



# Bridgend Replacement Local Development Plan 2018-2033



## Candidate Site Assessment Report 2022

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## Executive Summary

The purpose of this document is to outline the findings of the Candidate Site Assessment process undertaken by Bridgend County Borough Council as part of preparation of the Replacement Local Development Plan (LDP). The Candidate Site Assessment Methodology was consulted on informally before landowners, developers and the public were asked to nominate 'Candidate Sites' for consideration for inclusion within the Replacement Plan. The first stage of the assessment involved the consideration of submitted Candidate Sites to determine whether they had potential to support the LDP Strategy. The second stage involved further detailed assessment of sites that satisfied Stage 1 of the assessment. Following completion of Stage 2, the Council obtained the views of a limited number of specific consultation bodies in respect of those sites considered suitable for future development and possible allocation in the Replacement LDP. As a result of this assessment, a list of sites have been identified for inclusion within the Replacement LDP (Stage 4), acknowledging the conclusions drawn from Stage 2 and comments received from Stage 3.



## **1. Introduction**

- 1.1 An up-to-date LDP is an essential part of a plan-led planning system in Wales. The existing LDP (adopted on 18th September 2013) sets out in land-use terms the priorities and objectives of the Corporate Plan. The Council is statutorily required, under Section 69 of the Planning and Compulsory Purchase Act 2004, to undertake a full review of the adopted LDP at intervals not longer than every 4 years from the date of adoption. The Review Report therefore recognised an urgent need to address the shortfall in the housing land supply by the identification of additional housing sites, whilst identifying other significant contextual changes in circumstances and policy at a national, regional and local level. For these reasons, a Replacement LDP is now being prepared and will express, in land-use terms, the wellbeing objectives and priorities of the Bridgend Public Services Board's Well-being Plan.
- 1.2 The purpose of this report is to outline the findings of the Candidate Site Assessment process undertaken by Bridgend County Borough Council as part of the Replacement LDP. This will help facilitate implementation of the LDP Strategy through delivery of the Vision and Objectives. This report begins by outlining the background to the candidate site process, then details the methodology used to assess each Candidate Site, together with other appropriate sites included as allocations in the existing Plan that have not specifically been considered by other mechanisms. This report then outlines the results of the Assessment; providing a reasoned justification as to why sites are or are not allocated in the Replacement LDP.

## **2. Candidate Sites – Background**

- 2.1 The call or request for candidate site nominations is an early, core component of the Replacement LDP, to be undertaken in advance of any formal element of plan preparation. This provides communities and stakeholders with an opportunity to propose sites for a range of uses, hence why Welsh Government considers Candidate Sites and the Sustainable Appraisal process to be 'the building blocks of plan making'. Identification of suitable sites for future housing, employment, retailing, transportation and other main land uses (such as recreation and community facilities) is a key foundation for the Replacement LDP process.
- 2.2 The Council invited landowners, developers and the public to nominate Candidate Sites for future development from 14<sup>th</sup> September 2018 to 9<sup>th</sup> November 2018. This opportunity was extensively publicised as follows:

- Written correspondence was sent to all people and organisations on the LDP consultation database (included Elected Members) and members of the LDP Key Stakeholder Forum;
- An advert was placed in the Glamorgan Gazette on 20<sup>th</sup> and 27<sup>th</sup> September 2018 and a press release was issued;
- All information was placed on the Council's web site, including a link from the 'home page'.

2.3 Site proposers were required to complete a Candidate Site Assessment Questionnaire (Appendix 8) to provide basic information regarding the site accompanied by a map showing the site area. Several potential sites (171) were ultimately submitted to the Council for consideration, which have been compiled into a Candidate Site Register, published in January 2019. The Register can be viewed on the Council's website:

<https://www.bridgend.gov.uk/residents/planning-and-building-control/development-planning/replacement-bridgend-local-development-plan-2018-to-2033/replacement-candidate-sites/candidate-site-register/>

2.4 The Register contains baseline information summarised from the Candidate Site questionnaire forms for each of the sites submitted, specifically: the unique reference number; a location description; the name of the person(s)/organisation promoting the site; the proposed use(s) of the land; the settlement the site is located in or its nearest settlement; and the approximate area of the site.

2.5 The evidence in the Candidate Site Assessment and Sustainability Appraisal clearly documents why certain sites have been included within or excluded from the LDP. The methodology outlined in this Report has helped to facilitate this process. Following Stage 1 assessment, site promoters with sites that progressed to Stage 2 of the assessment were asked to submit various pieces of supporting information and specific information on the viability and deliverability to demonstrate their suitability for allocation (see Appendix 10, 11 & 12). Viability appraisals were then required to be conducted by site promoters for assessment by officers. This identified whether 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, were realistic and deliverable on each site. Site promoters that failed to submit site specific information during Stage 2 of the assessment and more detailed viability information to inform the Replacement LDP, affected the potential prospect of their site being allocated. For sites not included for allocation, the Deposit Stage of the LDP provides the next opportunity to make representations on potential site allocations.

### **3. Candidate Site Assessment – Methodology**

3.1 This Report aims to identify sites that are suitable for allocation within the Replacement LDP. A Candidate Site Assessment Methodology has therefore been developed and applied to the Candidate Sites contained within the Register, including uncommitted and unimplemented sites allocated within the existing LDP that have been resubmitted as Candidate Sites. However, there are several site categories that have been excluded from the Candidate Site Assessment in the first instance, which are detailed below:

- **Sites More Appropriately Considered by Other Mechanisms**

A number of sites were not directly considered by the Assessment, as they did not propose development and/or were non-specific in nature i.e. proposals to protect the countryside. The Replacement LDP will not feature a green wedge policy, therefore proposals for green wedges will not be taken forward (see Green Wedge Review Background Paper). Proposals for recreational facilities are also already considered in several other studies that form part of the evidence base for the Replacement LDP. In addition, transportation proposals will be included in the Replacement LDP in accordance with national policy and will be subject to their own separate assessments and consultations. Education proposals will be subject to an education capacity assessment. Finally, proposals with existing planning consent for development will be incorporated into the Replacement LDP's housing trajectory or other planning designations as appropriate.

The Candidate Sites that were not considered by the Candidate Site Assessment process and excluded for such reasons are detailed in Appendix 1.

- **Small-Scale Candidate Sites**

All small sites measuring less than 0.25 hectares were also excluded from the Candidate Site Assessment. Sites with this level of capacity would not be suitable for individual allocation within the LDP as they would only be able to accommodate approximately 9 dwellings in residential terms (using an average density of 35 dwellings per hectare). Instead, these sites have been considered as 'small sites' and will be assessed in one of the following 2 ways:

- ***Small Sites outside Existing Settlement Boundaries***

Small sites located outside of existing LDP settlement boundaries have been assessed through the Settlement Boundary Review. The Council will review all settlement boundaries within the County Borough to determine if they are still appropriate in light of the Replacement LDP Strategy and / or would constitute appropriate amendments to existing boundaries.

- ***Small Sites within Existing Settlements***

The development and / or safeguarding of small sites for specific purposes within existing settlements will be determined through criteria based Development Management policies within the Replacement LDP.

3.2 After these sites were discounted, the remaining Candidate Sites were subject to a four stage Assessment, which will now be outlined sequentially. It should be noted that unimplemented allocations from the existing LDP, including potential 'rollover' sites, that were not submitted as Candidate Sites automatically progressed to Stage 2 providing they were in accordance with the Preferred Strategy. This is primarily because the Preferred Strategy broadly continued with the existing LDP's Regeneration-Led Strategy (along with some additional sustainable growth). The sites in question had therefore already undergone a significant level of scrutiny, hence, it was not deemed necessary to re-assess these sites via Stage 1 providing they were aligned with the identified growth areas.

3.3 **Stage 1: Potential to Support the LDP Strategy**

3.3.1 Stage 1 of the Candidate Site Assessment evaluates, in broad terms, the remaining sites that have the potential to support the Preferred Strategy spatially. It is acknowledged that, in order to deliver the Preferred Strategy, future growth will need to be directed to the most appropriate and sustainable locations at a scale that will not undermine the Regeneration and Sustainable Growth Strategy.

3.3.2 As documented within the 2019 Settlement Assessment, Bridgend is classified as the Primary Key Settlement, along with five additional Main Settlements, which include the Valleys Gateway, Porthcawl, Maesteg, Pencoed and the grouped settlement of Pyle, Kenfig Hill and North Cornelly. All six of these settlements demonstrate a strong employment function with an existing concentration of businesses plus a notable variety of shopping and community services. However, the Valleys Gateway specifically has accommodated substantial growth in recent years and there are now capacity issues running north to south at Junction 36 of the M4. This issue substantially hampers area's potential to accommodate any significant growth until it is resolved. Therefore, the remaining four Main Settlements and the Primary Key Settlement of Bridgend are considered, by the Preferred Strategy, to be the most sustainable environs to accommodate future growth and will therefore continue to be the main focus of future planned development. The scale and type of which will need to be in line with their individual infrastructures, economies, characters and constraints.

3.3.3 Table 1 overleaf illustrates the impacts the Preferred Strategy will have on each of the settlements in terms of accommodating future strategic growth, and in determining whether their respective settlement boundaries will need to be altered.

**Table 1: Spatial Distribution of Growth and Impact on Settlement Boundaries**

Sub Area	Settlement	Impact on Settlement
<b>Bridgend</b>	Bridgend (including Brackla, Broadlands, Bryntirion and Cefn Glas, Central Bridgend, Coity / Parc Derwen, Coychurch and North Bridgend / Litchard).	Sustainable Growth.
<b>Maesteg and the Llynfi Valley</b>	Maesteg Caerau Nantyllyn Cwmfelin Pontrhydydyff Llangynwyd	Regeneration Growth.
<b>Porthcawl</b>	Porthcawl	Regeneration Growth.
<b>The Garw Valley</b>	Blaengarw Pontycymmer Bettws Llangeinor Pontyrhyl	No Sustainable or Regeneration Growth.  Development within existing settlement – Regeneration Area.
<b>The Ogmore Valley</b>	Blackmill Evanstown Gylnogwr Nantymoel Ogmore Vale Pantyrwel	No Sustainable or Regeneration Growth.  Development within existing settlement – Regeneration Area.
<b>The Valleys Gateway</b>	Aberkenfig Bryncethin Brynmenyn Coytrahen Sarn Tondu	No Sustainable or Regeneration Growth.  Development within existing settlement.
<b>Pyle/Kenfig Hill /North Cornelly</b>	Pyle North Cornelly Kenfig Hill	Sustainable Growth.
	Cefn Cribwr Kenfig Mawdlam South Cornelly	No Sustainable or Regeneration Growth.  Development within existing settlement.
<b>Pencoed</b>	Pencoed	Sustainable Growth.
	Heol-Y-Cyw	No Sustainable or Regeneration Growth.  Development within existing settlement.

3.3.4 Stage 1 also incorporates sustainability criteria into the site assessment process, based on the 14 objectives developed for the Sustainability Appraisal (SA). The SA (incorporating the Strategic Environmental Assessment) of the Preferred Strategy provides an evaluation / validation of the site selection process in respect of the overall contribution (or otherwise) to sustainable development. Following a base level assessment of all Candidate Sites, the SA excluded some sites for consideration on the basis of significant environmental or deliverability criteria e.g. flood risk or common land. Stage 1 will specifically address sites identified with major constraints that have been excluded from further consideration. This provided an opportunity for site promoters to provide further information to demonstrate that identified constraints could be satisfactorily overcome, before any decision was made at Deposit Stage as to which Candidate Sites should be allocated or rejected.

3.3.5 To assess compatibility with the LDP Strategy, Candidate Sites were scrutinised based on two questions, which will now be outlined in turn.

**Question 1. Is the site located within or adjacent to a Sustainable Growth Area or Regeneration Growth Area?**

3.3.6 This question is directly related to the delivery of the LDP Strategy. In order to achieve the Vision and Objectives of the LDP, the Council will follow a Regeneration and Sustainable Growth Strategy, underpinned by a balanced level of economic growth. Regeneration and sustainable development will be focused in the following areas:

- Bridgend Sustainable Growth Area
- Pencoed Sustainable Growth Area
- Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area
- Maesteg and Llynfi Valley Regeneration Growth Area
- Porthcawl Regeneration Growth Area

3.3.7 Sites located within a Regeneration Growth or Sustainable Growth Area that would support the Strategy and also promote growth at a scale commensurate with the respective settlement's role, function and capacity progressed to Stage 2.

3.3.8 In addition, the LDP Strategy seeks to allocate 71.7 hectares of employment land to be brought forward and accommodate up to 7,500 additional jobs over the Plan period. In order to maintain a sustainable level of employment land, and, based upon the recommendations of the Economic Evidence Base Study, the LDP Strategy seeks to safeguard existing sites and premises where appropriate and necessary, whilst identifying strategic employment sites of significant importance to the local and wider economy. Employment sites were therefore assessed against this evidence base and derived policies to ascertain conformity with the LDP Strategy.

- 3.3.9 Candidate Sites outside of a Regeneration Growth or Sustainable Growth Area were also assessed through Question 2 to ensure their potential contribution to sustainable growth was not overlooked.

**Question 2. Is the site a potential brownfield development opportunity located within the existing urban area?**

- 3.3.10 Whilst the identified level of growth is to be primarily directed towards Regeneration Growth and Sustainable Growth Areas, the re-use and regeneration of other sites across the County Borough can also prove contributory. This is especially the case where there are opportunities for brownfield development in appropriate, sustainable and accessible locations.
- 3.3.11 Therefore, the scale and type of proposal was assessed to ensure the development was commensurate with the respective settlement's capacity. A number of settlement based factors were considered including existing infrastructure, education, transport and the environment, balanced against the level of growth that the site can contribute to the delivery of the LDP Strategy.
- 3.3.12 Brownfield sites that could potentially deliver development **within** the settlements identified in Table 1 that accorded with these principles also progressed to Stage 2 for further assessment.
- 3.3.13 Following consideration of these two questions, all Candidate Sites that were considered capable of satisfying Stage 1 of the assessment progressed to Stage 2. Sites that failed Stage 1 of the assessment are detailed in Appendix 3.
- 3.3.14 During the Preferred Strategy Consultation, several sites were submitted by site promoters. These sites were also assessed as part of Stage 1 as detailed in Appendix 5.

**3.5 Stage 2: Detailed Site Assessment – Deliverability, Sustainability and Suitability**

- 3.5.1 Stage 2 of the Candidate Site Assessment involved scrutinising the sites that progressed from Stage 1 in greater detail. During Stage 2, sites were examined based on any specific issues they raised in terms of their deliverability, general location, neighbouring land uses, existing use(s), accessibility, physical character, environmental constraints and opportunities. In addition, there was an assessment of the policy context, together with the local geographical context, including known infrastructure issues. Site promoters were asked to prepare and submit a number of technical supporting studies to demonstrate the site's deliverability, sustainability and suitability on 17<sup>th</sup> December 2019 (See Appendix 10). Sites without supporting evidence, did not progress to Stage 4 of the Candidate Site Assessment (those sites to be included in the Replacement LDP). However, the COVID-19 lockdown was subsequently imposed on 23<sup>rd</sup> March 2020, which was over three calendar months after the initial letter and just over five weeks prior to the original deadline. At that point, many Stage 2 Candidate site promoters contacted Council Officers to confirm that certain technical studies

couldn't be completed by the original deadline due to the lockdown restrictions. Consequently, a final letter was sent out to site promoters on 31<sup>st</sup> July 2020 (see Appendix 11) requiring outstanding technical studies to be submitted by 7th September 2020. However, it was also acknowledged that robust Transport Assessments would only be able to be completed once representative traffic flows returned. Therefore, the deadline for submission of Transport Assessments was extended until 19th October 2020.

- 3.5.2 Stage 2 incorporated integrated elements of sustainability assessment into the site selection process. Although this site validation/evaluation process will not be reported separately from the main SA/SEA; it will be undertaken in advance of the Deposit Plan in order to justify 'provisional' allocations.
- 3.5.3 Where relevant, the site appraisals considered other legislation and national policies. Many of these factors are detailed in the original Candidate Site Questionnaire Forms, which were completed by site promoters and subsequently verified by the Council where necessary.
- 3.5.4 Each remaining site was examined against the criteria detailed below. This Stage of the assessment process required additional information to be provided from a range of stakeholders.

#### **a) Deliverability of the Site**

- 3.5.5 The Council will need to have a high degree of confidence that each allocated site has a realistic prospect of being delivered within the LDP period, including whether the site promoter has a serious intention of developing the site. The assessment process therefore required suitable evidence from site promoters to robustly demonstrate the viability and deliverability of each site. Viability assessments were undertaken by site promoters based on anticipated costs, values and site specific issues (i.e. abnormal costs) whilst also identifying the contribution sites can make to the delivery of infrastructure, affordable housing and other policy requirements. Site promoters were expected to submit viability information as part of this assessment process with failure to do so resulting in sites being ruled out (see Appendix 12). In addition, sites with a longstanding residential proposal that had been subject to detailed scrutiny as part of past Joint Housing Land Availability Studies, were also ruled out at this Stage unless new evidence was provided to suggest the prospect of delivery had changed.

#### **b) The Site's Physical Constraints & Environmental Impact**

- 3.5.6 The sites were also assessed in respect of their physical constraints (i.e. topography, access, vegetation, flood zones) in the context of Technical Advice Note (TAN) 15 – Development and Flood Risk and the latest Development Advice Maps. Sites promoted for 'highly vulnerable uses' (including housing) which are located in areas of high flood risk were discounted from any further consideration, unless justified by a more detailed Strategic Flood Consequences Assessment, a

Flood Consequences Assessment or the sites were in compliance with the justification tests of TAN15.

- 3.5.7 Planning Policy Wales emphasises the importance of re-utilising brownfield land, through a site search sequence, to accommodate the level of growth justified by the Replacement LDP. The Replacement LDP therefore seeks to allocate deliverable, previously developed land and/or underutilised sites within existing settlements in the first instance, followed by suitable and sustainable sites on the edge of settlements. This Stage adopted these principles in assessing potential sites to ensure that new allocations will be geographically balanced with community facilities, services and employment opportunities within existing settlements.
- 3.5.8 Similarly, PPW places importance on safeguarding agricultural land that is Graded 1, 2 and 3a in the national classification; also highlighting the importance of lower graded land where this has either an environmental value recognised by landscape, wildlife, historic, or archaeological designations. This is considered further in the Minimising the Loss of the Best and Most Versatile Agricultural Land Background Paper, which supports and supplements this Assessment.
- 3.5.9 Where a site proposal fell within, in close proximity to, or was likely to have a significant negative environmental effect upon a site designated under any of the following natural environmental designations, it was discounted from further consideration at this Stage:
- A Special Area of Conservation (SAC)
  - A National Nature Reserve (NNR)
  - A Site of Special Scientific Interest (SSSI)
  - A Local Nature Reserve (LNR)
  - A Regionally Important Geological Site (RIGS)
- 3.5.10 Where a site proposal fell within, or lies adjacent to, Ancient Woodland, a Registered Historic Landscape, Park and Garden, Scheduled Ancient Monument, listed building or Conservation Area, the Council consulted with the appropriate organisation to determine any potential impacts. Where it was found that a site proposal was likely to lead to environmental improvements, this ranked more highly than those which had neutral or detrimental effects.

### **c) Site Accessibility**

- 3.5.11 National planning guidance highlights the importance of developments having access to a range of services, facilities and opportunities, which can also be accessed by existing communities. Sites were therefore assessed in terms of their propensity to promote connectivity for all through maximising active travel opportunities, including those contained within Existing Route Maps and future proposals detailed within the Integrated Network Maps. Well connected developments will assist in promoting the improvement of health and well-being by encouraging people to adopt healthier and active lifestyles, whilst also

contributing to the creation of successful places. The relative distance to existing facilities and public transport, including the level and frequency of public transport provision, was therefore considered. For housing proposals specifically, the assessment examined the location of the site in terms of whether the site was located within, or outside a settlement; and secondly the ease of pedestrian and cyclist access to key services such as primary schools, doctor's surgeries and local shops.

#### **d) Site Infrastructure Capacity**

- 3.5.12 New development can place additional pressures on existing infrastructure such as highways, water supply, drainage, and sewerage capacities as well as local facilities such as schools, community facilities, and recreational space. The Council engaged with Natural Resources Wales, service providers and all appropriate Council Directorates to determine whether such pressures on local infrastructure exist, and to identify whether appropriate mitigation measures could and should be taken (for example through the use of planning obligations). This criterion also determined whether such a course would not be viable or realistic within the timescale of the Plan.
- 3.5.13 The Strategy maintains the stance that housing development without employment provision (and vice-versa) in the same broad location is less sustainable. Similarly, infrastructure improvements need to be aligned with new development, including transport networks, utilities, green infrastructure, health, education and social facilities. This is necessary to create sustainable communities that will incorporate a mix of complementary uses and deliver improvements to existing infrastructure and/or provide new supporting infrastructure. Indeed, this latter factor is particularly notable given the school capacity issues across the County Borough and the need for new strategic sites to be significant enough in scale to support provision of a new primary school as a minimum.
- 3.6 Stage 2 of this Assessment determined whether the site was suitable for further consideration or should be omitted for being out of accord with the Strategy. This Stage also focussed on whether the site was necessary to contribute to the level of growth set out in the Replacement LDP Strategy; determined by considering all other remaining opportunities in the context of the Replacement LDP's evidence base and the use proposed for the site.
- 3.7 **Stage 3: Consultation with Appropriate Specific Consultation Bodies**
- 3.7.1 Post application of Stages 1 and 2, the Council obtained the views of a limited number of specific consultation bodies in respect of those sites identified as suitable for future development and possible allocation in the Deposit LDP. The specific consultation bodies that were consulted included:

- Natural Resources Wales
- CADW
- Glamorgan-Gwent Archaeological Trust
- Dwr Cymru / Welsh Water
- Wales & West Utilities
- Western Power Distribution
- Coal Authority
- Cwm Taf Morgannwg University Health Board

3.7.2 The Council sent organisations plans and details of all sites that passed Stage 1 and Stage 2. The ensuing responses were considered further to determine each site's potential for allocation.

### 3.8 **Stage 4: Sites for Inclusion in the Replacement LDP**

3.8.1 Post Stage 3, a list of sites had been identified for inclusion in the Replacement LDP, taking into account the conclusions of Stage 2 and comments received from Stage 3. During this process, and to inform these conclusions, the Council requested additional information, where appropriate, to support sites for inclusion and subsequent allocation in the Replacement LDP.

### 3.9 **Consultation on the 'Officers Working Copy' of the Deposit LDP**

3.9.1 As a check and balance exercise, further to the consultation on the Candidate Sites, the Replacement LDP has been sent to all internal consultees as a draft officers working copy. As part of this exercise, a copy of the draft Deposit LDP and / or details of the proposed allocations will also be sent to the following specific consultation bodies:

- Natural Resources Wales
- CADW
- Dwr Cymru / Welsh Water
- Wales & West Utilities
- Western Power Distribution
- Cwm Taf Morgannwg University Health Board

3.9.2 This consultation exercise will provide internal consultees and several key external consultees with a further opportunity to comment on proposed allocations and designations. The Council will then use the responses to make appropriate changes to the Replacement LDP.

#### **4. Sustainability Appraisal (SA)**

- 4.1 As stated above, the Candidate Site Assessment integrates a sustainability assessment into the site selection process, based on the sustainability objectives developed for the LDP SA. In this context, an SA of all Candidate Sites (including newly promoted sites and potential LDP rollover sites) has been carried out to support the level of proposed growth and spatial strategy. This has provided a timely, objective and transparent assessment to support evidence-based decisions regarding the allocation (or rejection) of individual sites within the Replacement LDP in accordance with national planning policy requirements.
- 4.2 All candidate sites and potential rollover sites have been treated equally as potential 'reasonable alternatives' (subject to the absence of major constraints) before any decisions to allocate individual sites were made. This process has also identified major environmental or sustainability constraints, which, in the absence of further information being provided to demonstrate site effectiveness, was likely to result in the rejection of some candidate. This provided a fair opportunity for site promoters to provide further information to demonstrate that identified constraints and issues could be satisfactorily overcome and addressed, before any decision was made by the Council as to which candidate sites should be allocated or rejected. The methodology, assessment criteria and scoring system adopted to undertake a proportionate SA of Candidate Sites is detailed in the SA Report.

## **APPENDIX 1**

Candidate Sites more appropriately considered by other mechanisms

### Proposed Green Wedges

The Replacement LDP will not feature a green wedge policy, therefore proposals for green wedges will not be taken forward (see Green Wedge Review Background Paper).

Site	Site Area (Ha)	Candidate Site Ref No.	Settlement	Settlement Hierarchy Category	Proposed Use of Site
Danygraig Avenue (Land East of)	5.21	182.C1	Porthcawl	Newton	Green Wedge

### Proposed Open Space/Recreation

Proposals for recreational facilities are also already considered in several other studies that form part of the evidence base for the Replacement LDP.

Site	Site Area (Ha)	Candidate Site Ref No.	Settlement	Settlement Hierarchy Category	Proposed Use of Site
Foxfields (Land off)	1.62	292.C2	Bridgend	Brackla	Public Open Space / Recreational
Pheasant Public House (Land south of)	0.75	129.C1	Penyfai	Penyfai	Public Open Space

### Transportations Proposals

Transportation proposals will be included in the Replacement LDP in accordance with national policy and will be subject to their own separate assessments and consultations.

Site	Site Area (Ha)	Candidate Site Ref No.	Settlement	Settlement Hierarchy Category	Proposed Use of Site
Brocastle and Waterton	0.37	353.C2	Bridgend	Coychurch Lower	New Link Road
Penprysg Road Bridge	0.48	353.C1	Pencoed	Felindre / Penprysg	Highway Improvements
Pyle Rugby Football Ground (Land adj)	0.11	353.C3	Pyle	Pyle	Park and Ride
Ynysawdre / Brynmenyn Primary School (Surplus Land)	0.31	352.C25	Valleys Gateway	Ynysawdre	Residential (Access)

### Education Proposals

Education proposals will be subject to an education capacity assessment.

Site	Site Area (Ha)	Candidate Site Ref No.	Settlement	Settlement Hierarchy Category	Proposed Use of Site
Former Ogmores Vale Nursery Site	0.086	352.C7	Ogmores Vale	Ogmores Vale	Education
Green Acre Drive (Land off)	1.94	352.C45	Pencoed	Hendre	Education

### Mixed Use Proposals

Proposals for mixed use non-residential proposals are also already considered in several other studies that form part of the evidence base for the Replacement LDP.

Site	Site Area (Ha)	Candidate Site Ref No.	Settlement	Settlement Hierarchy Category	Proposed Use of Site
Archdeacon John Lewis Church of Wales School (land adj)	8.78	352.C40	Brackla	Brackla	Recreation / Education

### Existing Planning Consent

Proposals with existing planning consent for residential development will be incorporated into the Housing Trajectory and appended to the Replacement LDP.

Site	Site Area (Ha)	Candidate Site Ref No.	Settlement	Settlement Hierarchy Category	Proposed Use of Site
Former St John's School	2.44	24.C1	Porthcawl	Newton	Residential
Ysgol Bryn Castell (former school)	3.77	352.C32	Bridgend	Newcastle	Residential

**APPENDIX 2**  
Candidate Sites – Small Sites

### Candidate sites assessed under the Settlement Boundary Review Process

Small sites located outside of existing LDP settlement boundaries have been assessed through the Settlement Boundary Review.

Site	Site Area (Ha)	Candidate Site Ref No.	Settlement	Settlement Hierarchy Category	Proposed Use of Site
Blackmill (Land at)	0.18	316.C1	Blackmill	Blackmill	Residential
Osbourne Terrace (rear of)	0.19	329.C1	Nantymoel	Nantymoel	Residential
Cuckoo Street (Land adjoining)	0.2	309.C1	Pontycymmer	Pontycymmer	Residential

### Small sites within existing settlements

The development and/or safeguarding of small sites for specific purposes within existing settlements will be determined through criteria based Development Management policies within the Replacement LDP.

Site	Site Area (Ha)	Candidate Site Ref No.	Settlement	Settlement Hierarchy Category	Proposed Use of Site
Queen Street (Land at)	0.03	352.C36	Bridgend	Morfa	Retail
Heol y Cyw Car Park	0.2	121.C1	Heol y Cyw	Penprysg	Community Car Park and turning round area for public buses and large vehicles
Picton Street	0.22	352.C12	Nantyllyllon	Caerau	Residential

### **APPENDIX 3**

Candidate Sites that failed Stage 1 Assessment

Site	Area (Ha)	Candidate Site Ref No.	Settlement	Settlement Hierarchy Category	Proposed Use of Site	Does the site fit with the preferred strategy
Heol Richard Price (Land South of)	2.56	275.C1	Bettws	Bettws	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>Bettws is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. The Candidate Site is located outside the existing settlement boundary and is therefore considered to represent an unacceptable incursion into the open countryside, as such this site will not be assessed as part of Stage 2.</p>
Bettws Road (Land west of)	11.81	322.C1	Bettws	Bettws	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>Bettws is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. The Candidate Site does not provide a natural or logical extension to the settlement (i.e. it is not physically, functionally and visually related to the existing settlement pattern). It is therefore considered an unacceptable intrusion into the countryside, and as such will not be assessed as part of Stage 2.</p>
Pen y Bryn Farm (Land at)	1.11	335.C2	Bettws	Bettws	Mixed Use	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>Bettws is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. The Candidate Site is located outside the existing settlement boundary and is therefore considered to represent an unacceptable incursion into the open countryside, as such this site will not be assessed as part of Stage 2.</p>

<b>Pen Y Bryn Farm (Land adj)</b>	2.47	335.C1	Bettws	Bettws	Mixed Use	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>Bettws is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. The Candidate Site is located outside the existing settlement boundary and is therefore considered to represent an unacceptable incursion into the open countryside, as such this site will not be assessed as part of Stage 2.</p>
<b>Bettws (Land West of)</b>	3.33	327.C1	Bettws	Bettws	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>Bettws is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. The Candidate Site is located outside the existing settlement boundary and is therefore considered to represent an unacceptable incursion into the open countryside, as such this site will not be assessed as part of Stage 2.</p>
<b>Bettws (Bottom Side, West)</b>	3.19	352.C3	Bettws	Bettws	Residential / Recreation / Education	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>Bettws is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. The eastern part of the site is deemed a logical inclusion within the existing settlement boundary. However, the remainder of the site is beyond the settlement boundary and is not considered to be physically, functionally and visually related to the existing settlement. The part of the site is therefore considered to be an inappropriate expansion into the countryside and as such will not be assessed as part of Stage 2.</p>
<b>Dolau Ifan Ddu Farm (land part of)</b>	4.73	317.C1	Blackmill	Blackmill	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>Blackmill is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. The Candidate Site is located outside the existing settlement boundary and is therefore considered to represent an unacceptable incursion into the open countryside, as such this site will not be assessed as part of Stage 2.</p>

<b>Pentre Beili Farm (Land at)</b>	1.51	262.C1	Blackmill	Blackmill	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>Blackmill is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. The Candidate Site is located outside the existing settlement boundary and is therefore considered to represent an unacceptable incursion into the open countryside, as such this site will not be assessed as part of Stage 2.</p>
<b>David Street</b>	15.87	352.C1	Blaengarw	Blaengarw	Residential / Education	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>Blaengarw is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. The western part of the site is deemed a logical inclusion within the existing settlement boundary. However, the remainder of the site is beyond the settlement boundary and is not considered to be physically, functionally and visually related to the existing settlement. The part of the site is therefore considered to be an inappropriate expansion into the countryside and as such will not be assessed as part of Stage 2</p>
<b>Ewenny Road (land West of)</b>	0.76	331.C1	Bridgend	Oldcastle	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>The Candidate Site is located outside the settlement boundary of Bridgend which is identified as a Sustainable Growth Area. However, the Candidate Site does not provide a natural or logical extension to the settlement (i.e. it is not physically, functionally and visually related to the existing settlement pattern). It is therefore considered an unacceptable intrusion into the countryside, and such will not be assessed as part of Stage 2.</p>
<b>Coity Road Sidings</b>	6.46	346.C1	Bridgend	Morfa	Commercial & Employment	<p>Employment site reduced to include only the builder's merchants as recommended by the Employment Land Review. More than sufficient employment land is allocated on strategic sites elsewhere within the county borough.</p>

<b>Bryntirion Field</b>	3.74	352.C30	Bridgend	Bryntirion, Laleston & Merthyr Mawr	Education or Recreation	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>The Candidate Site is located within the settlement of Bridgend which is identified as a Sustainable Growth Area. However, the site is allocated as an informal recreation area and playing field in the Outdoor Sports &amp; Children's Playing Space Audit 2017. Therefore, this site is not considered suitable for education or residential use and will not be assessed as part of Stage 2.</p>
<b>Brewery Field</b>	2.49	352.C34	Bridgend	Newcastle	B1 / Residential and/or Retail	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>The Candidate Site is located within the settlement of Bridgend which is identified as a Sustainable Growth Area. However, the site is allocated as a playing field in the Outdoor Sports &amp; Children's Playing Space Audit 2017. Therefore, this site is not considered suitable for residential use and will not be assessed as part of Stage 2.</p>
<b>Penybont Primary School (Playing Field adj)</b>	0.66	352.C35	Bridgend	Morfa	Education and/or Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>The Candidate Site is located within the settlement of Bridgend which is identified as a Sustainable Growth Area (as defined by SP1). However, the site is allocated as an informal recreation area and playing field in the Outdoor Sports &amp; Children's Playing Space Audit 2017. Therefore, this site is not considered suitable for educational or residential use and will not be assessed as part of Stage 2.</p>
<b>Caerau (Land North of)</b>	15.71	296.C1	Caerau	Caerau	Mixed Use	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>Caerau is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. The Candidate Site is located outside the existing settlement boundary and is therefore considered to represent an unacceptable incursion into the open countryside, as such this site will not be assessed as part of Stage 2.</p>

<b>Heol Ty Gwyn Industrial Estate (land adj)</b>	4	352.C10	Caerau	Caerau	B2 and Employment	Employment site not identified as part of the forthcoming supply of the Employment Land Review. More than sufficient employment land is allocated on strategic sites elsewhere within the county borough.
<b>Cefn Road</b>	1.81	301.C2	Cefn Cribbwr	Cefn Cribbwr	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>Cefn Cribbwr is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. The Candidate Site is located outside the existing settlement boundary and is therefore considered to represent an unacceptable incursion into the open countryside, as such this site will not be assessed as part of Stage 2.</p>
<b>Cefn Road</b>	3.79	301.C1	Cefn Cribbwr	Cefn Cribbwr	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>Cefn Cribbwr is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. The Candidate Site is located outside the existing settlement boundary and is therefore considered to represent an unacceptable incursion into the open countryside, as such this site will not be assessed as part of Stage 2.</p>
<b>Cefn Farm, Farm Road (Land at)</b>	3.47	319.C1	Cefn Cribbwr	Cefn Cribbwr	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>Cefn Cribbwr is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. The Candidate Site is located outside the existing settlement boundary and is therefore considered to represent an unacceptable incursion into the open countryside, as such this site will not be assessed as part of Stage 2.</p>

<b>Heol Spencer, Bryn Garn (Land to East of), Coity, CF36 6AT</b>	3.82	274.C1	Coity	Coity Higher	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>The Candidate Site is located outside of the settlement boundary for Bridgend which is identified as a Sustainable Growth Area. The site does not provide a natural or logical extension to the settlement (i.e. it is not physically, functionally and visually related to the existing settlement pattern). It is therefore considered an unacceptable intrusion into the countryside, and as such will not be assessed as part of Stage 2.</p>
<b>Brodawel (Land part of)</b>	1.95	318.C1	Coychurch	Coychurch Lower	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>The Candidate Site is located outside of the settlement boundary for Bridgend which is identified as a Sustainable Growth Area. The site does not provide a natural or logical extension to the settlement (i.e. it is not physically, functionally and visually related to the existing settlement pattern). It is therefore considered an unacceptable intrusion into the countryside, and as such will not be assessed as part of Stage 2.</p>
<b>Factory Lane (Land off)</b>	14.41	340.C1	Coychurch	Coychurch Lower	Commercial / Light Industrial / Warehouse	<p>Employment site not identified as part of the forthcoming supply of the Employment Land Review. More than sufficient employment land is allocated on strategic sites elsewhere within the county borough.</p>
<b>Coychurch Playing Fields</b>	1.82	352.C42	Coychurch	Coychurch Lower	Recreation / Education	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>The Candidate Site is located on the periphery of Bridgend which is identified as a Sustainable Growth Area. However, the site is allocated as an informal recreation area and playing field in the Outdoor Sports &amp; Children's Playing Space Audit 2017. Therefore, this site is not considered suitable for education or residential use and will not be assessed as part of Stage 2.</p>
<b>Coytrahen (Land at)</b>	0.87	315.C1	Coytrahen	Aberkenfig	Mixed Use	<p>The Valleys Gateway has accommodated substantial new development in recent years. However, whilst additional opportunities exist in the area, there are capacity issues at Junction 36 of the M4 which could constrain further growth being delivered without significant investment in the associated infrastructure to relieve constraints. In particular, north-south movements across the Junction are at capacity, which affects the connectivity of the Valleys Gateway (and the Valleys beyond) with jobs and services in Bridgend. Any potential solution to this bottleneck is likely to require a level of financial investment that is larger than local in scale and will incur a timetable for implementation that will extend far beyond the plan period. Therefore, the Candidate Site will not be assessed as part of Stage 2.</p>

<b>Cwmfelin (Land at)</b>	0.49	333.C1	Cwmfelin	Llangynwyd	Residential & Public Open Space	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>Cwmfelin is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. The Candidate Site is located within the settlement boundary, however, a large proportion of the site is located within Flood Zone C2 (eastern section). TAN15 states that only less vulnerable development should be considered subject to application of justification test for sites within Flood Zone C2. Therefore, residential development is considered inappropriate and will not be assessed as part of Stage 2.</p>
<b>Glan yr Afon (Land East of)</b>	2.08	145.C1	Cwmfelin	Llangynwyd	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>Cwmfelin is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. The Candidate Site is located within the settlement boundary, however, a large proportion of the site is located within Flood Zone C2. TAN15 states that only less vulnerable development should be considered subject to application of justification test for sites within Flood Zone C2. Therefore, residential development is considered inappropriate and will not be assessed as part of Stage 2.</p>
<b>Former Abercerdin School Site</b>	1.71	352.C6	Evanstown	Blackmill	Residential / Education	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>Evanstown is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. The Candidate Site is located outside the existing settlement boundary and is therefore considered to represent an unacceptable incursion into the open countryside. Furthermore, the site is allocated as an informal recreation area and playing field in the Outdoor Sports &amp; Children's Playing Space Audit 2017. Therefore, this site is not considered suitable for education or residential use and will not be assessed as part of Stage 2.</p>

<b>Glynogwr (Land to West of)</b>	0.74	334.C1	Glynogwr	Blackmill	Residential & Open Space	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>Glynogwr is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. A small proportion (eastern section) of the site is deemed a logical inclusion within the existing settlement boundary. However, the remainder of the site is beyond the settlement boundary and is not considered to be physically, functionally and visually related to the existing settlement. The part of the site is therefore considered to be an inappropriate expansion into the countryside and as such will not be assessed as part of Stage 2.</p>
<b>Glynogwr Village (Land off A4093)</b>	3.36	326.C1	Glynogwr	Blackmill	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>Glynogwr is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. The Candidate Site is located outside the existing settlement boundary and is therefore considered to represent an unacceptable incursion into the open countryside, as such this site will not be assessed as part of Stage 2.</p>
<b>High Street (car park rear of)</b>	0.9	352.C44	Heol y Cyw	Penprysg	Residential / Recreation	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>Heol y Cyw is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. The northern part of the site is deemed a logical inclusion within the existing settlement boundary. However, the remainder of the site is located beyond the settlement boundary and is not considered to be physically, functionally and visually related to the existing settlement. This part of the site is therefore considered to be an inappropriate expansion into the countryside and as such will not be assessed as part of Stage 2.</p>

<b>Heol y Cyw Playground</b>	1.36	352.C47	Heol y Cyw	Penprysg	Extend Settlement Boundary	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>Heol y Cyw is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. The Candidate Site is located outside the existing settlement boundary and is therefore considered to represent an unacceptable incursion into the open countryside. Furthermore, the site is allocated as children's playground and recreation area in the Outdoor Sports &amp; Children's Playing Space Audit 2017. Therefore, the site will not be assessed as part of Stage 2.</p>
<b>Newton Down Ind. Estate &amp; Civic Amenity Site</b>	1.77	285.C1	Laleston	Bryntirion, Laleston & Merthyr Mawr	Employment	<p>Planning permission has been granted (P/18/558/LAE). Employment site not identified as part of the forthcoming supply of the Employment Land Review. More than sufficient employment land is allocated on strategic sites elsewhere within the county borough.</p>
<b>Rhosla Lane (Land off)</b>	0.82	282.C1	Laleston	Bryntirion, Laleston & Merthyr Mawr	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>Laleston is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. The Candidate Site is located outside the existing settlement boundary and is therefore considered to represent an unacceptable incursion into the open countryside, as such this site will not be assessed as part of Stage 2.</p>
<b>Stormy Lane (Land at)</b>	2.57	295.C1	Laleston	Bryntirion, Laleston & Merthyr Mawr	Mixed Use	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>Laleston is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. The Candidate Site does not provide a natural or logical extension to the settlement (i.e. it is not physically, functionally and visually related to the existing settlement pattern). It is therefore considered an unacceptable intrusion into the countryside, and as such will not be assessed as part of Stage 2.</p>

Laleston (Land South of)	1.74	279.C1	Laleston	Bryntirion, Laleston & Merthyr Mawr	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>Laleston is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. The Candidate Site is located outside the existing settlement boundary and is therefore considered to represent an unacceptable incursion into the open countryside, as such this site will not be assessed as part of Stage 2.</p>
Laleston (North of)	3.96	305.C2	Laleston	Bryntirion, Laleston & Merthyr Mawr	Mixed Use	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>Laleston is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. The Candidate Site is located outside the existing settlement boundary and is therefore considered to represent an unacceptable incursion into the open countryside, as such this site will not be assessed as part of Stage 2.</p>
Laleston (Land North of)	3.67	305.C3	Laleston	Bryntirion, Laleston & Merthyr Mawr	Mixed Use	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>Laleston is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. The Candidate Site is located outside the existing settlement boundary and is therefore considered to represent an unacceptable incursion into the open countryside, as such this site will not be assessed as part of Stage 2.</p>
Laleston (Land North of)	1.31	305.C1	Laleston	Bryntirion, Laleston & Merthyr Mawr	Mixed Use	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>Laleston is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. The Candidate Site is located outside the existing settlement boundary and is therefore considered to represent an unacceptable incursion into the open countryside, as such this site will not be assessed as part of Stage 2.</p>

Laleston (Land at)	2.29	304.C2	Laleston	Bryntirion, Laleston & Merthyr Mawr	Mixed Use	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>Laleston is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. The Candidate Site is located outside the existing settlement boundary and is therefore considered to represent an unacceptable incursion into the open countryside, as such this site will not be assessed as part of Stage 2.</p>
Laleston (A48 end)	2.73	304.C3	Laleston	Bryntirion, Laleston & Merthyr Mawr	Mixed Use	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>Laleston is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. The Candidate Site does not provide a natural or logical extension to the settlement (i.e. it is not physically, functionally and visually related to the existing settlement pattern). It is therefore considered an unacceptable intrusion into the countryside, and as such will not be assessed as part of Stage 2.</p>
Laleston (Land South Of)	1.74	304.C1	Laleston	Bryntirion, Laleston & Merthyr Mawr	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>Laleston is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. The Candidate Site is located outside the existing settlement boundary and is therefore considered to represent an unacceptable incursion into the open countryside, as such this site will not be assessed as part of Stage 2.</p>
Laleston (Land West of)	30.33	347.C1	Laleston	Bryntirion, Laleston & Merthyr Mawr	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>Laleston is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. The Candidate Site is located outside the existing settlement boundary and is therefore considered to represent an unacceptable incursion into the open countryside, as such this site will not be assessed as part of Stage 2.</p>

<b>North Lodge Farm</b>	8.82	302.C1	Litchard	Litchard	Mixed Use	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>The Candidate Site is located within the settlement of Bridgend which is identified as a Sustainable Growth Area. However, the site is located within Flood Zone C2. TAN15 states that only less vulnerable development should be considered subject to application of justification test for sites within Flood Zone C2. Therefore, residential development is considered inappropriate and as such the site will not be assessed as part of Stage 2.</p>
<b>Sycamore Close (Land adjoining)</b>	2.62	352.C37	Litchard	Litchard	Residential and Recreation	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>The Candidate Site is located within the settlement of Bridgend which is identified as a Sustainable Growth Area. However, the site is located within Flood Zone C2. TAN15 states that only less vulnerable development should be considered subject to application of justification test for sites within Flood Zone C2. Furthermore, the site is allocated as an informal recreation area in the Outdoor Sports &amp; Children's Playing Space Audit 2017. Therefore, residential development is considered inappropriate and as such will not be assessed as part of Stage 2.</p>
<b>Great Western Avenue Bridgend (Playing Field)</b>	1.92	352.C38	Litchard	Pendre	Recreation / Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>The Candidate Site is located within the settlement of Bridgend which is identified as a Sustainable Growth Area. However, the site is allocated as an informal recreation area and playing field in the Outdoor &amp; Children's Playing Space Audit 2017. Therefore, residential development is considered inappropriate and as such will not be assessed as part of Stage 2.</p>

<b>Llangeinor Pool and Recreation Ground</b>	4.05	352.C4	Llangeinor	Llangeinor	Residential / Recreation and/or employment	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>Llangeinor is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. The north eastern part of the site is deemed a logical inclusion within the existing settlement boundary. However, the remainder of the site is beyond the settlement boundary and is not considered to be physically, functionally and visually related to the existing settlement. The part of the site is therefore considered to be an inappropriate expansion into the countryside. Additionally, the site is largely located within Flood Zone C2 and to a lesser extent Flood Zone B. TAN15 states that only less vulnerable development should be considered subject to application of justification test for sites within Flood Zone C2. Furthermore, the north eastern section of the site is allocated as a playing field, informal recreation area, children's playground and playing area in the Outdoor Sports &amp; Children's Playing Space Audit 2017. Therefore, residential development is considered inappropriate and as such will not be assessed as part of Stage 2.</p>
<b>Llangynwyd (Land West of)</b>	4.19	305.C6	Llangynwyd	Llangynwyd	Mixed Use	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>Llangynwyd is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. The Candidate Site is located outside the existing settlement boundary and is therefore considered to represent an unacceptable incursion into the open countryside, as such this site will not be assessed as part of Stage 2.</p>
<b>Llangynwyd (Land West of)</b>	1.98	305.C5	Llangynwyd	Llangynwyd	Mixed Use	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>Llangynwyd is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. The Candidate Site is located outside the existing settlement boundary and is therefore considered to represent an unacceptable incursion into the open countryside, as such this site will not be assessed as part of Stage 2.</p>

<b>Llangynwyd (Land West of)</b>	6.5	305.C4	Llangynwyd	Llangynwyd	Mixed Use	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>Llangynwyd is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. The Candidate Site is located outside the existing settlement boundary and is therefore considered to represent an unacceptable incursion into the open countryside, as such this site will not be assessed as part of Stage 2.</p>
<b>Greenmeadow (Land at)</b>	0.47	314.C1	Llangynwyd	Llangynwyd	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>Llangynwyd is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. The Candidate Site does not provide a natural or logical extension to the settlement (i.e. it is not physically, functionally and visually related to the existing settlement pattern). It is therefore considered an unacceptable intrusion into the countryside, and as such will not be assessed as part of Stage 2.</p>
<b>Maesteg Hospital (Land adjoining)</b>	0.81	352.C9	Maesteg	Maesteg West	Residential and Health	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>A small proportion of the Candidate Site is located within the settlement of Maesteg which forms part of the Maesteg and Llynfi Valley Regeneration Growth Area (as defined by SP1). Brownfield sites will primarily provide the required capacity to accommodate growth within Regeneration Growth Areas. The eastern part of the site is deemed a logical inclusion within the existing settlement boundary. However, the remainder of the site is considered to represent a Greenfield extension to the existing settlement of Maesteg that would undermine the Preferred Strategy and is considered to represent an unacceptable incursion into the open countryside. Furthermore, the majority of the site is allocated as an informal recreation area (north western section) in the Outdoor Sports &amp; Children's Playing Space Audit 2017. Therefore, the site is not considered appropriate for residential development and will not be assessed as part of Stage 2.</p>

<b>Oakwood Estate (Playing Field at)</b>	1.09	352.C14	Maesteg	Maesteg West	Recreation / Residential / Education	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>The Candidate Site is located within the settlement of Maesteg which forms part of the Maesteg and Llynfi Valley Regeneration Growth Area (as defined by SP1). However, the site is allocated as an informal recreation area in the Outdoor Sports &amp; Children's Playing Space Audit 2017. Therefore, the site is not considered appropriate for residential development and it will not be assessed as part of Stage 2.</p>
<b>Ivor Street (Land rear of)</b>	0.46	352.16	Maesteg	Maesteg West	Residential / Recreation	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>The Candidate Site is located within the settlement of Maesteg which forms part of the Maesteg and Llynfi Valley Regeneration Growth Area (as defined by SP1). However, the majority of the site is allocated as an informal recreation in the Outdoor Sports &amp; Children's Playing Space Audit 2017. Therefore, the site is not considered appropriate for residential development and it will not be assessed as part of Stage 2.</p>
<b>South Parade Playing Fields</b>	3.65	352.C23	Maesteg	Maesteg East	Recreation	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>The Candidate Site is located within the settlement of Maesteg which forms part of the Maesteg and Llynfi Valley Regeneration Growth Area (as defined by SP1). However, the majority of the site is currently allocated as an informal recreation in the Outdoor Sports &amp; Children's Playing Space Audit 2017. Therefore, the site will not be assessed as part of Stage 2.</p>

<b>Y Parc</b>	3.7	352.C18	Maesteg	Maesteg West	Residential / Recreation	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>The Candidate Site is located within the settlement of Maesteg which forms part of the Maesteg and Llynfi Valley Regeneration Growth Area (as defined by SP1). However, the northern section of the site is currently allocated as an informal recreation in the Outdoor Sports &amp; Children's Playing Space Audit 2017. Therefore, this section of the site is not considered appropriate for residential development and it will not be assessed as part of Stage 2.</p>
<b>Salisbury Road (Land at - Rear of Sports Centre)</b>	0.57	352.C20	Maesteg	Maesteg West	Residential and Recreation	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>The Candidate Site is located within the settlement of Maesteg which forms part of the Maesteg and Llynfi Valley Regeneration Growth Area (as defined by SP1). However, the majority of the site is currently allocated as an informal recreation in the Outdoor Sports &amp; Children's Playing Space Audit 2017. Therefore, the site is not considered appropriate for residential development and it will not be assessed as part of Stage 2.</p>
<b>Spelter</b>	1.38	352.C13	Nantyllyllon	Caerau	Residential / Recreation	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>Nantyllyllon is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. However, the western section of the site is located within Flood Zone C2 and to a lesser extent Flood Zone B. TAN15 states that only less vulnerable development should be considered subject to application of justification test for sites within Flood Zone C2. Therefore, residential development is considered inappropriate on this site and will not be assessed as part of Stage 2.</p>

<b>John Street (East of)</b>	0.69	332.C1	Nantymoel	Nantymoel	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>Nantymoel is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. The Candidate Site is located outside the existing settlement boundary and is therefore considered to represent an unacceptable incursion into the open countryside, as such this site will not be assessed as part of Stage 2.</p>
<b>Aber Fields (inc. land adj. Penllwyngwent Ind. Estate)</b>	35.24	352.C5	Nantymoel	Nantymoel / Ogmore Vale	Recreation / Employment / Residential / Education / Renewable Energy	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>Nantymoel is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. A large section of the Candidate Site is located outside the existing settlement boundary and is therefore considered to represent an unacceptable incursion into the open countryside. Additionally, the site is allocated as a playing field and an informal recreation area in the Outdoor Sports &amp; Children's Playing Space Audit 2017. Furthermore, a large proportion of the site is located on Flood Zone C2 and to a lesser extent Flood Zone B. TAN15 states that only less vulnerable development should be considered subject to application of justification test for sites within Flood Zone C2. Therefore residential development is considered inappropriate on this site and will not be assessed as part of Stage 2.</p>
<b>Pencoed Farm (Land formerly part of)</b>	3.01	298.C1	Pencoed	Pencoed	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>The Candidate Site is located outside the settlement boundary of Pencoed which is identified as a Sustainable Growth Area. However, a large section of the site is located within Flood Zone C2. TAN15 states that only less vulnerable development should be considered subject to application of justification test for sites within Flood Zone C2. Therefore, residential development is considered inappropriate on this site and will not be assessed as part of Stage 2.</p>

<b>Trebryn Farm (Land at)</b>	6.62	303.C1	Pencoed	Hendre	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>The Candidate Site is located within the settlement of Pencoed which is identified as a Sustainable Growth Area (as defined by SP1). However, the Sustainability Appraisal identifies 'common land' as a constraint that would prevent development from coming forward. The identified constraint is located on the periphery of the site and would require further assessment. However, development located west of Pencoed is highly constrained by Penprysg Road Railway Bridge, where traffic flow issues exist. It is considered that any new development which generates a net increase in vehicular movement will exacerbate congestion either side of the level-crossing and at the complex over-bridge junction between the eastern end of the relief road and Penybont Road. As such a moratorium has been placed on development west of the railway line. Therefore, the Candidate Site will not be assessed as part of Stage 2.</p>
<b>Factory Lane</b>	4.61	320.C1	Pencoed	Felindre	Mixed Use	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>The Candidate Site is located outside the settlement boundary of Pencoed which is identified as a Sustainable Growth Area. However, a large section of the site is located within Flood Zone C2. TAN15 states that only less vulnerable development should be considered subject to application of justification test for sites within Flood Zone C2. Therefore, residential development is considered inappropriate on this site and will not be assessed as part of Stage 2.</p>
<b>Bryngarn Road</b>	3.45	297.C1	Pencoed	Penprysg	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>The Candidate Site is located outside the settlement boundary of Pencoed which is identified as a Sustainable Growth Area. However, the site does not provide a natural or logical extension to the settlement (i.e. it is not physically, functionally and visually related to the existing settlement pattern). It is therefore considered an unacceptable intrusion into the countryside, and as such will not be assessed as part of Stage 2.</p>

<b>Rhiwceiliog, Taihirion</b>	3.02	324.C1	Pencoed	Penprysg	Leisure	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>The Candidate Site is located outside the settlement of Pencoed which is identified as a Sustainable Growth Area (as defined by SP1). However, the Candidate Site does not provide a natural or logical extension to the settlement (i.e. it is not physically, functionally and visually related to the existing settlement pattern). It is therefore considered an unacceptable intrusion into the countryside. Furthermore, the Sustainability Appraisal identifies 'common land' as a constraint that would prevent development from coming forward. The identified constraint is located on the periphery of the site and would require further assessment. However, the site is considered an unacceptable intrusion into the countryside and as such will not be assessed as part of Stage 2.</p>
<b>Rockwool (Land North East of)</b>	4.04	313.C1	Pencoed	Penprysg	Vertical Agriculture / Horticulture / Energy Production	<p>The Candidate Site will be determined through specific policies (e.g. renewable energy) within the Deposit LDP. Therefore, the candidate site will not be assessed as part of Stage 2.</p>
<b>Llwyn Gwern / Woodland (Playing Fields)</b>	8.52	352.C43	Pencoed	Hendre	Residential / Recreation	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>The Candidate Site is located within the settlement of Pencoed which is identified as a Sustainable Growth Area (as defined by SP1). However, a large section of the site is located within Flood Zone C2 and B. TAN15 states that only less vulnerable development should be considered subject to an application of a justification test for sites within Flood Zone C2. Furthermore, the site is allocated as a playing field and informal recreation area in the Outdoor Sports &amp; Children's Playing Space Audit 2017. Therefore the site is not considered appropriate for residential development, as such will not be assessed as part of Stage 2.</p>
<b>TY'r Isha Barn (Land at)</b>	2.98	272.C1	Penycae	Sarn	Mixed Use	<p>The Valleys Gateway has accommodated substantial new development in recent years. However, whilst additional opportunities exist in the area, there are capacity issues at Junction 36 of the M4 which could constrain further growth being delivered without significant investment in the associated infrastructure to relieve constraints. In particular, north-south movements across the Junction are at capacity, which affects the connectivity of the Valleys Gateway (and the Valleys beyond) with jobs and services in Bridgend. Any potential solution to this bottleneck is likely to require a level of financial investment that is larger than local in scale and will incur a timetable for implementation that will extend far beyond the plan period. Furthermore, the Sustainability Appraisal identifies 'common land' as a constraint that would prevent development from coming forward. The identified constraint is located on the south eastern section of the site and as such would require further assessment to determine whether the constraint can be satisfactorily overcome. However, capacity issues at Junction 36 of the M4 prevents future development, as such the Candidate Site will not be considered as part of Stage 2.</p>

<b>Sevenoaks Bungalow (land to rear of)</b>	0.4	321.C1	Penyfai	Penyfai	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>Pen-y-fai is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. The Candidate Site is located outside the existing settlement boundary and is therefore considered to represent an unacceptable incursion into the open countryside. Furthermore, the Sustainability Appraisal identifies 'common land' as a constraint that would prevent development from coming forward. The identified constraint is located on the periphery of the site (northern section) and appears to prevent potential access onto the site, as such further assessment would be required. However, the site is out of accord with the preferred strategy and will not be assessed as part of Stage 2.</p>
<b>Heol Eglwys (Land fronting)</b>	9.54	338.C1	Penyfai	Penyfai	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>Penyfai is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. The Candidate Site is located outside the existing settlement boundary and is therefore considered to represent an unacceptable incursion into the open countryside, as such this site will not be assessed as part of Stage 2.</p>
<b>Penyfai Kickabout Area / Heol Eglwys</b>	0.76	352.C33	Penyfai	Penyfai	Residential / Recreation	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>Penyfai is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. The Candidate Site is located within the existing settlement boundary. However, the site is allocated as an informal recreational area in the Outdoor Sports &amp; Children's Playing Audit 2017. Therefore, the site is not considered appropriate for residential development and will not be assessed as part of Stage 2.</p>

<b>Westfield Crescent (Land end of)</b>	0.79	278.C1	Porthcawl	Nottage	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>The Candidate Site is located outside the settlement of Porthcawl which is identified as a Regeneration Growth Area (as defined by SP1). Brownfield sites will primarily provide the required capacity to accommodate growth within Regeneration Growth Areas. The site represents a Greenfield extension to the existing settlement of Porthcawl that would undermine the Preferred Strategy. Therefore it is considered to represent an unacceptable incursion into the open countryside, as such this site will not be assessed as part of Stage 2.</p>
<b>West Road (land off)</b>	4.08	278.C2	Porthcawl	Nottage	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>The Candidate Site is outside within the settlement of Porthcawl which is identified as a Regeneration Growth Area (as defined by SP1). Brownfield sites will primarily provide the required capacity to accommodate growth within Regeneration Growth Areas. The site represents a Greenfield extension to the existing settlement of Porthcawl that does not provide a natural or logical extension to the settlement (i.e. it is not physically, functionally and visually related to the existing settlement pattern). Therefore it is considered to represent an unacceptable incursion into the open countryside, as such this site will not be assessed as part of Stage 2.</p>
<b>Zig Zag Lane</b>	26.2	221.C2	Porthcawl	Newton / Porthcawl East	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>The Candidate Site is located outside the settlement of Porthcawl which is identified as a Regeneration Growth Area (as defined by SP1). Brownfield sites will primarily provide the required capacity to accommodate growth within Regeneration Growth Areas. The site represents a large scale Greenfield extension to the existing settlement of Porthcawl that would undermine the Preferred Strategy. Therefore it is considered to represent an unacceptable incursion into the open countryside, as such this site will not be assessed as part of Stage 2.</p>

<b>Cae Ganol (Land to North of)</b>	1.83	289.C1	Porthcawl	Nottage	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>The Candidate Site is located outside the settlement of Porthcawl which is identified as a Regeneration Growth Area (as defined by SP1). Brownfield sites will primarily provide the required capacity to accommodate growth within Regeneration Growth Areas. The site represents a Greenfield extension to the existing settlement of Porthcawl that would undermine the Preferred Strategy. Therefore it is considered to represent an unacceptable incursion into the open countryside, as such this site will not be assessed as part of Stage 2.</p>
<b>Danygraig Avenue (Land East of)</b>	5.21	312.C1	Porthcawl	Newton	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>The Candidate Site is located outside the settlement of Porthcawl which is identified as a Regeneration Growth Area (as defined by SP1). Brownfield sites will primarily provide the required capacity to accommodate growth within Regeneration Growth Areas. The site represents a Greenfield extension to the existing settlement of Porthcawl that would undermine the Preferred Strategy. Therefore it is considered to represent an unacceptable incursion into the open countryside. Furthermore, the Sustainability Appraisal identifies 'SSSI (Site of Special Scientific Interest)' as a constraint that would prevent development from coming forward. The identified constraint is located on the periphery of the site and would require further assessment. However, the site is out of accord with the preferred strategy and as such will not be assessed as part of Stage 2.</p>
<b>West Road (Land West of)</b>	29.61	311.C1	Porthcawl	Nottage	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>The Candidate Site is located outside the settlement of Porthcawl which is identified as a Regeneration Growth Area (as defined by SP1). Brownfield sites will primarily provide the required capacity to accommodate growth within Regeneration Growth Areas. The site represents a large scale Greenfield extension to the existing settlement of Porthcawl that would undermine the Preferred Strategy. Therefore it is considered to represent an unacceptable incursion into the open countryside, as such this site will not be assessed as part of Stage 2.</p>

Moor Lane (Land at)	5.9	207.C1	Porthcawl	Nottage	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>The Candidate Site is located outside the settlement of Porthcawl which is identified as a Regeneration Growth Area (as defined by SP1). Brownfield sites will primarily provide the required capacity to accommodate growth within Regeneration Growth Areas. The site represents a Greenfield extension to the existing settlement of Porthcawl that would undermine the Preferred Strategy. Therefore it is considered to represent an unacceptable incursion into the open countryside, as such this site will not be assessed as part of Stage 2.</p>
Cypress Gardens (Land to the North & East of)	1.38	345.C1	Porthcawl	Newton	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>The Candidate Site is located outside the settlement of Porthcawl which is identified as a Regeneration Growth Area (as defined by SP1). Brownfield sites will primarily provide the required capacity to accommodate growth within Regeneration Growth Areas. The site represents a Greenfield extension to the existing settlement of Porthcawl that would undermine the Preferred Strategy. Therefore it is considered to represent an unacceptable incursion into the open countryside. Furthermore, the Sustainability Appraisal identifies 'SSSI (Site of Special Scientific Interest)' as a constraint that would prevent development from coming forward. The identified constraint is located on the periphery of the site and would require further assessment. However, the site is out of accord with the preferred strategy and as such will not be assessed as part of Stage 2.</p>
Cypress Gardens (Playing Fields)	2.86	352.C55	Porthcawl	Newton	Residential and Recreation (Change Settlement Boundary)	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>The Candidate Site is located outside the settlement of Porthcawl which is identified as a Regeneration Growth Area (as defined by SP1). Brownfield sites will primarily provide the required capacity to accommodate growth within Regeneration Growth Areas. The site represents a Greenfield extension to the existing settlement of Porthcawl that would undermine the Preferred Strategy. Therefore it is considered to represent an unacceptable incursion into the open countryside. Furthermore, the Sustainability Appraisal identifies 'SSSI (Site of Special Scientific Interest)' as a constraint that would prevent development from coming forward. The identified constraint is located on the periphery of the site and would require further assessment. However, the site is out of accord with the preferred strategy and as such the site will not be assessed as part of Stage 2.</p>

<b>Heol y Goedwig (Land at)</b>	2.01	352.C56	Porthcawl	Porthcawl East Central	Recreation / Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>The Candidate Site is located outside the settlement of Porthcawl which is identified as a Regeneration Growth Area (as defined by SP1). Brownfield sites will primarily provide the required capacity to accommodate growth within Regeneration Growth Areas. The site represents a Greenfield extension to the existing settlement of Porthcawl that would undermine the Preferred Strategy. Therefore it is considered to represent an unacceptable incursion into the open countryside. Furthermore, the site is allocated as a children's playground, playing area, playing field and an informal recreational area in the Outdoor Sports &amp; Children's Playing Space Audit 2017. Therefore the site is not considered appropriate for residential development and as such this site will not be assessed as part of Stage 2.</p>
<b>Marlas Farm (Land Opposite)</b>	6.05	336.C1	Pyle/Kenfig Hill/North Cornelly	Cornelly	Mixed Use	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>The Candidate Site is located on the periphery of the settlement boundary for North Cornelly which is identified as a Sustainable Growth Area. However, the site is largely located within Flood Zone C2. TAN15 states that only less vulnerable development should be considered subject to application of justification test for sites within Flood Zone C2. Therefore the site is not considered appropriate for residential development and as such will not be assessed as part of Stage 2.</p>
<b>Laing Street (rear of)</b>	0.99	352.C48	Pyle/Kenfig Hill/North Cornelly	Pyle	Recreation / Residential and/or Employment	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>The Candidate Site is located within the settlement boundary for Pyle which is identified as a Sustainable Growth Area. However, the site is allocated as an informal recreation area in the Outdoor Sports &amp; Children's Playing Space Audit 2017. Therefore, the site will not be assessed as part of Stage 2.</p>

<b>Mynydd Cynfig Infants School plus surrounding land</b>	1.82	352.C51	Pyle/Kenfig Hill/North Cornelly	Pyle	Residential and Recreation	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>The Candidate Site is located within the settlement boundary for Pyle which is identified as a Sustainable Growth Area. However, the site is allocated as an informal recreation area children's playground in the Outdoor Sports &amp; Children's Playing Space Audit 2017. Therefore, the site will not be assessed as part of Stage 2.</p>
<b>Mynydd Cynfig Junior School plus surrounding land</b>	3.1	352.C50	Pyle/Kenfig Hill/North Cornelly	Pyle	Education / Recreation / Residential / Community	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>The Candidate Site is located within the settlement boundary for Pyle which is identified as a Sustainable Growth Area. However, the site is allocated as an informal recreation area children's playground in the Outdoor Sports &amp; Children's Playing Space Audit 2017. Therefore, the site will not be assessed as part of Stage 2.</p>
<b>Croft Goch</b>	0.59	352.C52	Pyle/Kenfig Hill/North Cornelly	Pyle	Recreation / Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>The Candidate Site is located within the settlement boundary for Pyle which is identified as a Sustainable Growth Area. However, the site is allocated as an informal recreation area children's playground in the Outdoor Sports &amp; Children's Playing Space Audit 2017. Therefore, the site will not be assessed as part of Stage 2.</p>

<b>North Cornelly Playing Fields</b>	4.6	352.C53	Pyle/Kenfig Hill/North Cornelly	Cornelly	Recreation / Education	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>The Candidate Site is located within the settlement boundary for North Cornelly which is identified as a Sustainable Growth Area. However, the site is allocated for a playing field and an informal recreation area in the Outdoor Sports &amp; Children's Playing Space Audit 2017. Furthermore, the Sustainability Appraisal identifies 'flood risk' as a constraint that would prevent development from coming forward. The northern section of the site is located within Flood Zone C2. TAN15 states that only less vulnerable development should be considered subject to an application of a justification test for sites within Flood Zone C2. Therefore, the site will not be assessed as part of Stage 2.</p>
<b>Marlas Kickabout, Brynteg Avenue</b>	0.38	352.C54	Pyle/Kenfig Hill/North Cornelly	Pyle	Extend Settlement Boundary	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>The Candidate Site is located outside the settlement boundary for Pyle which is identified as a Sustainable Growth Area. However, the site is allocated as an informal recreation area in the Outdoor Sports &amp; Children's Playing Space Audit 2017. Therefore, this site will not be assessed as part of Stage 2.</p>
<b>Porthcawl Road (land adj)</b>	5.04	283.C1	South Cornelly	Cornelly	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>South Cornelly is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. The Candidate Site is located outside the existing settlement boundary and is therefore considered to represent an unacceptable incursion into the open countryside, as such this site will not be assessed as part of Stage 2.</p>
<b>Brynmenyn Ind. Estate (Land South and South East of)</b>	11.84	342.C1	The Valleys Gateway	Bryncethin	Mixed Use	<p>The Valleys Gateway has accommodated substantial new development in recent years. However, whilst additional opportunities exist in the area, there are capacity issues at Junction 36 of the M4 which could constrain further growth being delivered without significant investment in the associated infrastructure to relieve constraints. In particular, north-south movements across the Junction are at capacity, which affects the connectivity of the Valleys Gateway (and the Valleys beyond) with jobs and services in Bridgend. Any potential solution to this bottleneck is likely to require a level of financial investment that is larger than local in scale and will incur a timetable for implementation that will extend far beyond the plan period. Therefore, the Candidate Site will not be assessed as part of Stage 2.</p>

<b>Cwmrisca Farm (Land at) - Site A</b>	0.09	290.C2	Tondu	Aberkenfig	Residential	The Valleys Gateway has accommodated substantial new development in recent years. However, whilst additional opportunities exist in the area, there are capacity issues at Junction 36 of the M4 which could constrain further growth being delivered without significant investment in the associated infrastructure to relieve constraints. In particular, north-south movements across the Junction are at capacity, which affects the connectivity of the Valleys Gateway (and the Valleys beyond) with jobs and services in Bridgend. Any potential solution to this bottleneck is likely to require a level of financial investment that is larger than local in scale and will incur a timetable for implementation that will extend far beyond the plan period. Therefore, the Candidate Site will not be assessed as part of Stage 2.
<b>Cwm Risca Farm (Land at) - Site B</b>	0.23	290.C1	Tondu	Aberkenfig	Residential	The Valleys Gateway has accommodated substantial new development in recent years. However, whilst additional opportunities exist in the area, there are capacity issues at Junction 36 of the M4 which could constrain further growth being delivered without significant investment in the associated infrastructure to relieve constraints. In particular, north-south movements across the Junction are at capacity, which affects the connectivity of the Valleys Gateway (and the Valleys beyond) with jobs and services in Bridgend. Any potential solution to this bottleneck is likely to require a level of financial investment that is larger than local in scale and will incur a timetable for implementation that will extend far beyond the plan period. Therefore, the Candidate Site will not be assessed as part of Stage 2.
<b>Cwm Risca Farm (Land at)</b>	9.45	290.C4	Tondu	Aberkenfig	Mixed Use	The Valleys Gateway has accommodated substantial new development in recent years. However, whilst additional opportunities exist in the area, there are capacity issues at Junction 36 of the M4 which could constrain further growth being delivered without significant investment in the associated infrastructure to relieve constraints. In particular, north-south movements across the Junction are at capacity, which affects the connectivity of the Valleys Gateway (and the Valleys beyond) with jobs and services in Bridgend. Any potential solution to this bottleneck is likely to require a level of financial investment that is larger than local in scale and will incur a timetable for implementation that will extend far beyond the plan period. Furthermore, the Sustainability Appraisal identifies 'SSSI (Site of Special Scientific Interest)' as a constraint that would prevent development from coming forward. The identified constraint is located on the periphery of the site and would require further assessment. However, capacity issues at Junction 36 of the M4 prevents development, as such the Candidate Site will not be assessed as part of Stage 2
<b>Cwmrisca Farm (Land at)</b>	0.19	290.C3	Tondu	Aberkenfig	Residential	The Valleys Gateway has accommodated substantial new development in recent years. However, whilst additional opportunities exist in the area, there are capacity issues at Junction 36 of the M4 which could constrain further growth being delivered without significant investment in the associated infrastructure to relieve constraints. In particular, north-south movements across the Junction are at capacity, which affects the connectivity of the Valleys Gateway (and the Valleys beyond) with jobs and services in Bridgend. Any potential solution to this bottleneck is likely to require a level of financial investment that is larger than local in scale and will incur a timetable for implementation that will extend far beyond the plan period. Therefore, the Candidate Site will not be assessed as part of Stage 2.
<b>Ysgol Gynradd Brynmenyn (land to North East of)</b>	3.27	330.C1	Valley Gateway	Ynysawdre	Residential	The Valleys Gateway has accommodated substantial new development in recent years. However, whilst additional opportunities exist in the area, there are capacity issues at Junction 36 of the M4 which could constrain further growth being delivered without significant investment in the associated infrastructure to relieve constraints. In particular, north-south movements across the Junction are at capacity, which affects the connectivity of the Valleys Gateway (and the Valleys beyond) with jobs and services in Bridgend. Any potential solution to this bottleneck is likely to require a level of financial investment that is larger than local in scale and will incur a timetable for implementation that will extend far beyond the plan period. Therefore, the Candidate Site will not be assessed as part of Stage 2.
<b>Coity Wallia Common</b>	65.43	2.C1	Valley Gateway	Bryncoch	Agricultural	The Sustainability Appraisal identifies 'common land' as a constraint that would prevent development from coming forward. The identified constraint relates to the majority of the site and as such will not be considered as part of Stage 2.

<b>Maendy Farm (Land at)</b>	1.87	294.C1	Valley Gateway	Bryncoch	Residential	The Valleys Gateway has accommodated substantial new development in recent years. However, whilst additional opportunities exist in the area, there are capacity issues at Junction 36 of the M4 which could constrain further growth being delivered without significant investment in the associated infrastructure to relieve constraints. In particular, north-south movements across the Junction are at capacity, which affects the connectivity of the Valleys Gateway (and the Valleys beyond) with jobs and services in Bridgend. Any potential solution to this bottleneck is likely to require a level of financial investment that is larger than local in scale and will incur a timetable for implementation that will extend far beyond the plan period. Therefore, the Candidate Site will not be assessed as part of Stage 2.
<b>Railway Line (Land to West of)</b>	7.9	286.C1	Valley Gateway	Sarn	Residential	The Valleys Gateway has accommodated substantial new development in recent years. However, whilst additional opportunities exist in the area, there are capacity issues at Junction 36 of the M4 which could constrain further growth being delivered without significant investment in the associated infrastructure to relieve constraints. In particular, north-south movements across the Junction are at capacity, which affects the connectivity of the Valleys Gateway (and the Valleys beyond) with jobs and services in Bridgend. Any potential solution to this bottleneck is likely to require a level of financial investment that is larger than local in scale and will incur a timetable for implementation that will extend far beyond the plan period. Furthermore, the majority of the site (western section) is located within Flood Zone C2. TAN15 states that only less vulnerable development should be considered subject to an application of a justification test for sites within Flood Zone C2. However, capacity issues at Junction 36 of the M4 prevents future development, as such the Candidate Site will not be considered as part of Stage 2.
<b>Gerddi'r Afon (Land off)</b>	2.64	206.C1	Valley Gateway	Ynysawdre	Residential	The Valleys Gateway has accommodated substantial new development in recent years. However, whilst additional opportunities exist in the area, there are capacity issues at Junction 36 of the M4 which could constrain further growth being delivered without significant investment in the associated infrastructure to relieve constraints. In particular, north-south movements across the Junction are at capacity, which affects the connectivity of the Valleys Gateway (and the Valleys beyond) with jobs and services in Bridgend. Any potential solution to this bottleneck is likely to require a level of financial investment that is larger than local in scale and will incur a timetable for implementation that will extend far beyond the plan period. Furthermore, the Sustainability Appraisal identifies 'common land' and 'flood risk' as a constraint that would prevent development from coming forward. The majority of the site is located within Flood Zone C2. TAN15 states that only less vulnerable development should be considered subject to an application of a justification test for sites within Flood Zone C2. However, capacity issues at Junction 36 of the M4 prevents future development, as such the Candidate Site will not be considered as part of Stage 2.
<b>M4 J36 (Land North of)</b>	65.43	348.C1	Valley Gateway	Bryncoch	Residential / Employment	The Valleys Gateway has accommodated substantial new development in recent years. However, whilst additional opportunities exist in the area, there are capacity issues at Junction 36 of the M4 which could constrain further growth being delivered without significant investment in the associated infrastructure to relieve constraints. In particular, north-south movements across the Junction are at capacity, which affects the connectivity of the Valleys Gateway (and the Valleys beyond) with jobs and services in Bridgend. Any potential solution to this bottleneck is likely to require a level of financial investment that is larger than local in scale and will incur a timetable for implementation that will extend far beyond the plan period. Additionally, the Sustainability Appraisal identifies 'common land' as a constraint that would prevent development from coming forward. The identified constraint relates to the majority of the site. Furthermore, capacity issues at Junction 36 of the M4 prevents future development, as such the Candidate Site will not be considered as part of Stage 2.

<b>Bryncethin (Land at)</b>	1.63	351.C1	Valleys Gateway	Bryncoch	Residential	The Valleys Gateway has accommodated substantial new development in recent years. However, whilst additional opportunities exist in the area, there are capacity issues at Junction 36 of the M4 which could constrain further growth being delivered without significant investment in the associated infrastructure to relieve constraints. In particular, north-south movements across the Junction are at capacity, which affects the connectivity of the Valleys Gateway (and the Valleys beyond) with jobs and services in Bridgend. Any potential solution to this bottleneck is likely to require a level of financial investment that is larger than local in scale and will incur a timetable for implementation that will extend far beyond the plan period. Furthermore, the Sustainability Appraisal identifies 'common land' and 'flood risk' as a constraint that would prevent development from coming forward. The northern section of the site is located adjacent Flood Zone C2. TAN15 states that only less vulnerable development should be considered subject to an application of a justification test for sites within Flood Zone C2. The identified constraints are located on the periphery of the site and would require further assessment. However, capacity issues at Junction 36 of the M4 prevents future development, as such the Candidate Site will not be considered as part of Stage 2.
<b>Greenmeadow Cottage</b>	0.39	344.C1	Valleys Gateway	Sarn	Residential	The Valleys Gateway has accommodated substantial new development in recent years. However, whilst additional opportunities exist in the area, there are capacity issues at Junction 36 of the M4 which could constrain further growth being delivered without significant investment in the associated infrastructure to relieve constraints. In particular, north-south movements across the Junction are at capacity, which affects the connectivity of the Valleys Gateway (and the Valleys beyond) with jobs and services in Bridgend. Any potential solution to this bottleneck is likely to require a level of financial investment that is larger than local in scale and will incur a timetable for implementation that will extend far beyond the plan period. Additionally, the Sustainability Appraisal identifies 'common land' as a constraint that would prevent development from coming forward. The identified constraint relates to the majority of the site. Furthermore, capacity issues at Junction 36 of the M4 prevents future development, as such the Candidate Site will not be considered as part of Stage 2.
<b>Bryncethin Claypits (Land Adjoining)</b>	22.6	ID 352.C24	Valleys Gateway	Bryncethin	Recreation / Tourism / Residential and/or B1	The Valleys Gateway has accommodated substantial new development in recent years. However, whilst additional opportunities exist in the area, there are capacity issues at Junction 36 of the M4 which could constrain further growth being delivered without significant investment in the associated infrastructure to relieve constraints. In particular, north-south movements across the Junction are at capacity, which affects the connectivity of the Valleys Gateway (and the Valleys beyond) with jobs and services in Bridgend. Any potential solution to this bottleneck is likely to require a level of financial investment that is larger than local in scale and will incur a timetable for implementation that will extend far beyond the plan period. Therefore, the Candidate Site will not be assessed as part of Stage 2.
<b>Glan yr Afon Care Home, Heol yr Ysgol</b>	0.6	352.C26	Valleys Gateway	Ynysawdre	Residential / Commercial / Retail	The Valleys Gateway has accommodated substantial new development in recent years. However, whilst additional opportunities exist in the area, there are capacity issues at Junction 36 of the M4 which could constrain further growth being delivered without significant investment in the associated infrastructure to relieve constraints. In particular, north-south movements across the Junction are at capacity, which affects the connectivity of the Valleys Gateway (and the Valleys beyond) with jobs and services in Bridgend. Any potential solution to this bottleneck is likely to require a level of financial investment that is larger than local in scale and will incur a timetable for implementation that will extend far beyond the plan period. Therefore, the Candidate Site will not be assessed as part of Stage 2.

<b>Expansion Land, Brynmenyn</b>	4.68	352.C28	Valleys Gateway	Bryncethin	Mixed Use Scheme: Employment / Commercial / Residential / Retail	The Valleys Gateway has accommodated substantial new development in recent years. However, whilst additional opportunities exist in the area, there are capacity issues at Junction 36 of the M4 which could constrain further growth being delivered without significant investment in the associated infrastructure to relieve constraints. In particular, north-south movements across the Junction are at capacity, which affects the connectivity of the Valleys Gateway (and the Valleys beyond) with jobs and services in Bridgend. Any potential solution to this bottleneck is likely to require a level of financial investment that is larger than local in scale and will incur a timetable for implementation that will extend far beyond the plan period. Therefore, the Candidate Site will not be assessed as part of Stage 2.
<b>Pandy Park</b>	9.05	352.C29	Valleys Gateway	Ynysawdre	Recreation / Residential	The Valleys Gateway has accommodated substantial new development in recent years. However, whilst additional opportunities exist in the area, there are capacity issues at Junction 36 of the M4 which could constrain further growth being delivered without significant investment in the associated infrastructure to relieve constraints. In particular, north-south movements across the Junction are at capacity, which affects the connectivity of the Valleys Gateway (and the Valleys beyond) with jobs and services in Bridgend. Any potential solution to this bottleneck is likely to require a level of financial investment that is larger than local in scale and will incur a timetable for implementation that will extend far beyond the plan period. Additionally, a large proportion of the site (south section) is located within Flood Zone C2. TAN15 states that only less vulnerable development should be considered subject to application of justification test for sites within Flood Zone C2. Furthermore, the site is also allocated as a playing field and informal recreation area in the Outdoor Sports & Children's Playing Space Audit 2017. Therefore, the Candidate Site will not be assessed as part of Stage 2.
<b>Tondu Primary School (Land rear of)</b>	7.57	352.C27	Valleys Gateway	Aberkenfig	Residential and Education	The Valleys Gateway has accommodated substantial new development in recent years. However, whilst additional opportunities exist in the area, there are capacity issues at Junction 36 of the M4 which could constrain further growth being delivered without significant investment in the associated infrastructure to relieve constraints. In particular, north-south movements across the Junction are at capacity, which affects the connectivity of the Valleys Gateway (and the Valleys beyond) with jobs and services in Bridgend. Any potential solution to this bottleneck is likely to require a level of financial investment that is larger than local in scale and will incur a timetable for implementation that will extend far beyond the plan period. Therefore, the Candidate Site will not be assessed as part of Stage 2.

## **APPENDIX 4**

Candidate Sites that progressed to Stage 2 of the Assessment

Site	Area (Ha)	Candidate Site Ref No.	Settlement	Settlement Hierarchy Category	Proposed Use of Site	Does the site fit with the preferred strategy
<b>Trem Y Mor, Bettws Road</b>	0.61	352.C2	Bettws	Bettws	Education / Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>Bettws is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. The Candidate Site is located within the existing settlement boundary and will be assessed as part of Stage 2.</p>
<b>Isfryn Industrial Estate (Land at)</b>	0.55	352.C8	Blackmill	Blackmill	Mixed Use, see current policy inc. D1	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>Blackmill is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. However, the site is currently allocated in the existing LDP (2013) as a regeneration and mixed use development scheme (PLA3(17)) which includes (Interalia) residential (COM2(4)), community building (COM9(1)) and employment land (REG1(31)), therefore this site will be subject to further detailed assessment as part of Stage 2.</p>
<b>Broadlands</b>	7.65	221.C1	Bridgend	Bryntirion, Laleston and Merthyr Mawr	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>The Candidate Site is located on the periphery of Bridgend which is identified as a Sustainable Growth Area, therefore this site will be subject to further detailed assessment as part of Stage 2.</p>

<b>Police Training Centre</b>	8.82	299.C1	Bridgend	Coychurch Lower	Mixed Use	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>The Candidate Site is located within the settlement of Bridgend which is identified as a Sustainable Growth Area (as defined by SP1). The site is currently allocated in the existing LDP (2013) as a regeneration and mixed use development scheme (PLA3(2)) which includes (interalia) residential (COM1(3)) and employment land provision (REG1(6)), therefore this site will be subject to further detailed assessment as part of Stage 2.</p>
<b>Bridgend (Land West of) - Llanmoor</b>	16.25	308.C1	Bridgend	Bryntion, Laleston & Merthyr Mawr	Residential	Refer to 349.C1, forms part of a wider strategic site.
<b>Tremains Halt (Land at)</b>	1.28	339.C1	Bridgend	Brackla	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>The Candidate Site is located within the settlement of Bridgend which is identified as a Sustainable Growth Area, therefore this site will be subject to further detailed assessment as part of Stage 2.</p>
<b>Bridgend (West of) - Expansion Area</b>	131.8	349.C1	Bridgend	Bryntirion, Laleston & Merthyr Mawr	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>The Candidate Site is located on the periphery of Bridgend which is identified as a Sustainable Growth Area. This site will be assessed collectively with Candidate Sites 308.C1 and 286.C2, forming part of a wider strategic site. Therefore, this site will be subject to further assessment as part of Stage 2.</p>
<b>Bridgend (West of)</b>	165.1	286.C2	Bridgend	Bryntirion, Laleston & Merthyr Mawr	Residential	Refer to 349.C1, forms part of a wider strategic site.

<b>North East Brackla (Land at)</b>	6.67	293.C2	Bridgend	Coity	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>The Candidate Site is located within the settlement of Bridgend which is identified as a Sustainable Growth Area. The site is currently allocated in the existing LDP (2013) as an employment site (REG1(1)) and a regeneration and mixed use development scheme (PLA3(2)), therefore this site will be subject to further detailed assessment as part of Stage 2.</p>
<b>Ty'r Ardd</b>	0.41	352.C31	Bridgend	Newcastle	B1 / Residential / D1	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>The Candidate Site is located within the settlement of Bridgend which is identified as a Sustainable Growth Area. However, the site is located within Flood Zone C1. TAN15 states that development within Flood Zone C1 can take place subject to application of justification test, including acceptability of consequences. Therefore, this site will be subject to further detailed assessment as part of Stage 2.</p>
<b>Bryn Y Cae home for the elderly (Land adj)</b>	0.9	352.C39	Bridgend	Brackla	C2 / Residential / D1	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>The Candidate Site is located within the settlement of Bridgend which is identified as a Sustainable Growth Area, therefore this site will be subject to further detailed assessment as part of Stage 2.</p>

<b>Parc Afon Ewenni</b>	8.99	352.C41	Bridgend	Coychurch Lower	Commercial / Residential / Council Depot	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>The Candidate Site is located within the settlement of Bridgend which is identified as a Sustainable Growth Area. The site is currently allocated in the existing LDP (2013) as a regeneration and mixed use development scheme (PLA3(2)) which includes (interalia) residential (COM1(3)) and employment land provision (REG1(6)), therefore this site will be subject to further detailed assessment as part of Stage 2.</p>
<b>Blaencaerau Junior School</b>	0.55	352.C11	Caerau	Caerau	Residential and Community	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>Caerau is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. However, the site is currently allocated in the existing LDP (2013) for residential development (COM1(20)), therefore this site will be subject to further detailed assessment as part of Stage 2.</p>
<b>Coegnant</b>	8.46	352.C19	Caerau	Caerau	Residential / Employment / Recreation	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>Caerau is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. However, the site is currently allocated in the existing LDP (2013) as a regeneration and mixed use development scheme (PLA3(6)) which includes (interalia) residential (COM1(18)) and employment land provision (REG1(9)), therefore this site will be subject to further detailed assessment as part of Stage 2.</p>

<b>Simonston Road (Land off)</b>	5.14	284.C1	Coity	Coychurch Lower	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>The Candidate Site is located within the settlement of Bridgend which is identified as a Sustainable Growth Area, therefore this site will be subject to further detailed assessment as part of Stage 2.</p>
<b>Heol Spencer (Land at)</b>	0.46	284.C2	Coity	Coity	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>The Candidate Site is located within the settlement of Bridgend which is identified as a Sustainable Growth Area, therefore this site will be subject to further detailed assessment as part of Stage 2.</p>
<b>Land at Coity</b>	1.14	300.C1	Coity	Coity	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>The Candidate Site is located within the settlement of Bridgend which is identified as a Sustainable Growth Area, therefore this site will be subject to further detailed assessment as part of Stage 2.</p>
<b>Castle Meadows (Land off)</b>	1.94	323.C1	Coity	Coity	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>The Candidate Site is located within the settlement of Bridgend which is identified as a Sustainable Growth Area, therefore this site will be subject to further detailed assessment as part of Stage 2.</p>

<b>Coychurch (Land South of)</b>	26.79	221.C3	Coychurch	Coychurch Lower	Residential / School	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>The Candidate Site is located on the periphery of Bridgend which is identified as a Sustainable Growth Area (as defined by SP1). However, the Sustainability Appraisal identifies 'common land' as a constraint that would prevent development from coming forward. The identified constraint is located on the periphery of the site and would require further assessment. Additionally, the western section of the site is located within Flood Zone C2 and to a lesser extent Flood Zone B. TAN15 states that only less vulnerable development should be considered subject to an application of a justification test for sites within Flood Zone C2. Therefore, further assessment will be required as part of Stage 2, to determine whether the identified constraints can be satisfactorily overcome.</p>
<b>Coychurch</b>	10.89	281.C1	Coychurch	Coychurch Lower	Mixed Use	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>The Candidate Site is located on the periphery of Bridgend which is identified as a Sustainable Growth Area (as defined by SP1). However, the Sustainability Appraisal identifies 'common land' and 'flood risk' as a constraint that would prevent development from coming forward. The southern section of the site is located adjacent Flood Zone C2. TAN15 states that only less vulnerable development should be considered subject to an application of a justification test for sites within Flood Zone C2. The identified constraints are located on the periphery of the site and will require further assessment as part of Stage 2, to determine whether the identified constraints can be satisfactorily overcome.</p>

<b>Maes-Y-Delyn Farm</b>	11	340.C2	Coychurch	Coychurch Lower	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>The Candidate Site is located outside of the settlement boundary for Bridgend which is identified as a Sustainable Growth Area (as defined by SP1). However, the Sustainability Appraisal identifies 'common land' as a constraint that would prevent development from coming forward. Furthermore, the south eastern section of the site is located within Flood Zone C2. TAN15 states that only less vulnerable development should be considered subject to application of justification test for sites within Flood Zone C2. The identified constraints are located on the periphery of the site and require further assessment as part of Stage 2, to determine whether the constraints can be satisfactorily overcome.</p>
<b>Laleston (Land to East of)</b>	27.37	288.C1	Laleston	Bryntirion, Laleston & Merthyr Mawr	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>The Candidate Site is located between the east of Laleston (identified as a 'local settlement' where new development should be contained within the existing settlement boundary) and west of Bridgend (identified as a Sustainable Growth Area). Furthermore, development of the site would extend the community between Laleston and Bridgend leading to the coalescence of the settlements. Therefore, further assessment is required to assess the potential impacts such as coalescence as part of Stage 2.</p>
<b>Parc Stormy</b>	16.62	310.C1	Laleston	Bryntirion, Laleston & Merthyr Mawr	Green Energy	<p>The Candidate Site seeks to expand Parc Stormy, which is located within the open countryside. Therefore, further assessment is required to assess the proposal's impact on the countryside as part of Stage 2.</p>

<b>Former Four Sevens Service Station</b>	2.09	287.C1	Llangynwyd	Llangynwyd	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>Llangynwyd is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. However, the site (Brownfield) collectively with candidate sites 305.C7 and 325.C1 offers an opportunity for a sustainable urban extension to the existing settlement of Llangynwyd, located logically adjacent Ysgol Gyfun Gymraeg Llangynwyd. Therefore, this site (collectively with 305.C7 and 325.C1, forming a strategic site) will be assessed as part of Stage 2.</p>
<b>Llangynwyd (South of)</b>	7.33	305.C7	Llangynwyd	Llangynwyd	Mixed Use	Refer to 287.C1, forms part of the wider strategic site.
<b>YCG Llangynwyd</b>	4.84	352.C21	Llangynwyd	Llangynwyd	Education / Residential	Refer to 287.C1, forms part of the wider strategic site.
<b>Former Cooper Standard Site</b>	8.03	352.C15	Maesteg	Maesteg West	Commercial / Employment / Residential / Retail / Education	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>The Candidate Site is located within the settlement of Maesteg which forms part of the Maesteg and Llynfi Valley Regeneration Growth Area (as defined by SP1). However, the site is currently allocated in the existing LDP (2013) as a regeneration and mixed use development scheme (PLA3(7)) which includes (interalia) residential (COM1(17)) and employment land provision (REG1(10)), therefore this site will be subject to further detailed assessment at Stage 2.</p>
<b>Maesteg Washery</b>	13.43	352.C17	Maesteg	Maesteg East	Residential / Education	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>The Candidate Site is located within the settlement of Maesteg which forms part of the Maesteg and Llynfi Valley Regeneration Growth Area (as defined by SP1). However, the site is currently allocated in the existing LDP (2013) as a regeneration mixed use development scheme (PLA3(5)) which includes (interalia) residential (COM1(16)) and accessible natural greenspace (COM13(11)), therefore this site will be subject to further detailed assessment at Stage 2.</p>

<b>Maesteg Lower Comprehensive</b>	1.54	352.C22	Maesteg	Maesteg East	Mixed Use Scheme - Education / Commercial / Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>The Candidate Site is located within the settlement of Maesteg which forms part of the Maesteg and Llynfi Valley Regeneration Growth Area (as defined by SP1), therefore this site will be subject to further detailed assessment as part of Stage 2.</p>
<b>Pencoed Campus</b>	44.58	219.C1	Pencoed	Felindre	Mixed Use	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>The Candidate Site is located on the periphery of Pencoed which is identified as a Sustainable Growth Area (as defined by SP1), therefore this site will be subject to further detailed assessment as part of Stage 2.</p>
<b>Pencoed Campus</b>	21.49	219.C2	Pencoed	Felindre	Education	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>The Candidate Site is located on the periphery of Pencoed which is identified as a Sustainable Growth Area (as defined by SP1), therefore this site will be subject to further detailed assessment as part of Stage 2.</p>
<b>Minffrwd Road (Land at)</b>	0.3	341.C1	Pencoed	Penprysg	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>The Candidate Site is located outside the settlement of Pencoed which is identified as a Sustainable Growth Area (as defined by SP1). However, the Sustainability Appraisal identifies 'common land' as a constraint that would prevent development from coming forward. However, the identified constraint is located on the periphery of the site and will require further assessment as part of Stage 2, to determine whether the constraints can be satisfactorily overcome.</p>

<b>Ty Draw Farm (Land at)</b>	2.46	343.C1	Pencoed	Penprysg	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>The Candidate Site is located outside the settlement of Pencoed which is identified as a Sustainable Growth Area (as defined by SP1). However, the Sustainability Appraisal identifies 'common land' and 'flood risk' as a constraint that would prevent development from coming forward. The north eastern section of the site is located within Flood Zone C2. TAN15 states that only less vulnerable development should be considered subject to application of justification test for sites within Flood Zone C2. However, the identified constraints are located on the periphery of the site and require further assessment as part of Stage.</p>
<b>Penprysg Road (Land at)</b>	3.35	87.C1	Pencoed	Penprysg	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>The Candidate Site is located outside the settlement of Pencoed which is identified as a Sustainable Growth Area (as defined by SP1). However, the Sustainability Appraisal identifies 'common land' as a constraint that would prevent development from coming forward. However, the identified constraint is located on the periphery of the site and will require further assessment as part of Stage 2, to determine whether the constraint can be satisfactorily overcome.</p>
<b>Pencoed Cemetery (Surplus Land)</b>	1.24	352.C46	Pencoed	Felindre	Extend Settlement Boundary	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>The Candidate Site is located outside the settlement of Pencoed which is identified as a Sustainable Growth Area (as defined by SP1). The site is allocated in the existing LDP (COM15(4)) for the provision of cemeteries. Further assessment will be undertaken to determine if the land is still required for this purpose, or should be incorporated into the wider employment allocation.</p>
<b>Bridgend Road (Land East of)</b>	5.29	325.C1	Pontrhydyccyff	Llangynwyd	Residential	Refer to 287.C1, forms part of the wider strategic site.

<p><b>Sandy Bay (Phase 2)</b></p>	<p>23.65</p>	<p>352.C57</p>	<p>Porthcawl</p>	<p>Porthcawl East Central</p>	<p>Mixed Use Regeneration Scheme (Residential, Commercial, Education, Coastal Defences, Recreation, Leisure)</p>	<p>The Candidate Site is located within the settlement of Porthcawl which is identified as a Strategic Regeneration Growth Area (as defined by SP1). The site has been ruled out by the Sustainability Appraisal due to close proximity of the site to Flood Zone C2. The regeneration of this site and Phase 1 (Salt Lake Car Park/ Dock Street) will benefit from a Welsh Government Coastal Risk Management Programme funding for major flood defence works. The scheme is currently at Detailed Design stage (being funded by Welsh Government). Residential completions can be expected from early 2021 onwards on a number of parcels. The current phasing and delivery strategy identifies three residential sites coming forward within the Salt Lake Site. Two of the three phases are reliant upon the delivery of improved sea defences in order to address coastal flood risk. The other phase is not reliant on these improvements and can be brought forward in advance of these works. Based on the current programme, the sea defences are to be completed by the end of 2020. It is thus expected that the delivery of the phase unconstrained by coastal flood risk can be realised by 2021/22. As for the development phases that rely on coastal defences in order to be delivered in 2022/23 is considered realistic and achievable. This site represents a major brownfield regeneration project, on the town's waterfront, which 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. Furthermore, the provision of new residential units, including affordable dwellings, will enable the delivery of other vital regeneration requirements comprising flood defences, enhanced active travel links plus education, retail and community facility provision. Therefore, the site will be assessed as part of Stage 2.</p>
<p><b>Salt Lake Car Park / Dock Street (Phase 1)</b></p>	<p>14.24</p>	<p>352.C58</p>	<p>Porthcawl</p>	<p>Porthcawl East Central</p>	<p>Mixed use Regeneration Scheme (Residential, Commercial, Education, Coastal Defences, Leisure)</p>	<p>The Candidate Site is located within the settlement of Porthcawl which is identified as a Strategic Regeneration Growth Area (as defined by SP1). The site has been ruled out by the sustainability appraisal due to close proximity of the site to Flood Zone C2. The regeneration of this site and Phase 2 (rear of Sandy Bay) will benefit from a Welsh Government Coastal Risk Management Programme funding for major flood defence works. The scheme is currently at Detailed Design stage (being funded by Welsh Government). Residential completions can be expected from early 2021 onwards on a number of parcels. The current phasing and delivery strategy identifies three residential sites coming forward within the Salt Lake Site. Two of the three phases are reliant upon the delivery of improved sea defences in order to address coastal flood risk. The other phase is not reliant on these improvements and can be brought forward in advance of these works. Based on the current programme, the sea defences are to be completed by the end of 2020. It is thus expected that the delivery of the phase unconstrained by coastal flood risk can be realised by 2021/22. As for the development phases that rely on coastal defences in order to be delivered in 2022/23 is considered realistic and achievable. This site represents a major brownfield regeneration project, on the town's waterfront, which 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. Furthermore, the provision of new residential units, including affordable dwellings, will enable the delivery of other vital regeneration requirements comprising flood defences, enhanced active travel links plus education, retail and community facility provision. Therefore, the site will be assessed as part of Stage 2.</p>

<b>Heol Fach (Land at)</b>	10.15	222.C1	Pyle/Kenfig Hill/North Cornelly	Cornelly	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>The Candidate Site is located on the periphery of the settlement for North Cornelly which is identified as a Sustainable Growth Area, therefore this site will be subject to further detailed assessment as part of Stage 2.</p>
<b>Waun Bant Road (Land at)</b>	5.85	291.C1	Pyle/Kenfig Hill/North Cornelly	Pyle	Residential	Refer to 307.C1, forms part of the wider strategic site.
<b>Ty Draw Farm (Land at)</b>	2.21	293.C1	Pyle/Kenfig Hill/North Cornelly	Cornelly	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>The Candidate Site is located within the settlement boundary of North Cornelly which is identified as a Sustainable Growth Area. The site is currently allocated in the existing LDP (2013) as a regeneration and mixed use development scheme (PLA3(20)) which includes (interalia) residential (COM2(22)) and employment land provision (SP9(4)). Therefore, this site will be subject to further detailed assessment as part of Stage 2.</p>
<b>Pen-y-Castell Farm</b>	8.13	307.C2	Pyle/Kenfig Hill/North Cornelly	Pyle	Residential	Refer to 307.C1, forms part of the wider site.
<b>Pen-Y-Castell Farm</b>	14.94	307.C1	Pyle/Kenfig Hill/North Cornelly	Pyle	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>The Candidate Site is located on the periphery of the settlement boundary for Pyle which is identified as a Sustainable Growth Area. This site will be assessed collectively with Candidate Sites 291.C1 and 307.C2, forming part of a wider site. The Sustainability Appraisal identifies 'SSSI (Site of Special Scientific Interest)' as a constraint that would prevent development from coming forward. The identified constraint is located within the site (south eastern section), and further assessment will be required at Stage 2, to determine whether the site can become a sustainable extension and deliver the required infrastructure (e.g. education and general infrastructure) to support the settlement.</p>

<b>Heol yr Orsaf (Land off)</b>	1.1	306.C1	Pyle/Kenfig Hill/North Cornelly	Pyle	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>The Candidate Site is located on the periphery of the settlement boundary for Pyle which is identified as a Sustainable Growth Area. The site is located within a Quarry Buffer Zone, therefore further assessment will be required as part of Stage 2 in order to determine the suitability of residential development on this site.</p>
<b>New Road (Land adjoining)</b>	0.86	306.C2	Pyle/Kenfig Hill/North Cornelly	Pyle	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>The Candidate Site is located on the periphery of the settlement for Pyle which is identified as a Sustainable Growth Area, therefore this site will be subject to further detailed assessment as part of Stage 2.</p>
<b>Pyle (Land East of)</b>	67.04	328.C1	Pyle/Kenfig Hill/North Cornelly	Cornelly	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>The Candidate Site is located on the periphery of the settlement for North Cornelly which is identified as a Sustainable Growth Area. The Sustainability Appraisal identifies 'SSSI (Site of Special Scientific Interest)' and 'flood risk' as a constraint that would prevent development from coming forward. The northern section of the site is located within Flood Zone C2. TAN15 states that only less vulnerable development should be considered subject to application of justification test for sites within Flood Zone C2. However, the identified constraints are located on the periphery of the site and would require further assessment as part of Stage 2, to determine whether the constraints can be satisfactorily overcome.</p>

Glyn Cynffig	0.76	352.C49	Pyle/Kenfig Hill/North Cornelly	Pyle	Recreation / Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>The Candidate Site is located on the periphery of the settlement for Pyle which is identified as a Sustainable Growth Area. The western section of the site is located within the settlement boundary. However, the remainder of the site is located outside the settlement boundary and as such will be subject to further detailed assessment as part of Stage 2.</p>
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## **APPENDIX 5**

Stage 1 Assessment of sites submitted during the Preferred Strategy  
Consultation

**Candidate Sites that failed Stage 1 Assessment:**

Site	Area (Ha)	Site Reference	Settlement	Settlement Hierarchy Category	Proposed Use of Site	Does the site fit with the Preferred Strategy
Land at City Farm	1.96ha	PS.5	Bettws	Bettws	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>Bettws is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. The majority of the Candidate Site is located outside the existing settlement boundary and is therefore considered to represent an unacceptable incursion into the open countryside, as such this site will not be assessed as part of Stage 2.</p>

**Candidate Sites that will be subject to further assessment as part of Stage 2:**

Site	Area (Ha)	Site Reference	Settlement	Settlement Hierarchy Category	Proposed Use of Site	Does the site fit with the Preferred Strategy
Island Farm	54ha	PS.1	Bridgend	Oldcastle	Residential / Education / Commercial / Leisure	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>The Candidate Site is located on the periphery of Bridgend which is identified as a Sustainable Growth Area (as defined by SP1). Therefore, this site will be subject to further detailed assessment as part of Stage 2.</p>
Craig Y Parcau	6.6ha	PS.2	Bridgend	Oldcastle	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>The Candidate Site is located on the periphery of Bridgend which is identified as a Sustainable Growth Area (as defined by SP1). Therefore, this site will be subject to further detailed assessment as part of Stage 2.</p>

<b>Parc Farm Ewenni</b>	5.5ha	PS.3	Bridgend	Coychurch Lower	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>The Candidate Site is located within the settlement of Bridgend which is identified as a Sustainable Growth Area (as defined by SP1). The site is currently allocated in the existing LDP (2013) as a regeneration and mixed use development scheme (PLA3(2)) which includes (interalia) residential (COM1(3)) and employment land provision (REG1(6)), therefore this site will be subject to further detailed assessment as part of Stage 2.</p>
<b>Land South of Meadow Avenue</b>	2.3ha	PS.4	Pyle/Kenfig Hill/North Cornelly	Kenfig Hill	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> <li>• Bridgend Sustainable Growth Area</li> <li>• Pencoed Sustainable Growth Area</li> <li>• Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</li> <li>• Maesteg and Llynfi Valley Regeneration Growth Area</li> <li>• Porthcawl Regeneration Growth Area</li> </ul> <p>The Candidate Site is located within the settlement boundary for Kenfig Hill which is identified as a Sustainable Growth Area (as defined by SP1). Therefore, this site will be subject to further detailed assessment as part of Stage 2.</p>

## **APPENDIX 6**

Candidate Sites that did not progress beyond Stage 2 of the  
Assessment

Site Address	Area (Ha)	Candidate Site Ref No.	Proposed Use of Site	Stage 2 Conclusion
<b>Penprysg Road, Pencoed</b>	7.7ha	87.C1	Residential	The candidate site is located on the periphery of Pencoed, which is identified as Sustainable Growth Area (as defined by SP1). There are highway issues associated with the site in addition to education capacity issues in the area whereby a site of this size would further exacerbate without the ability of resolving them. Whilst the sustainability and place making credentials of the site are acknowledged, there are other more suitable sites that have been carried forward as allocations in the Deposit Plan without the presence of such issues. Therefore, this site will not be allocated in the Replacement LDP.
<b>Pencoed Campus</b>	21.49ha	219.C2	Education	The candidate site is located on the periphery of Pencoed which is identified as a Sustainable Growth Area (as defined by SP1). A lack of supporting information has been submitted in order to enable a full assessment of the site. However, an alternative candidate submission (219.C1) relating to the site is being actively pursued. Therefore, this site will not be allocated in the Replacement LDP.
<b>Broadlands</b>	7.65ha	221.C1	Residential	The candidate site is located on the periphery of Bridgend which is identified as a Sustainable Growth Area (as defined by SP1). There are education capacity issues in the area whereby a site of this size would further exacerbate without the ability of resolving them. Whilst the sustainability and place making credentials of the site are acknowledged, there are other more suitable sites that have been carried forward as allocations in the Deposit Plan without the presence of such issues. Therefore, this site will not be allocated in the Replacement LDP.

<b>Coychurch (Land South of)</b>	23.48ha	221.C3	Residential / School	The candidate site is located on the periphery of Bridgend which is identified as a Sustainable Growth Area (as defined by SP1). The proposed development would look to provide 500 homes which would have a significant impact on local education provision without providing a new education facility on site. Additionally, when compared to the other sites in Bridgend that are carried forward as allocations in the Plan, the site is less sustainable in that it is located further from the town centre with poor pedestrian connectivity. Development of this site would result in an increase in the dependency on the private car and therefore not encourage a modal shift to more sustainable forms of active travel. The development would also result in the loss of good quality agricultural land. Therefore, this site is not specifically allocated in the Replacement LDP.
<b>Coychurch</b>	10.89ha	281.C1	Residential / School	<p>The site is located on the edge of the existing settlement of Bridgend which is identified as a Sustainable Growth Area (as defined by SP1). When compared to the other sites in Bridgend that are carried forward as allocations in the Plan, the site is less sustainable in that it is located further from the town centre with poor pedestrian connectivity. The site would lead to an increase in the dependency on the private car and therefore not encourage a modal shift to more sustainable forms of active travel. The development would also result in the loss of good quality agricultural land.</p> <p>The site does not provide a natural and logical extension to the settlement and does not relate physically, functionally and visually to the existing settlement pattern. On this basis, the site is considered to be an unacceptable intrusion into the countryside. Therefore, the site will not be allocated for development in the Replacement LDP.</p>
<b>Simonston Road (Land off)</b>	5.14ha	284.C1	Residential	The site is located on the edge of the existing settlement of Bridgend which is identified as a Sustainable Growth Area (as defined by SP1). However, the site represents an illogical extension to the existing settlement of Bridgend due to Simonston Road acting as a buffer between the site and the settlement of Bridgend. The site promoter has not provided justification to demonstrate otherwise. As such this site is not allocated for residential development in the Replacement LDP.
<b>Heol Spencer (Land at)</b>	0.46ha	284.C2	Residential	The site is located on the edge of the existing settlement of Bridgend which is identified as a Sustainable Growth Area (as defined by SP1). However, the site represents an illogical extension to the existing settlement of Bridgend due to Heol Spencer acting as a physical buffer between the site and the settlement of Bridgend. As such this site is not allocated for residential development in the Replacement LDP.

<b>Bridgend (West of)</b>	165.10ha	286.C2	Residential	The candidate site is located on the periphery of Bridgend, which is identified as a Sustainable Growth Area (as defined by SP1). Insufficient information has been submitted in order to conduct a full assessment of the site and the site promoter has not provided a number of technical studies to demonstrate the site is deliverable. Furthermore, the required level of growth can be accommodated on less sensitive alternative greenfield sites of which serve this area.
<b>Laleston (Land to East of)</b>	27.37ha	288.C1	Residential	The site is located between the east of Laleston (identified as a 'local settlement') and west of Bridgend (identified as a Sustainable Growth Area). In addition, the site forms part of the Bridgend and Laleston Green Wedge designated in the existing LDP ENV2(4). As such it is considered that the proposal would result in the coalescence of Bridgend and Laleston. Furthermore, a lack of supporting information has been provided in order to make a full assessment. In this respect the site will not form part of any allocation in the Replacement LDP.
<b>Waun Bant Road (Land at)</b>	5.85ha	291.C1	Residential	The site is located on the edge of the existing settlement of Kenfig Hill which is identified as a Sustainable Growth Area (as defined by SP1). When compared to the other sites in the area that have been carried forward as allocations in the Plan, the site is less sustainable in that it is located further from facilities and services with poor pedestrian connectivity. The site would lead to an increase in the dependency on the private car and therefore not encourage a modal shift to more sustainable forms of active travel. The site will not therefore be allocated for development in the Replacement LDP.
<b>Ty Draw Farm (Land at)</b>	2.21ha	293.C1	Residential	The site is located within the existing settlement of North Cornelly which is identified as a Sustainable Growth Area (as defined by SP1).  As outlined within Bridgend's Economic Evidence Base Update 2021, the County Borough has moved from a position of having a safety margin/ buffer in its employment land supply, to no margin at all. As such there is no scope to deallocate this site of which is suitable and available for employment use. The site will not therefore be allocated for residential development in the Replacement LDP.

<p><b>North East Brackla (Land at)</b></p>	<p>6.67ha</p>	<p>293.C2</p>	<p>Residential</p>	<p>The site is located within the existing settlement of Bridgend which is identified as a Sustainable Growth Area (as defined by SP1).</p> <p>The current LDP allocates this site for regeneration and mixed-use development purposes as defined by existing LDP Policy PLA3(2). In this respect it is considered that all remaining undelivered aspects of the existing allocation (retail and employment) should be protected for this use.</p> <p>Furthermore, the highway department have identified potential constraints in relation to potential capacity issues at Park Derwen junction, M4 Junction 36 and the Heol Simonston corridor. This has not been addressed in supporting information as part of any submission. Therefore, the site will not be allocated for residential development in the Replacement LDP.</p>
<p><b>Police Training Centre, Waterton</b></p>	<p>8.82ha</p>	<p>299.C1</p>	<p>Residential/Commercial</p>	<p>The candidate site is being promoted collectively with candidate sites 352.C41 and PS.3 as one comprehensive site. The site is located within the settlement boundary of Bridgend which is identified as a Sustainable Growth Area (as defined by SP1). The site represents a 'Rollover' allocation from the existing LDP (REG1(6)) and is proposed to be developed for commercial and residential uses. However, the Council's Strategic Flood Consequences Assessment identifies that the site is significantly vulnerable to flood risk. As such, the site will not therefore be allocated for development in the Replacement LDP.</p>
<p><b>Land at Coity</b></p>	<p>1.14ha</p>	<p>300.C1</p>	<p>Residential</p>	<p>The site is located on the edge of the existing settlement of Bridgend which is identified as Sustainable Growth Area (as defined by SP1). However, the site represents an illogical extension to the existing settlement of Bridgend due to Simonston Road acting as a physical buffer between the site and the settlement of Bridgend. As such this site is not allocated for residential development in the Replacement LDP.</p>
<p><b>Heol yr Orsaf (Land Off)</b></p>	<p>1.1ha</p>	<p>306.C1</p>	<p>Residential</p>	<p>The site is located on the edge of the settlement of North Cornelly which is identified as a Sustainable Growth Area (as defined by SP1). The site promoter has failed to demonstrate that the site is viable through the submission of a viability assessment. As such, the site will not therefore be allocated for development in the Replacement LDP.</p>

<b>New Road (Land adjoining) Kenfig Hill</b>	0.86ha	306.C2	Residential	The majority of the site is located outside the settlement boundary of Kenfig Hill which is identified as a Sustainable Growth Area (as defined by SP1). Notwithstanding this, a significant part of the site is heavily wooded and is designated as a SINC. No supporting information has been provided to overcome this potential constraint. Furthermore, the required level of growth can be accommodated on less sensitive alternative sites of which serve this area. As such, the site will not therefore be allocated for development in the Replacement LDP.
<b>Pen-y-Castell Farm, Kenfig Hill</b>	14.94ha	307.C1	Residential	The site is located on the edge of the existing settlement of Kenfig Hill which is identified as a Sustainable Growth Area (as defined by SP1).  The site has not been allocated for residential purposes due to the absence of supporting information covering key issues such as highway constraints, ecological constraints in addition to topography and landscape issues etc. Given the lack of detail at this stage on the proposed use of the site, it is difficult to assess the site in the context of a possible land use allocation. Therefore, no specific allocation is proposed in the Replacement LDP.
<b>Pen-y-Castell Farm, Kenfig Hill</b>	8.13ha	307.C2	Residential	The site is located on the edge of the existing settlement of Kenfig Hill which is identified as a Sustainable Growth Area (as defined by SP1).  The site has not been allocated for residential purposes due to the absence of supporting information covering key issues such as highway constraints, ecological constraints in addition to topography and landscape issues etc. Given the lack of detail at this stage on the proposed use of the site, it is difficult to assess the site in the context of a possible land use allocation. Therefore, no specific allocation is proposed in the Replacement LDP.
<b>Parc Stormy, Stormy Down</b>	16.62ha	310.C1	Green Energy	The site is located within the open countryside, however positioned adjacent to an existing employment allocation 'REG4 – Former Stormy Down Airfield). The proposed development would involve amending the allocation boundary in order to increase the amount of industrial floorspace and reconfigure the layout of solar panels. The proposed development would be more appropriately dealt with through the planning application stage. Therefore, the site could come forward provided it satisfied the relevant criteria-based policies of the Replacement LDP.

<b>Castle Meadows, Coity</b>	1.94ha	323.C1	Residential	The site is located on the edge of the existing settlement of Bridgend which is identified as a Sustainable Growth Area (as defined by SP1). When compared to the other sites in the area that are carried forward as allocations in the Plan, the site is less sustainable in that it is located further from facilities and services to Bridgend town centre with poor pedestrian connectivity. The site would lead to an increase in the dependency on the private car and therefore not encourage a modal shift to more sustainable forms of active travel. The site will not therefore be allocated for development in the Replacement LDP.
<b>Tremains Halt (Land at)</b>	1.28ha	339.C1	Residential	The candidate site is located within the settlement boundary of Bridgend, which is identified as a Sustainable Growth Area (as defined by SP1). While the location of development is deemed acceptable in principle, a lack of supporting information has been provided in order to conduct a full assessment.  Notwithstanding the above, development is permitted within the settlement and the site is located in the urban are of Bridgend. Therefore, the site could come forward as a windfall site provided it satisfied the relevant criteria-based policies of the Replacement LDP.
<b>Maes-Y-Delyn Farm, Coychurch</b>	11ha	340.C2	Residential	The site is located on the edge of the existing settlement of Bridgend which is identified as a Sustainable Growth Area (as defined by SP1). When compared to the other sites in Bridgend that are carried forward as allocations in the Plan, the site is less sustainable in that it is located further from the town centre with poor pedestrian connectivity. The site would lead to an increase in the dependency on the private car and therefore not encourage a modal shift to more sustainable forms of active travel. The development would also result in the loss of good quality agricultural land.  The site does not provide a natural and logical extension to the settlement and does relate physically, functionally and visually to the existing settlement pattern. On this basis, the site is considered to be an unacceptable intrusion into the countryside.  The site will not therefore be allocated for development in the Replacement LDP.
<b>Minffrwd Road (Land at)</b>	0.3ha	341.C1	Residential	The site is located on the edge of the existing settlement of Pencoed which is identified as a Sustainable Growth Area (as defined by SP1). However, the site represents an illogical extension to the existing settlement of Pencoed due to the B2480 acting as a buffer between the site and the settlement of Pencoed. The site promoter has not provided justification to demonstrate otherwise. As such this site is not allocated for residential development in the Replacement LDP.

Ty Draw Farm (Land at)	2.46ha	343.C1	Residential	<p>The proposal represents an extension to the settlement boundary of Pencoed, which is identified as Sustainable Growth Area (as defined by SP1). However, in terms of placemaking the site is poorly connected to local facilities and services in terms of an available and safe continuous footpath. This has not been addressed by the site promoter. As such, this site would lead to an increase in the dependency on the private car and therefore not encourage a modal shift to more sustainable forms of active travel. Additionally, the site lies adjacent to a railway mainline of which has not been mitigated against in the site promoter's supporting information. Furthermore, other sites within the area and County Borough will provide more appropriate and sustainable forms of development of which will support the LDP Strategy.</p> <p>As such, this site is not allocated for residential development in the Replacement LDP.</p>
Bridgend (West) Expansion Area	131.8ha	349.C1	Residential	<p>The candidate site is located on the periphery of Bridgend, which is identified as a Sustainable Growth Area (as defined by SP1). A lack of information has been submitted in order to conduct a full assessment of the site. Furthermore, the required level of growth can be accommodated on less sensitive alternative greenfield sites and serve this area. As such, this site is not allocated for residential development in the Replacement LDP.</p>
Trem y Mor, Bettws Road	0.61ha	352.C2	Education / Residential	<p>The candidate site is located within the settlement boundary of Bettws, which is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. The Education Department have indicated that the site is not required for education use. Furthermore, a lack of supporting information has been provided in order to conduct a full assessment.</p> <p>Notwithstanding the above although Bettws is not identified for sustainable growth in the LDP Strategy, development is permitted within the settlement and the site is located in the urban area of Bettws. Therefore, the site could come forward as a windfall site provided it satisfied the relevant criteria-based policies of the LDP.</p>
Isfryn Industrial Estate (Land at)	0.55ha	352.C8	Mixed use, see current policy including D1	<p>The candidate site is located within the settlement boundary of Blackmill, which is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. A lack of supporting information has been provided in order to conduct a full assessment.</p> <p>Notwithstanding the above although Blackmill is not identified for sustainable growth in the LDP Strategy, development is permitted within the settlement and the site is located in the urban area of Blackmill. Therefore, the site could come forward as a windfall site provided it satisfied the relevant criteria-based policies of the LDP.</p>

<p><b>Blaencaerau Junior School, Caerau</b></p>	<p>0.55ha</p>	<p>352.C11</p>	<p>Residential and Community</p>	<p>The candidate site is located within the settlement boundary of Caerau, which is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. The Education Department have indicated that the site is not required for education use. Furthermore, a lack of supporting information has been provided in order to conduct a full assessment.</p> <p>Notwithstanding the above although Caerau is not identified for sustainable growth in the LDP Strategy, development is permitted within the settlement and the site is located in the urban area of Caerau. Therefore, the site could come forward as a windfall site provided it satisfied the relevant criteria-based policies of the Replacement LDP.</p>
<p><b>YCG Llangynwyd</b></p>	<p>4.84ha</p>	<p>352.C21</p>	<p>Education / Residential</p>	<p>The candidate site is located outside the existing settlement boundary of Pont Rhyd y Cyff, which is identified as 'local settlement' where new development should be contained within the existing settlement boundary. However, the site (education use) collectively with candidate sites 325.C1, 287.C1 and 305.C7 offers an opportunity for a sustainable urban extension to the existing settlement of Pont Rhyd y Cyff. The site is currently utilised for education purposes, therefore the settlement boundary review considered that its inclusion within the settlement is rational. However, a lack of supporting information has been provided by the site promoter to enable full assessment of the site, therefore, no specific allocation for residential development has been made in the LDP. Notwithstanding the above, this site could come forward for windfall residential development, provided it satisfies criteria-based policies in the Replacement LDP.</p>
<p><b>Maesteg Lower Comprehensive</b></p>	<p>1.51ha</p>	<p>352.C22</p>	<p>Education / Commercial / Residential</p>	<p>The candidate site is located within the settlement boundary of Maesteg, which is identified as Regeneration Growth Area (as defined by SP1). A lack of supporting information has been provided in order to conduct a full assessment of the site. As the site is located within the settlement of Maesteg, the site could come forward as a windfall site provided it satisfied the relevant criteria-based policies of the Replacement LDP.</p>

<b>Ty'r Ardd, Sunnyside Officers, Bridgend</b>	0.41ha	352.C31	Employment / Residential / Education	<p>The candidate site is located within the settlement boundary of Bridgend, which is identified as a Sustainable Growth Area (as defined by SP1). The Education Department have indicated that the site is not required for education use. Furthermore, a lack of supporting information has been provided in order to conduct a full assessment.</p> <p>Notwithstanding the above, development is permitted within the settlement and the site is located in the urban area of Bridgend. Therefore, the site could come forward as a windfall site provided it satisfied the relevant criteria-based policies of the Replacement LDP</p>
<b>Bryn y Cae home for the elderly (Land adj)</b>	0.9ha	352.C39	Nursing Home / Residential / Education	<p>The candidate site is located within the settlement boundary of Bridgend, which is identified as a Sustainable Growth Area (as defined by SP1). This site is currently occupied by a care home. The Education Department have indicated that the site is not required for education use. Furthermore, a lack of supporting information has been provided in order to conduct a full assessment.</p> <p>Notwithstanding the above, development is permitted within the settlement and the site is located in the urban area of Bridgend. Therefore, the site could come forward as a windfall site provided it satisfied the relevant criteria-based policies of the Replacement LDP.</p>
<b>Parc Afon Ewenni</b>	8.99ha	352.C41	Commercial / Residential / Council Depot	<p>The Candidate site is being promoted collectively with candidate sites 299.C1 and PS.3 as one comprehensive site. The site is located within the settlement boundary of Bridgend which is identified as a Sustainable Growth Area (as defined by SP1). The site represents a 'Rollover' allocation from the existing LDP (REG1(6)) and is proposed to be developed for commercial and residential uses. However, the Council's Strategic Flood Consequences Assessment identifies that the site is significantly vulnerable to flood risk. As such, the site will not therefore be allocated for development in the Replacement LDP.</p>
<b>Pencoed Cemetery (Surplus Land)</b>	1.24ha	352.C46	Extend Settlement Boundary / Employment	<p>The candidate site is located outside the settlement boundary of Pencoed, which is identified as a Sustainable Growth Area (as defined by SP1). The proposal does not represent an appropriate extension of the settlement boundary in the context of the LDP strategy. The Education Department have indicated that the site is not required for education use. Furthermore, a lack of supporting information has been provided in order to conduct a full assessment. Any future use associated with this site will need to satisfy detailed criteria-based policies in the Replacement LDP.</p>

<b>Glyn Cynffig, Pyle</b>	1.24ha	352.C49	Recreation / Residential	<p>The majority of the candidate site is located outside the existing settlement of Kenfig Hill which is identified as a Sustainable Growth Area (as defined by SP1). The western most part of the site comprises an existing hostel and this is already located within the settlement. The remaining area comprises of greenfield land. Although the site would be considered an appropriate extension to the settlement boundary, a lack of supporting information has been provided in order to allow for full assessment of the site. Any future use associated with this site will need to satisfy detailed criteria-based policies in the Replacement LDP.</p>
<b>Parc Farm Ewenni, Bridgend</b>	5.5ha	PS.3	Residential	<p>The candidate site is being promoted collectively with candidate sites 299.C1 and 352.C41 as one comprehensive site. The site is located within the settlement boundary of Bridgend which is identified as a Sustainable Growth Area (as defined by SP1). The site represents a 'Rollover' allocation from the existing LDP (REG1(6)) and is proposed to be developed for commercial and residential uses. However, the Council's Strategic Flood Consequences Assessment identifies that the site is significantly vulnerable to flood risk. As such, the site will not therefore be allocated for development in the Replacement LDP.</p>
<b>Land South of Meadow Avenue, Pyle</b>	2.3ha	PS.4	Residential	<p>The majority of the candidate site is located outside the existing settlement of Kenfig Hill which is identified as a Sustainable Growth Area (as defined by SP1). The western most part of the site comprises an existing hostel and this is already located within the settlement. The remaining area comprises of greenfield land. Although the site would be considered an appropriate extension to the settlement boundary, a lack of supporting information has been provided in order to allow for full assessment of the site. Any future use associated with this site will need to satisfy detailed criteria-based policies in the Replacement LDP.</p>

## **APPENDIX 7**

Candidate Sites taken forward for allocation in the Replacement LDP

Site Address	Area (Ha)	Candidate Site Ref No.	Proposed Use of Site	Stage 2 Conclusion
<b>Pencoed Campus</b>	44.27ha	219.C1	Mixed-use (Housing, Education and Public Open Space)	The candidate site is located on the periphery of Pencoed which is identified as a Sustainable Growth Area (as defined by SP1). The site has the potential to provide a new primary school and up to 1000 homes in Pencoed, of which possesses a wide range of services and facilities in addition to sustainable transport links. The site will also foster multi-functional green infrastructure in addition to capitalising on active travel opportunities. Therefore, this site will make an important contribution to meeting the housing need of the County Borough. A supporting masterplan and planning statement also identifies and mitigates potential flood risk and takes into account a required easement of a high-pressure gas main that traverses the site. Therefore, the site will be allocated for residential and education development in the Replacement LDP.
<b>Land at Heol Fach</b>	10.15ha	222.C1	Residential	The candidate site is located on the periphery on North Cornelly which is identified as a Sustainable Growth Area (as defined by SP1). The site is well serviced by the Active Travel network which will help foster and promote transit-oriented development. The site is considered to be free of any significant constraints. <sup>1</sup>
<b>Former Four Sevens Service Station</b>	2.09h <sup>1</sup> a	287.C1	Residential	The candidate site is located on the edge of Pont Rhyd y Cyff, which is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. The site (Brownfield) collectively with candidate sites 305.C7 and 325.C1 offers an opportunity for a sustainable urban extension to the existing settlement of Pont Rhyd y Cyff. Whilst there are a number of large regeneration sites in Maesteg and the surrounding parts of the Llynfi Valley that could accommodate mixed used development, these sites possess several constraints that need to be overcome (notably contamination and viability of sites) and will require longer lead in times than others for delivery to take place. Extension to the settlement boundary of Pont Rhyd y Cyff would enable sustainable development with close proximity and accessible active travel links to the town centre of Maesteg, providing access to a wide range of facilities, services and key supporting infrastructure e.g. Garth railway station. Development in this location would also foster closer integration between Ysgol Gyfun Gymraeg Llangynwyd and the settlement of Pont Rhyd y Cyff.  Therefore, the site will be allocated for residential development as part of the Replacement LDP.

<sup>1</sup> Cabinet since resolved not to incorporate Heol Fach, North Cornelly as a new allocation within the Replacement LDP (refer to Item 8, 19/07/2022 Cabinet Meeting). Cabinet deemed a 10% flexibility allowance sufficient given the extent of supporting evidence to demonstrate each other proposed allocation is deliverable.

Llangynwyd (South of)	7.33ha	305.C7	Mixed Use	<p>The candidate site is located on the edge of Pont Rhyd y Cyff, which is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. However, the site collectively with candidate sites 287.C1 and 325.C1 offer an opportunity for a sustainable urban extension to the existing settlement of Pont Rhyd y Cyff. Whilst there are a number of large regeneration sites in Maesteg and the surrounding parts of the Llynfi Valley that could accommodate mixed used development, these sites possess several constraints that need to be overcome (notably contamination and viability of sites) and will require longer lead in times than others for delivery to take place. Extension to the settlement boundary of Pont Rhyd y Cyff would enable sustainable development with close proximity and accessible active travel links to the town centre of Maesteg, providing access to a wide range of facilities, services and key supporting infrastructure e.g. Garth railway station. Development in this location would also foster closer integration between Ysgol Gyfun Gymraeg Llangynwyd and the settlement of Pont Rhyd y Cyff.</p> <p>Therefore, the site is allocated for residential development as part of the Replacement LDP.</p>
Bridgend (West of)	16.25ha	308.C1	Residential	<p>The candidate site is located on the periphery of Bridgend which is identified as a Sustainable Growth Area (as defined by SP1). The site has the potential to provide a new primary school and 800 homes in Bridgend, of which possesses a wide range of services and facilities in addition to sustainable transport links. The site will make an important contribution to meeting the housing need of the County Borough. In addition, the site could also provide significant new green infrastructure in addition to capitalising on and further adding to existing active travel routes of which will foster and promote transit-oriented development. A supporting masterplan and planning statement identifies and mitigates potential adverse impacts upon the Laleston Conservation Area and indicates that there will not be any significant changes to its visual setting. Furthermore, there does not appear to be any highway related constraints. The site is therefore allocated for residential and education development in the Replacement LDP.</p>
Bridgend Road A4063 (Land East of)	5.29ha	325.C1	Residential	<p>The candidate site is located on the edge of Pont Rhyd y Cyff, which is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. However, the site collectively with candidate sites 287.C1 and 305.C7 offer an opportunity for a sustainable urban extension to the existing settlement of Pont Rhyd y Cyff. Whilst there are a number of large regeneration sites in Maesteg and the surrounding parts of the Llynfi Valley that could accommodate mixed used development, these sites possess several constraints that need to be overcome (notably contamination and viability of sites) and will require longer lead in times than others for delivery to take place. Extension to the settlement boundary of Pont Rhyd y Cyff would enable sustainable development with close proximity and accessible active travel links to the town centre of Maesteg, providing access to a wide range of facilities, services and key supporting infrastructure e.g. Garth railway station. Development in this location would also foster closer integration between Ysgol Gyfun Gymraeg Llangynwyd and the settlement of Pont Rhyd y Cyff.</p> <p>Therefore, the site is allocated for residential development as part of the Replacement LDP.</p>

<b>Land East of Pyle</b>	100ha	328.C1	Mixed Use – Residential / Education / Community / Facilities / Public Open Space	The candidate site is located on the periphery of Pyle which is identified as a Sustainable Growth Area (as defined by SP1). The site has the potential to provide new primary schools and 2000 homes in Pyle, of which possesses a wide range of services and facilities in addition to sustainable transport links. This site will make an important contribution to meeting the housing need of the County Borough. A supporting masterplan and planning statement identifies and mitigates potential constraints relating to connectivity to Pyle via a proposed foot bridge in addition to taking into account potential flood risk. Therefore, the site is considered to be free of any significant constraints. As such, the site is allocated for development in the Replacement LDP.
<b>Former Cooper Standard Site, Maesteg</b>	8.03ha	352.C15	Commercial / Employment / Residential / Retail / Education	This candidate site is located within the existing urban area of Maesteg which is identified as a Regeneration Growth Area (as defined by SP1). The proposed development presents a significant opportunity for the future regeneration of the area and would play a significant step in the revitalisation of Maesteg. Comprehensive development would improve the appearance of the site, whilst also providing homes for new residents, new job opportunities and facilities for local people. The site is located in a sustainable location for new residential development due to the proximity to the town centre, public transport and education provision. However, this is a brownfield regeneration site that will require remediation before it can be taken forward. Therefore, this site will be allocated as a long-term regeneration site, which the Council will remain committed to, but not rely on to help deliver the housing requirement.
<b>Maesteg Washery</b>	13.4ha	352.C17	Change settlement boundary / Residential / Education	This candidate site is located within the existing urban area of Maesteg which is identified as a Regeneration Growth Area (as defined by SP1). The proposed development presents a significant opportunity for the future regeneration of the area and would play a significant step in the revitalisation of Maesteg. However, this brownfield regeneration site will require remediation-based viability issues to be addressed before it can be taken forward and the site is in an area characterised by low house prices and little development activity. However, this is a brownfield regeneration site that will require remediation before it can be taken forward. Therefore this site will be allocated as a long-term regeneration site, which the Council will remain committed to, but not rely on to help deliver the housing requirement.

<b>Coegnant, Caerau</b>	8.46ha	352.C19	Residential / Employment / Recreation	This candidate site is located within the existing urban area of Caerau, which is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. The proposed development presents a significant opportunity for the future regeneration of the area and would play a significant step in the revitalisation of Caerau. However, this brownfield regeneration site will require remediation-based viability issues to be addressed before it can be taken forward and the site is in an area characterised by low house prices and little development activity. However, this is a brownfield regeneration site that will require remediation before it can be taken forward. Therefore, this site will be allocated as a long-term regeneration site, which the Council will remain committed to, but not rely on to help deliver the housing requirement.
<b>Sandy Bay (Phase 2)</b>	23.65ha	352.C57	Mixed Use – Residential / Recreation / Commercial / Education / Coastal Defences / Leisure	The candidate site is located within the settlement boundary of Porthcawl which is identified as a Regeneration Growth Area (as defined by SP1). Collectively with candidate site 352.C58 the site has the potential to provide a range of uses, including a bus terminus, commercial, education, leisure and 1240 homes in Porthcawl, of which possesses a wide range of services and facilities in addition to sustainable transport links. The site will also foster multi-functional green infrastructure holistically in the form of a green lung of which will enable connections between the site, waterfront and town centre. This site is also well serviced by active travel routes of which will help foster and promoter transit-oriented development. The site will make an important contribution to meeting the housing need of the County Borough. All significant constraints such as coastal flooding have been mitigated against. Therefore, the site is considered to be free of any significant constraints and will be allocated in the Replacement LDP.
<b>Salt Lake Car Park Dock Street (Phase 1)</b>	14.24ha	352.C58	Mixed Use – Residential / Recreation / Commercial / Education / Coastal Defences / Leisure	The candidate site is located within the settlement boundary of Porthcawl which is identified as a Regeneration Growth Area (as defined by SP1). Collectively with candidate site 352.C57 the site has the potential to provide a range of uses, including a bus terminus, commercial, education, leisure and 1240 homes in Porthcawl, of which possesses a wide range of services and facilities in addition to sustainable transport links. The site will also foster multi-functional green infrastructure holistically in the form of a green lung of which will enable connections between the site, waterfront and the town centre. This site is also well serviced by Active Travel routes of which will help foster and promoter transit-oriented development. The site will make an important contribution to meeting the housing need of the County Borough. All significant constraints such as coastal flooding have been mitigated against. Therefore, the site is considered to be free of any significant constraints and will be allocated in the Replacement LDP.

<p><b>Island Farm, Bridgend</b></p>	<p>49.96ha</p>	<p>PS.1</p>	<p>Residential / Education / Commercial / Leisure</p>	<p>The candidate site is located on the periphery on Bridgend which is identified as a Sustainable Growth Area (as defined by SP1). The site has the potential to provide a new primary school and accommodate the relocation of Heronsbridge Special Educational Needs School in addition to providing up to 850 homes. The site could also provide significant new green infrastructure (including ecological mitigation) by fostering a multi-functional green lung between the site and Bridgend in addition to access improvements in addition to a tennis centre (which it is anticipated will be delivered separately and in advance of the LDP). This site is also well serviced by active travel routes of which will help foster and promote transit-oriented development. The site is considered to be free of any significant constraints. In light of the above, this site will be allocated as a mixed-use scheme including residential, education, commercial and leisure uses in the Replacement LDP.</p>
<p><b>Craig y Parcau, Bridgend</b></p>	<p>6.96ha</p>	<p>PS.2</p>	<p>Residential</p>	<p>The candidate site is located on the periphery on Bridgend which is identified as a Sustainable Growth Area (as defined by SP1). The site is well serviced by the Active Travel network which will help foster and promote transit-oriented development. The site is considered to be free of any significant constraints. As such this site is allocated for residential development in the Replacement LDP.</p>

## **APPENDIX 8**

### Candidate Site Assessment Questionnaire Form

## Bridgend LDP Candidate Site Assessment Questionnaire

Please complete one form for every site proposed. This form may be photocopied if necessary. Forms and Plans should be submitted to the Corporate Director - Communities, Bridgend County Borough Council, Civic Offices, Angel Street, Bridgend, CF31 4WB by 5pm on 09-11-2018. Please note that the content of all plans and assessment forms submitted will be made available for public inspection.

### For Office Use Only

Date received:

Date acknowledged:

Data captured:

Representor Number:

Site reference:

The plan submitted with the site should be on an Ordnance Survey base and contain the following information:

- An outline of the site submitted in **Red**
- Any additional land in the ownership of the proposer outlined in **Blue**
- Indicative access points to the site with any third-party land required for access outlined
- Any proposed changes to an existing settlement boundary from the adopted Bridgend Local Development Plan
- Any areas of the site liable to flooding
- Any information given in answer to the questions below that can be displayed spatially.

Contact Details of Site Proposer (incl. phone/email)  
(Details as per previous consultation forms)

Contact Details of Site Proposer's agent if applicable (incl. phone/email)

Note that if agent's details are included all correspondence will be sent to agent and not the proposer.

Name / Location / Post Code of Site:

OS Grid Reference:

Area of Site in Hectares:

(Please note that if your site is below 0.25ha it will be considered as part of the Settlement Boundary Review or other land-use assessment)

Existing Use of Site:

Proposed Use of Site:

If residential, please indicate number of units:

If commercial, please specify the type of any employment generating uses:

Current Planning Status of Site:

### General

Question	√ response		Further Information Required	Further Information <small>(continue in space below or separate sheet if necessary)</small>
	Yes	No		
Is the site wholly in the ownership of the proposer?			If no, has the owner/s been notified of the sites submission? Please provide an OS Plan identifying the parcels of land owned and give contact details of all owners.	
Are there any restrictive covenants relating to the use of the land / buildings contained within the site?			If yes, please give details and attach copies of any such covenant where available.	
Would the allocation of the site require an alteration to a settlement boundary contained within the adopted Bridgend LDP?			If yes, please state which settlement boundary would be affected and indicate on the submitted plans the existing and proposed settlement boundary.	
Would the allocation of the site require a change to a land-use allocation contained within the adopted Bridgend LDP?			If yes, please state the name and policy number of the existing allocation.	

## Accessibility

Question	√ response		Further Information Required	Further Information (continue in space below or separate sheet if necessary)
	Yes	No		
Is the site accessible from the public highway?			If no, have third-party land holders been notified of the sites submission for consideration? Please give contact details where necessary.	
Is the site located within 400m of a public transport access point, i.e. train station or bus stop?			If yes, please give route frequency and destination information. If no, how far away is it?	
Is the site located within 400m of an active travel route?			If yes, please give details of the actual or proposed routes if known. If no, how far away is it?	
Is the site located within 400m of a community facility?			If yes, please give details (shops / commercial services etc). If no, how far away is it?	
Is the site located within 400m of existing public open space?			If yes, please give details. If no, how far away is it?	

## Environmental

Question	√ response		Further Information Required	Further Information (continue in space below or separate sheet if necessary)
	Yes	No		
Is the site located in an area of flood-risk or adjacent to a watercourse?			If yes, please give details of flood-risk data and extent to which the site is affected.	
Is the site on Previously Developed Land?			Previously Developed Land is defined by <i>Planning Policy Wales</i> . Please give details of how site meets criteria.	
Would development of the site result in the loss of agricultural land (in current / previous use)?			If yes, please give the sites Agricultural Land Classification.	
Is the site located in an area protected by a local, regional or national area for landscape, ecological or cultural purposes?			If yes, please give details of classification.	
Would the proposal give rise to impacts on landscape character, visual amenity or the setting of heritage assets?			If yes, please give details, explaining how any likely impacts would be satisfactorily mitigated	
Is there a risk that the site could consist of contaminated land?			If yes, please give details of possible contamination sources.	
Have any site surveys been undertaken, such as protected species?			If yes, please give further details.	
Would the proposal include low or zero carbon energy generating technologies?			If yes, please give further details	
For non-residential proposals, would the use require other authorisations, for example an environmental permit, water abstraction or impoundment licence, or waste management licence?			If yes, please give further details	

## Site Context

Question	√ response		Further Information Required	Further Information (continue in space below or separate sheet if necessary)
	Yes	No		
For residential proposals, are there any industrial / employment uses adjacent to the site?			If yes, please give details of their location and mark on accompanying plan.	
If the proposal is for employment/waste/minerals development, are there any residential properties adjacent to the site or within 200m of the site?			If yes, please give details of their location and mark on accompanying plan.	
Do you consider that the proposed use would integrate with existing surrounding uses?			Please explain your answer	
For proposals involving minerals extraction or the use of other natural resources, is there a specific need for the use at the site?			Please explain your answer	

## Utilities

Question	√ response		Further Information Required	Further Information (continue in space below or separate sheet if necessary)
	Yes	No		
Is the site capable of connection to the following services?			If no, please describe how access to these services will be obtained.	
Mains water supply			If no, please describe how access to these services will be obtained.	
Electrical supply			If no, please describe how access to these services will be obtained.	
Landline telephone			If no, please describe how access to these services will be obtained.	
Mains sewerage			If no, please describe how access to these services will be obtained.	
Gas supply			If no, please describe how access to these services will be obtained.	
Broadband			If no, please describe how access to these services will be obtained.	
Other (please specify):			If no, please describe how access to these services will be obtained.	

## Deliverability

Question	√ response		Further Information Required	Further Information (continue in space below or separate sheet if necessary)
	Yes	No		
Have there been any discussions with potential developers to date?			If yes, please give details	
Is the site financially viable to come forward?			If yes, please provide a brief analysis. The Council may seek a viability assessment in order to demonstrate whether delivery is viable or not. Failure to provide this may result in your site not being allocated.	
Are there any other known constraints to overcome?			If yes, please provide details of how this would be achieved.	
Does the site's stability/topography present an obstacle to its development?			If yes, please give details of any remedial works necessary.	

Please indicate an approximate timescale for site delivery:				
<b>2018/19</b>	<b>2019/20</b>	<b>2020/21</b>	<b>2021/22</b>	<b>2022/23</b>
<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>	<b>2026/27</b>	<b>2027/28</b>
<b>2028/29</b>	<b>2029/30</b>	<b>2030/31</b>	<b>2031/32</b>	<b>2032/33</b>

Please use this space (and additional sheets of paper where necessary) to give any additional information regarding the site which you feel may be relevant for its consideration.

## **APPENDIX 9**

Call for Candidate Site local advertisement

## Business

### Legal Notices

**BRIDGEND COUNTY BOROUGH COUNCIL**  
**BRIDGEND REPLACEMENT LOCAL DEVELOPMENT PLAN (LDP)**  
**CALL FOR CANDIDATE SITE SUBMISSIONS**

Bridgend County Borough Council is preparing a Replacement Local Development Plan (LDP) for the County Borough. The Plan will set out land-use planning policies which will be used in the determination of planning applications as well as the allocation of land for specific purposes; it therefore could have a direct effect on the lives of every resident in the County Borough, as well as having major implications for landowners.

The next stage in the LDP process involves asking developers, landowners and the community to nominate candidate sites for potential allocation in the plan. This could be for any land use including residential, employment, retail, public open space, minerals development, waste developments, community or tourism uses.

While there is no guarantee that sites suggested at this stage will be taken forward, their submission will enable the council to assess the availability of sites when formulating a vision and strategy for future development across the County Borough.

To nominate a site for consideration a plan outlining the site with an Ordnance Survey base should be submitted together with the assessment questionnaire.

The questionnaire will help ensure that interested parties include sufficient information and data to allow the Local Planning Authority to make a robust assessment.

Copies of the form are available from the Planning Department, Civic Offices, Angel Street, Bridgend, CF31 4WB during normal office hours; at any library in the County Borough; and is available to download from <http://www.bridgend.gov.uk/residents/planning-and-building-control/development-planning/replacement-bridgend-local-development-plan-2018-to-2033/>

The deadline for return of the completed questionnaire is 5pm on 9 November 2018.

For more information contact the Development Planning team on 01656 643162 or email: [developmentplanning@bridgend.gov.uk](mailto:developmentplanning@bridgend.gov.uk)

**CYNGOR BWRDEISTREF SIROL PEN-Y-BONT AR OGWR**  
**CYNLLUN DATBLYGU LLEOL (CDLI) NEWYDD PEN-Y-BONT AR OGWR**  
**GALW I GYFLWYNO SAFLEOEDD POSIBL**

Mae Cyngor Bwrdeistref Sirol Pen-y-bont ar Ogwr yn paratui Cynllun Datblygu Lleol (CDLI) Newydd i'r Fwrdeistref Sirol. Bydd y Cynllun yn nodi polisiau cynllunio defnydd tir wrth benderfynu ar geisiadau cynllunio yn ogystal â dyrannu at ddibenion penodol; teily gallai gael effaith uniongyrchol ar fywydau pob orestylwyd yn y Fwrdeistref Sirol, yn ogystal â chael goblygiadau i dirfeddianwyr.

Mae cam nesaf y broses CDLI yn cynnwys gofyn i ddatblygwyr, dirfeddianwyr a'r gymuned enwebu safleoedd posibl i'w dyrannu o bosibl yn y cynllun. Gallai hyn fod ar unrhyw ddefnydd tir gan gynnwys preswyl, cyfogaeth, manwrthu, man agored cyhoeddus, datblygu mwynau, datblygiadau gwastraff, defnyddiau cymunedol neu dwristiaeth.

Nid oes gwarant y caiff y safleoedd a awgrymir ar y cam hwn eu mabwysiadu, ond bydd eu cyflwyno'n galluogi'r cyngor i asesu argaeledd safleoedd wrth ffurfio gweledigaeth i'r cynllun ac opsiynau strategol difynol i'w datblygu a'r draws y Fwrdeistref Sirol.

Os hoffech enwebu safle i'w ystyried, dylech gyflwyno cynllun yn amlinellu'r safle gydag Arolwg Ordians ynghyd â holiadur yr asesiad.

Bydd yr holiadur yn heipio i sicrhau bod parthion â diddordeb yn cynnwys gwybodaeth a data digonol i alluogi'r Awdurdod Cynllunio Lleol i gynnal asesiad trylwyr.

Os oes gwybodaeth ychydig yn eiddoedd y cyngor, gallwch gyswrtio'r Awdurdod Cynllunio Lleol yn eiddoedd y cyngor, Stryd yr Angel, Bridgend, CF31 4WB.

## Classified

### Blinds/Curtains

**Summer Savers**

- Local Welsh Company
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- Free Quotation
- 5 Year Guarantee
- Trade welcome

**3 BLINDS FROM £99**

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*Mirage Blinds*  
 The established name you can trust  
**Freephone: Bridgend 08085 295192**

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I am an avid military collector looking for war souvenirs & military items!  
 I seek German & allied helmets, binoculars, uniforms, flags, badges & items from the Falklands war as well!  
 With no shop overheads & commission charges for you to pay I will beat any dealer or auction house offer for your military & war items & will travel to you.  
 Please call!  
 07957592813

**HENSELITE BOWLS BOWLS TROUSERS**  
 HENSELITE.COM WITH BELT BOWLS

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**Erwin House, Fran**  
**Tel: 086**  
**Email: info@rsmob.co.uk**

We offer a wide range of services - Stairlifts, Mobility Scooters, Recliners, Beds & Wheelchairs. Installing & servicing all types of stairlifts & mobility equipment. Products available from stock.

**FREE LIFETIME SERVICE** - on straight stairlifts.

*You can call us on a professional service.*

### Articles Wanted

**WANTED**

Welsh Slate  
 Old Floor Tiles  
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 re-usable materials  
 All bought for cash at low prices.  
 collection free  
 Call  
**014957**  
**07721**

## **APPENDIX 10**

Initial letter to Stage 2 Site Promoters - Call for Supporting Technical  
Studies (17/12/2019)

# Bridgend County Borough Council

## Cyngor Bwrdeistref Sirol Pen-y-bont ar Ogwr



Civic Offices, Angel Street, Bridgend, CF31 4WB / Stryd yr Angel, Pen-y-bont, CF31 4WB

### Development Group / Grwp Datblygu

Direct line / Delalu unlongyrchol: (01656) 643168

Ask for / Gofynnwch am: Richard Matthams or Gareth Denning

Our ref / Ein cyf:

Your ref / Eich cyf:

Date / Dyddiad: 17 December 2019

Dear Consultee,

### RE: BRIDGEND REPLACEMENT LOCAL DEVELOPMENT PLAN (LDP) - CANDIDATE SITE ASSESSMENT STAGE 2

Bridgend County Borough Council is preparing a Replacement Local Development Plan (LDP) for the County Borough. In accordance with the Delivery Agreement agreed with the Welsh Government, the next stage in the LDP process is to prepare a Deposit Plan for consultation beginning in July/August 2020. To assist this process, the Development Plans team reported the outcome of the Candidate Site Stage 1 Assessment to Development Control Committee on 24th October 2019. The report can be viewed here:

<https://democratic.bridgend.gov.uk/documents/s20448/Candidate%20Site%20Stage%201%20Assessment%20appx.pdf?LLL=0>

Appended to the report is a list of sites that have progressed to Stage 2 of the Candidate Site Assessment. These sites are considered to have the potential to support the Preferred Strategy of the emerging LDP. Stage 2 of the assessment will require more rigorous appraisal of each of these sites to help identify those most suitable for inclusion in the Deposit LDP. This will require input from a number of specific consultation bodies (Stage 3) and will draw upon the requirements of the Welsh Government's Development Plans Manual (Edition 3).

To assist the detailed site assessment, if your site has progressed to Stage 2 you now need to prepare and submit a number of technical supporting studies to demonstrate the site's deliverability. **Without this supporting evidence, the site will not progress to Stage 4 of the Candidate Site Assessment (those sites to be included in the Deposit LDP).**

As a minimum, the following technical studies should now be submitted to support the further assessment of your site:

- Masterplan and Land-use Framework (with place making principles embedded). To cover issues such as:

> Broad vision for the site;

Tel/Ffôn: 01656 643643

Fax/Ffôn: 01656 668126

Email/E-bost: [talktous@bridgend.gov.uk](mailto:talktous@bridgend.gov.uk)

SMS Messaging/Negesuon SMS: 07501 157014

Twitter@bridgendCBC

Website/Gwefan: [www.bridgend.gov.uk](http://www.bridgend.gov.uk)

Text relay: Put 18001 before any of our phone numbers for the text relay service

Cyflwynid testun: Rhwng 18001 o flaen unrhyw un o'r rhifau ffon ar gyfer y gwasanaeth trosglwyddo testun

- ✓ Constraints plan (including showing the utilities and contamination constraints);
- ✓ Land-use plan to show mix of uses;
- ✓ Character areas;
- ✓ Links to public transport, active travel routes i.e. facilitating transit orientated development;
- ✓ Movement and street hierarchy;
- ✓ Car parking plan with a commitment to prepare a comprehensive parking strategy;
- ✓ Urban design plan covering key requirements (i.e. active frontages etc.);
- ✓ Phasing plan

- Transport Assessment and costing of key transport related infrastructure;
- New school requirements (incl. land take and approx. build costs);
- Landscape and Visual Impact Assessment (incl. Tree Survey);
- Ground contamination Investigations (may require more detailed investigations);
- Habitat Survey (phase 1);
- Drainage Strategy (SUDS);
- Utilities Strategy (and high level costings);
- Renewable Energy Strategy (i.e. District Heating Network) for commercial BREEAM standards);
- Air Quality Assessment;
- Health Impact Assessment;
- Flood Consequences Assessment (if required);
- Viability Assessment (affordable housing levels to be informed by the LHMA & Affordable Housing Viability Study); and
- A statement to confirm any landownership issues have been resolved

The list above is not exhaustive and there may be other information you feel supports your sites inclusion in the Deposit Plan. Similarly, you may feel that some of the studies above are not required due to the specific characteristics of the site. The deadline for submission of further information is April 30<sup>th</sup> 2020 although earlier submissions than this date would be encouraged.

If your site has not progressed to Stage 2 of the Assessment, the Deposit Stage of the LDP provides the next opportunity to make representations on potential site allocations. Representations advocating the inclusion of alternative sites will need to demonstrate deliverability as described above.

Officers from the Council's Development Planning team are able to provide further information if required and can be contacted on (01656) 643162 / 643193 or by email at: [ldp@bridgend.gov.uk](mailto:ldp@bridgend.gov.uk).

Regards,

Jonathan Parsons  
Rheolwr Grŵp Datblygu| Group Manager Development

## **APPENDIX 11**

Letter to Stage 2 Site Promoters – Final Call for Supporting Technical Studies due to the COVID-19 Pandemic (31/07/2020)

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



Civic Offices, Angel Street, Bridgend, CF31 4WB / Swyddleydd Dinesig, Stryd yr Angel, Pen-y-bont, CF31 4WB

**Grwp Datblygu / Development Group**

Delau unlongyrol / Direct line:  
(01656) 643193 / 643166

Gofynnwch am / Ask for:  
Richard Matthams, Gareth Denning or Adam  
Provoost

Dyddiad / Date:  
31<sup>st</sup> July 2020

Dear Consultee,

**RE: BRIDGEND REPLACEMENT LOCAL DEVELOPMENT PLAN (LDP) - CANDIDATE SITE  
ASSESSMENT STAGES 2, 3 & 4**

I hope you all remain safe and well in these challenging times.

Further to my most recent letter, dated 6<sup>th</sup> May 2020, I am writing to re-iterate the process for assessing Candidate Sites, outline the work completed to date and set a refreshed deadline for submission of any outstanding technical studies.

There are four stages to assessing Candidate Sites, as detailed within the Candidate Site Assessment Methodology:

- Stage 1: Potential to Support the LDP Strategy
- Stage 2: Detailed Site Assessment – Deliverability, Sustainability and Suitability
- Stage 3: Consultation with Appropriate Specific Consultation Bodies
- Stage 4: Sites for Inclusion In the Deposit LDP

Stage 1 of the Assessment has already been completed and determined which sites have the potential to support the Preferred Strategy of the Replacement LDP ('Stage 2' Candidate Sites). This was reported to Development Control Committee on 24<sup>th</sup> October 2019 and can be viewed here:

<https://democratic.bridgend.gov.uk/documents/s20448/Candidate%20Site%20Stage%201%20Assessment%20appx.pdf?LLL=0>

Tel/Fôn: 01656 643643

Fax/Facs: 01656 668126

Email/E-bost: [talkto@bridgend.gov.uk](mailto:talkto@bridgend.gov.uk)

SMS Messaging/Negeuson SMS: 07581 157014

Twitter@bridgendCBC

Website/Gwefan: [www.bridgend.gov.uk](http://www.bridgend.gov.uk)

Text relay: Put 18001 before any of our phone numbers for the text relay service

Cyfeirnod testun: Rhwybch 18001 o Raen unrhyw un o'n rhifau ffon ar gyfer y gwasanaeth trosglwyddo testun

I wrote to all Candidate Site promoters on 17<sup>th</sup> December 2019 to share the outcome of this Initial Assessment and confirm which sites had progressed to Stage 2 (letter attached for ease of reference). In addition, I invited all Stage 2 Candidate Site promoters to prepare and submit a number of technical studies by 30<sup>th</sup> April 2020 to demonstrate each site's deliverability.

The COVID-19 lockdown was subsequently imposed on 23<sup>rd</sup> March 2020, which was over three calendar months after my initial letter and just over five weeks prior to the original deadline. At that point, many Stage 2 Candidate Site promoters contacted Council Officers to confirm that certain technical studies couldn't be completed by the original deadline due to the lockdown restrictions. I therefore wrote to all site promoters on 3<sup>rd</sup> April 2020 to confirm that, in my view, a substantial body of work should have already been completed since 17<sup>th</sup> December 2020. However, I equally acknowledged that lockdown restrictions would have an inevitable impact on the completion of certain outstanding studies by the original deadline. Hence, I invited Stage 2 Candidate Site Promoters to draft an executive summary (to confirm the evidence compiled at the point of lockdown plus any outstanding evidence) and submit this summary to the Council by 30<sup>th</sup> April 2020 along with any completed technical studies.

Several site promoters indeed submitted a substantial body of work to Council Officers at that point, although there were inevitable gaps in some submissions. Where possible, Council Officers have responded individually to such site promoters to provide observations on the work submitted. Conversely, certain other site promoters only provided holding responses by 30<sup>th</sup> April 2020, and, therefore, Council Officers been unable to provide any further individual observations on those sites to date.

These lockdown-induced delays to Candidate Site Assessment work will necessitate a minor amendment to the existing Delivery Agreement and result in a slight delay in Deposit Plan publication. It will also be necessary to update the Community Involvement Scheme (CIS) to detail revised consultation and engagement arrangements that conform to safe social distancing practices. A revised Delivery Agreement is due to be reported to Development Control Committee on 20<sup>th</sup> August 2020.

I am now writing to invite Stage 2 Candidate Site Promoters to complete any remaining studies and submit outstanding technical evidence to the Council to enable completion of Stage 2 of the Candidate Sites Assessment. Site promoters should consider and respond to any individual observations provided by Council Officers or otherwise ensure the full suite of technical studies (detailed in the letter dated 17<sup>th</sup> December 2019) are submitted as appropriate. Outstanding studies should be submitted to [ldp@bridgend.gov.uk](mailto:ldp@bridgend.gov.uk) by 7<sup>th</sup> September 2020 (up to 11.59pm). This reflects the fact that there were 38 days remaining until the original deadline at the point lockdown was imposed. However, it is acknowledged that robust Transport Assessments will only be able to be completed once representative traffic flows return. Therefore, the deadline for submission of Transport Assessments specifically will be extended until 19<sup>th</sup> October 2020 (up to 11.59pm).

Failure to provide the necessary evidence to demonstrate delivery of a Stage 2 Candidate Site by these dates may adversely affect the prospect of allocation in the Replacement LDP.

Sites will also need to be accompanied by specific viability assessments. The SE Region is now collectively in agreement to use the Burrows-Hutchinson Ltd Development Viability Model and I will contact you again the coming weeks to confirm the process and fee charging schedule for utilising this model to assess the viability of your Candidate Site(s).

Officers from the Council's Development Planning team are able to provide further information if required and can be contacted by email at: [ldp@bridgend.gov.uk](mailto:ldp@bridgend.gov.uk). If your site has not progressed to Stage 2 of the Assessment, the Deposit Stage of the LDP provides the next opportunity to make representations on potential site allocations. Representations advocating the inclusion of alternative sites will equally need to demonstrate deliverability as described above and in previous correspondence.

Regards,

Jonathan Parsons  
Rheolwr Grŵp Gwasanethau Cynllinio a Datblygu,  
Group Manager, Planning and Development Services

## **APPENDIX 12**

Letter to Stage 2 Site Promoters – Deadline for Site-Specific Viability  
Appraisals (11/09/2020)

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



Civic Offices, Angel Street, Bridgend, CF31 4WB / Stryd yr Angel, Pen-y-bont, CF31 4WB

## Grŵp Datblygu / Development Group

Deliau uniongyrchol / Direct line:  
(01656) 643193 / 643166

Gofynnwch am / Ask for:  
Richard Mathams, Gareth Denning or Adam  
Provoost

Dyddiad / Date:  
11<sup>th</sup> September 2020

Dear Consultee,

### RE: BRIDGEND REPLACEMENT LOCAL DEVELOPMENT PLAN (LDP) - CANDIDATE SITE ASSESSMENT STAGES 2, 3 & 4

Thank you to those of you who have already submitted supporting technical information in respect of your Stage 2 Candidate Site Submission(s). This technical information is currently being assessed by Council Officers and it is recognised there are some outstanding gaps in certain submissions. The purpose of this letter is to re-iterate that the deadline for submission of Transport Assessments and Site-Specific Viability Appraisals is Monday 19<sup>th</sup> October 2020 (up to 11.59pm). Any other outstanding technical evidence that has not already been submitted must also be submitted by this date to enable completion of Stage 2 of the Candidate Sites Assessment.

Failure to provide the necessary evidence to demonstrate deliverability of a Stage 2 Candidate Site by this date may adversely affect the prospect of allocation in the Replacement LDP.

Officers from the Council's Development Planning team are able to provide further information if required and can be contacted by email at: [ldp@bridgend.gov.uk](mailto:ldp@bridgend.gov.uk). If your site has not progressed to Stage 2 of the Assessment, the Deposit Stage of the LDP provides the next opportunity to make representations on potential site allocations. Representations advocating the inclusion of alternative sites will equally need to demonstrate deliverability as described above and in previous correspondence.

Regards,

Jonathan Parsons  
Rheolwr Grŵp Gwasanethau Cynllinio a Datblygu,  
Group Manager, Planning and Development Services

Tel/Ffôn: 01656 643643

Fax/Ffôn: 01656 666126

Email/E-bost: [talktous@bridgend.gov.uk](mailto:talktous@bridgend.gov.uk)

SMS Messaging/Negesuon SMS: 07581 157014

[Twitter@bridgendCBC](https://twitter.com/bridgendCBC)

Website/Gwefan: [www.bridgend.gov.uk](http://www.bridgend.gov.uk)

Text relay: Put 18001 before any of our phone numbers for the text relay service

Cyfeirnod testun: Rhwyb 18001 o flaen unrhyw un o'n rhifau ffôn ar gyfer y gwasaneth brosglwyddo testun