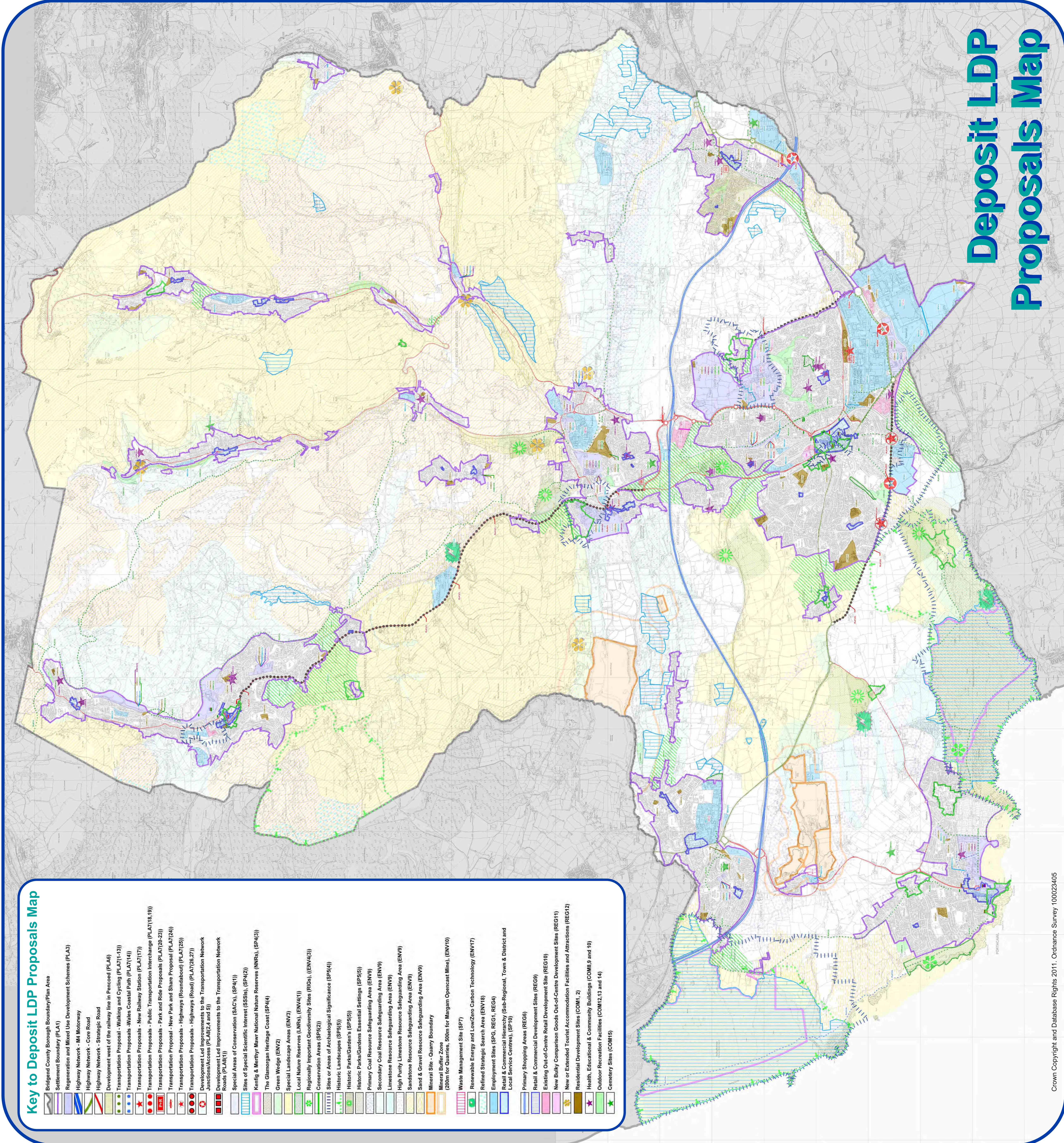
- ◆ Porthcawl Waterfront Regeneration Area - including retail, leisure, tourism, residential and community facilities;
- ◆ Pwll-Y-Waun - including residential, B1 business and recreation;
- ◆ Mixed-use development at Gibbons Way for health, local business and housing;
- ◆ Improved walking and cycling routes;
- ◆ Strategic employment site at Ty Draw Farm, North Cornelly.

Key Proposals for the Valleys Gateway and the Ogmogre and Garw Valleys

- ◆ Gateway to the Valleys site at Sarn - including a new comprehensive school, community facilities and housing;
- ◆ Ogmogre Comprehensive, Bryncethin - including the retention of the school for education, recreation and housing;
- ◆ Former Christie Tyler site, Brynmenyn - including employment and housing;
- ◆ Sarn Park Services employment site;
- ◆ Improved walking and cycling routes;
- ◆ Promotion of tourism hubs in the Ogmogre and Garw Valleys, and at Bryngarw Country Park;
- ◆ Improved recreation facilities;
- ◆ A new school in Blaengarw.

Key to Deposit LDP Proposals Map

	Bridgend County Borough Boundary/Plan Area
	Settlement Boundary (PLA1)
	Regeneration and Mixed Use Development Schemes (PLA4)
	Highway Network - M4 Motorway
	Highway Network - Core Road
	Highway Network - Strategic Road
	Development west of the railway line in Pencoed (PLA6)
	Transportation Proposals - Walking and Cycling (PLA11-13)
	Transportation Proposals - White Coastal Park (PLA14)
	Transportation Proposals - New Railway Station (PLA17)
	Transportation Proposals - Public Transportation Interchange (PLA18-19)
	Transportation Proposals - Park and Ride Proposals (PLA20-23)
	Transportation Proposals - New Park and Share Proposals (PLA24)
	Transportation Proposals - Highways (Roundabouts) (PLA25)
	Transportation Proposals - Highways (Road) (PLA26-27)
	Development Led Improvements to the Transportation Network
	Roads (PLA31)
	Special Areas of Conservation (SACs) (SPM1)
	Sites of Special Scientific Interest (SSSIs) (SPM2)
	Kenfig & Merthyr Mawr National Nature Reserves (NNRs) (SPM3)
	The Glamorgan Heritage Coast (SPM4)
	Green Wedge (ENW2)
	Special Landscape Areas (ENW3)
	Local Nature Reserves (LNRs) (ENW4)
	Regionally Important Geodiversity Sites (RIGS) (ENW43)
	Conservation Areas (SPA2)
	Sites of Areas of Archaeological Significance (SPA4)
	Historic Landscapes (SPS5)
	Historic Parks/Gardens (SPS6)
	Historic Parks/Gardens Essential Settings (SPS6S)
	Primary Coal Resource Safeguarding Area (ENW5)
	Secondary Coal Resource Safeguarding Area (ENW6)
	Limestone Resource Safeguarding Area (ENW7)
	High Purity Limestone Resource Safeguarding Area (ENW8)
	Sandstone Resource Safeguarding Area (ENW9)
	Sand & Gravel Resource Safeguarding Area (ENW9)
	Mineral Site - Quarry Boundary
	Mineral Buffer Zone (Buffs for Quarries, Buffs for Mangan Opencast Mines) (ENW10)
	Waste Management Site (SP7)
	Renewable Energy and Low/Zero Carbon Technology (EWMT)
	Refined Strategic Search Area (ENW18)
	Employment Sites (EPS, REG1, REG4)
	Retail & Commercial Hierarchy (Sub-Regional, Town & District and Local Service Centres) (EP16)
	Primary Shopping Areas (REG9)
	Retail & Commercial Development Sites (REG9)
	Existing Out-of-Centre Retail Development Sites (REG16)
	New Bulky Commodity Goods Out-of-Centre Development Sites (REG11)
	New or Extended Tourist Accommodation Facilities and Attractions (REG12)
	Residential Development Sites (COM1, 2)
	Health, Educational & Community Buildings (COM3 and 10)
	Outdoor Recreation Facilities (COM12,13 and 14)
	Cemetery Sites (COM15)



Deposit LDP Proposals Map

Planning Our Future



The LDP Policies...

are based around the 4 Strategic LDP Objectives

To Produce High Quality Sustainable **Places**

The LDP...

- ◆ Focuses development within four strategic regeneration growth areas
- ◆ Defines 'settlement boundaries' around 32 towns and villages in Bridgend County Borough
 - ◆ Allocates 20 regeneration and mixed use sites for development
- ◆ Sets out the design and place making principles upon which every planning application will be assessed
- ◆ Outlines how climate change and peak oil issues will be addressed
- ◆ Sets out transport planning principles to encourage use of public transport, reduce congestion and improve road safety
- ◆ Highlights 27 specific transport schemes including walking and cycling routes and rail, bus and road proposals

To Protect and Enhance the **Environment**

The LDP...

- ◆ Protects the countryside, landscape, biodiversity and natural resources of Bridgend County Borough
- ◆ Identifies areas of environmental protection including green wedges, special landscape areas and local nature reserves
- ◆ Preserves, conserves and where possible promotes the enhancement of the built and historic environment
- ◆ Protects mineral reserves including coal, limestone, sandstone, sand and gravel
 - ◆ Allocates land for waste facilities
- ◆ Encourages the generation of renewable energy by allocating sites for development, and requiring developers of major sites to examine potential for low carbon buildings

To Spread Prosperity and Opportunity Through **Regeneration**

The LDP...

- ◆ Allocates four strategic employment sites for high-quality development at Brocastle Bridgend, Island Farm Bridgend, Pencoed Technology Park and Ty Draw Farm, North Cornelly
- ◆ Identifies and protects 164 hectares of land for employment purposes
- ◆ Outlines the 27 retail and commercial centres in the County Borough with policies to protect retail uses
- ◆ Allocates land for new retail development in town centres
 - ◆ Promotes new tourism ventures, particularly in Porthcawl and The Valleys

To Create Safe, Healthy and Inclusive **Communities**

The LDP...

- ◆ Makes provision for about 9,000 new homes up to 2021
 - ◆ Allocates 65 sites for new residential development
- ◆ Sets a target to provide around 1,300 affordable houses across the county borough up to 2021
- ◆ Includes a policy on how the council will assess applications for gypsy and traveller sites
- ◆ Protects social, community and recreational facilities
- ◆ Allocates new sites for health facilities, community buildings, schools and educational facilities, playing fields and recreational space

Planning Our Future



How to get involved and make your views known

There are a number of ways you can give your views on the proposals...

- ◆ You can complete a questionnaire that is available at this exhibition
- ◆ You can visit www.bridgend.gov.uk/ldp and fill in and submit the questionnaire on-line or download the form to post.
- ◆ Email your comments directly to ldp@bridgend.gov.uk
 - ◆ Fax your comments to: 01656 643190
 - ◆ Write to: Group Manager Development,
Bridgend County Borough Council,
Civic Offices, Angel Street,
Bridgend, CF31 4WB

**All responses must be received by
5.00pm on Friday 9th September 2011**

🎯 WHAT ARE THE NEXT STEPS? 🎯

Once the consultation period has ended, all comments will be presented to the Council. At this stage no changes can be made to the plan but the Council can decide whether it is in favour of any proposed changes.

Any sites suggested at this consultation stage will be subject of a further consultation to allow interested parties to make comments on these alternative sites.

The draft plan along with accompanying information and all the comments received during the consultation will be submitted to the Welsh Government and Planning Inspectorate Wales who will conduct an independent examination of the Plan in 2012.

**If you require further information, or have any questions, please contact:
The Development Planning Team on 01656 643168
or email: ldp@bridgend.gov.uk**

Bridgend Local Development Plan

Area Summary Sheet

Maesteg and the Llynfi Valley

Maesteg is the second largest town in the County Borough and defined as a Key Hub settlement in the Wales Spatial Plan.

As a Key Hub Settlement, Maesteg should function as a focus for development benefitting surrounding valley communities and smaller settlements and has been identified as a Main Settlement (PLA1) in the County Boroughs settlement hierarchy. Maesteg should have the ability to grow sustainably, providing increased access to employment opportunities, stimulating housing, retail and tourism related developments, while building on its cultural heritage.

In order to fulfil this role, the LDP Strategy will continue to protect and promote the town centre as an important retail, service and cultural centre, by recognising and building on its ongoing physical regeneration in terms of a phased programme of enhancements to the public realm. Pedestrian, cycling and public transport improvements will be undertaken, to increase the accessibility of the town centre to surrounding communities and visitors. This will lift the town's image and promote private sector confidence, encouraging further investment and helping to realise the area's wider tourism potential.

In strategic terms, accessibility is key to the area's future success. The LDP Strategy proposes a 'transport hub' with better integration between the bus and railway stations, improved cycling and pedestrian links and an increase in rail frequency to a half-hourly service between Maesteg, Bridgend and the rest of South Wales, as proposed in the Regional Transport Plan (RTP).

As part of the ongoing improvements to the town centre and the creation of better links to the train station the LDP recognises the proposal to redevelop Maesteg's outdoor market, existing bus station and riverside area. This proposal will further enhance the town's attractiveness in terms of market trading and tourism. It has the potential to increase footfall around a new publicspace close to a revitalised Maesteg Town Hall.

The Regeneration-Led Spatial Strategy will secure a sustainable level of growth for Maesteg that will enable it to fulfil its potential as an important service and cultural centre for the whole of the Llynfi Valley by providing new homes, and local job opportunities including those related to tourism.

In the context of the County Borough, areas of high deprivation are particularly concentrated in the Bridgend Valleys, and in recognition of this, the Llynfi Valley, together with the Ogmore and Garw Valleys have been included in the Welsh Government's Western Valleys Strategic Regeneration Area (WVSRA).

A framework has been developed for the sustainable regeneration of each of Bridgend's three valleys until 2020. This is set out in an integrated Valley Area Regeneration Plan (VARP). The plan identifies many cross-valley projects and initiatives which can be developed locally as well as valley-specific strategies and action plans.

Policies in the LDP are supported by leveraging Western Valleys Strategic Regeneration (WVSRA) funding for specific projects. In addition the Council, as a significant land owner with respect to these key sites, will need to work in partnership with the private sector and other key stakeholders to promote and facilitate delivery and maximise external funding opportunities.

Within the context of the Llynfi Valley the land-use implications of the objectives, projects and priorities of the Llynfi Valley Area Regeneration Plan have been translated into appropriate and flexible LDP policies and proposals. As well as promoting Maesteg as a focus of future growth, the LDP recognises the VARP objective of diversifying the local economy by capitalising on its rural surroundings and upland character beyond the built-up areas on the valley floor to grow the tourism industry, promote active lifestyles and promote renewable energy. In terms of tourism, the focus should be on activity-based tourism of cycling and mountain biking. This will be achieved by enhancing the area's links to the Afan Forest Park, a tourism destination of international importance, in the immediately adjacent administrative area of Neath Port Talbot, as well as linking in to opportunities associated with another of Welsh Government's Regeneration Initiatives the 'Valleys Regional Park'.

Another VARP cross-valley project relates to developing community food networks, and this theme is also supported in the LDP by the designation of the Caerau Market Garden project in Caerau, and policy support for allotment gardens and community based food growing initiatives.



Bridgend Local Development Plan

Area Summary Sheet

Maesteg and the Llynfi Valley Strategic Regeneration Growth Area (SRGA)



The 'band' of development opportunities defined in the LDP as the 'Maesteg and the Llynfi Valley Strategic Regeneration Growth Area' complements the ethos of the overall VARP Strategy, which recognises the need to facilitate development of new mixed use places on brownfield sites. This will be achieved by bringing forward a range of key regeneration and development opportunities stretching northwards from the town centre to Caerau and the Coegnant Reclamation site and south and eastwards to the former Budlepack Cosi and Cooper Standard factory site at Ewenny Road and former Maesteg Washery respectively.

This defined area of growth builds on the ongoing and future regeneration initiatives for Maesteg Town Centre, and will complement the recent investments in new schools in the valley; linking the new Maesteg Comprehensive School at the Maesteg Washery Site with the new primary school at Caerau.

The former Maesteg Washery Site is located immediately to the east of the town centre and is already the site of the new comprehensive school and its associated playing fields, serving the whole of the Llynfi Valley. This extensive and sustainably located brownfield site, in the ownership of the Council, offers the opportunity for additional development in the form of new housing and further recreation facilities directly linked to the town centre and by a dedicated route to Caerau and Nantyffyllon to the north via a new pedestrian and cycle route and extending south linking the communities of Garth and Cwmfelin.

Immediately north of Maesteg Washery is Coegnant Reclamation Site, an extensive brownfield site of approximately 16 hectares. This site similarly offers the opportunity to deliver a range of beneficial after-uses. A desk-top Regeneration Framework outlines scope to provide new housing, informal and formal open-space and local employment opportunities as well as sustainable energy generation. The LDP recognises the specific Llynfi VARP Project for the delivery of part of this site as a comprehensive Leisure Park to include a BMX track, football/rugby pitches and skateboarding facilities, jointly sharing the use of changing facilities, car parking, security and maintenance. The scope of the project, linked to the surrounding countryside could be broadened to include camping and outdoor pursuit facilities, well connected to the area's improved cycling and walking routes and integrated to the existing communities of Caerau and Nantyffyllon where the re-use of redundant buildings for visitor accommodation and social enterprises is encouraged. These initiatives will complement the environmental and housing improvements in Caerau and Nantyffyllon being progressed as part of the designated 'Housing Renewal Area' and focussed investment in Caerau's Tudor and Caerau Park Estates, as priority estates for improvement by V2C Housing and the re-use of a derelict site at the former Blaencaerau Junior School for much needed local and affordable housing.

To the south of the town centre a strategic regeneration opportunity exists at Ewenny Road, Maesteg. The vacant employment sites formerly occupied by Budlepack Cosi and Cooper Standard at Ewenny Road are located adjacent to the Oakwood Estate, which is also a renewal priority for V2C Housing. The strategic and sustainable location of these sites adjacent to a rail halt on the Maesteg to Bridgend line, means that this regeneration opportunity could have benefits for the whole of the Llynfi Valley. The significance of this opportunity has been recognised by the Llynfi VARP which earmarks the future development of the area as a Strategic Project. The LDP strategy promotes the site as a flexible regeneration opportunity to create a new mixed-use neighbourhood that can deliver much needed development space for small businesses new market and affordable housing, related retail, commercial and social facilities set within a pleasant environment that embraces its riverside setting.

In terms of encouraging enterprise, it is not envisaged that the Llynfi Valley will be the focus of major inward investment, however local and social enterprises need to have space to expand and to thrive. The LDP Strategy aims to achieve this by protecting existing industrial estates at Spelter and Forge, and in the case of Heol Ty Gwyn Industrial Estate the LDP identifies an area for its future expansion.



Bridgend Local Development Plan

Area Summary Sheet

Bridgend and Pencoed

The Regeneration-Led Spatial Strategy places significant emphasis on Bridgend and defines it as the Primary Key Settlement of the County Borough, supporting its sub-regional role and its identification in the Wales Spatial Plan as a 'key settlement', serving as the main retail, commercial, service and employment centre for the whole of the County Borough.

Bridgend Town Centre is positioned at the top of the retail and commercial hierarchy of the County Borough and is defined as a Sub-Regional Centre. In terms of its retail, commercial and service role, the Strategy enables the ongoing regeneration of the town centre through continued conservation led environmental improvements, better accessibility with the overall aim of increasing its retail, commercial and leisure offer. This is to be achieved by the identification of key retail and commercial development sites which are of a scale required to attract significant retail provision in order that the town can cater fully for its catchment and stem the existing leakage of retail expenditure.

The Strategy acknowledges that the success and vibrancy of the town centre also depends on increasing the level of footfall. The Strategy will achieve this by encouraging a mix of uses within the town centre, strengthening its already attractive environmental character, and promoting residential development within walking distance of the town and its facilities. Sites have been identified at Brackla Street, Queen Street, Jubilee Crescent, Cowbridge Road and Coity Sidings, which as well as allowing for the development of currently underutilised and brownfield sites for beneficial use in their own right, will underpin the vitality and retail-led regeneration of the town centre.

Outside of the town centre the Strategy acknowledges the extent of existing commitments and the significant opportunities that exist on greenfield, large-scale brownfield and under-utilised sites within the wider urban area of Bridgend. These commitments and opportunities will allow the area to grow sustainably in terms of future employment and housing, whilst at the same time protecting the environment, the countryside setting, and the individual identities of the smaller settlements of Laleston, Penyfael, Coity and Coychurch.

In terms of employment, the Strategy allows for Bridgend's strategic locational advantages in terms of accessibility along the M4 corridor to continue to be recognised as an asset to grow jobs and commercial activity. The existing Industrial Estates of Bridgend and Waterton will continue to fulfil this wider employment function and be protected from alternative uses whilst further opportunities exist for promoting strategic employment sites at Brocastle and Island Farm which will consolidate and provide the opportunity to enhance Bridgend's role as a major focus for employment and new inward investment.

Although not identified as an area of significant growth, Pencoed is seen as an important settlement and defined as a Main Settlement in the hierarchy with important retail, community service and employment provision that meets the needs of its population and the surrounding area.

It will benefit from smaller scale proposals and projects being progressed in the Pencoed Regeneration Strategy and Action Plan. The LDP policies and proposals recognise the land use elements of the projects being brought forward such as the mixed use retail and residential development at the former surgery site the new Park and Ride and other community and recreation proposals which aim to improve the environment, accessibility and social wellbeing of the community.

Pencoed will continue to benefit from its proximity along the A473 to the significant areas of growth and opportunity identified within Bridgend, especially in terms of access to jobs and higher level services, enabled by its rail access, the M4 and strategic highway improvements along the A473. Also building on Pencoed's direct access to the M4 at Junction 35, the Strategy recognises this locational asset by continuing to identify Pencoed Technology Park as a Strategic Employment Site, where a significant redevelopment opportunity exists to create a high quality B1 Business Park within part of the under-utilised former Sony factory site, complementing the adjacent employment development in Rhondda Cynon Taf.



Bridgend Local Development Plan

Area Summary Sheet

The Bridgend Strategic Regeneration Growth Area

The 'arc' of opportunity defined as the Bridgend Strategic Regeneration Growth Area is primarily focused to the north and east of Bridgend town centre. In the north it encompasses a large-scale, previously committed, but as yet largely undeveloped, residential area at Parc Derwen, which is located immediately south of Junction 36 of the M4. Parc Derwen will create a sustainable community of approximately 1500 new market and affordable dwellings, a new primary school with community and recreation facilities, and a new district centre that will serve the new community and is the subject of an approved Development Brief.

The Strategy also responds to the complex and uncertain needs of the future by introducing greater flexibility on former employment-only sites such as North East Brackla Regeneration Area, Coity Road Sidings and Parc Afon Ewenni thereby enabling the market to respond to the changing and challenging economic landscape by identifying a series of mixed-use schemes and development capable of responding flexibly to existing need and future requirements.

The North East Brackla Regeneration Area, based around the Brackla and Litchard Industrial Estates, provides the focus for an employment-led mixed-use regeneration scheme. This scheme will retain and provide additional jobs and homes and flexible commercial and recreation facilities to serve the new community, the industrial estates, the village of Coity to the north and the existing residential community of Brackla to the south. The development is the subject of a Development Brief, and the LDP will ensure that the site's regeneration comes forward in a comprehensive and phased way which is integrated with surrounding development.

The existing Brackla residential area is also the focus of new investment, in the form of a new Roman Catholic Secondary school with community facilities that will serve the surrounding area. Dedicated community changing rooms are being incorporated into the development, so that the sports facilities at the school can be utilised by the community outside of school hours. The adjoining sports fields, which will also be used by the school, are being upgraded as part of the project.

The Strategy recognises the potential to increase accessibility throughout this 'linked' area by means of enhanced walking and cycling routes and also by means of a new railway station and park and ride facility to jointly serve the residential area of Brackla and Bridgend Industrial Estate immediately to the south. This proposal is included in the Regional Transport Plan and will directly link Brackla, a community in excess of 4000 existing homes with Bridgend Industrial Estate, one of the largest industrial estates in South Wales, making it a highly sustainable and accessible destination benefiting the wider region and the County Borough as a whole.



Immediately south and building on the accessibility of Bridgend Industrial Estate, the Strategy focuses on the strategically located site of Parc Afon Ewenni, a significant brownfield and underutilised employment site which stretches along the A473 corridor from the existing residential community of Waterton in the east to Waterton Roundabout in the west. The small residential area at Waterton is currently isolated within the urban area of Bridgend and lacks any facilities to serve its existing residents. The proposed mixed-use development of the Parc Afon Ewenni Site represents an opportunity to build a viable and more sustainable community by accommodating additional residential development served by a commercial hub, community and recreation facilities. The Strategy enables the overall regeneration of the Parc Afon Ewenni site to be developed in a phased manner according to a comprehensive but flexible development framework that will deliver future residential, commercial and business space. At its western extent close to Waterton Roundabout a 'landmark' building is envisaged.

The site is located immediately adjacent to the A473 and represents an important gateway to Bridgend from Junction 35 of the M4 and from Cardiff and Cowbridge along the A48. Careful regeneration of this environmentally degraded and under-utilised site has the potential to raise the image of the whole of Bridgend, as well as creating valuable additional jobs, homes and other commercial opportunities in a landscaped and comprehensively developed environment.

Bridgend Local Development Plan

Area Summary Sheet

Porthcawl, Pyle, North Cornelly and Kenfig Hill



The Regeneration-Led Spatial Strategy will maintain Porthcawl's role as a Main Settlement in the County Borough and will allow it to redefine itself as a premier tourist destination. Porthcawl Town Centre is seen as an integral element in the retail hierarchy, supporting the Sub-Regional Centre of Bridgend, providing an important focus for retailing and services for residents. The Strategy will deliver a more sustainable community that can better serve its immediate catchment and spread the benefits of its tourism-led regeneration to the nearby settlements of Pyle, North and South Cornelly and Kenfig Hill. This is as envisaged in the Wales Spatial Plan, which defines Porthcawl and Pyle/North Cornelly area as a 'linked' key settlement.

As a linked settlement their relationship and benefits of growth are seen as being reciprocal and complementary. Pyle/ North Cornelly is the focus of more traditional employment at Village Farm and South Cornelly, serving the western part of the County Borough, and the Strategy will maintain and enhance this function offering scope for further employment provision. The Strategy further develops this 'employment' role by defining Ty Draw Farm at Pyle, an accessible greenfield site close to Junction 37 of the M4, as a Strategic Employment Site.



The key attractor of Porthcawl is its environment. It is an area of high scenic beauty and biodiversity, enhanced by its coastal location, and characterful town centre and seafront. It offers accessible sandy beaches and surf for active pursuits and a base for touring South Wales. It is therefore important that the Strategy ensures that any development balances the interests of tourism with that of the environment, which is key to the area's success

The delivery of the Strategy for this area is linked to the wider implementation of the 7 Bays Project. This project relates to an area encompassing a wide coastal belt between Merthyr Mawr Warren to the east, taking in the entire urban area of Porthcawl itself and extending to Kenfig Burrows and the boundary of Bridgend County Borough with that of Neath Port Talbot to the west. It is envisaged that a number of sensitive tourism related projects could be promoted and brought forward by means of a Regeneration Action Plan for the Seven Bays Project Area. The LDP Strategy will ensure that any development outside of the urban area fully respects landscape and biodiversity interests and mitigates any adverse effects, giving proper protection to those highly sensitive areas of international importance.



Bridgend Local Development Plan

Area Summary Sheet

Porthcawl Strategic Regeneration Growth Area (SRGA)

A significant element of the 7 Bays Project and therefore the success of the LDP Strategy for Porthcawl, is dependent on the delivery of the Porthcawl Waterfront Regeneration Area. This major regeneration project, on the town's waterfront, is the strategic focus of growth and opportunity for Porthcawl. Tourism and leisure related development will provide the main employment opportunities for the local population however the project does not preclude small-scale commercial B1 elements coming forward to provide alternative employment opportunities.

The Porthcawl Waterfront Regeneration Area is an extensive brownfield site, of approximately 40 hectares, extending from Trecco Bay caravan site and Rhych Point in the east to the existing harbour and town centre to the west, taking in the former Council owned Sandy Bay caravan site, the fairground and Salt Lake car park and its environs. The regeneration of this area is the subject of adopted Supplementary Planning Guidance, which was approved in 2007. Agreed elements of the regeneration are embodied in the LDP Strategy which seeks to secure a vibrant and distinctive new environment, contributing to an improved perception of Porthcawl as a premier visitor destination and seaside resort. It's aim is to properly integrate new development areas into the town centre and the surrounding urban area and will guide development in a phased approach. The guidance is considered flexible and robust enough to adapt over time to cope with varying market conditions.

The future layout of the development aims to maximise the benefits of its unique seafront location, incorporating views across Sandy Bay, with key focus on the delivery of attractive seafront promenade linking a revitalised harbour with a newly engineered permanent body of water, with increased berthing opportunities, to Rhych Point in the east. The guidance and policies in the LDP will ensure that development is of a high standard of design creating new quality public spaces for fairs, markets and events incorporating formal and informal greenspaces and residential squares.

Crucial to the overall development is the opportunity to provide space for indoor and outdoor leisure activities to promote local employment opportunities by attracting visitors throughout the year, as well as catering for the local community and the leisure needs of residents of Bridgend County Borough as a whole.

The project area overlaps and is closely linked to the town centre, which will continue to benefit from environmental improvements. Links from the town centre will secure improved accessibility and the newly defined retail and commercial area will be the focus of any new retail development. A new foodstore will link to John Street and the town centre with additional opportunities for other retail units to increase diversity and the viability of the town centre by means of new active retail frontages along Dock Street.



It is important that the Strategy delivers new retail development in Porthcawl to stem the current leakage of expenditure to Bridgend and to cater adequately for the town's local catchment population and the many day and longer stay visitors from Trecco Bay Caravan Park, which swell the town's population threefold in the summer months.

The provision of 1350 new residential units incorporating affordable dwellings will enable the delivery of other vital regeneration requirements, including the provision of the necessary flood defences incorporated in the construction of the new promenades, parking, cycling, walking and public transport accessibility proposals, the provision of educational and other key community facilities.

Outside of the Waterfront Regeneration Area but within the Porthcawl SRGA other opportunities exist to broaden the base of the local economy and provide additional homes and facilities to serve the particular characteristics of local residents. The LDP Strategy promotes a mixed-use development at Pwll y Waun which will deliver B1 employment and housing alongside an area of informal public open space to complement and enhance the setting of Pwll y Waun Lake to the benefit of the surrounding community. The bringing forward of the employment aspect of this site is seen as important in the context of Porthcawl, given the general lack of designated employment sites and buildings outside of the tourism industry.

The Strategy also recognises other opportunities at the Albert Edward Prince of Wales Court and on land to the rear of the Seabank Hotel, which could provide particular niche market housing to cater for the increasingly ageing population of Porthcawl, which because of its 'seaside' location is recognised as an attractive location for retirement.

Bridgend Local Development Plan

Area Summary Sheet

The Valleys Gateway and the Ogmore and Garw Valleys

The Valleys Gateway is located at the geographical heart of the County Borough and comprises several different communities of what is almost one continuous urban area immediately north of, and highly accessible to, Junction 36 of the M4. The area centres on the large urban area of Sarn, with the settlements of Tondy and Aberkenfig to the west and Brynmenyn and Bryncethin to the east. The area has not been identified in the Wales Spatial Plan as a 'key' settlement, however the LDP Regeneration-Led Strategy recognises its strategic role in the context of the County Borough.

Because of its central location and accessibility, especially to the more constrained and disadvantaged valleys of the Ogmore and Garw to the north, the LDP Strategy promotes this area as a focus for future employment and housing and as a centre for local retail opportunities, community facilities and other service provision.

In terms of its place in the settlement hierarchy this combined Valleys Gateway area is defined as a Main Settlement. Its multi component nature and character however mean that only the western area at Aberkenfig is adequately served by a district centre, which has been expanded in the LDP to serve its growth potential. The western settlements of Abergarw, Bryncethin, Brynmenyn and Ynysawdre lack any established commercial centres. The LDP therefore proposes to designate commercial elements in mixed-use regeneration sites to serve the local convenience needs of existing and future residents.

Accessibility is key to fulfilling the area's potential, and the LDP Strategy will ensure the provision of localised access improvements, especially in terms of east-west links, including providing better walking and cycling routes. In terms of wider accessibility issues, as well as benefitting from its proximity to the M4 corridor the Valleys Gateway also has the locational advantage of two railway stations and associated park and ride facilities at Sarn and Tondy, from which regular train services operate between Maesteg and Bridgend. The LDP Strategy builds on these assets by recognising the proposal to increase frequency to a half hourly service and improvements and expansion to the existing Park and Ride facility at Sarn. These proposals are included and promoted in the RTP and agreed to be funded by the WEFO Convergence Funding Programme.

In terms of the Valleys Gateway being a focus for employment activity, the area already benefits from having well established traditional Industrial estates at Abergarw and Brynmenyn, which the strategy seeks to protect and expand, as well as the successful Enterprise Centre at Tondy.

In terms of the LDP Strategy the Ogmore and Garw Valleys are not identified as areas of significant growth. However, in line with the aspirations of the Western Valleys Strategic Regeneration Area (WVSRA), of which the Ogmore and Garw Valleys form a part, the LDP Strategy proposes to create sustainable communities linked to wider opportunities, whilst protecting the areas high quality environment.

For both the Ogmore and Garw Valleys it is recognised that Bridgend and the opportunities associated with the Valleys Gateway are immediately to the south acts as service 'hubs' and have an important role to play in their overall success. Both valleys, which are essentially rural in character, have good main road connections with the more urban areas in the Valleys Gateway, Bridgend and the M4. The roads give access to many higher-level services, facilities and job opportunities.

The LDP Strategy seeks to enhance these connections by promoting walking and cycling links, public and community transport and improvements to the local highway network throughout the valley areas.

Notwithstanding the more significant growth to the south which will benefit and serve these communities, the LDP Regeneration-Led Spatial Strategy needs to ensure the creation of sustainable communities. This will be achieved by policies in the LDP which will enable and facilitate the objectives and projects that have been identified in the integrated Valley Area Regeneration Plans (VARPs) and Rural Development Plan for the Ogmore and Garw Valleys.

In common with the Llynfi Valley the LDP recognises the VARP's objective for the Ogmore and Garw of diversifying the local economy by: capitalising on its rural surroundings and high quality environment to grow the tourism industry, including the promotion of high-quality design for new developments; strengthening the local economy by providing good quality flexible workspace in existing industrial estates and retailing and commercial centres; promoting active and healthy lifestyles and; developing other cross-valley initiatives such as cycle routes and a community food network.



Bridgend Local Development Plan

Area Summary Sheet

The Valleys Gateway Strategic Regeneration Growth Area (SRGA)

Cyngor Bwrdeistref Sirol



The LDP Strategy proposes to continue to promote the area's role in providing housing, community and employment opportunities. In this respect the LDP seeks to bring forward a range of new development opportunities in a number of mixed use developments and regeneration schemes across the Valleys Gateway area. The LDP Strategy defines the growth opportunities within this area as the Valleys Gateway Strategic Regeneration Growth Area the central focus of which is a new comprehensive school on a 16 hectare site at Ynysawdre. This initiative forms part of the Council's School Modernisation Programme and centres on the creation of a new Secondary School to replace the two existing schools of Ogmore and Ynysawdre and will serve the wider catchment area of the whole of the Valleys Gateway and the secondary School educational needs of the Ogmore and Garw Valleys.

The campus 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 it's location immediately adjacent to the recently refurbished existing Ynysawdre Swimming Pool and Pandy Park Playing Fields. The project has been successful in receiving funding from the Welsh Government and it is anticipated that the new campus will be completed by 2014. The successful delivery of this project has consequential beneficial effects in terms of harnessing regeneration opportunities on brownfield sites for alternative development, and the LDP Strategy identifies scope to develop part of the existing Ynysawdre Comprehensive School site for additional residential development with a small commercial hub to serve the development and the immediate locality.

Similarly at the Ogmore Comprehensive School site, the LDP proposes the utilisation of the existing school buildings for the relocation of the Special School at Ysgol Bryn Castell in Bridgend, together with the possibility of consolidation of complementary social and children's services activities within the existing buildings, and an element of residential development on surplus land with a small commercial element to serve local need. This in turn provides additional brownfield windfall development opportunities within and outside the area. In this respect the wider School's Modernisation Programme is recognised as a significant driver for regeneration and source of opportunity for the delivery of the LDP Strategy, especially within the Valleys Gateway area.

The site of the new Comprehensive School is in close proximity to a number of other existing and proposed residential and mixed use developments which the LDP identifies as part of this strategic growth area. These include land at Parc Tyn-y-Coed a large site of approximately 300 dwellings, the development of which is subject to an agreed development brief, and which will deliver an extensive informal parkland area adjacent to the river Ogmore, and on and off site recreation facilities, as well as contributions to increase capacity at a local Primary School at Bryncethin.

Within Brynmenyn, the LDP proposes a mixed-use development at the former Christie Tyler factory site. This site located only half a mile distant and linked to the new school site by an established walking and cycling route has the potential to deliver up to 70 new dwellings and will enable a substantial part of the site for immediate occupation for employment purposes. At Bryncethin, the existing 'Depot' site has scope for expansion to accommodate an element of residential and new commercial opportunities to serve the eastern part of the Valleys Gateway which lacks a local commercial focus to serve local communities.

Further west in Tondy the LDP Strategy recognises the scope to build on the existing mixed-use regeneration site on land west of Maesteg Road, which already provides a County Borough wide waste transfer facility. This substantial development opportunity, of approximately 40 hectares has scope to complement and enhance the role of the existing Heritage Centre by retaining existing woodland with improved public access. There is an opportunity here to provide a sustainable community of approximately 400 new dwellings served by a retail and community hub that will expand the service role of the existing Aberkenfig Commercial Area. The LDP also promotes new local business space, public open space and the capacity to provide a new primary school. The LDP will ensure that development will come forward in accordance with a phased Masterplan that will also enable the realignment of Maesteg Road, a substantial benefit to the wider area in terms of accessibility to the Llynfi Valley to the north, thereby improving the area's overall accessibility and job opportunities to communities to the north and south.



An opportunity also exists to promote a high-quality strategically-located 'business park' in the north-east quadrant of Junction 36 of the M4 on land associated with, and adjacent to, the existing Sarn Park Services. This facility requires renewal and investment and presents an opportunity for a complementary business park extension on land immediately to the west of the existing motorway related facilities. The site's strategic location makes it an attractive proposition for future investment and the proposed nature of the development will differ from the traditional employment sites that exist in the area.

For further information go to www.bridgend.gov.uk/ldp or ring 01656 643168

APPENDIX F

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



Planning & Compulsory Purchase Act 2004,
The Environmental Assessment of Plans & Programmes (Wales) Regulations 2004,
The Town & Country Planning (Local Development Plan) (Wales)
Regulations 2005 (Regulation 17),
Conservation of Habitats & Species Regulations 2010

Notice of Site Allocation Representations on a Local Development Plan

BRIDGEND LOCAL DEVELOPMENT PLAN (LDP) 2006-2021

Bridgend County Borough Council prepared a Local Development Plan (LDP) for the above area which was placed on deposit for consultation until 9th September 2011. The LDP will, upon adoption, replace the current development plan and form the basis for decisions on land use planning for Bridgend County Borough.

Responses to the deposit consultation included 69 relating to site allocations shown in the LDP. These representations suggested new sites or alteration or omission of proposed sites in the deposit LDP.

A Schedule of site allocation representations, together with further details are available for public inspection from 28th October 2011 until 9th December 2011 during normal office hours at:

- The Customer Service Centre, Bridgend County Borough Council, Civic Offices, Angel Street, Bridgend, CF31 4WB;
- All public and mobile libraries in Bridgend County Borough.

They are also available to view or download from the Council's website at www.bridgend.gov.uk/ldp

The schedule of representations does not reflect the position of the Local Planning Authority itself. It has yet to be decided whether it is in favour of any of these suggested changes. Whether the deposit LDP is changed now is a matter for an independent Inspector.

Representations (including those taking the form of objections) in respect of the site allocation representations should be sent in writing to the **Group Manager-Development, Bridgend County Borough Council, Civic Offices, Angel Street, Bridgend, CF31 4WB;** or by e-mail to ldp@bridgend.gov.uk or on-line via www.bridgend.gov.uk/ldp before 5pm on Friday, 9th December 2011.

Representations (including objections) at this stage must relate only to the site allocation representations. They should not propose further changes to the original deposit LDP or new sites. Any such representations will be disregarded as they should have been made during the earlier stages of plan preparation. Representations (including objections) should specify the matters to which they relate. Objections should specify the change sought, the grounds on which they are made and the test(s) of soundness to which they relate (see below).

A form for making representations is available from the above address or on-line at www.bridgend.gov.uk/ldp

The deposit LDP, and all duly made representations will be considered by an independent Inspector who will assess whether the plan is 'sound'.

There are a number of tests of soundness and these can be found on the form for making representations or at www.bridgend.gov.uk/ldp. Objections to a site allocation representation should make reference to these tests wherever possible.

Representations made in accordance with this notice (i.e. 'duly made') will be considered by an independent Inspector appointed to examine the soundness of the plan.

Only those who made 'duly made' representations at the deposit stage have the right to appear before and be heard by the Inspector carrying out the Examination (Section 64(6) of the 2004 Act).

Further information is available from the above addresses (postal or email) or by calling (01656) 643168.

Louise Fradd, Corporate Director - Communities

Deddf Cynllunio a Phrynu Gorfodol 2004,
Rheoliadau Asesiadau Amgylcheddol o Gynllunio a Rhaglenni (Cymru) 2004,
Rheoliadau Cynllunio Gwlad a Thref (Cynlluniau Datblygu Lleol)
(Cymru) 2005 (Rheoliad 17),
Rheoliadau Gwarchod Cynefinoedd a Rhywogaethau 2010

Hysbysiad o Sylwadau Dyrannu Safle ar Gynllun Datblygu Lleol

CYNLLUN DATBLYGU LLEOL (CDLI) PEN-Y-BONT AR OGWR 2006-2021

Bu i Cyngor Bwrdeistref Sirol Pen-y-bont ar Ogwr baratoi Cynllun Datblygu Lleol (CDLI) ar gyfer yr ardal uchod a osodwyd ar adnau ar gyfer ymgynghoriad tan 9 Medi 2011. Bydd y CDLI, ar ôl ei fabwysiadu, yn disodli'r cynllun datblygu presennol a bydd yn sail i benderfyniadau ar gynllunio defnydd tir ar gyfer Bwrdeistref Sirol Pen-y-bont ar Ogwr.

Roedd yr ymatebion i'r ymgynghoriad adneuo yn cynnwys 69 yn ymwneud a dyraniadau safle a ddangosir yn y CDLI. Awgrymodd y sylwadau hyn safleoedd newydd neu addasu neu ddileu safleoedd arfaethedig yn y CDLI adneuo.

Mae Atodlen o sylwadau dyrannu safleoedd, ynghyd â manlion pellach ar gael i'r cyhoedd eu gweld o'r 28fed Hydref 2011 tan y 9fed Rhagfyr 2011 yn ystod oriau swyddfa arferol yn:

- Y Ganolfan Gwasanaethau i Gwsmeriad, Cyngor Bwrdeistref Sirol Pen-y-bont ar Ogwr, Y Swyddfeydd Dinesig, Stryd yr Angel, Pen-y-bont ar Ogwr, CF31 4WB:
 - Yr holl lyfrgelloedd cyhoeddus a symudol ym Mwrdeistref Sirol Pen-y-bont ar Ogwr.

Maent hefyd ar gael i'w gweld neu eu lawrlwytho o wefan y Cyngor yn: www.bridgend.gov.uk/ldp

Nid yw'r atodlen sylwadau yn adlewyrchu safbwyntiau'r Awdurdod Cynllunio Lleol ei hun. Nid yw wedi penderfynu eto a yw o blaid unrhyw rai o'r newidiadau awgrymedig hyn. Mae pa un a gaiff y CDLI adneuo ei newid yn awr yn fater I Arolygydd annibynnol penderfynu arno.

Dylid anfon sylwadau (gan gynnwys y rhai ar ffurf gwrthwynebiadau) o ran sylwadau dyrannu safleoedd yn ysgrifenedig at:

Y Rheolwr Grŵp - Datblygu, Cyngor Bwrdeistref Sirol Pen-y-bont ar Ogwr, Y Swyddfeydd Dinesig, Stryd yr Angel, Pen-y-bont ar Ogwr, CF31 4WB neu drwy'r e-bost i: ldp@bridgend.gov.uk neu ar-lein trwy www.bridgend.gov.uk/ldp cyn 5pm ar ddydd Gwener, 9fed Rhagfyr 2011.

Mae'n rhaid i sylwadau (gan gynnwys gwrthwynebiadau) â'r y cam hwn ymwneud a'r sylwadau dyrannu safleoedd yn unig. Ni ddylent gynnig newidiadau pellach i'r CDLI adneuo gwreiddiol na safleoedd newydd. Caiff unrhyw sylwadau o'r fath eu diystyru gan y dylent fod wedi cael eu gwneud yn ystod camau cynharaf y broses o baratoi cynllun.

Dylai sylwadau (gan gynnwys gwrthwynebiadau) nodi materion y maent yn ymwneud â hwy. Dylai gwrthwynebiadau nodi'r newidiadau a geisir, yr hyn y maent yn seiliedig arno a'r prawf/proffion cadernid y maent yn berthnasol ag efiâ hwy (gweler isod).

Mae ffurflen ar gyfer gwneud sylwadau ar gael o'r cyfeiriad uchod neu ar-lein yn www.bridgend.gov.uk/ldp

Bydd Arolygydd annibynnol a fydd yn asesu pa un a yw'n 'gadarn' ai peidio yn ystyried y CDLI adneuo, ac unrhyw sylwadau a wnaed yn briodol. Ceir nifer o broffion cadernid ac mae'r rhain wedi eu nodi ar y ffurflen ar gyfer cyflwyno sylwadau dyrannu safleoedd gyfeirio at y profion hyn lle bo hynny'n bosibl.

Caiff sylwadau a wneir yn unol â'r hysbysiad hwn (h.y. 'eu gwneud yn briodol') eu hystyried gan Arolygydd annibynnol a benodwyd i archwilio cadernid y cynllun.

Dim ond y rhai a gyflwynodd sylwadau 'yn briodol' ar y cam adneuo sydd â'r hawl i ymddangos gerbron yr Arolygydd sy'n cynnal yr Archwiliad ac i gael gwrandawriad ganddo (Adran 64(6) o Ddeddf 2004).

Mae mwy o wybodaeth ar gael o'r cyfeiriadau uchod (post neu e-bost) neu drwy ffonio 01656 643168.

Louise Fradd, Cyfarwyddwr Corfforaethol - Cymunedau

APPENDIX G

**Pennaeth Adfywio a Datblygu
Y Gyfarwyddiaeth Cymunedau**
Cyngor Bwrdeistref Sirol Pen-y-bont ar Ogwr
Swyddfeydd Dinesig
Stryd yr Angel
PEN-Y-BONT AR OGWR
CF31 4WB

Ffôn: 01656 **643643**
Ffacs: 01656 **668249**

Gwefan: www.bridgend.gov.uk



**Head of Regeneration & Development
Communities Directorate**
Bridgend County Borough Council
Civic Offices
Angel Street
BRIDGEND
CF31 4WB

Telephone: 01656 **643643**
Fax: 01656 **668249**

Website: www.bridgend.gov.uk

Direct line / *Deialu Uniongyrchol*: 01656 643670

Ask for / *Gofynnwch am* : Development Planning

Our Ref / *Ein cyf*: PP.2

Your Ref / *Ein cyf*:

Date / *Dyddiad*: As postmark

Dear Sir / Madam

Bridgend Local Development Plan: 'Alternative Sites' Statutory Public Consultation 28th October – 9th December 2011

I am writing to inform you of the consultation on the Alternative Sites submitted as part of the Bridgend Local Development Plan (LDP) consultation which took place between 4th July and 9th September 2011.

Alternative Sites were submitted by individuals and organisations which they consider should either be allocated in the Plan, removed from the Plan or amended in some way. These sites have been compiled in to an Alternative Sites Register and the Council is now required to consult on these sites to ascertain views on them.

The Council is not promoting these sites for development / protection; at this time they only represent the views of the individuals / organisations who submitted them.

A hard copy of the Alternative Sites Register and a representation form are enclosed. The Register, along with accompanying supporting information submitted by the proposers (which includes Sustainability Appraisals, where appropriate) can be viewed online at the Council's website: www.bridgend.gov.uk/ldp. Copies are available to inspect at every library in the County Borough as well as at the Customer Service Centre at the Civic Offices, Angel Street, Bridgend. Additional representation forms are available from all the above locations and representations can be made directly on-line via the website. A copy of the consultation statutory notice is attached to the reverse side of this letter.

If you wish to comment on any of the Alternative Sites, we would be grateful if you would use the official form and that it is received by **5:00pm on Friday 9th December 2011**. Any comments received after this deadline will not be accepted.

If you have any queries, please contact the Development Planning Team on (01656) 643168.

Yours faithfully

Group Manager – Development

**Pennaeth Adfywio a Datblygu
Y Gyfarwyddiaeth Cymunedau**
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If you have any queries, please contact the Development Planning Team on (01656) 643168.

Yours faithfully

Group Manager – Development

Part 3 : Your comments.

Please set out your comments below using additional sheets as necessary.

Your comments should be set out in full. This will help the Authority and the Inspector to understand the issues you raise. You will only be able to submit further information to the Examination if the Inspector invites you to address matters that he or she may raise.

Please indicate if you are submitting other material to support your comments.

Part 4 : What happens next?

At this stage you can only make comments in writing (these are called 'written representations').

However, everyone who seeks a change to the Plan can appear before and speak to the Inspector at a 'hearing session' during the public Examination. If you are objecting to the inclusion of an alternative site you will be considered to be a supporter of the Plan and you will not be entitled to speak at a hearing.

But you should bear in mind that your written comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session.

Part 4a : Do you want your comments to be considered by 'written representations' or do you want to speak at a hearing session of the public Examination?

(Please tick one of the following)

I do not want to speak at a hearing session and am happy for my written comments to be considered by the Inspector.

I want to speak at a hearing session.

Part 4b : If you wish to speak, please confirm which part of your representation you wish to speak to the Inspector about and why you consider it to be necessary to speak at the Hearing

Signed :

Date :

Do not forget to enclose any relevant or supporting documentation (e.g. site plan, sustainability appraisal) with this form.

(See over)

Part 5 : Tests of soundness

Procedural Tests	
P1	It has been prepared in accordance with the Delivery Agreement including the Community Involvement Scheme.
P2	The plan and its policies have been subjected to Sustainability Appraisal including Strategic Environmental Assessment.
Consistency Tests	
C1	It is a land use plan which has regard to other relevant plans, policies and strategies relating to the area or to adjoining areas.
C2	It has regard to national policy.
C3	It has regard to the Wales Spatial Plan.
C4	It has regard to the relevant community strategy/ies.
Coherence and Effectiveness Tests	
CE1	The plan sets out a coherent strategy from which its policies and allocations logically flow and/or, where cross boundary issue are relevant, it is compatible with the development plans prepared by neighbouring authorities.
CE2	The strategy, policies and allocations are realistic and appropriate having considered the relevant alternatives and/or are founded on a robust and credible evidence base.
CE3	There are clear mechanisms for implementation and monitoring.
CE4	It is reasonably flexible to enable it to deal with changing circumstances.

APPENDIX H

**Pennaeth Adfywio a Datblygu
Y Gyfarwyddiaeth Cymunedau**
Cyngor Bwrdeistref Sirol Pen-y-bont ar Ogwr
Swyddfeydd Dinesig
Stryd yr Angel
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CF31 4WB

Ffôn: 01656 643643

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Gwefan: www.bridgend.gov.uk

Cyngor Bwrdeistref Sirol



**Head of Regeneration Development
Communities Directorate**

Bridgend County Borough Council
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Website: www.bridgend.gov.uk

PLANNING

PLANNING AND COMPULSORY PURCHASE ACT 2004 ENVIRONMENTAL ASSESSMENT OF PLANS AND PROGRAMMES (WALES) REGULATIONS 2004 THE TOWN AND COUNTRY PLANNING (LOCAL DEVELOPMENT PLAN) (WALES) REGULATIONS 2005

NOTICE OF SITE ALLOCATION REPRESENTATION ON A LOCAL DEVELOPMENT PLAN BRIDGEND LOCAL DEVELOPMENT PLAN 2006 – 2021

Bridgend County Borough Council prepared a Local Development Plan (LDP) which was placed on deposit for consultation until 9th September 2011. The LDP will, upon adoption, replace the current development plan and be the basis for decisions on land use planning for Bridgend County Borough.

Responses to the deposit consultation included representations relating to the site shown opposite. These sites are not being promoted by the Council. However the Council is required to advertise their submission.

Representations (including those in the form of objections) in respect of the site allocation representations should be sent in writing to the Group Manager – Development, Bridgend County Borough Council, Civic Offices, Angel Street, Bridgend, CF31 4WB; by email to: ldp@bridgend.gov.uk or online via www.bridgend.gov.uk/ldp before 5pm on Friday 9th December 2011.

Representations (including objections) at this stage must relate only to the site allocation representations.

A form for making representations is available from the above address or on-line at www.bridgend.gov.uk/ldp



Alternative Site Ref AS041

Site Name: Land at Wern Ddu, Aberkenfig

Proposed Alternative Use:

New Out of Centre Retail Development

Proposer: IGH Properties

Settlement: Aberkenfig

Ward: Sarn