

BRIDGEND
REPLACEMENT LOCAL DEVELOPMENT PLAN (2018-2033)
EXAMINATION

Inspector's Note – Council's letter dated 15 February 2023

I refer to the Council's reply to my letter of 2 February 2023.

I have reviewed the contents of the above letter and am content with the information provided in relation to Procedural Matters, Flood Maps for Planning and Future Wales – The National Plan 2040. With regard to the Council's response to matters in relation to the contents of the plan, I have the following comments;

- Policies COM11, COM12, ENT5, ENT10 and SP14 – Agreed, the reference to the Council' should be deleted and the policies revised.
- Policy PLA9 – Noted, no change is required.
- Policies SP12 and ENT6 – Agreed, Policy ENT6 and its reasoned justification should be amended to include details of the quantum of retail need and to identify how and where the need will be met. In doing so, I suggest that reference to the 'Retail Study Update' is omitted from the policy.
- Policy ENT7 – Noted. For clarity I consider that the title of the policy should be amended to include reference to Bridgend, Porthcawl and Maesteg. In respect of the application of the policy, greater clarity should be provided in the reasoned justification about what constitutes a critical mass of retail units and at what point new non-A1 development would be judged to have materially diluted the continuity of the primary retail frontage. If this requires consideration of evidence collected as part of the Annual Monitoring Process in relation to the monitoring target of 60% then this should be clearly stated. In terms of the evidence required to demonstrate that a retail unit has been effectively marketed, I am content with the revisions suggested to paragraph 5.4.66 clarify the matter.
- Policy ENT14 – I agree that the policy should be amended to include details of the relevant buffer zones.

In order to ensure transparency, I would be grateful if you could complete the attached table and return to the Programme Officer by 24 March 2023.

If you have any questions about the content of this note, please contact me via the Programme Officer.

Nicola Gulley

INSPECTOR

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Action Point	To be completed by
AP1 – Council to amend Policies COM11, COM12, ENT5, ENT10 and SP14 to remove reference to 'the Council'.	24 March 2023
AP2 – Council to amend Policy ENT6 and its reasoned justification to include details of the quantum of retail need and to identify how and where the need will be met.	24 March 2023
AP3 – Council to amend Policy ENT7 to include: reference to Bridgend, Porthcawl and Maesteg in its title; provide greater clarity in the reasoned justification about what constitutes a critical mass of retail units and at what point new non-A1 development would be judged to have materially diluted the continuity of the primary retail frontage; and explain the requirements of the marketing exercise in relation to retail units.	24 March 2023
AP 4 – Council to amend Policy ENT14 to include details of the relevant minerals buffer zones.	24 March 2023

General note on Action Points (APs):

These will normally be agreed in principal by the Inspector and the Council, and any other participant as required, at the end of the relevant hearing session. Where possible the AP will specify an agreed timeframe for completion. If it is not possible to determine the timeframe at the time of discussion, the Council will liaise with the Inspector over this via the Programme Officer. The Inspector will send the suggested form of wording for the APs to the Council via the Programme Officer as soon as practicable after the end of a hearing session. Once the Council is satisfied that the contents are accurate, they will be published to the Examination website as soon as possible in the interests of transparency. The Council will work on the schedule of Matters Arising Changes (MACs) in parallel with the APs and their AP responses, ensuring that MACs are accurately recorded at the earliest possible stage. The Inspector will confirm when she expects to be sent an up to date MAC Schedule; this will normally be in advance of the final hearing session.