

BRIDGEND
REPLACEMENT LOCAL DEVELOPMENT PLAN (2018-2033)
EXAMINATION

Hearing Session 1 - Plan Preparation and LDP Strategic Framework

Tuesday, 28 February 2023 between 10.00 and 17:00

Action Point	Council response / proposed MAC	Inspector's Comments
<p>AP 1.1 – Amend SOBJ2 to read ‘To Create Active, Healthy, Inclusive and Social Communities’</p>	<p>Para 4.2.1 amended to include the following additional text highlighted in green.</p> <ul style="list-style-type: none"> • <i>SOBJ2: To Create Active, Healthy, Cohesive, <i>Inclusive and Social Communities</i></i> 	<p>Change agreed.</p>
<p>AP 1.2 – Amend sub-section on Future Wales – The National Development Framework / Plan to explain how the RLDP conforms with the requirements and policies of the National Plan.</p>	<p>Para 2.6.5 to include the following additional text highlighted in green.</p> <p>“Future Wales: National Plan 2040 considers the issues significant to Wales’s prosperity and well-being, such as the economy, housing, transport, energy, and the environment. It identifies where national developments should take place, where the key growth areas are and what infrastructure and services are needed. Future Wales: National Plan 2040 is set in the context of a vision that will help deliver sustainable places across Wales by 2040, by supporting placemaking and ensuring our choices direct development to the right places, making the best use of resources, creating and sustaining accessible healthy communities, protecting our environment and supporting prosperity for all. Future Wales: National Plan 2040 provides a high-level framework for the future Strategic Development Plan (SDP) and clearly identifies Bridgend as a National Growth Area within the wider</p>	<p>Change agreed, subject to the inclusion of the conformity table shown in Appendix 2, within the RLDP.</p>

	<p>region. The LDPs strategy will only serve to complement and align with Future Wales by apportioning sustainable growth to the County Borough and by capitalising on its sustainable transport connections. The Strategic and Specific policies of the LDP form the framework for implementing and delivering the Council's vision and objectives. It is imperative that sustainable development principles are embedded into the LDP (including strategic policies) to help achieve delivery of the 11 Future Wales' Outcomes. Appendix 2 details the objective assessment undertaken to demonstrate how the LDP makes a significant positive contribution towards delivering the 11 outcomes set out within Future Wales. The assessment shows that the policies within the LDP are in general accordance with and support the delivery of Future Wales' Outcomes, thereby providing a sound framework for enabling sustainable development within the County Borough.</p>	
<p>AP 1.3 – Amend sub-section on the Strategic Development Plan for South East Wales (SDP) to explain the relationship between the RLDP and the emerging SDP.</p>	<p>Para 2.6.6-2.6.7 amended to include the following additional text highlighted in green.</p> <p>2.6.6 The Planning (Wales) Act 2015 sets out the process for establishing and preparing a Strategic Development Plan (SDP). Welsh Government invited all Local Planning Authorities to submit proposals for SDPs, stating that the ability to plan strategically to support the Cardiff Capital Region (CCR) is essential to ensure that key economic, social and environmental outcomes are achieved in a cohesive and evidence based approach, across the wider region. On 29th January 2018, the Cardiff Capital Region Cabinet agreed that work should commence on a Strategic Development Plan for the area and advised the then Welsh Government Cabinet Secretary, Lesley Griffiths, that there was consensus amongst all 10 Leaders in the Cardiff Capital Region to support the principle of a Strategic Development Plan for the region, whilst recognising that this required approval from all 10 Councils to proceed. Regional Corporate Joint Committees (CJCs) will</p>	<p>Change agreed.</p>

undertake strategic development and regional transport planning in the future, including preparing SDPs. Although Bridgend County Borough Council is proceeding with a Replacement LDP, simultaneous collaborative working will be undertaken with neighbouring authorities and the broader region to prepare an SDP. A joint evidence base will also be shared wherever possible to this end. The Bridgend Replacement LDP has been prepared in conformity with Future Wales, promoting Bridgend as a National Growth Area in the context of the wider region. This approach is highly likely to be consistent with the approach used in future SDP preparation to 'future proof' the RLDP.

2.6.7 Bridgend occupies a pivotal position in the Cardiff Capital Region, also acting as the gateway to the Swansea Bay Region. The locality will undoubtedly play a key role in delivering sustainable economic growth as part of the wider SDP in order to fulfil its role as a National Growth Area (as defined by Future Wales) and also capitalise on its sustainable transport connections and inter-related settlement hierarchy. Bridgend's RLDP has been prepared following close dialogue with all neighbouring LPAs (Vale of Glamorgan, Neath Port Talbot and Rhondda Cynon Taf County Borough Councils) as well as other essential organisations. This dialogue has been conducted both on an individual and topic basis, but also through the South East Wales Strategic Planning Group and other topic-based forums. Regional methodologies have also been utilised throughout development of the Replacement LDP evidence base to inform, for example, the Settlement Assessment and Candidate Site Assessment. This has ensured a consistent approach to evidence base development, helped to remove duplication and promoted the sharing of data and best practice across the region; considering the wider regional context as far as possible. Bridgend's Candidate Site Assessment process has sought to promote the most sustainable sites that are conducive to sustainable placemaking-led development, adopt the 'Town Centre First' principle

	<p>and follow Planning Policy Wales' brownfield site search sequence. The strategy is designed to promote transit-orientated development, maximise active travel opportunities, minimise pressure on best and most versatile agricultural land and enable affordable housing delivery in high housing need areas. The RLDP has therefore been prepared in strict accordance with national policy and an approach that will similarly accord with the future SDP. Based on the sites' sustainability credentials, it's considered that the proposed allocations will form a key part of the existing land bank of sites that will support the SDP and impact positively on the region. The Replacement LDP will therefore not have an adverse impact on the future formulation or delivery of the SDP for South East Wales. In fact, the Replacement LDP will significantly contribute to the aims and objectives of the future SDP and help to maximise the SDP's ability to produce sustainable planning outcomes.</p>	
<p>AP 1.4 – Update paragraph 5.2.45 to include a reference to, and explain the changes introduced by the Flood Maps for Planning.</p>	<p>Para 4.3.14, 4.3.43 and 5.2.45 to be amended to include the following additional text highlighted in green. The text proposed to be deleted has been struck through:</p> <p>“4.3.14 The delivery of new flood defences (in addition to the existing defences) and re-designation of Porthcawl as a Defended Zone will provide a coincidental opportunity to enable the Porthcawl Waterfront site to come forward and provide residential-led growth that maximises the benefits of this unique location. It is envisaged that several sensitive development projects could be promoted and brought forward by means of broad tourism-related regeneration, primarily stimulated by the delivery of Porthcawl Waterfront Regeneration Area. This major regeneration project, on the town's waterfront, will provide the strategic focus of residential-led growth and opportunity for Porthcawl by maximising the benefits of the unique location that incorporates views across Sandy Bay. The provision of new residential units, including affordable dwellings, will enable the delivery of other vital regeneration requirements comprising flood defences, enhanced active</p>	<p>Changes agreed.</p>

travel links plus education, retail and community facility provision. **Several sensitive development projects could also be promoted and brought forward by means of broad tourism related The-regeneration.** The project area is closely linked to the town centre, which will continue to benefit from environmental improvements. Indeed, Porthcawl Town Centre is seen as an integral element in the retail hierarchy, benefitting from a range of leisure uses and a good comparison retail offer that provides an important focus for residents. Links between the waterfront area and the town centre will be secured by improved accessibility to properly integrate the new development into the surrounding urban area and also enhance the convenience retail offer. However, proper protection will be given to those highly sensitive areas of international importance, ensuring due consideration is given to landscape and biodiversity interests in the context of local urban capacity.

4.3.43 Specifically, Porthcawl is allocated as a Regeneration Growth Area, ~~facilitated through the~~. **The flood defence works and re-classification of the area as a Defended Zone has provided a coincidental opportunity for the** redevelopment of the ~~Waterfront Regeneration Area~~ **waterfront**. This designation seeks to balance the interests of tourism with those of economic development and environmental considerations to promote sustainable, placemaking-led development. The significant regeneration of Porthcawl's waterfront will capitalise on the town's role as a premier seaside and tourist destination, whilst improving the attractiveness of the town as a place to live and work and enhancing the vibrancy of the Town Centre. Detailed viability, deliverability and master planning work has been completed to demonstrate that this site can come forward and contribute to the housing land supply over the Replacement LDP period.

5.2.45 SP4 also recognises the risk of flooding as a key effect of climate change. The Policy seeks to steer highly vulnerable development away from flood risk

	<p>areas, to assess the implications of development in areas at risk of flooding and to ensure that new development does not increase the risk of flooding elsewhere. The Development Advice Maps Flood Map for Planning accompanying TAN 15 includes climate change information to show how this will affect flood risk extents over the next century, along with the potential extent of flooding assuming no defences are in place. The Flood Map for Planning identify the flood risk zones as set out in the TAN and has been supplemented by a Strategic Flood Consequences Assessment for Bridgend County Borough. This information has influenced the siting and type of development allocations within the Replacement LDP and will also inform policies on flood risk whereby subsequent development proposals can be assessed. A new SPG will also be prepared to set the framework for a local approach to flood risk management within Bridgend Town Centre.”</p>	
<p>AP 1.5 – Amend the RLDP to include a table setting out a prioritised list of the Supplementary Planning Guidance to be produced by the Council and the indicative timescales for preparing the documents.</p>	<p>The table set out as Appendix 1 to this document to be included as a new Appendix to the LDP.</p>	<p>Change agreed.</p>
<p>Inspectors additional Action Points</p>		
<p>Action Point</p>	<p>Council response / proposed MAC</p>	<p>Inspector’s Comments</p>
<p>AP 1.6 – Council to amend Policy SP3 (n)</p>	<p>Policy SP3(n) to be amended to include the following additional text highlighted in green:</p>	<p>Change agreed.</p>

<p>to refer to high-speed digital infrastructure.</p>	<p>SP3: Good Design and Sustainable Place Making</p> <p>All development must contribute to creating high quality, attractive, sustainable places that support active and healthy lives and enhance the community in which they are located, whilst having full regard to the natural, historic and built environment, by:</p> <ol style="list-style-type: none"> 1) Demonstrating alignment with the principles of Good Design; and 2) Demonstrating a Sustainable Placemaking approach to their siting, design, construction and operation. <p>Planning applications must be supported through the submission of appropriate design and technical information to demonstrate compliance with criteria a) to o). All development must:</p> <ol style="list-style-type: none"> a) Have a design of the highest quality possible, whilst respecting and enhancing local distinctiveness and landscape character; b) Be appropriate to its local context in terms of size, scale, 	
	<ol style="list-style-type: none"> height, massing, elevational treatment, materials and detailing, layout, form, mix and density; c) Use land efficiently by being of a density which maximises the development potential of the land whilst respecting that of the surrounding development; d) Provide for an appropriate mix of land uses to promote compact, walkable urban neighbourhoods; e) Maximise opportunities for active travel and increased public transport use and promote connections within and outside the site to ensure efficient and equality of access for all; 	

	<ul style="list-style-type: none">f) Minimise opportunities for crime to be generated or increased, whilst promoting community safety in accordance with Secured by Design principles;g) Avoid or minimise noise, air, and soil and water pollution;h) Incorporate methods to ensure the site is free from contamination (including invasive species);i) Safeguard and enhance biodiversity and integrated multi-functional green infrastructure networks;j) Make sustainable use of natural resources, including land and water, and adopt circular economy principles that:<ul style="list-style-type: none">i. prioritise locally sourced construction materials to help reduce transport emissionsii. Demonstrate that consideration has been given to the use of secondary recycled aggregates or materials before using primary materials to help ensure the availability of materials in the long term;k) Ensure that the viability and amenity of neighbouring uses and their users/occupiers will not be adversely affected;l) Incorporate appropriate arrangements for the disposal of foul sewage, waste and water;		
	<ul style="list-style-type: none">m) Respond to the climate emergency by:<ul style="list-style-type: none">i. Reducing energy demands and maximising opportunities for renewable or low carbon energy generation, incorporating resource efficient/adaptable buildings and layouts using sustainable design and construction techniquesii. Protecting and increasing the resilience of both ecosystems and communities to address the inevitable effects of climate change;		

n) Include the provision of high-speed digital infrastructure from the outset; and

o) Appropriately contribute towards local, physical, social and community infrastructure which is affected by the development.

Strategic Allocations must be developed in line with site specific policies and associated masterplan development principles set out within the Replacement LDP. A detailed masterplan will need to be developed in line with this and agreed with the Council prior to development commencing. A Landscape Visual Impact Assessment must accompany development proposals on allocated sites with identified likely significant adverse effects (pre-mitigation) in relation to SA Objective 14 (Landscape).

LDP Objectives	SOBJ: 1, 2, 3, 4 OBJ: 1a, 1b, 1c, 1d, 1e, 1f
Future Wales	Shaping Urban Growth and Regeneration – Strategic Placemaking Delivering Affordable Homes
PPW	Living in a Place Strategic Placemaking Maximising Wellbeing and Sustainable Placemaking Placemaking in Action
WBFG Act	A globally responsible Wales A healthier Wales A Wales of cohesive communities A more equal Wales
LWBP	Best start in life Support communities in Bridgend County to be safe and cohesive Reduce social and economic inequalities Healthy choices in a healthy environment

	Key Evidence	PPW TAN 12: Design Good Design and the LDP Process, DCfW 2014 Future Wales: The National Plan 2040 Placemaking Wales Charter		
<p>AP 1.7 - Council to amend: paragraphs 4.3.65 and 5.26 to refer to inclusion of concept masterplans in the RLDP; and to include illustrative masterplans for each of the Strategic Development Sites.</p>	<p>Paragraphs 4.3.65 and 5.2.6 to be amended to include the following additional text highlighted in green:</p> <p>4.3.65 The sites within SP2 are considered essential to delivery of the LDP and have been subject to rigorous viability and deliverability testing in collaboration with specific site promoters. This process has certified that the costs of the development requirements and placemaking principles set out in site specific policies coupled with the Council's aspirations for delivering high-quality new communities are realistic and deliverable on each site within the plan period. Concept masterplans are provided in Appendix 7 for illustration purposes only, although further consultation will be undertaken as part of the Pre-Application Consultation process and these masterplans will also be refined as part of future planning applications.</p> <p>5.2.6 The following Thematic Policies (PLA1-PLA5) detail the site-specific requirements for the mixed-use Strategic Development Sites in Regeneration Growth Areas and Sustainable Growth Areas. These detailed Thematic Policies are set within the context of SP3 and will enable its implementation, in accordance with the Growth and Spatial Strategy identified within SP1 and Strategic Allocations identified within SP2. Delivery of these Strategic Sites will prove fundamental in achieving the Replacement LDP's Vision and Objectives for the County Borough.</p>		<p>Change agreed.</p>	

	<p>Concept masterplans are provided in Appendix 7 for illustration purposes only, although further consultation will be undertaken as part of the Pre-Application Consultation process and these masterplans will also be refined as part of future planning applications.</p>	
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Appendix 1

Hearing Session 1 - Action Point 1.5

The LDP will be supported by Supplementary Planning Guidance (SPG). Two SPGs have been published during LDP preparation (Education Facilities and Residential Development and Outdoor Recreation Facilities and New Housing Development) and will be updated as necessary post adoption of the LDP. These will be supplemented by additional SPGs, which will be prepared within the first two years of LDP adoption, to cover the following thematic policy areas as follows:

LDP Policy	Supplementary Planning Guidance	Aim	Timescale
COM2	Affordable Housing	To expand upon the Council's planning policy on affordable housing and outline how the Council will expect affordable housing to be delivered as part of new residential developments within the County Borough. It will also further clarify	Within 6 months of adoption

		the approach to providing affordable housing on exception sites in limited circumstances.	
SP10	Education Facilities and Residential Development	To update the guidance based on educational facilities planning policy contained within the newly adopted Local Development Plan. It outlines how the Council will, where appropriate, seek planning obligations to provide or enhance education and school facilities as part of new residential developments throughout the County Borough of Bridgend.	Within 6 months of adoption
COM10	Outdoor Recreation Facilities and New Housing Development	To update the guidance based on outdoor recreation facilities planning policy contained within the newly adopted Local Development Plan. It outlines how the Council will, where appropriate, seek planning obligations to provide or enhance outdoor recreation facilities as part of new residential developments throughout the County Borough of Bridgend.	Within 6 months of adoption
SP10	Planning Obligations	To set out the Council's approach to planning obligations when considering applications, providing further guidance on how the policies set out in the Replacement LDP are to be implemented. This SPG will help to ensure that developments contribute toward the provision of necessary infrastructure and measures required to mitigate their impact.	Within 6 months of adoption
DNP6	Biodiversity and New Development	To clarify how development should minimise impacts on biodiversity and provide biodiversity enhancement (net benefit), where possible, whilst protecting or enhancing green infrastructure provision in recognition of its wide-ranging benefits.	Within 1 year of adoption
SP3	Design Guide	To provide a clear statement of what the local planning authority expects within the County Borough, both in terms of how design information should be presented, but also how design issues should be addressed to enhance clarity at the planning application stage.	Within 1 year of adoption

SP10	Design of New Schools	To provide additional guidance in relation to the development of new school sites, considering connectivity, adjoining land uses and active travel opportunities, thereby enabling delivery of the School Modernisation Programme (Band C).	Within 1 year of adoption
DNP1	Development in the Countryside	To clarify the types and scale of development that will be considered acceptable in countryside locations.	Within 1 year of adoption
SP11	Employment Land	To expand upon the Council's planning policy, which deals with the protection of identified employment sites for their employment function and circumstances where alternative uses may be acceptable.	Within 1 year of adoption
SP4	Flood Risk	To provide additional guidance into how certain sites can be developed in compliance with the requirements of the future revised TAN15.	Within 1 year of adoption
DNP8	Green Infrastructure	To support the delivery of, safeguard and enhance biodiversity and integrated multi-functional green infrastructure networks.	Within 2 years of adoption
SP8	Health and Wellbeing	To ensure planning decisions contribute to the national and local Well-being Goals set out in the Well-being of Future Generations (Wales) Act 2015. This SPG will offer guidance for addressing the effect of the built and natural environment on health and well-being as part of a strategic approach to tackling local health inequalities and promoting healthy lifestyle options. It will also provide guidance on appropriate locations for primary health care facilities.	Within 2 years of adoption
COM1	Masterplans for Long Term Regeneration Sites	To provide detailed strategies to enable the delivery of Long-Term Regeneration Sites within the Plan (Coegnant Reclamation Site (COM1 (R1)), the Former Cooper Standard Site, Ewenny Road (COM1 (R2)) and Maesteg Washery (COM1 (R3))).	Within 2 years of adoption
PLA11	Parking Standards	To expand upon the Council's requirements in relation to parking provision for all forms of development balanced against the availability of active travel opportunities and	Within 2 years of adoption

		community facilities. It will also assist in the preparation and submission of planning applications and achieve a common approach to the provision of parking facilities associated with new development and change of use.	
SP4, SP10	Renewable Energy and Decarbonisation	To provide advice and further guidance to help ensure that new development is designed to be resilient to future climate change effects, by encouraging use of renewable and low/zero carbon energy generation technology.	Within 2 years of adoption
ENT5	Southern Bridgend Gateway	To enable further consolidation and enhancement of Bridgend's role as a major focus for employment and new inward investment by promoting strategic employment sites at Bro-castle Estate, the former Ford Site and Parc Afon Ewenni. The SPG will clarify the role and land uses that can be enabled at these sites to allow for sustainable, placemaking-led developmental synergy.	Within 2 years of adoption
SP4?	Sustainable Construction and Design	To provide advice and further guidance to help ensure that new development is designed to be resilient to future climate change effects, having regard to broader principles of sustainable design in order to significantly reduce energy usage and carbon emissions.	Within 2 years of adoption
DNP7	Trees and Development	To clarify the Council's expectations regarding tree planting and new development, to offer advice on maintaining existing trees and planting new trees, on and adjacent to development sites.	Within 2 years of adoption

Appendix 2

Hearing Session 1 - Action Point 2.6.5

Future Wales: National Plan 2040 Outcomes Conformity Assessment (Assessment of the contribution that the LDP makes towards delivering the outcomes set out in Future Wales: National Plan 2040).

Table 1. details the objective assessment undertaken to demonstrate that the LDP makes a significant positive contribution towards delivering the 11 outcomes set out in Future Wales. As detailed in the model below a RAG rating is utilised to present a status assessment using the traffic light colour designations; red, amber or green.

	RLDP policy is considered to make a significant positive contribution towards the NDF Outcomes
	RLDP policy is considered to make a neutral contribution to the NDF Outcomes
	RLDP policy is considered to have a significant negative impact upon the NDF Outcomes

Table 1 – LDP Conformity with Future Wales: National Plan 2040 Outcomes

