

**BRIDGEND**  
**REPLACEMENT LOCAL DEVELOPMENT PLAN (2018-2033)**  
**EXAMINATION**

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

<b>Action Point</b>	<b>Council Response / Proposed MAC</b>	<b>Inspectors Comments</b>
<p>AP1 – Council to amend Policies COM11, COM12, ENT5, ENT10 and SP14 to remove reference to ‘the Council’.</p>	<p>Agreed. Policies COM11, COM12, ENT5, ENT10 and SP14 to be amended to include the additional text highlighted in green. The text proposed to be deleted has been stuck through:</p> <p><b>“COM11: Provision of Natural and Semi-Natural Greenspace (including Amenity Greenspace)</b></p> <p>The <del>Council will promote the</del> provision of accessible, Natural and Semi-Natural Greenspace (including Amenity Green Space) <b>will be promoted</b> wherever suitable opportunities arise. In this respect, the following areas are specifically allocated:</p> <p>COM11(1) Blaengarw and Pontycymmer Linear Park  COM11(2) Part of former Central Washery Site, Ogmere Vale COM11(3) Heol Wastad Waun, Pencoed  COM11(4) Pwll-y-Waun, Porthcawl  COM11(5) Brackla Ridge and Associated Areas, Bridgend  COM11(6) Parc Tyn y Coed, Bryncethin  COM11(7) Land off Waunscil Avenue, Bridgend  COM11(8) Land South West of City Road, Bettws  COM11(9) The Former Maesteg Washery, Maesteg  COM11(10) Newbridge Fields, Bridgend”</p>	<p>Changes agreed.</p>

**“COM12: Provision of Allotments and Community Food Networks**

The Council will promote the provision of allotments and community food networks **will be promoted** wherever suitable opportunities arise. In this respect, the following areas are specifically allocated:

- COM12(1) Caerau and Brynglas Market Garden
- COM12(2) Land to South of Llangeinor Football Club”

**“ENT5: Former Ford Site, Bridgend**

The Council will prioritise the re-development of the former Ford Site **will be prioritised** as a key economic opportunity and ~~will work collaboratively~~ **in collaboration** with Welsh Government and the landowners to secure the best outcome for Bridgend, whilst seeking to replace the jobs that have been lost. The former Ford Site constitutes a pivotal economic land allocation within the successful Waterton Industrial Estate and will be promoted as a means of economic stimulus for Bridgend County Borough and the wider regions.”

**“ENT10: Low Carbon Heating Technologies for New Development**

The Council **LDP** has an aspiration for all new homes to be net zero carbon in the first instance. New major development must:

- 1) Be accompanied by an ‘Energy Masterplan’ that demonstrates that the most sustainable heating and cooling systems have been selected. This must include consideration of the proposed system as a whole, including the impact of its component materials on greenhouse gas emissions.
- 2) Demonstrate that heating systems have been selected in accordance with the following sequential approach:

- a) Connection to an existing heat network or installation of a new heat network or connection from the point of occupation (If installation or connection is not feasible or financially viable, then development must be designed so as not to prejudice any future installation or connection to a District Heat Network);
- b) If criterion 2a) is not technically feasible or financially viable, employing sustainable alternatives to heat networks such as individual renewable or communal renewable or low carbon installations must be considered;
- c) If criteria 2a) and 2b) are not technically feasible or financially viable, installation of Hybrid heat pumps must be considered;
- d) If criteria 2a), 2b) and 2c) are not technically feasible or financially viable, installation of electric only heating systems must be considered; e) If none of the above are technically feasible or financially viable, development can then seek to connect to the gas network.”

**“SP14: Sustainable Development of Mineral Resources**

The efficient and appropriate use of minerals within the County will be encouraged, including the re-use and recycling of suitable minerals as an alternative to primary won aggregates. The extraction of mineral resources will be permitted where they satisfy the following criteria:

- 1) It can be demonstrated that there is a requirement for the mineral to meet the need of society either nationally, regionally or locally, and the need cannot be met from secondary or recycled materials or existing reserves. As a minimum, a 10 year landbank of crushed rock will be maintained throughout the Plan period;
- 2) The proposed end use of the mineral resource is appropriate and represents an efficient and sustainable use of the resource;
- 3) The development would not cause demonstrable harm to the amenities of local communities, in particular with regard to access, traffic generation, noise, vibration, dust, air quality and odour;

4) The proposal would not result in any significant adverse impacts on public health and well-being;

5) There would be no significant adverse impact, including visual impact, on the landscape, natural heritage, cultural and historic environments;

6) There would be no significant adverse impact on the quality and quantity of controlled waters and no additional flood risk from land drainage;

7) It can be demonstrated that no significant danger, damage or disruption would arise from subsidence or ground instability;

8) The proposal would not adversely impact agricultural interests, particularly on high quality agricultural land;

9) Opportunities for the re-use and/or recycling of mineral waste are maximised;

~~9)~~10) The proposal has duly considered the location of any existing water and sewerage infrastructure;

~~10)~~11) The minerals will be transported by rail wherever feasible; and,

~~11)~~12) Appropriate and progressive restoration and aftercare measures have been submitted, including post closure management of the site and the provision of other appropriate compensatory enhancements

The Council will not support the development of land based unconventional oil or gas operations, including the exploration, appraisal and extraction of oil and gas by unconventional methods (including the drilling of exploratory boreholes) will not be supported.”

<p>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.</p>	<p>Policy ENT6 to include the following additional text highlighted in green. The text proposed to be deleted has been struck through.</p> <p><b>“ENT6: Retail and Commercial Development</b></p> <p>The regeneration of retail and commercial centres, through the refurbishment or redevelopment of key sites and buildings for retail, commercial, leisure, education and other complementary uses, will be <del>favoured</del> supported. The following sites are identified as key regeneration sites:</p> <ol style="list-style-type: none"> <li>1) Southside – Land at the Bridgend Shopping Centre, Cheapside, Police Station and Brackla Street, Bridgend – 2.31ha (including 9,990m<sup>2</sup> of retail and food and drink)</li> <li>2) Porthcawl Waterfront Regeneration Area, Porthcawl – 2,500m<sup>2</sup> (SP2(1)/PLA1)</li> </ol> <p>An additional 12,790m<sup>2</sup> comparison retail floorspace will be met by the re-use of existing vacant space in the following commercial centres:</p> <ol style="list-style-type: none"> <li>3) Bridgend Town Centre – minimum of 6,395m<sup>2</sup></li> <li>4) Porthcawl Town Centre – minimum of 2,686m<sup>2</sup></li> <li>5) Maesteg Town Centre – minimum of 2,686m<sup>2</sup></li> <li>6) Pencoed District Centre – minimum of 895m<sup>2</sup></li> <li>7) Pyle and Kenfig Hill District Centres – minimum of 128m<sup>2</sup></li> </ol> <p>Outside of the <del>above</del> Retail and Commercial Centres, retail, leisure and appropriate complementary commercial proposals will be supported within allocated mixed use Strategic sites only where:</p>	<p>Changes agreed. In addition, Policy ENT6 (3), (4), (5), (6) and (7) be shown on the proposals map.</p>
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- a) It is specifically identified as an opportunity as part of a site specific proposal and included within the masterplan as an integral element of a planned new neighbourhood to reinforce a sense of place;
- b) It is sited in an appropriate, central location within the community that it is to serve, and within close proximity to a public transport corridor;
- c) It is of an appropriate scale to meet an identified evidenced need; and
- d) It would not negatively impact upon the vitality, viability and attractiveness of a designated Centre.

An additional 400m<sup>2</sup> convenience retail floorspace will be specifically met at the following Strategic Sites:

8) Land South of Bridgend (SP2(2)/PLA2) - minimum of 100m<sup>2</sup>

9) Land East of Pyle (SP2(5)/PLA5) - minimum of 300m<sup>2</sup>

The following amendments are proposed to the supporting text at para 5.4.59 and 5.4.60. The additional text is highlighted in green. The text proposed to be deleted has been struck through.

“5.4.58 The mixed-use regeneration of Southside is one of the projects in the Bridgend Masterplan, which together account for the provision of 23,000m<sup>2</sup> of reconfigured, refurbished and new retail and food & drink proposals. This includes 21,000m<sup>2</sup> of ‘reconfigured’ and refurbished existing space at:

- Bridgend Shopping Centre (9,990m<sup>2</sup>)
- The Rhiw (9,272m<sup>2</sup>)
- Wyndham St (1,500m<sup>2</sup>)
- Queen St (170m<sup>2</sup>)

- Cambrian House (430m<sup>2</sup>)
- Bridgend Station redevelopment (1,810m<sup>2</sup>)

5.4.59 These are complemented by other mixed-use regeneration proposals to stimulate footfall in the town centre, improve existing buildings and the redevelopment of underutilised sites. Alongside this the masterplan identifies town centre wide environmental improvements including green and blue infrastructure improvements, active travel links, new public spaces to facilitate social distancing, tree planting, heritage trails and building character and street art improvements.

5.4.59 A refreshed Retail Study Update was undertaken in 2022 to re-examine retail need within the county borough, trends affecting the retail sector and how this may change over time. It also assessed future needs for comparison and convenience retail floorspace to 2033, based on a range of updated technical inputs.

i) The 2022 Study now evidences capacity for 12,790 sq.m of additional comparison retail sales area floorspace over the whole plan period (up to 2033) of which there is medium-term capacity for 6,291 sq.m sales area (by 2028). The main reason for additional capacity in the comparison goods sector is higher population growth (an additional 12,709 persons) when compared with the 2018 position. The Study recommends that the comparison need identified should be met within existing town centres in the first instance in accordance with Planning Policy Wales' 'Town Centre First' principle. Accompanying primary survey work has demonstrated more than sufficient capacity to accommodate the comparison retail sales area floorspace identified.

ii) Conversely, the 2022 Study evidences less capacity in the convenience goods sector due to existing commitments. This leaves capacity for just 403 sq.m of additional convenience retail sales area floorspace over the whole plan period (up to 2033), of which,

	<p>there is no capacity for additional convenience retail floorspace in the short and medium term. The 2022 Study concludes that the strategic sites offer the best opportunity to deliver the shortfall in convenience through local service centres. The illustrative masterplans collectively demonstrate more than sufficient provision to accommodate the small quantum of additional convenience retail sales needed over the plan period.</p> <p>5.4.60 The Council recognises the important role that local shopping facilities play in serving their communities and appreciates that their provision can mean a vital service is provided to local people. In areas of new housing growth this may result in the need to provide new local convenience goods retailing either within, or close to, the new development to meet the everyday needs of the residents. This is likely to occur outside of the retailing and commercial centres identified in SP12. Policy ENT6 therefore seeks to facilitate the provision of new locally scaled convenience goods retailing provision where the need can be identified. In the case of large-scale residential or mixed-use developments incorporating a significant element of residential development, there is a case for providing a new retailing centre incorporating other retailing, leisure and commercial uses at a scale and size proportionate to the site as a whole. <b>In summary, the retail need identified will be met by allocating regeneration sites in or adjacent to Bridgend and Porthcawl Town Centres, the re-use and regeneration of vacant units within commercial centres and via local service centres on new strategic sites (refer to the Retail Background Paper).</b>”</p>	
<p>AP3 – Council to amend Policy ENT7 to include: reference to Bridgend, Porthcawl and Maesteg in its title; provide greater</p>	<p>The title of Policy ENT7 to be amended to include the following additional text highlighted in green:</p> <p><b>“ENT7: Development in Commercial Centres of Bridgend, Porthcawl and Maesteg.”</b></p>	<p>Change agreed.</p>

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.

The following amendments are proposed to the supporting text at para 5.4.62. The additional text is highlighted in green.

“5.4.62 ENT7 recognises that the Primary Shopping Areas of the County Borough’s town centres are in need of particular protection from competing uses. The Policy enforces strict criteria to protect their viability and vitality. **The criteria will be applied on a case-by-case basis to help ensure that the Primary Shopping Areas maintain a ‘critical mass’ of retail units. To assist in the application of the criteria, the first source of information will be the annual monitoring of town centres which will be undertaken as part of the Annual Monitoring Report (AMR). The information collected will be presented in an Annual Retailing and Commercial Centre Report and used to maintain an accurate record of the types of uses within individual premises. This will enable the identification of clusters of non-A1 uses and monitor long term trends of vacant properties. With specific regard to the non-A1 use of units within Primary Shopping Areas, the AMR will also monitor the performance of each Town Centre against the indicator of 60% or more of units within the Primary Shopping Area being in an A1 use. Further information will be requested from applicants at pre-application stage and submission stage to enable an assessment to be made in relation to its compatibility to neighbouring uses.**

Primary shopping frontages can also complement ongoing public realm pedestrianisation and town centre regeneration objectives, which seek to increase the retail offer of the centres in a pleasant, attractive environment. **Within Primary Shopping Areas, non-A1 development proposals on the ground floor must be actively marketed prior to submission of an application. A marketing strategy should be submitted to and agreed by the LPA in advance of it being undertaken. Providing the LPA has approved the marketing strategy in advance and is satisfied that the strategy has been executed appropriately, one year of marketing will be considered acceptable. Otherwise, the LPA will need to be satisfied that marketing has been undertaken on reasonable terms for at least two years prior to the**

	<p>submission of an application. As a minimum, the LPA will require sales particulars and information from sales / letting agents to be submitted as part of an application. A more flexible approach is adopted outside of Primary Shopping Areas in accordance with ENT7.”</p>	
<p>AP 4 – Council to amend Policy ENT14 to include details of the relevant minerals buffer zones.</p>	<p>Policy ENT14 to include the following additional text highlighted in green.</p> <p><b>“ENT14: Development in Mineral Buffer Zones</b></p> <p>The following mineral buffer zones are identified around existing quarries and mineral operations:</p> <ol style="list-style-type: none"> <li>1) Cornelly Limestone Quarry (Active) – 200m Buffer Zone</li> <li>2) Stormy Down Limestone Quarry (Dormant) – 200m Buffer Zone</li> <li>3) Gaen’s Limestone Quarry (Active) – 200m Buffer Zone</li> <li>4) Grove Limestone Quarry (Inactive) – 200m Buffer Zone</li> <li>5) Cefn Cribwr Sandstone Quarry (Inactive) – 200m Buffer Zone</li> </ol> <p>Proposed development within buffer zones must demonstrate that:</p> <ol style="list-style-type: none"> <li>a) The mineral resource will not be sterilised; and</li> <li>b) The proposals will not be adversely affected to an unacceptable degree by mineral operations.”</li> </ol>	<p>Changes agreed.</p>