

Planning Our Future

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The Bridgend Local Development Plan Newsletter

Issue two 2011

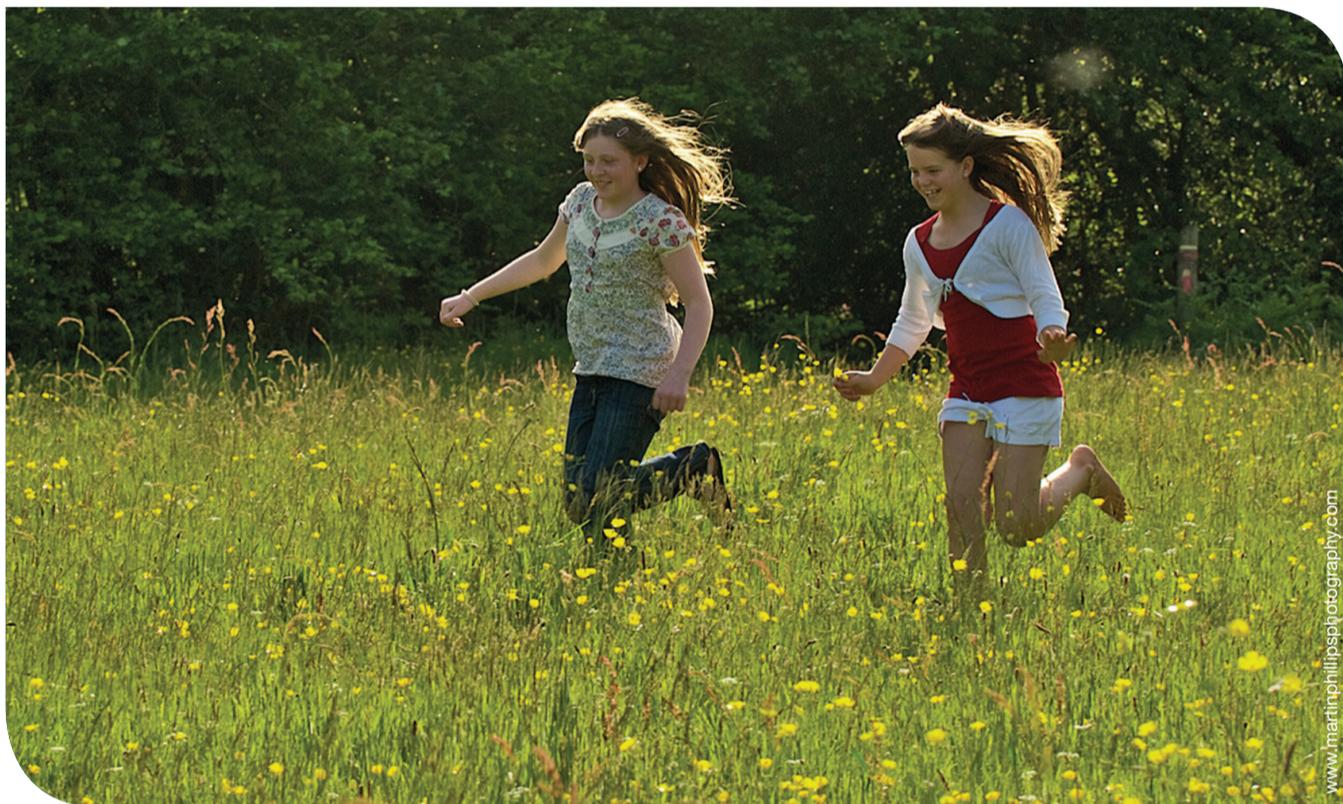


Welcome

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.



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:

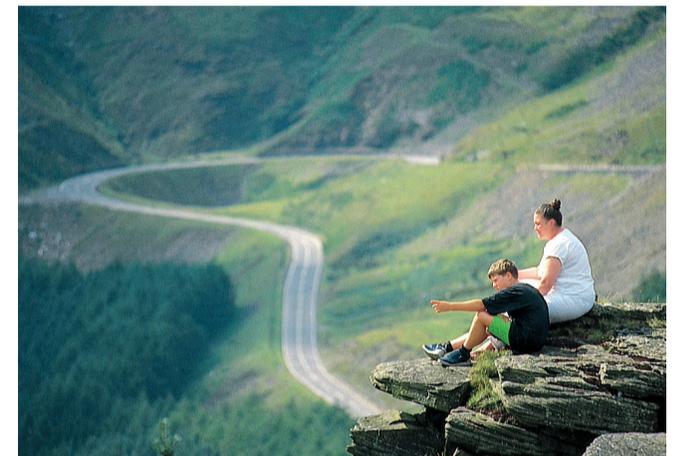
Date	Location	Time
Saturday 23 July	Rhiw Shopping Centre, Bridgend	9am–5pm
Wednesday 27 July	Sainsburys, Bridgend	9.30am–6pm
Saturday 30 July	Asda, Maesteg	9.30am–6pm
Tuesday 2 August	Garw Valley Leisure Centre	9.30am–6pm
Thursday 4 August	Old Blaenllynfi Infants School, Caerau	9.30am–6pm
Friday 5 August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