



Bridgend Replacement Local Development Plan 2018-2033



Habitats Regulations Assessment:
Matters Arising Changes Addendum

Table of Contents

1.	Introduction.....	1
	Table 1: Schedule of Matters Arising Changes (MACs).....	3
	Table 2: Schedule of Map MACs.....	129
2.	Conclusion.....	131

BRIDGEND REPLACEMENT LOCAL DEVELOPMENT PLAN (LDP) 2018-2033

Habitats Regulations Assessment: Matters Arising Changes Addendum

1. Introduction

- 1.1 The Bridgend Replacement Local Development Plan (RLDP) 2018-2033 is currently the subject of an Examination in Public (EiP). The Council has compiled a Schedule of Matters Arising Changes (MACs) primarily as a result of Action Points arising from the Examination Hearing Sessions that took place from February to March 2023. These changes are required to make the Plan sound. The MACs also include a number of other changes arising from the Council's responses to Deposit Stage representations, which are considered by the Council to add clarity to the Plan and assist with demonstrating its soundness.
- 1.2 This report is an addendum to the May 2021 Bridgend RLDP Deposit Plan Habitats Regulations Assessment (HRA). The 2021 HRA was prepared to satisfy the requirements of the Conservation of Habitats and Species Regulations (2017, as amended). The purpose of HRA is to assess whether the Plan proposals would have any significant adverse effects on National Site Network Sites; which includes Special Areas of Conservation (SACs) and Special Protection Areas (SPAs). This addendum considers the MACs to the Deposit RLDP. It screens all relevant changes to determine whether they alter the conclusions of the main 2021 HRA before concluding the RLDP, inclusive of all MACs, will have no adverse effect on the integrity of any National Site Network Sites.
- 1.3 The Matters Arising Changes fall into two categories:
 - a) **MACs (for consultation).** The MACs are the main proposed changes to the Plan. They include changes of varying substance which relate to policy wordings, explanatory text and the proposals map. The Council considers these changes necessary to demonstrate the soundness of the RLDP and they have been agreed with the Inspector. These changes use the prefix 'MAC' and are individually numbered.

b) **Minor Editing Changes (for information).** The Minor Editing Changes (MECs) are alterations to the Plan which do not affect the meaning or implementation of a policy. They primarily include minor typographical changes, policy re-numbering and other general editing changes to the written statement, to explain its redrafting from a Deposit Plan to an adopted Plan. The MECs are presented for information only.

- 1.4 Some of the changes identified in the schedule require mapping changes to the Proposals Map and Inset Maps. These illustrate boundary changes, factual corrections or the inclusion of additional information on the LDP Proposals Map and Inset Maps. Only map changes relating to soundness issues are included in the MACs (distinguished as Map MACs), others, which are factual changes, are included in the MEC schedule.
- 1.5 As the MECS primarily focus on minor editing changes, these changes would not be expected to alter the substance of the RLDP. They would also not be expected to alter the findings of the Sustainability Appraisal or 2021 HRA, and as such, this addendum only considers the MACs.
- 1.6 The full schedule of MACs is detailed within Table 1, which screen each change in or out. Map MACS are detailed within Table 2. This addendum should be read and interpreted alongside the 2021 HRA and the Sustainability Appraisal Addendum, which also considers the effects of the MACs on the RLDP.

Table 1: Schedule of MACs

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
MAC 001	<p>AP 1.1 – Amend SOBJ2 to read ‘To Create Active, Healthy, Inclusive and Social Communities’.</p> <p>Term added in response to Representor 1033’s suggestion at Deposit Consultation Stage (enhance comprehensiveness of the objective).</p>	<p>Para 4.2.1 and Strategic Objective 2 amended to include the following additional text highlighted in green.</p> <ul style="list-style-type: none"> • SOBJ2: To Create Active, Healthy, Cohesive, <i>Inclusive</i> and Social Communities 	Out	No effects, wording change to enhance objective
MAC 002	<p>AP 1.2 – Amend subsection on Future Wales – The National Development Framework / Plan to explain how the RLDP conforms with the requirements and policies of the National Plan.</p>	<p>Para 2.6.5 to include the following additional text highlighted in green. The text proposed for deletion has been struck through in red:</p> <p>“The National Development Framework (NDF) Future Wales: National Plan 2040 considers the issues significant to Wales’ prosperity and well-being, such as the economy, housing, transport, energy, and the environment. It identifies where national developments should take place, where the key growth areas are and what infrastructure and services are needed. The NDF Future Wales: National Plan 2040 is set in the context of a vision that will help deliver sustainable places across Wales by 2040, by supporting placemaking and ensuring our choices direct development to the right places, making the best use of resources, creating and sustaining accessible healthy communities, protecting our environment and supporting prosperity for all. Future Wales: National Plan 2040 provides a high-level framework for the future</p>	Out	No effects, better explain conformity with national policy

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
		<p>Strategic Development Plan (SDP) and clearly identifies Bridgend as a National Growth Area within the wider region. The LDPs strategy will only serve to complement and align with Future Wales by apportioning sustainable growth to the County Borough and by capitalising on its sustainable transport connections. The Strategic and Specific policies of the LDP form the framework for implementing and delivering the Council's vision and objectives. It is imperative that sustainable development principles are embedded into the LDP (including strategic policies) to help achieve delivery of the 11 Future Wales' Outcomes. Appendix 2 details the objective assessment undertaken to demonstrate how the LDP makes a significant positive contribution towards delivering the 11 outcomes set out within Future Wales. The assessment shows that the policies within the LDP are in general accordance with and support the delivery of Future Wales' Outcomes, thereby providing a sound framework for enabling sustainable development within the County Borough.</p> <p>Conformity Table (Appendix 1) also to be appended to the RLDP as Appendix 9.</p>		
MAC 003	<p>AP 1.3 – Amend subsection on the Strategic Development Plan for South East Wales (SDP) to explain the relationship between the RLDP and the emerging SDP.</p>	<p>Para 2.6.6-2.6.7 amended to include the following additional text highlighted in green.</p> <p>2.6.6 The Planning (Wales) Act 2015 sets out the process for establishing and preparing a Strategic Development Plan (SDP). Welsh Government invited all Local Planning Authorities to submit proposals for SDPs, stating that the ability to plan strategically to support the Cardiff Capital Region (CCR) is essential to ensure that key economic, social and environmental outcomes are achieved in a cohesive and evidence based approach, across the wider region. On 29th January 2018, the Cardiff Capital Region Cabinet agreed that work should commence on a Strategic Development Plan for the area and advised the then Welsh Government Cabinet Secretary, Lesley Griffiths, that there was consensus amongst all 10 Leaders in the</p>	Out	No effects, better explain relationship between LDP and future SDP

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
		<p>Cardiff Capital Region to support the principle of a Strategic Development Plan for the region, whilst recognising that this required approval from all 10 Councils to proceed. Regional Corporate Joint Committees (CJCs) will undertake strategic development and regional transport planning in the future, including preparing SDPs. Although Bridgend County Borough Council is proceeding with a Replacement LDP, simultaneous collaborative working will be undertaken with neighbouring authorities and the broader region to prepare an SDP. A joint evidence base will also be shared wherever possible to this end. The Bridgend Replacement LDP has been prepared in conformity with Future Wales, promoting Bridgend as a National Growth Area in the context of the wider region. This approach is highly likely to be consistent with the approach used in future SDP preparation to ‘future proof’ the RLDP.</p> <p>2.6.7 Bridgend occupies a pivotal position in the Cardiff Capital Region, also acting as the gateway to the Swansea Bay Region. The locality will undoubtedly play a key role in delivering sustainable economic growth as part of the wider SDP in order to fulfil its role as a National Growth Area (as defined by Future Wales) and also capitalise on its sustainable transport connections and inter-related settlement hierarchy. Bridgend’s RLDP has been prepared following close dialogue with all neighbouring LPAs (Vale of Glamorgan, Neath Port Talbot and Rhondda Cynon Taf County Borough Councils) as well as other essential organisations. This dialogue has been conducted both on an individual and topic basis, but also through the South East Wales Strategic Planning Group and other topic-based forums. Regional methodologies have also been utilised throughout development of the Replacement LDP evidence base to inform, for example, the Settlement Assessment and Candidate Site Assessment. This has ensured a consistent approach to evidence base development, helped to remove duplication and promoted the sharing of data and best practice across the region;</p>		

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
		<p>considering the wider regional context as far as possible. Bridgend's Candidate Site Assessment process has sought to promote the most sustainable sites that are conducive to sustainable placemaking-led development, adopt the 'Town Centre First' principle and follow Planning Policy Wales' brownfield site search sequence. The strategy is designed to promote transit-orientated development, maximise active travel opportunities, minimise pressure on best and most versatile agricultural land and enable affordable housing delivery in high housing need areas. The RLDP has therefore been prepared in strict accordance with national policy and an approach that will similarly accord with the future SDP. Based on the sites' sustainability credentials, it's considered that the proposed allocations will form a key part of the existing land bank of sites that will support the SDP and impact positively on the region. The Replacement LDP will therefore not have an adverse impact on the future formulation or delivery of the SDP for South East Wales. In fact, the Replacement LDP will significantly contribute to the aims and objectives of the future SDP and help to maximise the SDP's ability to produce sustainable planning outcomes.</p>		
MAC 004	<p>AP 1.4 – Update paragraph 5.2.45 to include a reference to, and explain the changes introduced by the Flood Maps for Planning.</p>	<p>Para 4.3.14, 4.3.43 and 5.2.45 to be amended to include the following additional text highlighted in green. The text proposed for deletion has been struck through in red:</p> <p>“4.3.14 The delivery of new flood defences (in addition to the existing defences) and re-designation of Porthcawl as a Defended Zone will provide a coincidental opportunity to enable the Porthcawl Waterfront site to come forward and provide residential-led growth that maximises the benefits of this unique location. It is envisaged that several sensitive development projects could be promoted and brought forward by means of broad tourism-related regeneration, primarily stimulated by the delivery of Porthcawl Waterfront Regeneration Area. This major regeneration project, on the town's waterfront, will provide the strategic focus of residential-led growth and opportunity for</p>	Out	No effects, explain changes introduced by the Flood Maps for Planning

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
		<p>Porthcawl by maximising the benefits of the unique location that incorporates views across Sandy Bay. The provision of new residential units, including affordable dwellings, will enable the delivery of other vital regeneration requirements comprising flood defences, enhanced active travel links plus education, retail and community facility provision. Several sensitive development projects could also be promoted and brought forward by means of broad tourism related The regeneration. The project area is closely linked to the town centre, which will continue to benefit from environmental improvements. Indeed, Porthcawl Town Centre is seen as an integral element in the retail hierarchy, benefitting from a range of leisure uses and a good comparison retail offer that provides an important focus for residents. Links between the waterfront area and the town centre will be secured by improved accessibility to properly integrate the new development into the surrounding urban area and also enhance the convenience retail offer. However, proper protection will be given to those highly sensitive areas of international importance, ensuring due consideration is given to landscape and biodiversity interests in the context of local urban capacity.</p> <p>4.3.43 Specifically, Porthcawl is allocated as a Regeneration Growth Area, facilitated through the. The flood defence works and re-classification of the area as a Defended Zone has provided a coincidental opportunity for the redevelopment of the Waterfront Regeneration Area waterfront. This designation seeks to balance the interests of tourism with those of economic development and environmental considerations to promote sustainable, placemaking-led development. The significant regeneration of Porthcawl's waterfront will capitalise on the town's role as a premier seaside and tourist destination, whilst improving the attractiveness of the town as a place to live and work and enhancing the vibrancy of the Town Centre. Detailed viability, deliverability and</p>		

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
		<p>master planning work has been completed to demonstrate that this site can come forward and contribute to the housing land supply over the Replacement LDP period.</p> <p>5.2.45 SP4 also recognises the risk of flooding as a key effect of climate change. The Policy seeks to steer highly vulnerable development away from flood risk areas, to assess the implications of development in areas at risk of flooding and to ensure that new development does not increase the risk of flooding elsewhere. The Development Advice Maps Flood Map for Planning accompanying TAN 15 includes climate change information to show how this will affect flood risk extents over the next century, along with the potential extent of flooding assuming no defences are in place. The Flood Map for Planning identify the flood risk zones as set out in the TAN and has been supplemented by a Strategic Flood Consequences Assessment for Bridgend County Borough. This information has influenced the siting and type of development allocations within the Replacement LDP and will also inform policies on flood risk whereby subsequent development proposals can be assessed. A new SPG will also be prepared to set the framework for a local approach to flood risk management within Bridgend Town Centre.”</p>		
MAC 005	AP 1.5 – Amend the RLDP to include a table setting out a prioritised list of the Supplementary Planning Guidance to be produced by the Council and the indicative timescales for preparing	The table set out as Appendix 2 to this document to be included as a new Appendix to the LDP (Appendix 10).	Out	No effects, provide clarity on SPG timescales

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
	the documents (for completeness).			
MAC 006	<p>AP 1.6 – Council to amend Policy SP3 (n) to refer to high-speed digital infrastructure.</p> <p>(Broadband infrastructure is a requirement as set out in the Future Wales).</p>	<p>Policy SP3(n) to be amended to include the following additional text highlighted in green. Previous Policy SP3(n) to become SP3(o) as below.</p> <p>n) Include the provision of high-speed digital infrastructure from the outset; and o) Appropriately contribute towards local, physical, social and community infrastructure which is affected by the development.</p>	Out	No effects, better align with national policy
MAC 007	<p>AP 1.7 - Council to amend: paragraphs 4.3.65 and 5.26 to refer to inclusion of concept masterplans in the RLDP; and to include illustrative masterplans for each of the Strategic Development Sites.</p> <p>(In order to provide a visual element to the plan and assist all parties to understand how the sites will be developed in broad terms, subject to</p>	<p>Paragraphs 4.3.65 and 5.2.6 to be amended to include the following additional text highlighted in green:</p> <p>4.3.65 The sites within SP2 are considered essential to delivery of the LDP and have been subject to rigorous viability and deliverability testing in collaboration with specific site promoters. This process has certified that the costs of the development requirements and placemaking principles set out in site specific policies coupled with the Council’s aspirations for delivering high-quality new communities are realistic and deliverable on each site within the plan period. Concept masterplans are provided in Appendix 7 for illustration purposes only, although further consultation will be undertaken as part of the Pre-Application Consultation process and these masterplans will also be refined as part of future planning applications.</p> <p>5.2.6 The following Thematic Policies (PLA1-PLA5) detail the site-specific requirements for the mixed-use Strategic Development Sites in Regeneration</p>	Out	No effects. Inclusion of illustrative masterplans will further serve to demonstrate how development has responded to site-specific contexts, constraints

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
	refinement at planning application stage).	<p>Growth Areas and Sustainable Growth Areas. These detailed Thematic Policies are set within the context of SP3 and will enable its implementation, in accordance with the Growth and Spatial Strategy identified within SP1 and Strategic Allocations identified within SP2. Delivery of these Strategic Sites will prove fundamental in achieving the Replacement LDP's Vision and Objectives for the County Borough. Concept masterplans are provided in Appendix 7 for illustration purposes only, although further consultation will be undertaken as part of the Pre-Application Consultation process and these masterplans will also be refined as part of future planning applications.</p> <p>Concept masterplans for each strategic site to be appended to the Plan as LDP Appendix 7: Illustrative Strategic Site Masterplans. Appendix 7 to read:</p> <p>Concept masterplans for each strategic site are provided below for illustration purposes only. The final masterplans will be refined as part of future planning applications in accordance with the respective masterplan development principles detailed in Policies PLA1-5. Further consultation will also be undertaken as part of the Pre-Application Consultation process.</p> <ul style="list-style-type: none"> • SP2(1) Porthcawl Waterfront Illustrative Masterplan • SP2(2) Land South of Bridgend Illustrative Masterplan • SP2(3) Land West of Bridgend Illustrative Masterplan • SP2(4) Land East of Pencoed Illustrative Masterplan • SP2(5) Land East of Pyle Illustrative Masterplan <p>(See appendix 7 of this MAC Schedule)</p>		and opportunities

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
MAC 008	<p>AP1.8 - Council to provide updated information in the relation to the Strategic Site Allocations, and Non-Strategic Site Allocation (Housing) and Employment Allocations in Appendix 5: Implementation and Deliver Appendix.</p> <p>(In order to set out what is expected from the development and the costs in bringing the sites forward)</p>	<p>Updated information in relation to the Strategic, Non-Strategic and Employment Allocations is detailed within Appendix 3 below. Proposal to include this updated information as Appendix 5 (Implementation & Delivery) to the RLDP Written Statement.</p>	Out	No effects, clarify what is expected from development and the costs in bringing sites forward
MAC 009	<p>AP 2.1 – Council to amend Policy SP6 and associated text to reflect changes to the housing land supply figure.</p> <p>Appendix 1 (Housing Trajectory) and Table 7</p>	<p>Policy SP6 to be amended to include the additional text highlighted in green. The text proposed for deletion has been struck through in red as follows:</p> <p><u>SP6: Sustainable Housing Strategy</u></p> <p>The plan makes provision for 9,207 8,628 homes to promote the creation and enhancement of sustainable communities and meet the housing requirement of 7,575 homes for the Plan period, of which, 1,977 1,711 of these homes will be affordable. Development will be distributed in accordance with Strategic Policy SP1, based on the Sustainable Housing Strategy that will:</p>	Out	No effects, lower housing provision and affordable housing target

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
	also to be amended for consistency	<ol style="list-style-type: none"> 1) Prioritise the re-use of previously developed (Brownfield) land; 2) Enable delivery of Strategic Sites, including Regeneration Sites within existing settlement boundaries and Sustainable Urban Extensions (SUEs) on the edge of established settlements; 3) Enable Edge of Settlement Sites within, and on the edge of, established settlements; 4) Support windfall residential development at appropriate sites within the settlement, focussing on the re-use of previously developed land; 5) Enable exception sites within or adjoining settlement boundaries to deliver affordable housing and homes that provide for an identified local need; and 6) Support use of Place Plans to identify small, local development sites that reflect local distinctiveness and address local, specific community scale issues and promote self and custom build opportunities. <p>There will be a presumption against housing development in all areas outside defined settlement boundaries, unless the proposal is considered an appropriate exceptional case as detailed in Development Management Policy COM5.</p>		

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
		<p>Delivery of the housing requirement is fundamental to effectiveness of the LDP and will be monitored on an annual basis through the Annual Monitoring Report.</p> <p>Supporting paragraph 5.3.8 to be amended as below:</p> <p>The Plan makes provision for 9,207 8,628 new dwellings in Bridgend County Borough (incorporating a 1,632 1,053 dwelling over allocation / 20 14% flexibility allowance) to accommodate a housing requirement of 7,575 dwellings during the 15 year LDP period from 2018 to 2033. As evidenced through the Housing Trajectory (Appendix 1), this level of flexibility comfortably demonstrates delivery of the Anticipated Annual Build Rate (AABR) throughout the plan period. The flexibility allowance has been included to ensure the Plan will remain effective in the event of changing circumstances such as non-delivery of key sites and/or other unforeseen issues. This will allow for the plan and trajectory to be resilient and sufficiently adaptable to deal with any unforeseen changes, whilst still enabling the housing requirement to be delivered.</p> <p>Supporting paragraph 5.3.16 to be amended as below:</p> <p>Additional long-term Regeneration Sites are also proposed for allocation, located within parts of the County Borough that will benefit the most and also those that exhibit opportunities to deliver the greatest positive impacts of such growth. However, as referenced in PPW, the housing land supply will not be dependent on these additional long-term Regeneration Sites, as they require longer lead-in times, preparatory remediation-based enabling works and more detailed strategies to enable their delivery.</p>		

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
		<p>These sites will therefore be considered ‘bonus sites’ in addition to the provision identified in Table 7. Specifically, Coegnant Reclamation Site (COM1 (R1)), the Former Cooper Standard Site, Eweny Road (COM1 (R2)) and Maesteg Washery (COM1 (R32)), will not be counted as part of the immediate housing land supply, although the Council remains committed to their redevelopment through their allocation as long-term Regeneration Sites. This recognises the fact that the deliverability timescales of these sites are more difficult to specify, despite their high credentials in terms of sustainable development and placemaking.</p> <p><u>Appendix 1: Housing Trajectory to be updated as per Appendix 8.</u></p> <p><u>Table 7: Summary of Spatial Distribution of Housing to be updated as per Appendix 9.</u></p>		
MAC 010	<p>AP 2.8 – Council to consider including a benchmark dwellings per hectare figure in Policy COM 6 (for clarity and to maximise sustainable densities).</p>	<p>Policy COM6 to include the following additional text highlighted in green. The text proposed for deletion has been struck through in red:</p> <p><u>COM6: Residential Density</u></p> <p>Development must seek to create mixed, socially inclusive, sustainable communities by providing a range of house types and sizes to meet the needs of residents at an efficient and appropriate density. In the first instance, residential development should seek to reflect a density of 50 dwellings per hectare. Higher residential densities and mixed uses must be achieved along public and mass transport hubs to maximise the</p>	Out	No effects, all proposed allocations already subject to a detailed block plan

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
		<p>opportunities for transit orientated development. Lower density of development will only be permitted where:</p> <ol style="list-style-type: none"> 1) Design, physical or infrastructure constraints prevent the minimum density from being achieved; or 2) The minimum density would harm the character and appearance of the site's surroundings; or 3) Where it can be demonstrated there is a particular lack of choice of housing types within a local community. <p>In all cases, housing developments must make the most efficient use of land in accordance with sustainable, placemaking principles. Good Design must be utilised to maximise the density of development without compromising the quality of the living conditions provided, whilst making adequate provision for privacy and space about dwellings.</p> <p>Residential development on allocated sites must be delivered in accordance with the capacities specified in COM1 or otherwise robustly demonstrate why variance is necessary.</p> <p>The reasoned justification is to also been amended to include a reference to residential density as defined in Future Wales. Proposed changes have been made in green:</p> <p>5.3.37 All land utilised for development must be used as efficiently as possible and brought forward at a density which maximises the development potential of the land and the level of affordable housing provision in accordance with COM6,</p>		

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
		<p>which requires a density of 50 dwellings per hectare (as defined in Future Wales: The National Plan 2040 (or subsequent iterations)). Higher density developments can help to lessen the quantity of land needed to meet future housing needs, although a balance has to be achieved to ensure a quality living environment enshrined in placemaking principles.</p>		
MAC 011	<p>AP 2.9 – Council to revise Policy COM 7 to clarify the requirements of criterion 1 and 6.</p> <p>This is considered necessary to ensure that the Council has effective control on preventing an over concentration of HMOs and any resulting cumulative impacts within the County Borough.</p>	<p>Policy COM7 to include the following additional text highlighted in green:</p> <p><u>Policy COM7: Houses in Multiple Occupation</u></p> <p>Proposals to convert an existing building into a House in Multiple Occupation (HMO), bedsits or other forms of shared housing will only be permitted within defined settlement boundaries if:</p> <ol style="list-style-type: none"> 1) The cumulative impact of the development would not lead to an over concentration of HMOs in the locality to the detriment of community cohesion or residential living standards; It would not lead to more than 10% of all residential properties within a 50m radius of the proposal being HMOs; 2) Conversion is possible without major extensions or alterations to the building which would significantly alter the character and appearance of the street scene and the broader locality; 3) The scale and intensity of use would be compatible with the existing building and adjoining and nearby uses; 	Out	No effects, enhance clarity

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
		<p>4) the proposal incorporates on-site parking provision or demonstrates that it will not have an adverse effect on local parking provision;</p> <p>5) the proposal includes adequate storage for recycling/refuse, cycles and a clothes drying area; and</p> <p>6) The proposal does not result in any residential property being directly between two HMOs or more than two HMO's being side by side. The proposed development would not have an unacceptable adverse impact on residential amenity.</p> <p>In all other respects development will be expected to meet the relevant requirements set out in other LDP policies.”</p> <p>In addition, the following amendments are proposed to the supporting text at paras 5.3.41. The additional text is highlighted in green.</p> <p>5.3.41 However, residents of HMOs can often remain in situ for relatively less time than residents of other dwelling houses, meaning areas with significant concentrations of HMOs can witness greater population turnover. Equally, multiple occupation of a house can involve intensification of its residential use, due to a greater number of independent adults residing within the property. In certain instances, this can lead to increased levels of activity in and around the house, greater noise levels, additional demand for car parking spaces and waste disposal issues. Nevertheless, conversion of a single dwelling house into a HMO may not necessarily constitute intensification.</p>		

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
		<p>For example, a single dwelling house could accommodate an adult couple plus several additional adult children who are set to remain in the parental home for an unspecified period. On this basis, it is normally difficult to demonstrate the degree of impact that an individual property converted to a HMO may have on the character and amenity of its surroundings. However, a high proportion of HMOs can have a much more significant cumulative impact on the character of an area, its residential amenity and also local community cohesion. The Welsh Government's Housing in Multiple Occupation: Review & Evidence Gathering report found concerns regarding the number of HMOs increases once concentrations of HMO households rise above 10%. Such concentrations have the potential to cause negative amenity impacts upon existing residents including the potential for increased levels of disturbance associated with multiple households within a property. These factors combined with a reduction in the number of family homes within an area can inhibit the maintenance of sustainable, mixed and balanced communities.</p>		
MAC 012	<p>AP 2.10 – In discussion with the HBF, the Council is to consider amending Policy COM 10 to clarify its requirements in respect of matters such as SUDs and areas for biodiversity enhancement.</p>	<p>Policy COM10 to include the following additional text highlighted in green.</p> <p><u>COM10: Provision of Outdoor Recreation Facilities</u></p> <p>Provision of a satisfactory standard of outdoor recreation space is required on all new housing developments, based on following standards:</p> <ol style="list-style-type: none"> 1) 1.2 hectares per 1,000 population for Playing Pitches; 2) 1.6 hectares per 1,000 population for Other Outdoor Sports (non-pitch); 3) 0.25 hectares per 1,000 population for Equipped/Designated Play Areas; 4) 0.3 hectares per 1,000 population for Other Outdoor Provision; 128 5) 0.2 hectares per 1,000 population for Allotment provision; 	Out	No effects, enhance clarity

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
		<p>The nature and type of provision will be informed by the findings of the latest Outdoor Sport and Children’s Playspace Audit and Allotment Audit. On-site provision must comply with the accessibility benchmark standards set out in the Outdoor Recreation Facilities and New Housing Development SPG.</p> <p>Good quality SuDS (such as wetlands, swales, ponds and vegetated SuDS) that help enhance access to green spaces and provide an improved local environment which integrates the surface water drainage function with open space and provides habitat opportunities to deliver biodiversity net benefit will be supported. However, the SuDS provision must not impact on the continual use of formal open space throughout the year, nor be used in lieu of providing a suitable amount of outdoor recreation facilities and play space provision in line with Fields in Trust (FIT) Guidance.</p> <p>Financial contributions, equivalent to the same value that would otherwise be expected on-site, may be acceptable in lieu of on-site provision for larger scale play spaces, or where existing play space lies within walking distance of a proposed development.</p> <p>These contributions will be used to improve existing provision by:</p> <ul style="list-style-type: none"> a) making an area more accessible to the community; b) better management for biodiversity and/or for passive enjoyment; c) enhancements through more usable equipment, or better space or ancillary facilities; d) increase in playing capacity; or e) a combination of the above 		

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
MAC 014	<p>AP 2.12 – Council to amend the reasoned justification of Policy COM 11 to reference to enabling development (for added clarity).</p>	<p>Para 5.3.68 to include the following additional text highlighted in green.</p> <p>In addition to the benefits of formal recreation provision, PPW highlights how informal, yet high quality and accessible green spaces can promote nature conservation, biodiversity and better air quality to enhance the quality of life of individuals and communities. Such spaces also have a role in climate protection and in enabling the adaptation of urban areas to the impacts of climate change, for example by contributing to flood management and helping to reduce the effects of urban heat islands. Natural and Semi-Natural Greenspace and Amenity Green Space are less formal in character than Outdoor Recreation Facilities and provide the opportunity for a mixture of activities to be enjoyed by all ages of the community. COM11 promotes the provision of such spaces, which include informal recreation spaces and communal green spaces in and around housing areas. Such areas are important components of the wider green infrastructure network to protect and enhance biodiversity and ecological resilience, whilst improving well-being outcomes in accordance with DNP8. Development proposals that provide an enhanced level of accessibility to natural and semi-natural greenspace (including amenity greenspace) may be supported subject to other policies in the RLDP.</p>	Out	No effects, enhance clarity
MAC 015	<p>AP 3.1 - Council to amend the affordable housing target in Policy SP6 and associated text (to update target in line with the refreshed housing trajectory).</p>	<p>MAC 015 should be read in conjunction with MAC 047.</p> <p>Policy SP6 will be amended to include the additional text highlighted in green. The text proposed for deletion has been struck through in red as follows:</p> <p><u>SP6: Sustainable Housing Strategy</u></p>	Out	No effects, lower affordable housing target

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
		<p>The plan makes provision for 9,207 8,628 homes to promote the creation and enhancement of sustainable communities and meet the housing requirement of 7,575 homes for the Plan period, of which, 1,977 1,711 of these homes will be affordable.</p> <p>Development will be distributed in accordance with Strategic Policy SP1, based on the Sustainable Housing Strategy that will:</p> <ol style="list-style-type: none"> 1) Prioritise the re-use of previously developed (Brownfield) land; 2) Enable delivery of Strategic Sites, including Regeneration Sites within existing settlement boundaries and Sustainable Urban Extensions (SUEs) on the edge of established settlements; 3) Enable Edge of Settlement Sites within, and on the edge of, established settlements; 4) Support windfall residential development at appropriate sites within the settlement, focussing on the re-use of previously developed land; 5) Enable exception sites within or adjoining settlement boundaries to deliver affordable housing and homes that provide for an identified local need; and 6) Support use of Place Plans to identify small, local development sites that reflect local distinctiveness and address local, specific community scale issues and promote self and custom build opportunities. <p>There will be a presumption against housing development in all areas outside defined settlement boundaries, unless the proposal is considered an appropriate exceptional case as detailed in Development Management Policy COM5.</p>		

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
		<p>Delivery of the housing requirement is fundamental to effectiveness of the LDP and will be monitored on an annual basis through the Annual Monitoring Report.</p> <p>Supporting paragraph 5.3.10 will be amended as follows:</p> <p>The delivery of affordable housing is an integral part of the LDP's overall housing requirement, which incorporates 1,977 1,711 affordable housing units.</p>		
MAC 016	<p>AP 3.2 – Council to amend Policy COM 5 and associated text to include reference to the development of affordable housing ‘within or adjoining’ settlement boundaries (to comply with national policy).</p> <p>And</p> <p>AP 3.3 – Council to review Policy COM 5 (2) and, in light of the settlement hierarchy, consider if an alternative approach which provides greater</p>	<p>Policy COM5 to be amended to include the additional text highlighted in green. The text proposed for deletion has been stuck through in red as follows:</p> <p>Proposals to develop affordable housing on sites outside within or adjoining settlement boundaries will only be permitted where:</p> <ol style="list-style-type: none"> 1) The proposal meets an identified local need that cannot be satisfied on alternative sites within the locality’s identified settlement boundary; 2) The proposal represents a logical extension to the existing settlement, does not exceed ten affordable dwellings and is of a scale appropriate to and in keeping with the character of the settlement; 3) The site is in a sustainable location, within or adjoining adjacent to an existing settlement boundary with reasonable access to at least a basic range of local community services and facilities; 4) The proposed dwelling(s) are of a size, tenure and design which is commensurate with the affordable housing need identified for the locality; 	Out	No effects, incorporate more flexibility in Tier 1 and Tier 2 settlements subject to the other policies of the RLDP

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
	flexibility to deliver affordable housing on exception sites might be appropriate (to enable affordable housing in the most sustainable areas).	<p>5) There are secure mechanisms in place to ensure the dwellings are accessible to those who cannot afford market housing, both on first occupation and for subsequent occupiers; and</p> <p>6) There is no loss of land of important recreational, amenity or natural heritage value.</p> <p>Proposals within or adjoining Tier 1 and Tier 2 Settlements that exceed the threshold of ten dwellings in criterion 2 will be permitted where the applicant can demonstrate:</p> <ul style="list-style-type: none"> a) There are no existing concentrations of affordable housing within the site's vicinity, which would be further compounded by the proposal; b) The design, scale, layout and siting of the affordable homes will positively integrate with nearby existing communities to ensure the development will not result in a noticeable, isolated concentration of affordable housing; and c) The proposal contains a sustainable mix of house types, sizes and tenures to allow for a balanced community, while responding to housing need identified within the LHMA or by the Local Housing Authority. <p>All exception sites must provide enhanced active travel links to connect to the Active Travel Network and/or nearest commercial centre as appropriate.</p>		

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
		<p>Market housing will not be permitted on 100% affordable housing exception sites. The proposed affordable housing must meet the needs of local people in perpetuity, which will be secured through the planning consent by means of a S106 legal agreement.</p> <p>Supporting paragraph 5.3.34 to be amended as below:</p> <p>5.3.34 COM5 will facilitate delivery of small affordable housing schemes within or adjoining existing settlements where it can be clearly demonstrated that there is a pressing local need and this need cannot otherwise be accommodated within the respective settlement boundary. Affordable Housing Exception Sites must typically comprise of no more than 10 units, which is the appropriate size for a sustainable cluster of affordable housing. Sites larger than 10 units can become increasingly uncondusive to the delivery and maintenance of balanced, mixed tenure communities and will therefore not be in accordance with COM5. However, it is recognised that the Tier 1 and Tier 2 Settlements are the most sustainable in the settlement hierarchy. Proposals for more than 10 affordable units may be acceptable within or adjoining Tier 1 and Tier 2 Settlements where applicants clearly justify the need to depart from a ten-unit cluster in the context of the wider environ and in response to acute local housing need identified by the LHMA and/or Local Housing Authority. In order to demonstrate these points, the planning application must be accompanied by a robust affordable housing statement. This must specify the reasons why the proposal deviates from the clustering threshold specified within COM5(2) and demonstrate how the development would not further compound or result in noticeable concentrations of affordable housing within a particular locality. The statement must also describe how a larger exception site would integrate with nearby existing</p>		

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
		<p>communities in a manner that prevents stigmatisation and non-inclusivity by virtue of its design, layout, scale and siting. The statement must also detail how the mix of affordable tenures, types and sizes respond to the LHMA while maximising opportunities for different household structures to reside cohesively. Clusters of more than ten units will need to be carefully designed and balanced to help prevent atypically high child densities, over concentration of similar household types and undue clustering of households with high support needs in a small geographical radius. Enhanced connections to the Active Travel Network and/or nearest commercial centre must be provided to promote sustainable forms of travel and minimise reliance on the private car.</p> <p>Paragraph 4.3.62 to be amended as set out below:</p> <p>Affordable Housing Exception Sites will typically comprise of no more than 10 units, which is the appropriate size for a sustainable cluster of affordable units. Larger sites can become increasingly uncondusive to the delivery and maintenance of a balanced, mixed tenure community and will therefore not meet the definition of this site typology. The Replacement LDP seeks to deliver the identified affordable housing target within the designated settlement boundaries in accordance with placemaking principles. COM5 does not seek to promote significant levels of affordable housing development outside of settlement boundaries to contribute to this target, rather provide a mechanism to meet specific, pressing, yet limited housing need. Affordable Housing Exception sites will be small in scale and exceptional in circumstance.</p>		

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments										
		<p>Paragraph 5.3.23 to be amended as set out below:</p> <p>The remaining need for affordable housing (identified in the LHMA) will need to be delivered through a range of other mechanisms. These mechanisms include capital grant funding (Social Housing Grant or otherwise), self-funded Registered Social Landlord developments, private sector leasing schemes, re-utilisation of empty homes and re-configuration of existing stock. However, these mechanisms are outside the scope of the LDP itself, especially considering that past availability of capital funding (notably Social Housing Grant) does not provide a robust indication of the future availability of funding over the life of the LDP. On this basis, no further allowance has been made in Table 8 to factor in such alternative affordable housing delivery mechanisms. Equally, whilst there is a framework to enable affordable housing exception sites, these developments are intended to be small in scale, exceptional in circumstance and only to meet an identified, pressing, local need. The LDP’s affordable housing target does not factor in an allowance for affordable housing delivered on exception sites for this reason.</p>												
MAC 017	AP 3.5 – Council to amend Table 9: Gypsy and Travellers Need over the Plan Period to reflect the revised need.	<p>Table 9 to be amended to include the additional text highlighted in green. The text proposed for deletion has been struck through in red as follows:</p> <p><u>Table 9: Gypsy and Traveller Need over the Plan Period</u></p> <table border="1" data-bbox="658 1134 1711 1380"> <thead> <tr> <th>Type / Location of Need</th> <th>2020-2025</th> <th>2025-2033</th> <th>Total Need LDP Plan Period</th> <th>Allocation Required in LDP?</th> </tr> </thead> <tbody> <tr> <td>Residential (Pencoed)</td> <td>0 pitches</td> <td>1 pitch</td> <td>1 pitch</td> <td>No – relocated to an existing private site and no authorised site and no</td> </tr> </tbody> </table>	Type / Location of Need	2020-2025	2025-2033	Total Need LDP Plan Period	Allocation Required in LDP?	Residential (Pencoed)	0 pitches	1 pitch	1 pitch	No – relocated to an existing private site and no authorised site and no	Out	No effects, update Gypsy and Traveller need
Type / Location of Need	2020-2025	2025-2033	Total Need LDP Plan Period	Allocation Required in LDP?										
Residential (Pencoed)	0 pitches	1 pitch	1 pitch	No – relocated to an existing private site and no authorised site and no										

MAC Ref	Action Point / Reason	Matters Arising Change				HRA Screening	Comments
						longer requires assistance.	
		Residential (Pen-Y-Fai)	3 pitches	0 pitches	3 pitches	Yes – Land is allocated via SP7(1) for 3 pitches	
		Residential (Coytrahen)	2 pitches	1 pitches pitch	3 pitches	Yes – Land is allocated via SP7(2) for 3 Pitches. No – consent has been granted to intensify an existing authorised private site and accommodate the 3 pitches.	
		Total Pitches LDP Plan Period	5 pitches immediate need	2 pitches (2025-2033)	7 pitches		
		<p>Supporting paragraph 5.3.47 to be amended as below:</p> <p>Based on this evidence of need, the Council has made site specific provision for two one permanent three pitch sites (SP7), which are is intended for private development. The identified sites have has been selected based on the guidance contained in Circular 005/2018 as detailed within the Gypsy and Traveller Site Options Background Paper. The site allocations have has also been informed by and have been subject to close</p>					

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
		consultation with the respective members of the Gypsy, Traveller and Showperson Showpeople community.		
MAC 018	AP 3.6 – Council to delete Policy SP7 (2) Land adjacent to Bryncethin Depot (no longer necessary to meet identified Gypsy and Traveller needs).	<p>Policy SP7 (2) to be amended to delete the text stuck through in red:</p> <p><u>SP7: Gypsy, Traveller and Showpeople Sites</u></p> <p>Gypsy, Traveller and Showperson Sites are allocated in the following locations, as shown on the Proposals Map, to meet the identified needs of the community over the LDP period as detailed in the GTAA:</p> <p>SP7 (1) Land off Old Coachman’s Lane (permanent, 3 pitch site)</p> <p>SP7 (2) Land adjacent to Bryncethin Depot (permanent, 3 pitch site)</p> <p>SP7(2) to be removed from the Proposals Map.</p>	Out	No effects, delete Gypsy and Traveller site allocation
MAC 019	ED8a(1) – Delete reference to ‘the Council’ as per Inspector’s request.	<p>Policy ENT1 to be amended to delete the text stuck through in red:</p> <p><u>ENT1: Employment Allocations</u></p> <p>To support the Council’s Employment Land Strategy, 71.7 68.8 hectares of available employment land is allocated for employment development at the following locations for the uses specified</p>	Out	No effects, minor policy wording
MAC 020	ED8a(2) – Delete Christie Tyler site from ENT2 due to a drafting error (land not	<p>Policy ENT2 to be re-ordered and to include the additional text highlighted in green. The text proposed for deletion has been stuck through in red as follows:</p> <p><u>ENT2: Protection of Employment Sites</u></p>	Out	No effects, drafting error

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
	needed for employment in the RLDP period).	<p><u>Other Areas</u></p> <p>26) Abergarw Industrial Estate</p> <p>27) Bryncethin Depot</p> <p>28) Brynmenyn Industrial Estate</p> <p>29) Former Christie Tyler Site Wern Tarw</p> <p>30) Enterprise Centre, Tondu</p> <p>31) Land west of Maesteg Rd, Tondu</p> <p>32) Land adjacent to Sarn Park Services</p> <p>33) Ffaldau Industrial Estate</p> <p>34) Georgia Pacific</p> <p>35) Green Meadow, Llangeinor</p> <p>36) Isfryn Industrial Estate</p> <p>37) Wern Tarw</p> <p>Proposals Map to be updated accordingly; with the Former Christie Tyler Site being deleted and the Wern Tarw Employment Allocation being renumbered from ENT37 to ENT29.</p>		
MAC 021	ED8a(3) – Amend ENT3 to read ‘will be supported where’ rather than ‘will	Policy ENT3 to be amended to include the additional text highlighted in green. The text proposed for deletion has been struck through in red:	Out	No effects, enhance

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
	also be permitted unless' (to enhance policy wording).	<p><u>ENT3: Non-B Uses on Allocated Employment Sites</u></p> <p>The change of use of allocated industrial and commercial land and premises (including vacant land on employment sites) from Use Classes B1, B2 and B8 to residential uses will not be permitted. The change of use from Classes B1, B2 and B8 to other uses will be supported where also not be permitted unless it can be demonstrated that:</p> <ol style="list-style-type: none"> 1) There are no other suitable sites available with reference to the retail hierarchy detailed within SP12 and other policies in this Plan; 2) A building on an allocated employment site is required to accommodate the use; 3) The property or site has been vacant for a period of at least 12 months and has been marketed throughout that time at a fair market value for the area and the condition of the property or site; 4) The proposed new development will have no unacceptable impact on neighbouring existing occupiers or allocated uses; and 5) The site is accessible by a choice of means of transport other than the car and promotes use of Active Travel opportunities. 		policy wording
MAC 022	ED8a(4) – Amend ENT4 to read 'supported' rather than 'positive weight' (to enhance policy wording).	<p>Policy ENT4 to be amended to include the additional text highlighted in green. The text proposed for deletion has been stuck through in red:</p> <p><u>ENT4: Rural Economy</u></p>	Out	No effects, enhance policy wording

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
		<p>In locations outside of the settlement boundary, positive weight will be afforded to new applications for 'expansion' or re-location of firms who have operated within the settlement for at least 3 years and will be supported, and where:</p> <ol style="list-style-type: none"> 1) It is demonstrated that there are no suitable buildings or sites within the settlement or nearby; 2) The site is previously developed land or it can be demonstrated that there are no suitable previously developed sites available; 3) The proposal is justified by a business case, demonstrating that the business is viable; 4) There is a named user for the development, who shall be the first occupant secured by a planning condition; and 5) The proposal is well related to the built form of the settlement and of an appropriate scale to the settlement. 		
MAC 023	ED8a(5) – Amend ENT5 to omit reference to 'the Council' as per the Inspector's request and	<p>Policy ENT5 to be amended to include the additional text highlighted in green. The text proposed for deletion has been struck through in red:</p> <p><u>ENT5: Former Ford Site, Bridgend</u></p>	Out	No effects, enhance policy wording

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
	minor wording changes for enhancement.	The Council will prioritise the re-development of the former Ford Site and will work collaboratively in will be prioritised as a key economic opportunity 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.		
MAC 024	ED8a(6) – Amend COM9 to read ‘Where it can be demonstrated’ rather than ‘In the view of the LPA’ to enhance policy wording.	<p>Policy COM9 to be amended to include the additional text highlighted in green. The text proposed for deletion has been stuck through in red:</p> <p><u>COM9: Protection of Social and Community Facilities</u></p> <p>Proposals which would adversely affect or result in the loss of existing or proposed social and community facilities will not be permitted unless justified on one of the following grounds:</p> <ol style="list-style-type: none"> 1) A sustainable, easily accessible alternative location is available and a facility of equivalent community benefit is provided by the developer on the site or off site within the community; or 2) In the view of the LPA Where it can be demonstrated that the existing facility is no longer required for the current use, or any other social and community uses, or there is already an excess of such provision in the area. 	Out	No effects, enhance policy wording

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
MAC 025	<p>ED8a(7) – Amend the reasoned justification of COM14 to include reference to Future Wales and the importance of digital communication infrastructure to better align with Future Wales.</p>	<p>The reasoned justification of Policy COM14 (Telecommunications and Digital Technology Infrastructure) to be amended at paragraph 5.3.75 to include the additional text highlighted in green:</p> <p>5.3.75 Adequate and efficient telecommunications and digital technology infrastructure is increasingly crucial for economic, social and environmental sustainability. Future Wales outlines how digital communications infrastructure is vital to the future success and economic competitiveness of businesses, whilst supporting community and individual needs. Hence, Future Wales supports the provision of digital communications infrastructure and services across Wales and requires new developments to include the provision of high-speed broadband infrastructure from the outset. PPW outlines that affordable, secure electronic communications underpin economic competitiveness and can provide opportunities for households and businesses to achieve socially and environmentally desirable ways of living and working. COM14 supports telecommunications infrastructure where it is required, whilst safeguarding against any adverse impacts on residential amenity, natural and built heritage assets, sensitive landscapes and other environmental designations. Developers should proactively engage with owners or operators of sensitive uses (such as hospitals, childcare facilities or educational establishments) early on in the development process to discuss any technical or other amenity issues that may arise as a result of the development. COM14 seeks to enable the County Borough to respond positively and flexibly to technological advances over the Replacement LDP period, whilst minimising impacts on amenity and the local environment.”</p>	Out	<p>No effects, wording to better align with national policy</p>

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
MAC 026	<p>ED8a(8) – Amend criteria 9 of SP10 to include reference to ‘health facilities’ to enhance clarity.</p>	<p>Policy SP10 to be amended to include the additional text highlighted in green:</p> <p>All development proposals must be supported by sufficient existing or new infrastructure. In order to mitigate likely adverse impacts and/or to integrate a development proposal with its surroundings, reasonable infrastructure provision or financial contributions to such infrastructure must be provided by developers where necessary. This will be secured by means of planning agreements/obligations where appropriate.</p> <p><u>SP10: Infrastructure</u></p> <p>The requirements for such agreements will include consideration of and appropriate provision for:</p> <ol style="list-style-type: none"> 1) Affordable housing; 2) Economic Infrastructure – Telecommunications / broadband infrastructure; 3) Utilities; 4) Educational facilities and/or their upgrades; 5) Green infrastructure and outdoor recreation; 6) Renewable energy and low carbon technologies; 7) Transportation Infrastructure - Improvements to the highway network, including walking and cycling routes (Active Travel) and public transport; 8) Protection, enhancement and management of the natural, historic and built environment; 	Out	No effects, enhance clarity

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
		<p>9) Community facilities, health facilities and/or their upgrades;</p> <p>10)Waste management and recycling facilities;</p> <p>11)Initiatives to manage and mitigate the impact of climate change; and Improvements to the public realm;</p> <p>12)Welsh Language.</p> <p>Infrastructure providers will be consulted on relevant planning applications.</p>		
MAC 027	<p>ED9a(1) - Council to amend Policies COM11, COM12, ENT10 and SP14 to remove reference to 'the Council' as per the Inspector's request and other typographical enhancements.</p> <p>SP14 also amended to reference existing water and sewerage infrastructure in response to a request by Dŵr Cymru Welsh Water at</p>	<p>Policies COM11, COM12, ENT10 and SP14 to be amended to include the additional text highlighted in green. The text proposed for deletion has been stuck through in red:</p> <p><u>COM11: Provision of Natural and Semi-Natural Greenspace (including Amenity Greenspace)</u></p> <p>The Council will promote the provision of accessible, Natural and Semi-Natural Greenspace (including Amenity Green Space) will be promoted wherever suitable opportunities arise. In this respect, the following areas are specifically allocated:</p> <p>COM11(1) Blaengarw and Pontycymmer Linear Park</p> <p>COM11(2) Part of former Central Washery Site, Ogmere Vale COM11(3) Heol Wastad Waun, Pencoed</p>	Out	No effects, enhance wording

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
	Deposit Consultation Stage	<p>COM11(4) Pwll-y-Waun, Porthcawl</p> <p>COM11(5) Brackla Ridge and Associated Areas, Bridgend</p> <p>COM11(6) Parc Tyn y Coed, Bryncethin</p> <p>COM11(7) Land off Waunscil Avenue, Bridgend</p> <p>COM11(8) Land South West of City Road, Bettws</p> <p>COM11(9) The Former Maesteg Washery, Maesteg</p> <p>COM11(10) Newbridge Fields, Bridgend”</p> <p><u>COM12: Provision of Allotments and Community Food Networks</u></p> <p>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:</p> <p>COM12(1) Caerau and Brynglas Market Garden</p> <p>COM12(2) Land to South of Llangeinor Football Club</p> <p><u>ENT10: Low Carbon Heating Technologies for New Development</u></p> <p>The Council LDP has an aspiration for all new homes to be net zero carbon in the first instance. New major development must:</p>		

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
		<p>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.</p> <p>2) Demonstrate that heating systems have been selected in accordance with the following sequential approach:</p> <p>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);</p> <p>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;</p> <p>c) If criteria 2a) and 2b) are not technically feasible or financially viable, installation of Hybrid heat pumps must be considered;</p> <p>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.”</p>		

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
		<p><u>SP14: Sustainable Development of Mineral Resources</u></p> <p>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:</p> <ol style="list-style-type: none"> 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; 		

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
		<p>7) It can be demonstrated that no significant danger, damage or disruption would arise from subsidence or ground instability;</p> <p>8) The proposal would not adversely impact agricultural interests, particularly on high quality agricultural land;</p> <p>9) Opportunities for the re-use and/or recycling of mineral waste are maximised;</p> <p>910) The proposal has duly considered the location of any existing water and sewerage infrastructure;</p> <p>1011) The minerals will be transported by rail wherever feasible; and,</p> <p>1112) 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</p> <p>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>		
MAC 028	ED9a(2) - Council to amend Policy ENT6 and its reasoned justification to include details of the quantum of retail need and to identify how and	<p>Policy ENT6 to include the following additional text highlighted in green. The text proposed for deletion has been stuck through in red.</p> <p><u>ENT6: Retail and Commercial Development</u></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</p>	Out	No effects, update policy to reflect

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
	<p>where the need will be met (to clarify how the policy responds to the retail evidence base).</p>	<p>other complementary uses, will be favoured supported. The following sites are identified as key regeneration sites:</p> <ul style="list-style-type: none"> 1) Southside – Land at the Bridgend Shopping Centre, Cheapside, Police Station and Brackla Street, Bridgend – 2.31ha (including 9,990m² of retail and food and drink) 2) Porthcawl Waterfront Regeneration Area, Porthcawl – 2,500m² (SP2(1)/PLA1) <p>An additional 12,790m² comparison retail floorspace will be met by the re-use of existing vacant space in the following commercial centres:</p> <ul style="list-style-type: none"> 3) Bridgend Town Centre – minimum of 6,395m² 4) Porthcawl Town Centre – minimum of 2,686m² 5) Maesteg Town Centre – minimum of 2,686m² 6) Pencoed District Centre – minimum of 895m² 7) Pyle and Kenfig Hill District Centres – minimum of 128m² <p>Outside of the above Retail and Commercial Centres, retail, leisure and appropriate complementary commercial proposals will be supported within allocated mixed use Strategic sites only where:</p> <ul style="list-style-type: none"> 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; 		<p>evidence base</p>

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
		<p>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;</p> <p>c) It is of an appropriate scale to meet an identified evidenced need; and</p> <p>d) It would not negatively impact upon the vitality, viability and attractiveness of a designated Centre.</p> <p>An additional 400m² convenience retail floorspace will be specifically met at the following Strategic Sites:</p> <p>8) Land South of Bridgend (SP2(2)/PLA2) - minimum of 100m²</p> <p>9) Land East of Pyle (SP2(5)/PLA5) - minimum of 300m²"</p> <p>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.</p> <p>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 23,000m² of reconfigured, refurbished and new retail and food & drink proposals. This includes 21,000m² of 'reconfigured' and refurbished existing space at:</p> <ul style="list-style-type: none"> • Bridgend Shopping Centre (9,990m²) • The Rhiw (9,272m²) • Wyndham St (1,500m²) • Queen St (170m²) 		

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
		<ul style="list-style-type: none"> • Cambrian House (430m²) • Bridgend Station redevelopment (1,810m²) <p>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.</p> <p>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.</p> <p>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.</p>		

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
		<p>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, 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. 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</p>		

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
		within commercial centres and via local service centres on new strategic sites (refer to the Retail Background Paper).”		
MAC 029	<p>ED9a(3) - 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 (for completeness).</p> <p>And</p> <p>Amend supporting text of Policy ENT 8 to enhance</p>	<p>The title of Policy ENT7 to be amended to include the following additional text highlighted in green:</p> <p><u>ENT7: Development in Commercial Centres of Bridgend, Porthcawl and Maesteg.</u></p> <p>The following amendments are proposed to the supporting text at para 5.4.62. The additional text is highlighted in green:</p> <p>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</p>	Out	No effects, enhance clarity

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
	<p>consistency between non-A1 development proposals within Primary Shopping Areas (as detailed in ENT7) and outside of Primary Shopping Areas (as detailed in ENT8).</p>	<p>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 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>The following amendments are proposed to the supporting text at para 5.4.66. The additional text is highlighted in green:</p> <p>5.4.66 In these circumstances, it would need to be demonstrated that the property has been actively marketed for at least 2 years prior to the submission of an application. The Council will need to be satisfied that marketing has been undertaken on reasonable terms and, as a minimum, would require 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 submission of an application. As a</p>		

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
		<p>minimum, the LPA will require sales particulars and information from sales / letting agents to be submitted as part of an application.</p>		
<p>MAC 030</p>	<p>ED9a(4) - Council to amend Policy ENT14 to include details of the relevant minerals buffer zones (for clarity).</p>	<p>Policy ENT14 to include the following additional text highlighted in green.</p> <p><u>ENT14: Development in Mineral Buffer Zones</u></p> <p>The following mineral buffer zones are identified around existing quarries and mineral operations:</p> <p>1) Cornelly Limestone Quarry (Active) – 200m Buffer Zone</p> <p>2) Stormy Down Limestone Quarry (Dormant) – 200m Buffer Zone</p> <p>3) Gaen’s Limestone Quarry (Active) – 200m Buffer Zone</p> <p>4) Grove Limestone Quarry (Inactive) – 200m Buffer Zone</p> <p>5) Cefn Cribwr Sandstone Quarry (Inactive) – 200m Buffer Zone</p> <p>Proposed development within buffer zones must demonstrate that:</p> <p>a) The mineral resource will not be sterilised; and</p> <p>b) The proposals will not be adversely affected to an unacceptable degree by mineral operations.</p>	<p>Out</p>	<p>No effects, enhance clarity</p>
<p>MAC 031</p>	<p>AP5.1 - The Council to amend Policy SP13, Table 10 and the reasoned justification to include: the energy</p>	<p>Policy SP13 to be revised to include the additional text highlighted in green:</p> <p><u>SP13: Renewable and Low Carbon Energy Development</u></p>	<p>Out</p>	<p>No effects, enhance alignment</p>

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
	<p>hierarchy; make reference to estimated 'minimum' rather than 'maximum' energy generation; and include criteria in relation to grid connection, access and highway safety and the impact on the amenity of residential properties or tourist accommodation.</p> <p>This has ensured the policy wording follows PPW more closely and in response to Representor 1049's comments at Deposit Consultation Stage.</p>	<p>1) Renewable and low carbon development proposals which contribute to meeting national and local renewable and low carbon energy and energy efficiency targets will be permitted where:</p> <ul style="list-style-type: none"> a) it can be demonstrated that there will be no unacceptable impacts on the natural and historic environment or local communities (such as noise and air pollution) and that no other unacceptable cumulative impacts will arise; b) Satisfactory mitigation can be put in place to minimise the impacts of renewable and low carbon the proposals (and inclusive of its associated infrastructure) has sought to minimise the landscape and visual impact through its design and micro-siting, particularly where in close proximity to homes and tourism receptors; and c) Proposals make provision for the appropriate restoration and after-care of the land for its beneficial future re-use; d) The proposal can facilitate a connection to the grid network; e) There would not be an unacceptable impact on access and highway safety; and f) There would not be unacceptable impact on the amenity of residential properties or tourist accommodation. <p>2) The following Local Search Areas (LSAs) are identified as areas considered suitable for wind and solar energy development:</p> <ul style="list-style-type: none"> a) LCA1: Llangynwyd Rolling Uplands & Forestry (Suitable for Wind Energy); b) LCA8: Ogmere Forest and Surrounding Uplands (Suitable for Wind Energy); and 		with national policy

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
		<p>c) LCA 12: Newton Down Limestone Plateau (Suitable for Solar Energy).</p> <p>Within the Local Search Areas (LSA), proposals for wind and solar energy generation will be permitted subject to criteria 1a), 1b), 1c) 1d), 1e) and f) and other relevant policies in this plan. Proposals for other development within these areas will only be permitted where they can demonstrate that they would not unacceptably prejudice the renewable energy generation potential of the LSA and the Future Wales' Pre-Assessed Areas for Wind Energy.</p> <p>LSA 8 is partly located within Pre-Assessed Area 9 for Wind Energy. In accordance with the hierarchical approach of national planning policy, any proposal within this area should not prejudice the ability for large scale wind developments (>10MW) to come forward. Landscape considerations have already been taken into account in Future Wales and Criteria 1(b) should not apply to those parts of LSA 8 within Pre-Assessed Area 9.</p> <p>In addition, the following amendments are proposed to the supporting text at para 5.4.90. The additional text is highlighted in green.</p> <p>5.4.90 Whilst this assessment finds that all the Council's landscapes are particularly sensitive to large-scale wind and solar developments, it identifies two Landscape Character Areas (1: Llangynwyd Rolling Uplands & Forestry and 8: Ogmored Forest and Surrounding Uplands) as having the least sensitivity to wind turbine development. Landscape Character Area 8: Ogmored Forest and Surrounding Uplands is located within Future Wales' Pre-Assessed Areas for Wind Energy, and in accordance with SP13, any proposal in this area will need to ensure that the intention of the Priority Area designation is not compromised. Developments within or outside of Local Search Areas above 10MW+ will be determined by the Welsh Ministers under the Developments of</p>		

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
		<p>National Significance process and not by the Local Planning Authority. Policies 17 and 18 of Future Wales will apply to such developments.</p> <p>Table 10 and para 5.4.87 are also to be amended. Additional text is highlighted in green; text propose for deletion is struck trough in red:</p> <p><u>Table 10: Targets for Area-Based Resource Use</u></p> <p>Estimated maximum minimum accessible resource</p> <p>5.4.87 The Power Generation target contained with Table 10 reflects the findings of the Renewable Energy Assessment. These targets should not be seen as maximum limits but a tool to maximise the available resource. The predominant renewable energy resources in the County Borough are wind and solar. The wind generation target is based on a combination of the current installed capacity and an estimation of the remaining potential within the Landscape Character Areas identified as having moderate sensitivity to large wind turbine developments of 76-110 m tip height (as opposed to high sensitivity). The Ground mounted solar target is based upon transferring the majority of the wind energy generation potential to solar PV, given the existing heavy concentration of wind turbines in the north of the County Borough. The building integrated solar PV target is based on a combination of the current installed capacity and the desire to prioritise the incorporation of the technology into new build housing proposals.</p>		

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
MAC 033	<p>AP5.3 – The Council to amend Policy ENT 10 to amend the reasoned justification of the policy to include a definition of major development and make reference future SPG which explains the form and content of an ‘Energy Masterplan’ (for clarity).</p>	<p>Supporting text of Policy ENT10 to be amended to include a definition of major development and reference to a future SPG. The following amendments are proposed to the supporting text at paras 5.4.95 highlighted in green.</p> <p><u>ENT10: Low Carbon Heating Technologies for New Development</u></p> <p>5.4.95 The Bridgend Renewable Energy Assessment identifies the most appropriate low-carbon heating solution for the LDPs Strategic Sites (refer to PLA1-5). As part of the Council’s holistic approach to the decarbonisation of heat, ENT10 seeks to ensure that low carbon heating technologies are installed as part of all new major development (heat networks below this threshold will also be encouraged). For residential proposals, major developments relate to 10 or more dwellings as defined by The Town and Country Planning (Development Management Procedure) (Wales) Order 2012. Non-residential commercial developments with a total floorspace of 10,000sqm or more should also consider the potential for a heat network in accordance with Future Wales. This policy will also help ensure that development is designed in such a way to not prejudice the future development of a potentially Countywide District Heating Network, and enable development to connect to it at a later date once it becomes operational. The precise alignment of the Network will only be finalised following detailed ground investigations and feasibility assessments. Developers are encouraged to discuss the alignment with the Council at an early stage to ascertain whether their proposals are likely to be affected. Proposed developments must demonstrate how the proposal will facilitate a connection to a District Heating Network, or robustly justify why the connection is not technically and/or economically viable and suggest an alternative approach. This robust policy position is justified on the basis of development longevity. Schemes should be able to demonstrate that they are suitable for a net-zero carbon energy system, otherwise costly retrofits will be required in the future to ensure that</p>	Out	No effects, enhance clarity

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
		carbon targets are met. Further guidance on the form and content of an 'Energy Masterplan' will be prepared as SPG in support of the aspiration for all new homes to be net zero carbon.		
MAC 034	AP5.4 – The Council to delete Policy ENT11 (as the majority of the criteria set out by Policy ENT11 is now covered under the amended Part L Building Regulations).	Policy ENT11 (and supporting paragraphs 5.4.96-5.4.99) to be deleted in entirety. Reference to be removed from contents page.	Out	No effects, policy deleted due to Building Regulations changes
MAC 035	AP6.1 - amend Policy PLA 11 to include reference to electric and ultra low emission cars and delete the reference to the car parking approach in paragraph 5.2.76 (to better align with Future Wales and for clarity).	<p>Policy PLA11 and paragraph 5.2.76 to be amended to include the following additional text highlighted in green. The text proposed for deletion has been stuck through in red:</p> <p><u>PLA11: Parking Standards</u></p> <p>All development must be served by appropriate levels of parking .This should be in accordance with the adopted SPG on parking standards. Consideration must be given to electric and Ultra Low Emission Vehicles.the requirements for cycles, cars, motorcycles and service vehicles.</p> <p><u>Paragraph 5.2.76</u></p> <p>The availability of car parking has a major influence on how people choose to travel, therefore, For this reason, the Council will seek to restrict developments that generate a high level of trips (e.g. offices, shops and leisure uses) to must be located in areas</p>	Out	No effects, enhance alignment with national policy

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
		<p>locations well served by public transport and active travel infrastructure. A carefully considered approach is required to ensure that appropriate parking is provided to serve developments, alongside the recognition that the availability of parking spaces and parking charges applied, are key tools in facilitating a reduction in journeys by private car and encouraging a change in mode choice towards more sustainable means of travel.</p>		
MAC 036	<p>AP7.1 - amend the Conservation and Enhancement of the Natural Environment section of the Plan to reflect the requirements of Future Wales and the Environment Act in relation to maintaining and enhancing biodiversity (to better align with PPW and the Environment Act).</p>	<p>Paragraphs 5.5.4, 5.5.5 and 5.5.6 to be amended to include the following additional text highlighted in green. The text proposed for deletion has been stuck through in red:</p> <p><u>Paragraph 5.5.4</u></p> <p>The LDP Strategy acknowledges that the The County Borough has a rich and varied biodiversity, in terms of species and habitats, <u>which the Replacement LDP seeks to maintain and enhance (to provide a net benefit).</u> which requires continued protection.</p> <p>For development to be sustainable, it needs to be soundly based on good environmental assessments, and to be well planned and controlled with regard to its environmental impact. in order to conserve and enhance biodiversity. <u>In accordance with Future Wales Policy 9, the resilience of ecosystems and green infrastructure assets must be demonstrated as part of development proposals through innovative, nature-based approaches to site planning and the design of the built environment.</u></p> <p><u>Paragraph 5.5.5</u></p>	Out	No effects, enhance alignment with national policy

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
		<p>There is clear <u>national</u> guidance and legislation with regard to <u>maintaining and enhancing biodiversity and taking account of ecosystem resilience</u>. the protection of species and habitats recognised in legislation, PPW and TAN5 Nature Conservation and Planning. The most relevant statutory requirements are set out in Section 61 of the Planning and Compulsory Purchase Act 2004, the Conservation of Habitats and Species Regulations 2017, Environment (Wales) Act 2016 Section 6 Biodiversity and Resilience of Ecosystems Duty and Section 7 Priority Habitats and Species, Section 11 of the Countryside Act 1981 and Section 28G of the Wildlife and Countryside Act 1981. Annex 1 of TAN5 lists all the other relevant legislation. <u>PPW11 responds to the Section 6 Duty of the Environment Act by setting a framework to maintain and enhance biodiversity (providing a net benefit), whilst calling for a proactive approach towards facilitating the delivery of biodiversity and resilience outcomes.</u></p> <p><u>Paragraph 5.5.6</u></p> <p>To comply with the Environment (Wales) Act 2016 (Section 6 Duty) the LDP Strategy will seek to <u>maintain and</u> enhance the biodiversity and resilience of the County Borough's ecosystems <u>to provide a net benefit for biodiversity through a proactive and resilient approach</u>. through <u>This includes</u> native species landscaping, careful location of development, the creation of green corridors, and open space management <u>and adopting best practice site design and green infrastructure</u> Only principles. <u>Only</u> in exceptional circumstances, where it is in the public interest, will new development be located where it may have an adverse impact on sites designated for their importance for nature conservation. Robust mitigation and compensation will be provided wherever</p>		

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
		this situation is unavoidable, in line with considered advice from statutory and advisory organisations.		
MAC 037	<p>AP7.2 – Council to consider amending Policy SP17 to read ‘maintain’ rather than ‘conserve’ (for clarity) and update the policy to reference the new National Site Network, formally known as the Natura 2000 network.</p>	<p>Policy SP17 will be amended to include the following additional text highlighted in green. The text proposed for deletion has been struck through in red:</p> <p><u>SP17: Conservation and Enhancement of the Natural Environment</u></p> <p>The County Borough has a rich and varied biodiversity with a broad range of species, habitats and unique, rich landscapes. In particular, these include the nationally important Glamorgan Heritage Coast, the outstanding historic landscapes of Kenfig and Merthyr Mawr Warren, and other regionally and locally important areas. Development which will conserve maintain and, wherever possible, enhance the natural environment of the County Borough will be favoured. Development proposals will not be permitted where they will have an adverse impact upon:</p> <ol style="list-style-type: none"> 1) The integrity of the County Borough's countryside; 2) The character of its landscape; 3) Its biodiversity and habitats; and 4) The quality of its natural resources including water, air and soil. <p>Areas having a high and/or unique environmental quality will be protected and the following strategically important areas within the County Borough will specifically be protected from inappropriate development which directly or indirectly impacts upon them:</p>	Out	No effects, policy framework still in place for European Sites

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
		<p>SP17(1) Natura-2000 National Site Network Sites (including Special Areas of Conservation (SACs);</p> <p>SP17(2) Sites of Special Scientific Interest (SSSIs);</p> <p>SP17(3) Kenfig and Merthyr Mawr National Nature Reserves (NNRs);</p> <p>SP17(4) The Glamorgan Heritage Coast.</p> <p>SP17(5) Mynydd Margam Registered Historic Landscape.</p> <p>The weight to be afforded to environmental designations in the determination of relevant planning applications will be based on their statutory or non-statutory status and geographical scale of designation.</p> <p>Proposals likely to have direct or indirect adverse effects on Special Areas of Conservation (SACs), Special Protection Areas (SPAs) or Ramsar sites, must be subject to Habitats Regulations Assessment (HRA). This includes development proposals on allocated sites where this plan indicates a project level HRA is required and any other development proposals likely to have adverse effects on SACs/SPAs/Ramsar sites. In addition, any proposals that could affect the habitat of marsh fritillary butterfly within 2km of Cefn Cribwr Grasslands SAC, as illustrated on the Policies Map, must be subject to HRA.</p> <p>Development requiring HRA will only be allowed where it can be determined through HRA that:</p>		

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
		<p>a) taking into account mitigation, the proposal would not result in adverse effects on the integrity of the SACs/SPAs/Ramsar sites, either alone or in combination with other plans or projects; or</p> <p>b) HRA proves there are no alternatives and that the development is of overriding public interest and appropriate compensatory measures are provided</p> <p>Proposals within or affecting a SSSI must demonstrate how they safeguard, support or where possible enhance identified special features of the designation.</p> <p>The importance and features of Sites of Importance for Nature Conservation (SINCs) and local wildlife sites must also be considered as appropriate in the determination of relevant planning applications (refer to DNP5).</p> <p>Supporting paragraph 5.5.7 will also be amended as below:</p> <p>SP17 seeks to conserve maintain, and, wherever possible, enhance the landscape quality as part of the natural environment within the County Borough.</p>		
MAC 038	AP7.4 - Council to amend Policy DNP6 and its reasoned justification to reflect the requirements of Future Wales and the Environment Act in relation to maintaining	<p>Policy DNP6 and paragraph 5.5.41 to be amended to include the following additional text highlighted in green. The text proposed for deletion has been stuck through in red:</p> <p><u>DNP6: Biodiversity, Ecological Networks, Habitats and Species</u></p> <p>All development proposals must <u>provide a net benefit for biodiversity</u> contribute to biodiversity net gain and improved ecosystem resilience, as demonstrated through planning application submissions. <u>Features and elements of biodiversity or green infrastructure value should be retained on site, and enhanced or created where ever</u></p>	Out	No effects, enhance alignment with national policy

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
	and enhancing biodiversity.	<p><u>possible, by adopting best practice site design and green infrastructure principles.</u></p> <p>Development proposals must maintain, protect and enhance biodiversity and ecological networks / services. Particular importance must be given to maintaining and enhancing the connectivity of ecological networks which enable the dispersal and functioning of protected and priority species.</p> <p>Development proposals that result in an adverse effect on the connectivity of biodiversity and ecological networks and/or have a significant adverse effect on the resilience of protected habitats and species will only be permitted where:</p> <ol style="list-style-type: none"> 1) The need for development outweighs the nature conservation importance of the site; 2) It can be demonstrated that there is no satisfactory alternative location for the development which avoids <u>damage to biodiversity and ecosystem functioning</u> nature conservation impacts; 3) A functional connected element of the natural resource is retained as part of the design of the development <u>to maintain and enhance biodiversity and build resilient ecological networks</u>; and 4) Any unavoidable harm is minimised by effective mitigation to ensure that there is no reduction in the overall nature conservation <u>biodiversity</u> value of the area. Where this is not feasible, compensation measures designed to conserve, enhance, manage and, where appropriate, restore natural habitats and species must be provided. <u>must be provided to enable habitat creation, or the provision of long-term management arrangements to enhance existing habitats and deliver a net benefit for biodiversity.</u> 		

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
		<p>Compensatory provision must be of comparable or greater ecological value to that lost as a result of the development.</p> <p>A Project Level Ecological Impact Assessment (EclA) must accompany development proposals on allocated sites with any identified likely significant adverse effects (pre-mitigation) in relation to SA Objective 9 (Biodiversity, Geodiversity and Soil).</p> <p><u>Paragraph 5.5.39</u></p> <p>Under the Environment (Wales) Act 2016, the Council is required to maintain and enhance biodiversity and promote the resilience of ecosystems to provide a net benefit for biodiversity.</p> <p><u>Paragraph 5.5.40</u></p> <p>The Bridgend County Borough Local Biodiversity Action Plan (Biodiversity and Ecosystem Services Assessment and Revision 2014) maps the existing ecological network and also identifies locations where ecological connectivity has the potential to be enhanced. Development proposals must achieve provide a net benefit for biodiversity net gain or ecological enhancement and promote the resilience of ecosystems through implementing a range of opportunities as identified within the Action Plan</p> <p><u>Paragraph 5.5.41</u></p> <p>Every opportunity A full ecological assessment must be taken to record important biodiversity features within a site prior to their displacement and ongoing management, or in the worst case scenarios, before such features may be permanently lost. The latter situation will, however, be avoided wherever possible by the Council adopting a step-</p>		

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
		<p><u>wise approach to maintain and enhance biodiversity and build resilient ecological networks. DNP6 seeks to ensure any adverse environmental effects are firstly avoided, then minimised, mitigated, and as a last resort compensated for. Appropriate mitigation, compensatory and enhancement measures will be secured by means of planning conditions and/or planning obligations or agreements with developers to deliver a net benefit for biodiversity. Any proposed compensation should take account of the Section 6 Duty (Biodiversity and Resilience of Ecosystems Duty), and the five key ecosystem resilience attributes that it outlines. It should also be accompanied by a long term management plan of agreed and appropriate mitigation and compensation measures.</u></p> <p>requiring appropriate mitigation and compensatory measures in order to secure the future biodiversity of those sites. These measures will be secured by means of planning conditions and/or planning obligations or agreements with developers.</p> <p><u>Paragraph 5.5.43</u></p> <p>Development proposals must aim to minimise detrimental impacts on protected habitats and species and ecosystem resilience. This policy should be implemented in conjunction with other policies in this plan to ensure no net loss in overall development does not cause any significant loss of habitats or populations of species and must provide a net benefit for biodiversity as a result of development and where possible there should be biodiversity gains.</p>		
MAC 039	AP7.5 – Council to delete reference to ‘Special Trees’ from Policy DNP7 (to reflect the fact that all trees are important).	<p>References to ‘Special Trees’ to be deleted from Policy SNP7 and supporting text. The text proposed for deletion has been stuck through in red:</p> <p><u>DNP7: Trees, Hedgerows and Development</u></p>	Out	No effects, minor policy wording

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
		<p>Development that would adversely affect trees, 'special trees', woodlands and hedgerows of public amenity or natural/cultural heritage value, or that provide important ecosystem services, will not normally be permitted.</p> <p>Development proposals on sites containing or adjacent to, trees will be required to assess the trees in line with BS 5837:2012 Trees in relation to design, demolition and construction. The assessment must include:</p> <ol style="list-style-type: none"> 1) a tree survey; 2) an arboriculture impact assessment; 3) an arboriculture method statement; 4) and/or a tree protection plan. <p>Where trees are to be replaced a scheme for tree replacement must be agreed prior to the commencement of development, including details of planting and aftercare.</p> <p>If tree works are recommended, the works must comply with BS 2998:2010 Tree Works.</p> <p><u>Special Trees</u></p> <p>5.5.51 Across Bridgend there are many special trees. They may be outstanding because they are old, provide important habitat, are the biggest of their species, are linked with an important historic event or have some exceptional cultural significance. These Special trees include:</p> <ul style="list-style-type: none"> • Ancient or aged; • Veteran; 		

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
		<ul style="list-style-type: none"> • Heritage; • Champion; and • Notable 		
MAC 040	<p>AP7.6 – Amend Policy SP18 to read ‘preserve and enhance’ to enhance policy wording.</p>	<p>Policy SP18 to be amended to include the following additional text highlighted in green. The text proposed for deletion has been struck through in red:</p> <p><u>SP18: Conservation of the Historic Environment</u></p> <p>The County Borough has a rich and diverse built heritage and historic environment. Development proposals must protect, conserve, and, where appropriate, promote <u>preserve</u> or <u>and</u> enhance the significance of historic assets, including their settings. In particular, there is a general presumption in favour of the preservation or enhancement of the significance of historic assets and their settings including:</p> <ol style="list-style-type: none"> 1) World Heritage Sites 2) Scheduled Monuments 3) Archaeologically Sensitive Areas and Archaeological Remains 4) Listed Buildings 5) Conservation Areas 6) Historic Parks and Gardens 7) Historic Landscapes 8) Historic assets of special local Interest 	Out	No effects, enhance policy wording

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
		Any application for listed building or conservation area consent will need to be accompanied by a Heritage Impact Statement in accordance with the Historic Environment (Wales) Act 2016.		
MAC 041	AP7.7 – Council to consider deleting Policies DNP 10 and 11 on the basis that they are not locally distinct and replicate the requirements of national planning policy	<p>Polices DNP10 and DNP11 to be deleted from the RLDP and references removed from the contents page.</p> <p>The following supporting paragraphs are to be amended to include the following additional text highlighted in green. The text proposed for deletion has been stuck through in red:</p> <p>5.5.91 The above components of the built heritage are protected by other Acts of Parliament separate from the Planning Acts, most recently The Historic Environment Wales Act 2016 which is accompanied by a suite of national and best practice guidance. Bridgend County Borough Council strongly value these heritage assets, and any development proposals which affect any of the above historic assets, or the settings of any of these, must take full account of the relevant but separate legislation and national best practice guidance. Conservation areas are defined at a local level. and, therefore, an additional Development Management Policy (DNP11) is included to support SP18.</p> <p>5.5.94 DNP10 seeks to ensure that, wWhere a development proposal affects a listed building or its setting, special regard must be had to the desirability of preserving the building, or its setting, or any features of special architectural or historic interest which it possesses.</p> <p>5.5.98 DNP10 highlights the desirability of preserving a Scheduled Ancient Monument (SAM) and its setting. It also sets out the approach to considering development proposals which potentially affect other ‘lesser’ archaeological remains. Scheduled</p>	Out	No effects, overarching policy framework maintained through Policy SP18

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments						
		<p>Monuments consent is required for all proposals that would potentially damage, demolish, remove, repair, alter, add to, flood or cover up a SAM. Applicants are encouraged to consult with The Historic Environment Record and Glamorgan Gwent Archaeological Trust at an early stage in considering their development proposal.</p> <p>5.5.100 The register of Historic Parks and Gardens in Wales identifies parks and gardens and their settings which make an important contribution to the character of the county and which are deemed important to preserve or enhance. DNP10 seeks to ensure that they are given appropriate consideration when development is proposed which affects these assets. It is for the applicant to show that they understand the significance of the registered park or garden at the earliest stage from the details included in the register and the impact that any development proposals will have on that significance by utilising current guidance, whilst also considering any other statutory designations relevant to the site</p> <p>5.5.103 A conservation area is an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Policy DNP11 is intended to provide protection from developments, which can harm the character and appearance of a conservation area.</p> <p>Monitoring Framework (Appendix 4, pages 20-21) to be updated as follows:</p> <table border="1" data-bbox="656 1129 1715 1366"> <tr> <td data-bbox="656 1129 869 1366">SP18: Conservation of the Historic Environment</td> <td data-bbox="869 1129 1081 1366">36: Number of applications approved that do not preserve or enhance</td> <td data-bbox="1081 1129 1294 1366">No permission granted for development contrary to Policy DNP10 that has the potential to</td> <td data-bbox="1294 1129 1485 1366">1 or more applications permitted contrary to Policy DNP10</td> <td data-bbox="1485 1129 1597 1366">Planning Applications</td> <td data-bbox="1597 1129 1715 1366">Keep monitoring Further investi</td> </tr> </table>	SP18: Conservation of the Historic Environment	36: Number of applications approved that do not preserve or enhance	No permission granted for development contrary to Policy DNP10 that has the potential to	1 or more applications permitted contrary to Policy DNP10	Planning Applications	Keep monitoring Further investi		
SP18: Conservation of the Historic Environment	36: Number of applications approved that do not preserve or enhance	No permission granted for development contrary to Policy DNP10 that has the potential to	1 or more applications permitted contrary to Policy DNP10	Planning Applications	Keep monitoring Further investi					

MAC Ref	Action Point / Reason	Matters Arising Change						HRA Screening	Comments	
			DNP10: Built Historic Environment and Listed Buildings DNP11: Conservation Areas	Registered Landscapes, Parks and Gardens, Scheduled Ancient Monuments (SAMs), Conservation Areas or Listed Buildings.	impact on Registered Landscapes, Parks and Gardens, Scheduled Ancient Monuments (SAMs), Conservation Areas or Listed Buildings; or where there is an outstanding objection from the Council's Conservation and Design team, CADW or Glamorgan Gwent Archaeological Trust (GGAT).	within a 1 year period.		gation / research / review required. Training required.		
MAC 042	AP7.8 – remove reference to historic assets of special local interest from Policy SP18 and supporting text as the list is yet to be formulated.	Policy SP18, Paragraphs 5.5.95 and 5.5.96 will be amended to include the following additional text highlighted in green. The text proposed for deletion has been stuck through in red: <u>SP18: Conservation of the Historic Environment</u>						Out	No effects, overarching policy framework maintained	

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
		<p>The County Borough has a rich and diverse built heritage and historic environment. Development proposals must protect, conserve, and, where appropriate, promote or enhance the significance of historic assets, including their settings. In particular, there is a general presumption in favour of the preservation or enhancement of the significance of historic assets and their settings including:</p> <ol style="list-style-type: none"> 1) World Heritage Sites 2) Scheduled Monuments 3) Archaeologically Sensitive Areas and Archaeological Remains 4) Listed Buildings 5) Conservation Areas 6) Historic Parks and Gardens 7) Historic Landscapes 8) Historic assets of special local interest <p>Any application for listed building or conservation area consent will need to be accompanied by a Heritage Impact Statement in accordance with the Historic Environment (Wales) Act 2016.</p> <p>5.5.95 DNP10 seeks to protect historic assets of special local interest. A draft list of assets of special local interest is currently being compiled, recognising that heritage buildings and structures have a particular architectural and/or historic interest in the local context. While such assets do not meet the strict quality standard for inclusion on the statutory list, they still contribute to the conservation or enhancement of local character. Local planning authorities may choose to identify historic assets of special local</p>		

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
		<p>interest and maintain a list of them and add them to the local historic environment record. Consideration will be given to drawing up such a list during the lifetime of the plan in conjunction with local communities with a view to helping to reinforce local character and promote high design standards.</p> <p>5.5.96 This list will be published in a future SPG together with guidance to ensure that any development proposals protect or enhance any affected Historic Assets of Special Local Interest, reinforce local character and ensure continuity of local history and identity. DNP 10 also seeks to protect all the other modest background buildings that reflect the continuity of local history, contribute to local identity and act as a collective community. This includes the history embodied in the unscheduled archaeological record.</p>		
MAC 043	AP8.1 - Council to conform the size of the allocated strategic site (clarify amendment in allocation boundary to exclude the former Glamorgan Holiday Hotel in response to Representor 1335's comments at Deposit Stage).	The proposed allocated site boundary is 41.32ha in total (there are six proposed development parcels within the wider allocation boundary, totalling 32ha, of which the net developable residential site area is 18ha). This boundary change is reflected on the Proposals Map and included in Appendix 4.	Out	No effects, enhance clarity
MAC 044	AP 8.2 - Council to amend Policy PLA1 and its	PLA 1 to be amended to include the following additional text highlighted in green. The text proposed for deletion has been stuck through in red:	Out	No effects, enhance

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments												
	<p>reasoned justification to include revised details in respect of: the site size; housing / affordable housing numbers; recreational uses; placemaking principles; masterplan development principles; flood defence infrastructure; and the Metro-link.</p> <p>and</p> <p>AP 8.3 – Council to amend Policy PLA1 to make clear that 320 dwellings will be constructed after the plan period.</p> <p>and</p> <p>AP 8.4 – Council to amend the reasoned justification of Policy PLA1 (Porthcawl Waterfront) to include</p>	<table border="1"> <thead> <tr> <th colspan="2" data-bbox="613 325 1756 453">PLA1: Porthcawl Waterfront, Porthcawl Regeneration Growth Area</th> </tr> </thead> <tbody> <tr> <td data-bbox="613 453 927 496">Site Size:</td> <td data-bbox="938 453 1756 496">41.72 41.32 ha</td> </tr> <tr> <td data-bbox="613 496 927 539">Allocation Type:</td> <td data-bbox="938 496 1756 539">Strategic Mixed-use Regeneration Site</td> </tr> <tr> <td data-bbox="613 539 927 938">Land Uses:</td> <td data-bbox="938 539 1756 938"> <ul style="list-style-type: none"> • 4,115 1,100 residential units • 30% affordable housing • 1.8ha 1 Form Entry Welsh Medium Primary School & 4 classroom block extension at existing English Medium Primary School • Approx. 2,000sqm food store • 3.51 ha of Outdoor Recreation Facilities and Public Open Space • Active Travel Routes </td> </tr> <tr> <td data-bbox="613 938 927 1155">Phasing Tranche:</td> <td data-bbox="938 938 1756 1155"> Refer to trajectory 2018-2022: 0 2023-2027: 420 180 2028-2033: 600 After plan period: 320 </td> </tr> <tr> <td colspan="2" data-bbox="613 1155 1756 1366"> Land at Porthcawl Waterfront, as shown on the Proposals Map, is allocated for a comprehensive, regeneration-led, mixed-use development. The site will deliver circa 4,115 1,100 homes (including 30% / 335 330 units of affordable housing), incorporating a new one form entry Welsh medium primary school, a </td> </tr> </tbody> </table>	PLA1: Porthcawl Waterfront, Porthcawl Regeneration Growth Area		Site Size:	41.72 41.32 ha	Allocation Type:	Strategic Mixed-use Regeneration Site	Land Uses:	<ul style="list-style-type: none"> • 4,115 1,100 residential units • 30% affordable housing • 1.8ha 1 Form Entry Welsh Medium Primary School & 4 classroom block extension at existing English Medium Primary School • Approx. 2,000sqm food store • 3.51 ha of Outdoor Recreation Facilities and Public Open Space • Active Travel Routes 	Phasing Tranche:	Refer to trajectory 2018-2022: 0 2023-2027: 420 180 2028-2033: 600 After plan period: 320	Land at Porthcawl Waterfront, as shown on the Proposals Map, is allocated for a comprehensive, regeneration-led, mixed-use development. The site will deliver circa 4,115 1,100 homes (including 30% / 335 330 units of affordable housing), incorporating a new one form entry Welsh medium primary school, a			<p>clarity and update policy and supporting text</p>
PLA1: Porthcawl Waterfront, Porthcawl Regeneration Growth Area																
Site Size:	41.72 41.32 ha															
Allocation Type:	Strategic Mixed-use Regeneration Site															
Land Uses:	<ul style="list-style-type: none"> • 4,115 1,100 residential units • 30% affordable housing • 1.8ha 1 Form Entry Welsh Medium Primary School & 4 classroom block extension at existing English Medium Primary School • Approx. 2,000sqm food store • 3.51 ha of Outdoor Recreation Facilities and Public Open Space • Active Travel Routes 															
Phasing Tranche:	Refer to trajectory 2018-2022: 0 2023-2027: 420 180 2028-2033: 600 After plan period: 320															
Land at Porthcawl Waterfront, as shown on the Proposals Map, is allocated for a comprehensive, regeneration-led, mixed-use development. The site will deliver circa 4,115 1,100 homes (including 30% / 335 330 units of affordable housing), incorporating a new one form entry Welsh medium primary school, a																

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
	<p>details of the nature and scale of the biodiversity enhancement that will be secured as part of the development of the strategic site.</p>	<p>four classroom block extension at the existing English medium primary school, a new food store, leisure facilities, a bus terminus, recreation facilities, public open space, plus appropriate community facilities and commercial uses. During the Plan period the site will deliver 780 homes (30% / 234 of which will be affordable housing units), beyond the Plan Period the site will deliver 320 homes (30% / 96 of which will be affordable housing units).</p> <p>PLACEMAKING PRINCIPLES</p> <p>This development must accord with the following principles, which are considered instrumental to achieving sustainable places, delivering socially inclusive developments and promoting more cohesive communities. These principles should be delivered in an appropriately phased manner and be formally tied into planning consent:</p> <ul style="list-style-type: none"> a) Create a well-connected, sustainable mixed-use development that will regenerate Porthcawl, comprising a number of character areas that integrate positively with the waterfront, existing housing clusters, neighbouring uses community facilities, Active Travel Networks and public transport facilities; b) Pursue transit-orientated development that prioritises walking, cycling and public transport use, whilst reducing private motor vehicle dependency. Well-designed, safe walking and cycling routes must be incorporated throughout the site to foster community orientated, healthy, walkable neighbourhoods; 		

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
		<p>c) Create a multi-functional green infrastructure network within the site that facilitates active travel, enhances biodiversity, provides sustainable drainage and fosters healthy communities. There must be particular emphasis on incorporating appropriate landscaping, protecting biodiversity, providing habitats for local species and supporting a range of opportunities for formal and informal play in addition to community-led food growing;</p> <p>d) Ensure the design and layout of the site has regard to the landscape in which it sits, considering the interface between the site, the waterfront and the broader settlement of Porthcawl. Visual impacts must be minimised through the inclusion of mitigation measures that provide links with the existing landscape and access features to safeguard landscape character whilst creating a sense of place;</p> <p>e) Orientate buildings to face open spaces and streets to enhance cohesiveness, foster a strong sense of place and ensure community safety;</p> <p>f) Provide a mix of higher densities at key points in the layout and lower densities on the rural/sensitive edges; and</p> <p>g) Comply with the principles outlined within the Porthcawl Waterfront Land Use Framework and Porthcawl Placemaking Strategy and future development briefs developed published by the Council.</p> <p>MASTERPLAN DEVELOPMENT PRINCIPLES</p>		

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
		<p>This development must accord with the following principles, which are considered instrumental to achieving sustainable places, delivering socially inclusive developments and promoting cohesive communities. A masterplan must be prepared and agreed with the Council prior to the sites development to demonstrate how these principles will be delivered in an appropriately phased manner:</p> <ol style="list-style-type: none"> 1) 4,115 1,100 homes, incorporating an appropriate mix of dwelling sizes and types to meet local housing needs, including 30% affordable housing units to be integrated throughout the development in sustainable clusters of no more than ten units as per the Council's requirements; 2) 1.8 hectares of land to accommodate a minimum one form entry Welsh medium primary school, the expansion of the existing Newton Primary School (with co-located nursery facility) and a financial contribution to nursery and primary school provision as required by the Local Education Authority. The financial contribution (including timing and phasing thereof) must be secured through Section 106 Planning Obligations in accordance with the Education Facilities and Residential Development SPG. The school must be accessible to new and existing residents by all travel modes, enabled by the development; 3) Green Infrastructure and Outdoor Recreation Facilities to be delivered in accordance with Policy COM10 and Outdoor Recreation Facilities and New Housing Development Supplementary Planning Guidance 3.51 hectares of public open space comprising of Local Areas for Play (LAPs), 		

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
		<p>Local Equipped Areas for Play (LEAPs) and Neighbourhood Equipped Areas for Play (NEAPs) should be incorporated within these areas of open space;</p> <p>4) 2.76 hectares of land for Circa 1 hectare of land for leisure and a further 1 hectare of land for commercial uses including a foodstore;</p> <p>5) Highway improvements to ensure the principal point of vehicular access for a foodstore is off The Portway roundabout;</p> <p>6) A new roundabout and link road to enable access to the Sandy Bay development parcels;</p> <p>7) An emergency access through Dock Street and Sandy Lane;</p> <p>7) Off-site highway improvements with regard to the requirements arising from the Transport Assessment and as identified in the Transport Measures Priority Schedule;</p> <p>8) 0.12 0.17 hectares of land to deliver a public Metro-Link consisting of a bus transport terminus;</p> <p>9) On-site and off-site measures to provide good quality, attractive, legible, safe and accessible pedestrian and cycle linkages in accordance with Active Travel design. Improved linkages must be provided along the waterfront, to connect with the Eastern Promenade, Porthcawl Town Centre</p>		

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
		<p>and Porthcawl Comprehensive School. Connections must be made to the existing active travel route PORC3 4084 and new routes should be provided to accord with the proposed routes within the Council's Active Travel Network Maps ATNM: INM-POR-12, INM-POR-13, INM-POR-14, INM-POR-15, INM-POR-17 and INM-POR-18; INM-POR-01, INM-POR-12, INM-POR-13, INM-POR-14, INM-POR-15, INM-POR-17, INM-POR-18, INM-POR-22, INM-POR-23, INM-POR-24, INM-POR-25, INM-POR-26 and INM-POR-28</p> <p>10) Suitable buffers to habitats, particularly the relict dunes to the rear of Sandy Bay;</p> <p>11) Positive integration between the development and the historic core of the town by preserving and enhancing the character and setting of Porthcawl Conservation Areas and associated Grade II Listed Buildings;</p> <p>12) On and off-site measures including any appropriate upgrades to the clean water supply or public sewerage networks;</p> <p>13) Follow the sequential approach to identify low carbon heating technologies in accordance with ENT10.</p>		

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
		<p>5.2.7 Porthcawl Waterfront is an underutilised, 41.72 41.32 ha brownfield site occupying a prominent seafront position. Extending from Trecco Bay caravan site and Rhych Point in the east to the existing harbour and town centre to the west, it is currently occupied by a variety of land uses including the former Council owned Sandy Bay Caravan Site, the fairground, harbour, open space/recreation facilities and Salt Lake Car Park. The site is located within 6.4km (4 miles) of junction 37 of the M4 and is connected by the A4229. The A4106 links Porthcawl to Bridgend (via the A48) which is approximately 11-12km (7-8 miles) to the east. The Trecco Bay Holiday Park is immediately adjacent to the eastern boundary of the site, and cements Porthcawl as a strategically significant tourist destination in South Wales. Rest Bay, to the west of the site, is considered one of the premier surfing beaches in South Wales, with Blue Flag status. The site will deliver two principal elements of public open space. This will firstly include a series of large, interconnected spaces across the western development area, which will be predominantly hard surfaced with green landscaping. This will pivot around a significant, 14,000 sqm public square located along Eastern Promenade and running from Dock Street to Coney Beach that will incorporate tree planting, rain gardens and an integrated sustainable urban drainage solution that promotes biodiversity. The second principal element within the public open space strategy runs from Griffin Park to the Relic Dunes, comprising of a series of interconnected open spaces that are primarily soft landscaped and 'green'. This connection of green spaces does not currently exist as it is interrupted by the Coney Beach funfair, which sits on a plateau above Griffin Park. Griffin Park will be remodelled, enhanced and ex-</p>		

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
		<p>tended up through the rear of Coney Beach. The existing level change of approximately 4m will be reduced to accommodate active travel, allow a green infrastructure-led connection to run west-east through the entire eastern development area and enable this space to be designed positively into the extended park. This park space will continue into the former Monster Park area, which is also to be retained as green space aside from accommodating the new access road and active travel route, and eventually lead onto the Relic Dunes. This holistic green corridor, totalling 7.3 ha, will effectively enable transitioning from the urban town centre to a formal park to a wild wood to the vast open spaces of the beach and Relic Dunes. This range of transitional green spaces will enhance and protect biodiversity by punctuating the new development. Proposals must work creatively with nature and must demonstrate how decisions on the built environment including design, siting, scale density and other key considerations have been informed by and incorporate biodiversity and ecosystem resilience considerations. Such considerations will be required to be demonstrated within a green infrastructure assessment as part of a planning application.</p> <p>5.2.8 The regeneration site is allocated for a residential-led, mixed use scheme that will deliver up to 4,415 1,100 dwellings with associated facilities, including tourism, leisure, retail, a bus terminus and community provision. This will include a financial contribution to expand the existing Newtown Primary School (with co-located nursery facility) and further financial contribution to enable delivery of a new minimum one form entry Welsh medium primary school on-site. The latter contribution will necessitate 1.8ha of land being set aside for construction of the new school, inclusive of a land buffer to enable future expansion.</p>		

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
		<p data-bbox="573 328 1809 1166">5.2.9 The coastal setting of this site makes it particularly important to consider the impacts of climate change on tidal flood risk as the the majority of the site is susceptible to tidal flooding. The draft of the forthcoming revised TAN15 acknowledges that there are some large urban communities already located in areas at risk of flooding and investment in flood defence infrastructure will be required to keep such existing populations safe. Following dialogue with Welsh Government, Coastal Risk Management Programme funding was secured for major flood defence works at Porthcawl. Phase 1 (Eastern Promenade) is designed to protect the Salt Lake area and existing development to the north. Phase 2 (Coney Beach) encompasses flood and coastal erosion measures along the Coney Beach frontage to safeguard and enhance the existing flood protection to the frontage provided by the existing ad-hoc revetment. Implementation of these works will better protect the existing community from flooding and the effects of flooding. However, they also have significant potential to achieve wider social, economic and environmental benefits to contribute towards the statutory well-being goals of the Well-being of Future Generations (Wales) Act 2015. The greatest overall value can be achieved by combining these investments in flood defence infrastructure with other investment in active travel infrastructure, public realm improvements and regeneration-led development.</p> <p data-bbox="573 1222 1809 1332">5.2.10 The existing flood defences combined with completion of the new flood defence works has rendered the site within a Defended Zone and will provide a coincidental opportunity to realise wider regeneration and placemaking benefits for</p>		

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
		<p>the area through the delivery of Porthcawl Waterfront. On this basis, it is considered that the Porthcawl Waterfront site can be developed in full compliance with the requirements of the future revised TAN15. The defences are expected to provide a high standard of protection; significantly reducing the risk of flooding in areas within Zone 3 and respective areas in Zone 2. Nevertheless, all development in the area will necessarily be accompanied by a Flood Consequence Assessment to ensure the new development incorporates resilience to remain dry and safe as per the tolerable conditions set out in the future revised TAN15. The Replacement LDP's housing trajectory has factored in appropriate timescales for the completion of coastal flood defence works before forecasting dwelling completions. This presents a practical example of how to deliver a high priority brown-field regeneration scheme in a Defended Zone in the context of the forthcoming revised TAN15. and requires coastal protection works in order to be considered suitable for residential development. Welsh Government Coastal Risk Management Programme funding has been secured for major flood defence works, which will enable the site to be delivered comprehensively. The site will be developed in phases, linked to the phasing for the coastal defences. The west of the site (incorporating parts of the existing Salt Lake Car Park) is not entirely reliant upon the delivery of improved sea defences and is therefore expected to come forward initially. Later development phases along the Eastern Promenade (rear of Sandy Bay) rely on coastal defences and will therefore be delivered in succession to coincide with completion of the flood defence works. The site will be delivered in accordance with the Land-use Framework and Porthcawl Place-making Strategy developed by the Council. The site will complement the recent successful implementation of the</p>		

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
		<p>Harbour refurbishment, the listed Jennings Building and the proposed leisure proposals at Cosy Corner.</p> <p>5.2.11 The nearest bus stops are approximately 30m from the northern boundary of the site on New Road adjacent to Griffin Park, providing onward connections to Porthcawl and Bridgend (including the rail station). A feasibility study has been prepared to examine the potential for Pyle Railway Station (approximately 4.5 miles to the north of the site) to be redeveloped as a transport hub. This would entail relocating the existing railway station to Land East of Pyle (PLA5) and incorporating extended park and ride facilities to improve links to Porthcawl as a pivotal terminus. The development will therefore not prejudice these plans, by reserving 0.12 0.17 hectares of land for a future public transport terminus Metro-Link consisting of a new four bay bus terminus, which would serve to further enhance Porthcawl Waterfront's sustainable location and maximise for active travel opportunities. This will complement the improvements to existing and proposed active travel routes that will render walking, cycling and use of public transport viable alternatives to private vehicle use.</p>		
MAC 045	AP 9.1 – Council to amend Policy PLA2 and its reasoned justification to include revised details in respect of: housing / affordable housing numbers; recreational uses; emergency access	PLA 2 to be amended to include the following additional text highlighted in green. The text proposed for deletion has been struck through in red:	Out	No effects, enhance clarity and update policy and supporting text. Greater emphasis on

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments								
	arrangements; and landscape matters.	<p>PLA2: Land South of Bridgend (Island Farm), Bridgend Sustainable Growth Area</p> <table border="1"> <tr> <td data-bbox="595 376 1099 416">Site Size:</td> <td data-bbox="1111 376 1771 416">49.95 ha</td> </tr> <tr> <td data-bbox="595 424 1099 504">Allocation Type:</td> <td data-bbox="1111 424 1771 504">Strategic Mixed-use Sustainable Urban Extension</td> </tr> <tr> <td data-bbox="595 512 1099 951">Land Uses:</td> <td data-bbox="1111 512 1771 951"> <ul style="list-style-type: none"> • 847 788 residential units • 20% Affordable Housing • 1.8ha to accommodate a 1 Form Entry Primary School plus Co-located Nursery • 4ha to relocate Heronsbridge Special Education Needs School • Outdoor Recreation Facilities • Leisure and ancillary commercial uses (B1) • Active Travel Routes </td> </tr> <tr> <td data-bbox="595 959 1099 1118">Phasing Tranche</td> <td data-bbox="1111 959 1771 1118"> Refer to trajectory 2018-2022: 0 2023-2027: 260 188 2028-2022: 587 600 </td> </tr> </table> <p>Land south of Bridgend (Island Farm), shown on the Proposals Map, is allocated for a comprehensive green infrastructure-led mixed-use development. The site will deliver circa 847 788 homes (including 20% / 169 158 affordable homes), incorporating a new one form entry primary school with co-located nursery, the relocation of Heronsbridge Special School, leisure facilities, recreation facilities,</p>	Site Size:	49.95 ha	Allocation Type:	Strategic Mixed-use Sustainable Urban Extension	Land Uses:	<ul style="list-style-type: none"> • 847 788 residential units • 20% Affordable Housing • 1.8ha to accommodate a 1 Form Entry Primary School plus Co-located Nursery • 4ha to relocate Heronsbridge Special Education Needs School • Outdoor Recreation Facilities • Leisure and ancillary commercial uses (B1) • Active Travel Routes 	Phasing Tranche	Refer to trajectory 2018-2022: 0 2023-2027: 260 188 2028-2022: 587 600		how the RLDP has carefully considered key landscape sensitivities to development led change
Site Size:	49.95 ha											
Allocation Type:	Strategic Mixed-use Sustainable Urban Extension											
Land Uses:	<ul style="list-style-type: none"> • 847 788 residential units • 20% Affordable Housing • 1.8ha to accommodate a 1 Form Entry Primary School plus Co-located Nursery • 4ha to relocate Heronsbridge Special Education Needs School • Outdoor Recreation Facilities • Leisure and ancillary commercial uses (B1) • Active Travel Routes 											
Phasing Tranche	Refer to trajectory 2018-2022: 0 2023-2027: 260 188 2028-2022: 587 600											

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
		<p>public open space, plus appropriate community facilities, employment and commercial uses.</p> <p>MASTERPLAN DEVELOPMENT PRINCIPLES</p> <p>This development must accord with the following principles, which are considered instrumental to achieving sustainable places, delivering socially inclusive developments and promoting cohesive communities. A masterplan must be prepared and agreed with the Council prior to the sites development to demonstrate how these principles will be delivered in an appropriately phased manner:</p> <ul style="list-style-type: none"> a) Create a well-connected, sustainable mixed-use urban extension to Bridgend, comprising a number of character areas that integrate positively with the existing landscape, SINC, adjacent Grade II* listed Merthyr Mawr House, existing housing clusters, community facilities, Active Travel Networks and public transport facilities; b) Pursue transit-orientated development that prioritises walking, cycling and public transport use, whilst reducing private motor vehicle dependency. Well-designed, safe walking and cycling routes must be incorporated throughout the site to foster community orientated, healthy, walkable neighbourhoods; c) Create a multi-functional green infrastructure network within the site that facilitates active travel, enhances biodiversity, provides sustainable drainage and fosters healthy communities. There must be particular emphasis on retaining 		

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
		<p>existing trees and hedgerows within the public realm, incorporating appropriate landscaping, protecting biodiversity, providing habitats for local species and supporting a range of opportunities for formal and informal play in addition to community-led food growing;</p> <p>d) Pursue high quality, well-planned development in the vicinity of the overhead power lines, ensuring the land beneath and adjacent to the overhead line route is used to make a significant, positive contribution to the development's green infrastructure network. This must be achieved by creating a linear park that incorporates landscaping areas, nature conservation and pedestrian linkages to avoid the unnecessary sterilisation of land near the overhead lines;</p> <p>e) Extend the site's green infrastructure network to Newbridge Fields, capitalising on proposed active travel route INM-BR-49 and establishing a 'green lung' that connects the site to both Bridgend Town Centre and Merthyr Mawr. This will facilitate a key multi-functional network of integrated spaces and features south of Bridgend, providing a plethora of economic, health and wellbeing benefits for new and existing residents;</p> <p>f) Ensure the design and layout of the site has regard to the surrounding landscape, minimising visual impacts through the inclusion of mitigation measures that provide links with the existing landscape and access features. Appropriate landscaping treatments must be utilised along the southern fringes of the site in order to minimise visual impacts on adjacent uses;</p>		

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
		<p>g) Orientate buildings to face open spaces and streets to enhance cohesiveness, foster a strong sense of place and ensure community safety; and</p> <p>h) Provide a mix of higher densities at key points in the layout and lower densities on the rural/sensitive edges.</p> <p>DEVELOPMENT REQUIREMENTS</p> <p>The development must provide the following requirements:</p> <ol style="list-style-type: none"> 1) Deliver 847 788 homes, incorporating an appropriate mix of dwelling sizes and types to meet local housing needs, including 20% affordable housing units to be integrated throughout the development in sustainable clusters of no more than ten units as per the Council's requirements; 2) 1.8 hectares of land to accommodate a minimum one form entry primary school and a financial contribution to nursery and primary school provision as required by the Local Education Authority. The financial contribution (including timing and phasing thereof) must be secured through Section 106 Planning Obligations in accordance with the Education Facilities and Residential Development SPG. The school must be accessible to new and existing residents by all travel modes, enabled by the development; 3) 4 hectares of land for the relocation of Heronsbridge Special Education Needs School; 		

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
		<p>4) Green Infrastructure and Outdoor Recreation Facilities to be delivered in accordance with Policy COM10 and Outdoor Recreation Facilities and New Housing Development Supplementary Planning Guidance;</p> <p>5) 4.3 hectares of land for leisure and ancillary commercial uses, which could include a Community Indoor Tennis Centre;</p> <p>6) Highway improvement to ensure the principal point of vehicular access is off the A48 in a manner that integrates the SINC and adjacent Hut 9 heritage facility;</p> <p>7) An emergency access through Bridgend Technology Park that serves as the primary access for the relocated Heronsbridge SEN school and the Community Indoor Tennis Centre, as well as an emergency access for the residential element of the scheme also promotes pedestrian and cycling connectivity;</p> <p>8) Off-site highway improvements with regard to the requirements arising from the Strategic Transport Assessment and as identified in the Transport Measures Priority Schedule;</p> <p>9) On-site and off-site measures to provide good quality, attractive, legible, safe and accessible pedestrian and cycle linkages in accordance with Active Travel design. Improved linkages must be provided along the A48, with Brynteg Comprehensive School, Bridgend Industrial Estate and Bridgend Town Centre (including the bus station and train station). Green infrastructure linkages must also be provided with Newbridge Fields. Connections must therefore be made</p>		

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
		<p>to existing active travel routes and new routes should be provided to accord with the proposed routes within the Council's Active Travel Network Maps ATNM: INM-POR-15, INM-BR-46, INM-BR-48, INM-BR-75, INM-BR-45 and INM-BR-49; INM-POR-15, INM-BR-45, INM-BR-46, INM-BR-48, INM-BR-49, INM-BR-75, INM-BR-132 and 2374.</p> <p>10) Retain and provide suitable buffers to habitats, particularly hedgerows, trees (including Ancient and/or Semi-Ancient Woodland), and SINC;</p> <p>11) Submit and agree ecological management plans including proposals for mitigation, enhancement and maintenance for retained habitats and protected species (including for bats and dormouse) and provide appropriate compensatory and replacement habitat;</p> <p>12) On and off-site measures including any appropriate upgrades to the clean water supply or public sewerage networks;</p> <p>13) A new on-site heat network in accordance with ENT10; and</p> <p>14) A new local 'hub' with a concentration of appropriate mixed uses and local services. The 'hub' should have active frontages around a pivotal, focal point of the development where it is easily accessible to new and existing residents through Active Travel, thereby limiting the need for private vehicular trips.</p>		

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
		<p>The supporting text of Policy PLA2 to be amended as highlighted below:</p> <p>5.2.16 The site is now allocated for mixed use development and will deliver approximately 847 788 new houses, an indoor tennis centre (with associated outdoor courts and other ancillary uses), public open space, appropriate community facilities, employment and commercial uses combined with access improvements. In addition, the site will provide a new special school to replace the existing Heronsbridge School and incorporate a new 1-form entry Primary School to provide for the needs of the associated residential development. Provision of both schools will provide key community facilities in a central location for use by the existing and new community. The latter contribution will necessitate 1.8ha of land being set aside for construction of the new school, inclusive of a land buffer to enable future expansion.</p> <p>5.2.17 A future planning application must be accompanied by an 'Energy Masterplan' that demonstrates that the most sustainable heating and cooling systems have been selected. This should include consideration of the proposed system as a whole, including the impact of its component materials on greenhouse gas emissions. The Renewable Energy Assessment identifies this site as suitable for installing a new District Heat Network. If this development requirement is proven to be financially or technically unviable then development proposals must follow the sequential approach to identify low carbon heating technologies in accordance with ENT10.</p>		

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
		<p>5.2.18 The site is located within the 'Merthyr Mawr Farmland, Warren and Coastline' which runs north-eastwards up from the coast to the southwestern fringe of Bridgend. Much of the wider landscape is designated as of Outstanding Historic Importance and all of the coastal area lies within the Glamorgan Heritage Coast. The Replacement LDP has carefully considered key landscape sensitivities to development-led change. The importance of this landscape, and the need for landscape mitigation measures for any local development proposal, is clearly recognised within the Replacement LDP's evidence base. Policy PLA2 stresses the importance of protecting the nationally important archaeological and cultural heritage of the landscape as an integral part of the wider Landscape of Outstanding Historic Importance, including prehistoric and medieval remains, the dunes' ancient buried archaeology and the Grade II* Merthyr Mawr Estate. In particular, the southern boundary of the Land South of Bridgend (Island Farm) allocation is important as it lies adjacent to an historic landscape as identified by the Landscape Character Assessment. The Replacement LDP seeks to protect and conserve this landscape's character and features by appropriate development mitigation measures. Policy PLA2 will ensure the design and layout of the site has regard to the surrounding landscape, with appropriate mitigation measures and landscaping treatments order to minimise visual impacts on adjacent uses. It should also be noted that the proposed mixed-use development at Land South of Bridgend (Island Farm) will result in significantly reduced building heights and a reduced feeling of massing when compared to the previously permitted sports village scheme. A detailed, updated Landscape and Visual Impact Assessment will be required to inform and accompany further masterplanning work (as part of a future planning application). This more detailed assessment will include finer details relating to</p>		

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments														
		<p>roofscape and landscaping. Elements of the existing planning consent will be incorporated into new proposals for the use of the site, and development will take into account known biodiversity interests and the listed building, ensuring the design and layout is sensitive to these factors. Specifically, the development will protect and incorporate both the SINC and Hut 9 (former prisoner of war camp) within the site layout.</p>																
MAC 046	AP 9.2 – Council to delete Policy COM1(1) land at Parc Afon, Ewenny (due to flood risk issues).	Policy COM1(1) Land at Parc Afon Ewenni to be deleted and Proposals Map amended.	Out	No effects, site deletion necessary														
MAC 047	<p>AP 9.3 – Council to amend Policy COM1(2) Craig y Parcau, Bridgend to reflect the change in housing numbers and consequential amendments to COM1.</p> <p>Change in status of Former Cooper Standard Site, Ewenny Road also to be reflected (now to be a part of the housing land</p>	<p>MAC 047 should be read in conjunction with MAC 015.</p> <p>Policy COM1 to be amended and re-ordered as highlighted below. Additional text is highlighted in green; the text proposed for deletion has been stuck through in red:</p> <p>COM1: Housing Allocations</p> <p>In order to deliver the housing requirement identified in SP6, the following sites are allocated for residential development in the period up to 2033:</p> <table border="1"> <thead> <tr> <th>Site Ref</th> <th>Site Name</th> <th>Growth Area</th> <th>Total Units in Plan Period</th> <th>Total Affordable Units in Plan Period</th> <th>Delivery Timescale</th> <th>Units Beyond LDP Period</th> </tr> </thead> <tbody> <tr> <td colspan="7" style="text-align: center;">Strategic Sites</td> </tr> </tbody> </table>	Site Ref	Site Name	Growth Area	Total Units in Plan Period	Total Affordable Units in Plan Period	Delivery Timescale	Units Beyond LDP Period	Strategic Sites							Out	No effects, update table
Site Ref	Site Name	Growth Area	Total Units in Plan Period	Total Affordable Units in Plan Period	Delivery Timescale	Units Beyond LDP Period												
Strategic Sites																		

MAC Ref	Action Point / Reason	Matters Arising Change						HRA Screening	Comments			
	supply due to a significant change in circumstances)	SP2(1)	Porthcawl Waterfront	Porthcawl	780	234	Year 6-15	320				
		SP2(2)	Land South of Bridgend	Bridgend	788	158	Year 6-15	0				
		SP2(3)	Land West of Bridgend	Bridgend	830	170	Year 6-15	20				
		SP2(4)	Land East of Pencoed	Pencoed	804	161	Year 6-15	0				
		SP2(5)	Land East of Pyle	Pyle, Kenfig Hill and North Cornelly	970	450 145	Year 6-15	1033				
		Housing Allocations										
		COM1(1)	Parc Afon Ewenni	Bridgend	675	435	Year 6-15	0				
		COM1(21)	Craig y Parcau	Bridgend	440 108	22	Year 6-10	0				
		COM1(32)	Land South East of Pont Rhyd-y-cyff	Maesteg and the Llynfi Valley	140	21	Year 6- 40 15	0				
		COM1(43)	Land South of Pont Rhyd-y-cyff	Maesteg and the Llynfi Valley	102	15	Year 6-15	0				
		COM1(54)	Land South West of Pont Rhyd-y-cyff	Maesteg and the Llynfi Valley	130	20	Year 6-10	0				

MAC Ref	Action Point / Reason	Matters Arising Change						HRA Screening	Comments												
		COM1 (5)	Former Cooper Standard Site, Ewenny Road	Maesteg and the Llynfi Valley	205	31	Year 6-15	0													
Long-Term Regeneration Sites (not counted as part of the immediate housing land supply)																					
		COM1 (R1)	Coegnant Reclamation Site	Maesteg and the Llynfi Valley	100	Delivery timescales unspecified															
		COM1 (R2)	Former Cooper Standard Site, Ewenny Road	Maesteg and the Llynfi Valley	138	Delivery timescales unspecified															
		COM1 (R32)	Maesteg Washery	Maesteg and the Llynfi Valley	135	Delivery timescales unspecified															
<p>Appendix 6, Sustainability Appraisal Policy Level Mitigation to be amended as follows:</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th colspan="6">Stage 2 Housing & Mixed Use Non-Strategic Sites</th> </tr> </thead> <tbody> <tr> <td>COM1 (1)</td> <td>Parc Afon Ewenni</td> <td>Parc Afon Ewenni</td> <td>Strategic Mixed-Use (Regeneration)</td> <td>SP4</td> <td>DNP9</td> </tr> </tbody> </table>										Stage 2 Housing & Mixed Use Non-Strategic Sites						COM1 (1)	Parc Afon Ewenni	Parc Afon Ewenni	Strategic Mixed-Use (Regeneration)	SP4	DNP9
Stage 2 Housing & Mixed Use Non-Strategic Sites																					
COM1 (1)	Parc Afon Ewenni	Parc Afon Ewenni	Strategic Mixed-Use (Regeneration)	SP4	DNP9																

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
MAC 048	<p>AP9.5 Council to amend the reasoned justification of Policy PLA2 (Land South of Bridgend (Island Farm)) to include details of the nature and scale of the biodiversity enhancement that will be secured as part of the development of the strategic site</p>	<p>Reasoned justification of Policy PLA2 to be amended as below, with the additional text highlighted in green:</p> <p>5.2.19 The development will be green infrastructure led and will require high quality landscaping and architectural design to capitalise on accessibility to Bridgend Town Centre. A carefully designed green infrastructure network will run through and extend beyond the site to link with Newbridge Fields, thereby providing a continuous 'green lung' that connects the site with both Bridgend Town Centre and Merthyr Mawr. This will complement the improvements to existing and proposed active travel routes that will render walking, cycling and use of public transport viable alternatives to private vehicle use. Linked to this will be the protection and enhancement of the existing biodiversity value of the site, ensuring appropriate provision for, and protection of, existing wildlife in the area. A number of enhancement measures have already been implemented on site relating to the previous consent including tree and scrub planting, hedgerow enhancement, a bat roosting building, dormice nest boxes and the creation of ponds and grasslands. The scheme will retain these existing enhancements alongside other existing nature conservation, wildlife and landscape features (including trees, hedgerows, sink holes and the existing SINC), create internal green movement corridors for wildlife and feature a sustainable urban drainage system. Policy PLA2 requires the developer to submit and agree ecological management plans including proposals for mitigation, enhancement and maintenance for retained habitats and protected species (including for bats and dormouse). Policy PLA2 also requires the development to retain and provide suitable buffers to habitats, particularly hedgerows, trees (including Ancient and/or Semi-Ancient</p>	Out	<p>No effects, enhance clarity and update policy and supporting text</p>

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments								
		<p>Woodland) and SINCs. In total, the site includes a diverse range of habitats, providing 24.22ha of blue/green infrastructure including attenuation ponds, swales, hedgerows, woodlands and open space. Proposals must work creatively with nature and must demonstrate how decisions on the built environment including design, siting, scale density and other key considerations have been informed by and incorporate biodiversity and ecosystem resilience considerations. Such considerations will be required to be demonstrated within a green infrastructure assessment as part of a planning application. This green infrastructure-led development will therefore provide multi-functional benefits relating to recreation, biodiversity, sustainable drainage and the use of non-car routes to address public health and quality of life issues.</p>										
<p>MAC 049</p>	<p>AP 10.1 – Council to amend Policy PLA3 and its reasoned justification to include revised details in respect of: housing / affordable housing numbers; and green infrastructure / recreational uses.</p>	<p>PLA 3 to be amended to include the following additional text highlighted in green. The text proposed for deletion has been struck through in red:</p> <table border="1" data-bbox="600 963 1769 1390"> <thead> <tr> <th colspan="2" data-bbox="600 963 1769 1046">PLA3: Land West of Bridgend, Bridgend Sustainable Growth Area</th> </tr> </thead> <tbody> <tr> <td data-bbox="600 1046 1176 1094">Site Size:</td> <td data-bbox="1176 1046 1769 1094">36.86 Ha</td> </tr> <tr> <td data-bbox="600 1094 1176 1177">Allocation Type:</td> <td data-bbox="1176 1094 1769 1177">Strategic Mixed-use Sustainable Urban Extension</td> </tr> <tr> <td data-bbox="600 1177 1176 1390">Land Uses:</td> <td data-bbox="1176 1177 1769 1390"> 1) 850 residential units 2) 20% Affordable Housing 3) 2.3ha 1.5 Form Entry Primary School 4) 12.8ha of Outdoor Recreation Facilities and Public Open Space </td> </tr> </tbody> </table>	PLA3: Land West of Bridgend, Bridgend Sustainable Growth Area		Site Size:	36.86 Ha	Allocation Type:	Strategic Mixed-use Sustainable Urban Extension	Land Uses:	1) 850 residential units 2) 20% Affordable Housing 3) 2.3ha 1.5 Form Entry Primary School 4) 12.8ha of Outdoor Recreation Facilities and Public Open Space	<p>Out</p>	<p>No effects, enhance clarity and update policy and supporting text</p>
PLA3: Land West of Bridgend, Bridgend Sustainable Growth Area												
Site Size:	36.86 Ha											
Allocation Type:	Strategic Mixed-use Sustainable Urban Extension											
Land Uses:	1) 850 residential units 2) 20% Affordable Housing 3) 2.3ha 1.5 Form Entry Primary School 4) 12.8ha of Outdoor Recreation Facilities and Public Open Space											

MAC Ref	Action Point / Reason	Matters Arising Change		HRA Screening	Comments	
			5) Active Travel Routes			
		Phasing Tranche	Refer to trajectory 2018-2022: 0 2023-2027: 360 330 2028-2033: 450 500			
		<p>Land west of Bridgend, as shown on the Proposals Map, is allocated for a comprehensive green infrastructure led residential development. The site will deliver circa 850 homes (including 20% / 170 affordable housing units), incorporating a new one and a half form entry Primary School, recreation facilities, public open space, plus appropriate community facilities all set within distinct character areas.</p> <p>MASTERPLAN DEVELOPMENT PRINCIPLES</p> <p>This development must accord with the following principles, which are considered instrumental to achieving sustainable places, delivering socially inclusive developments and promoting cohesive communities. A masterplan must be prepared and agreed with the Council prior to the sites development to demonstrate how these principles will be delivered in an appropriately phased manner:</p> <p>a) Create a well-connected, sustainable mixed-use urban extension to Bridgend, comprising a number of character areas that integrate positively with the existing landscape, SINC, Scheduled Ancient Monument, existing</p>				

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
		<p>housing clusters, community facilities, Active Travel Networks and public transport facilities;</p> <p>b) Pursue transit-orientated development that prioritises walking, cycling and public transport use, whilst reducing private motor vehicle dependency. Well-designed, safe walking and cycling routes must be incorporated throughout the site to foster community orientated, healthy, walkable neighbourhoods;</p> <p>c) Create a multi-functional green infrastructure network within the site that facilitates active travel, enhances biodiversity, provides sustainable drainage and fosters healthy communities. There must be particular emphasis on retaining existing trees and hedgerows within the public realm, incorporating appropriate landscaping, protecting biodiversity, providing habitats for local species and supporting a range of opportunities for formal and informal play in addition to community-led food growing;</p> <p>d) Ensure the design and layout of the site has regard to the landscape in which it sits, considering the interface between the site, Bridgend and Laleston. Visual impacts must be minimised through the inclusion of mitigation measures that provide links with the existing landscape and access features to safeguard landscape character whilst creating a sense of place. The development must not be to the detriment of the Special Landscape Area and any development proposal must incorporate measures to reduce adverse effects and/or visual intrusion on the wider landscape;</p>		

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
		<p>e) Maintain a strategic green corridor between the site and Laleston to retain the separate identities and character of these settlements whilst preventing coalescence;</p> <p>f) Orientate buildings to face open spaces and create active street frontages to enhance cohesiveness, foster a strong sense of place and ensure community safety; and</p> <p>g) Provide a mix of higher densities at key points in the layout and lower densities on the rural/sensitive edges.</p> <p>DEVELOPMENT REQUIREMENTS</p> <p>The development must provide the following requirements:</p> <p>1) 850 homes, incorporating an appropriate mix of dwelling sizes and types to meet local housing needs, including 20% affordable housing units to be integrated throughout the development in sustainable clusters of no more than ten units as per the Council's requirements;</p> <p>2) 2.3 hectares of land to accommodate a 1.5 form entry primary school with co-located nursery facility and a financial contribution to nursery, primary, secondary and post-16 education provision as required by the Local Education Authority. The financial contribution (including timing and phasing thereof) must be secured through Section 106 Planning Obligations in accordance with the Education Facilities and Residential Development SPG.</p>		

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
		<p>The school must be accessible to new and existing residents by all travel modes, enabled by the development;</p> <p>3) Green Infrastructure and Outdoor Recreation Facilities to be delivered in accordance with Policy COM10 and Outdoor Recreation Facilities and New Housing Development Supplementary Planning Guidance 4.1 hectares of retained green infrastructure and new areas of public open space across the site comprising seven key areas of formal open space (including 0.5ha of equipped play provision), informal spaces and linkages, green streets and explore the provision of enabling sensitive public access to part of Laleston Meadows SINC and woodland;</p> <p>4) On-site highway improvement to ensure the principal point of vehicular access is achieved from a new signalised junction with the A473 at the southern boundary; the junction will accommodate a new-shared use crossing to connect the internal cycleway/footway with the existing active travel route BRC9b on the southern side of the A473;</p> <p>5) A primary street, accommodating a shared foot/cycle path and street planting, to provide access to the development area, the new Primary School and Community Green.</p> <p>6) A Green Travel Corridor by closing Llangewydd Road to motor vehicles (except emergency) between Bryntirion to where it joins the lane running north to south.</p>		

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
		<p>7) Off-site highway improvements with regard to the requirements arising from the Transport Assessment and as identified in the Transport Measures Priority Schedule / Infrastructure Development Plan.</p> <p>8) Provide on-site and off-site measures to provide good quality, attractive, legible, safe and accessible pedestrian and cycle linkages in accordance with Active Travel design. Improved linkages must be provided along the A473, with Bryntirion Comprehensive School and Bridgend Town Centre (including the bus station and train station). New routes should be provided to accord with the proposed routes within the Council's Active Travel Network Maps ATNM: INM-BR-52, INM-BR-55, INM-BR-57, INM'BR-58, BRC9b INM-BR-52, INM-BR-55, INM-BR-57, INM-BR-58, INM-BR-127 and 2120</p> <p>9) Provide a new shared cycle / footway on the northern side of the A473, connecting the site with active travel route INM-BR57 linking to the shops at Bryntirion to the east, and a widened footway to the west of the site to provide a connection to the eastbound bus stop on the A473.</p> <p>10) Retain and provide suitable buffers to habitats, particularly hedgerows, trees (including Ancient and/or Semi-Ancient Woodland) and Laleston Meadows SINC, which includes the green space bordering the northern and north-western boundaries of the site. Also seek to maintain a green buffer at the front of the site, known locally as the 'Circus Field'.</p>		

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
		<p>11) Submit and agree ecological management plans including proposals for mitigation, enhancement and maintenance for retained habitats and protected species (including for bats and dormouse) and provide appropriate compensatory and replacement habitat.</p> <p>12) Positively integrate the remains of LLangewydd Church and Churchyard Scheduled Ancient Monument in a manner that preserves and enhances the remains as part of the wider site.</p> <p>13) Incorporate the Laleston Trail within the central part of the site, providing access to the Bridgend Circular Walk and realigned Public Right of Way;</p> <p>14) On and off-site measures including any appropriate upgrades to the clean water supply or public sewerage networks;</p> <p>15) A new on-site heat network in accordance with ENT10;</p> <p>16) A Community focal space in the southern part of the site by means of a concentration of appropriate mixed uses with active frontages around a central hub including the school and formal play areas and easily accessible to new and existing residents; and</p> <p>17) Locate new pitches as an accessible focal point within the new neighbourhood and provide strategic links to Bryntirion Playing Fields, Penybont Football Club and Cylch Methrin Gwdihwed Community Centre.</p>		

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
		<p>The supporting text of Policy PLA3 to be amended as highlighted below:</p> <p>5.2.20 The site is located to the west of Bryntirion and east of the small settlement of Laleston. The site is located to the north of the A473, and is approximately 2.2km to the west of Bridgend Town Centre. The site comprises just over 36 hectares. The A473 is an arterial route into Bridgend from the west, providing connections to Junction 37 of the M4 (5.7km to the west) and Porthcawl. The wider area comprises a mix of land uses, predominately residential associated with Laleston to the west and Bridgend to the east. Land to the north is mainly comprised of farmland and the main Swansea-London railway line (2.5km east). Land to the south is comprised of a residential estate and farmland further beyond.</p> <p>5.2.20 The A473 is an arterial route into Bridgend from the west, providing connections to Junction 37 of the M4 (5.7km to the west) and Porthcawl. The wider area comprises a mix of land uses, predominately residential associated with Laleston to the west and Bridgend to the east. Land to the north is mainly comprised of farmland and the main Swansea-London railway line (2.5km east). Land to the south is comprised of a residential estate and farmland further beyond.</p> <p>5.2.21 The site is allocated for residential led development and will deliver 850 units to ensure a well-connected, socially inclusive, sustainable development is pursued in a holistic manner, incorporating provision of a new school on site. A western linear park will be created to form a natural green buffer to prevent the coalescence of Bridgend and Laleston, thereby protecting the identity and character of both settlements. This will serve the dual purpose of softening views between the site and Laleston and creating/maintaining wildlife corridors. There are multiple schools in the immediate area</p>		

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
		<p>in addition to various local services and community facilities, although existing capacities are limited and the site must provide a 1.5 form entry primary school on-site together with a contribution towards secondary school provision in the area. The former contribution will necessitate 2.3ha of land being set aside for construction of the new school, inclusive of a land buffer to enable future expansion. A green buffer will form the site's western boundary to prevent any further encroachment, which can be further safeguarded by a legal agreement to transfer this part of the site to the Council.</p> <p>5.2.22 Along the southern side of the A473, there is a shared cycleway/footway which provides cyclists a continuous cycle lane allowing connectivity to Laleston and Bridgend. This site will connect to existing active travel routes and facilitate delivery of the proposed routes within the Council's Active Travel Network Maps ATNM: INM-BR-57 and INM-BR-58. The site is also located within 400m of a bus stop and benefits from a number of local community facilities. Nearby Bridgend Town Centre provides access to wider public transport options (including Bridgend Railway and Bus Stations) together with other community services. New vehicular access points will principally be achieved on the southern boundary of the site through a new signal-controlled junction with the A473. There is potential to form an emergency access from the unnamed lane on the western boundary of the site, and from Llangewydd Road to the north, respectively. Llangewydd Road forms part of the residential estate road network and will provide a secondary, alternative route into Bridgend.</p>		
MAC 050	AP 10.2 – Council to amend the reasoned justification of Policy	Reasoned justification of Policy PLA3 to be amended as below, with the additional text highlighted in green :	Out	No effects, enhance clarity

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
	<p>PLA3 to include details of the nature and scale of the biodiversity enhancement that will be secured as part of the development of the strategic site.</p>	<p>5.2.23 The site's masterplan will mitigate ecological constraints by retaining and providing suitable buffers to habitats, particularly Laleston Meadows SINC, which includes the green space bordering the northern and north-western boundaries of the site. The inclusion of the SINC within the site boundary provides substantial potential for a balanced provision of areas of informal public open space and wildlife zones which, when linked with open space, the retained public rights of way and play areas across the site, will provide a significant benefit to both visual and recreational amenity, conservation and biodiversity enhancement. In respect of the latter, the SINC provides a potential space to accommodate ecological mitigation and biodiversity enhancements and thus offset ecological impacts that may arise during development of adjacent land. Cessation of grazing activities following development and occupation of the site and sensitive long-term management of sensitive habitats will improve the existing condition of the SINC and facilitate its restoration, further compensating for habitat loss elsewhere across the site. The site also lies within a Special Landscape Area and the development will seek to reduce adverse effects and/or visual intrusion on the wider landscape through appropriate measures. These include the provision of structural landscaping, with a mix of native and non-native trees and shrubs proposed throughout the site for biosecurity, diversity of ecosystems and habitat creation as well as the visual amenity of future residents. The retention of existing landscape features (hedgerows and trees) forms a desirable strong green framework that links with the wider green infrastructure to the north, west and south of the site. PLA3 requires the developer to submit and agree ecological management plans including proposals for mitigation, enhancement and maintenance for retained habitats and protected species (including for bats and dormouse). PLA3 also requires</p>		<p>update supporting text</p>

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
		<p>the development to retain and provide suitable buffers to habitats, particularly hedgerows, trees (including Ancient and/or Semi-Ancient Woodland) and Laleston Meadows SINC, which includes the green space bordering the northern and north-western boundaries of the site. In total, the site will provide approximately 10 hectares of retained woodland, improved grassland and new areas of open space. In addition, the remains of LLangewydd Church and Churchyard Scheduled Ancient Monument are located within the site, which will be preserved and enhanced within the masterplan. Proposals must work creatively with nature and must demonstrate how decisions on the built environment including design, siting, scale density and other key considerations have been informed by and incorporate biodiversity and ecosystem resilience considerations. Such considerations will be required to be demonstrated within a green infrastructure assessment as part of a planning application.</p>		
MAC 051	<p>AP 11.1 – Council to amend Policy PLA4 and its reasoned justification to include revised details in respect of: housing / affordable housing numbers; and highway improvements.</p>	<p>PLA 4 to be amended to include the following additional text highlighted in green. The text proposed for deletion has been struck through in red:</p>	Out	<p>No effects, enhance clarity and update policy and supporting text</p>

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments	
		<p>PLA4: Land East of Pencoed, Pencoed Sustainable Growth Area</p>			
		Site Size:	44.27ha		
		Allocation Type:	Strategic Mixed-use Sustainable Urban Extension		
		Land Uses:	<ul style="list-style-type: none"> • 770 804 residential units • 20% Affordable Housing • 2.3ha to accommodate a 1.5 FE Primary School • Outdoor Recreation Facilities • Active Travel routes 		
		Phasing Tranche	Refer to trajectory 2018-2022: 0 2023-2027: 290 204 2028-2022: 480 600		
		<p>Land East of Pencoed, as shown on the Proposals Map, is allocated for a comprehensive mixed-use development. The site will deliver circa 770 804 homes during the Plan period (20% / 154 161 of which will be affordable housing units), incorporating a new 1.5 form entry primary school, recreation facilities, public open space, plus appropriate community facilities and commercial uses.</p> <p>MASTERPLAN DEVELOPMENT PRINCIPLES</p>			

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
		<p>This development must accord with the following principles, which are considered instrumental to achieving sustainable places, delivering socially inclusive developments and promoting more cohesive communities. These principles should be delivered in an appropriately phased manner and be formally tied into planning consent:</p> <ul style="list-style-type: none"> a) Create a well-connected sustainable urban extension to Pencoed, comprising a number of character areas that integrate positively with the existing Town Centre, existing housing clusters, community facilities, Active Travel networks, Pencoed Technology Park, Pencoed Comprehensive School and public transport facilities; b) Create a multi-functional green infrastructure network within the site that facilitates active travel, taking account of the need to create healthy communities. There must be particular emphasis on: creating a linear park or road network along the route of the high pressure gas main, retaining existing trees and hedgerows within the public realm, incorporating appropriate landscaping, protecting biodiversity, facilitating habitat creation and supporting a range of opportunities for formal and informal play in addition to community-led food growing; c) Pursue transit-orientated development that prioritises walking, cycling and public transport use, whilst reducing private motor vehicle dependency. Well-designed, safe walking and cycling routes must be incorporated 		

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
		<p>throughout the site to foster community orientated, healthy, walkable neighbourhoods;</p> <p>d) Orientate buildings to face open spaces and streets to enhance cohesiveness, foster a strong sense of place and ensure community safety; and</p> <p>e) Provide a mix of higher densities at key points in the layout and lower densities on the rural/sensitive edges.</p> <p>DEVELOPMENT REQUIREMENTS</p> <p>The development must provide the following requirements:</p> <ol style="list-style-type: none"> 1) 770 804 homes, incorporating an appropriate mix of dwelling sizes and types to meet local housing needs, including 20% affordable housing units to be integrated throughout the development in sustainable clusters of no more than ten units as per the Council's requirements; 2) 2.3 hectares of land to accommodate a 1.5 form entry primary school with co-located nursery facility and a financial contribution to nursery, primary, secondary and post-16 education provision as required by the Local Education Authority. The financial contribution (including timing and phasing thereof) must be secured through Section 106 Planning Obligations in accordance with the Education Facilities and Residential Development SPG. The school must be accessible to new and existing residents by all travel modes, enabled by the development; 		

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
		<p>3) Green Infrastructure and Outdoor Recreation Facilities to be delivered in accordance with Policy COM10 and Outdoor Recreation Facilities and New Housing Development Supplementary Planning Guidance;</p> <p>4) Deliver highway improvement to ensure the principal point of vehicular access is from the south of the site (off Felindre Road), with secondary access from the north of the site (off the A473); off the A473;</p> <p>5) Provide off-site highway improvements with regard to the requirements arising from the Transport Assessment and as identified in the Transport Measures Priority Schedule.</p> <p>6) Provide on-site and off-site measures to provide good quality, attractive, legible, safe and accessible pedestrian and cycle linkages in accordance with Active Travel design. Improved linkages must be provided along the A473, with Pencoed Comprehensive School, Pencoed Technology Park and Pencoed Town Centre (including the train station and bus stops). Connections must therefore be made to existing active travel routes and new routes should be provided to accord with the proposed routes within the Council's Active Travel Network Maps ATNM: INM-PE-2, INM-PE-8, INM-PE-13 and INM-PE15 INM-PE-2, INM-PE-8, INM-PE-12, INM-PE-13, INM-PE-20 and INM-PE-26</p> <p>7) Retain and provide suitable buffers to habitats, particularly hedgerows, trees (including Ancient and/or Semi-Ancient Woodland), and SINC;</p>		

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
		<p data-bbox="651 328 1767 488">8) Submit and agree ecological management plans including proposals for mitigation, enhancement and maintenance for retained habitats and protected species (including for bats and dormouse) and provide appropriate compensatory and replacement habitat;</p> <p data-bbox="651 539 1767 616">9) On and off-site measures including any appropriate upgrades to the clean water supply or public sewerage networks; and</p> <p data-bbox="602 667 1767 743">Follow the sequential approach to identify low carbon heating technologies in accordance with ENT10.</p> <p data-bbox="575 903 1597 935">The supporting text of Policy PLA4 to be amended as highlighted below:</p> <p data-bbox="575 967 1794 1294">5.2.26 The site is allocated for mixed use development and will deliver approximately 770 804 new homes, a significant area of public open space, a small commercial element and a new one form entry primary school. The latter contribution will necessitate 2.3ha of land being set aside for construction of the new school, inclusive of a land buffer to enable future expansion. A buffer to the eastern and southern edges of the existing campus will also be retained, to allow for future flexibility for the expansion of the college. This will allow the potential relocation of the playing fields, either to locations to the east of the main site or, to land west of the A473.</p>		

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
MAC 052	<p>AP 11.2 – Council to amend the reasoned justification of Policy PLA4 to include details of the nature and scale of the biodiversity enhancement that will be secured as part of the development of the strategic site.</p>	<p>Reasoned justification of Policy PLA4 to be amended as below, with the additional text highlighted in green:</p> <p>5.2.26 The site is allocated for mixed use development and will deliver approximately 770 804 new homes, a significant area of public open space, a small commercial element and a new one form entry primary school. The latter contribution will necessitate 2.3ha of land being set aside for construction of the new school, inclusive of a land buffer to enable future expansion. A buffer to the eastern and southern edges of the existing campus will also be retained, to allow for future flexibility for the expansion of the college. This will allow the potential relocation of the playing fields, either to locations to the east of the main site or, to land west of the A473. The development will also deliver biodiversity enhancements ensuring that any identified ecological constraints are mitigated and enhanced. The development concept takes account of the semi-rural landscape creating a network of green public open space. This will retain existing landscape features (hedgerows and trees), create an east to west nature corridor, enhance the existing north to south tree belt to the east of the site and feature a sustainable urban drainage system. PLA4 requires the developer to submit and agree ecological management plans including proposals for mitigation, enhancement and maintenance for retained habitats and protected species (including for bats and dormouse). PLA4 also requires the development to retain and provide suitable buffers to habitats, particularly hedgerows, trees (including Ancient and/or Semi-Ancient Woodland) and SINC. In total, the site will include a diverse range of habitats, providing approximately 12.4 hectares of attenuation ponds, rain gardens, hedgerows, woodlands and open space. Proposals must work creatively with nature and must demonstrate how decisions on the built environment including design, siting, scale density and other key considerations have been informed by and incorporate</p>	Out	No effects, enhance clarity and update supporting text

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments										
		biodiversity and ecosystem resilience considerations. Such considerations will be required to be demonstrated within a green infrastructure assessment as part of a planning application.												
MAC 053	AP12.1 – Council to amend Policy PLA5 and its reasoned justification to clarify the number of housing / affordable housing units to be delivered in the Plan period and those beyond.	<p>Policy PLA5 will be amended as highlighted below:</p> <table border="1" data-bbox="591 703 1778 1364"> <thead> <tr> <th colspan="2" data-bbox="591 703 1778 799">PLA5: Land East of Pyle, Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area</th> </tr> </thead> <tbody> <tr> <td data-bbox="591 799 1263 842">Site Size:</td> <td data-bbox="1263 799 1778 842">99.86 ha</td> </tr> <tr> <td data-bbox="591 842 1263 930">Allocation Type:</td> <td data-bbox="1263 842 1778 930">Strategic Mixed-use Sustainable Urban Extension</td> </tr> <tr> <td data-bbox="591 930 1263 1326">Land Uses:</td> <td data-bbox="1263 930 1778 1326"> <ul style="list-style-type: none"> • 2,000 2,003 residential units • 15% Affordable Housing (145 during plan period, 155 beyond plan period) • 5.7ha to accommodate 2 x Two Form Entry Primary Schools • 8 ha of Outdoor Recreation Facilities • New Active Travel routes </td> </tr> <tr> <td data-bbox="591 1326 1263 1364"></td> <td data-bbox="1263 1326 1778 1364">Refer to trajectory</td> </tr> </tbody> </table>	PLA5: Land East of Pyle, Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area		Site Size:	99.86 ha	Allocation Type:	Strategic Mixed-use Sustainable Urban Extension	Land Uses:	<ul style="list-style-type: none"> • 2,000 2,003 residential units • 15% Affordable Housing (145 during plan period, 155 beyond plan period) • 5.7ha to accommodate 2 x Two Form Entry Primary Schools • 8 ha of Outdoor Recreation Facilities • New Active Travel routes 		Refer to trajectory	Out	No effects, enhance clarity and update policy
PLA5: Land East of Pyle, Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area														
Site Size:	99.86 ha													
Allocation Type:	Strategic Mixed-use Sustainable Urban Extension													
Land Uses:	<ul style="list-style-type: none"> • 2,000 2,003 residential units • 15% Affordable Housing (145 during plan period, 155 beyond plan period) • 5.7ha to accommodate 2 x Two Form Entry Primary Schools • 8 ha of Outdoor Recreation Facilities • New Active Travel routes 													
	Refer to trajectory													

MAC Ref	Action Point / Reason	Matters Arising Change		HRA Screening	Comments
		Phasing Tranche	2018-2022: 0 2023-2027: 352 220 2028-2022: 705 750 After plan period: 1,033		
<p>Land East of Pyle, as shown on the Proposals Map, is allocated for a comprehensive, residential led mixed-use development. The site will deliver circa 2,000 2,003 homes (15% / 300 of which will be affordable housing units), incorporating 2 two form entry primary schools, leisure and recreation facilities, public open space, plus appropriate community facilities and commercial uses. During the Plan period the site deliver 970 homes (15% / 145 of which will be affordable housing units), beyond the Plan Period the site will deliver 1,033 homes (15% / 155 of which will be affordable housing units).</p> <p>MASTERPLAN DEVELOPMENT PRINCIPLES</p>					

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
		<p>This development must accord with the following principles, which are considered instrumental to achieving sustainable places, delivering socially inclusive developments and promoting cohesive communities. A masterplan must be prepared and agreed with the Council prior to the sites development to demonstrate how these principles will be delivered in an appropriately phased manner:</p> <ul style="list-style-type: none"> a) Create a well-connected sustainable urban extension to Pyle, North Cornelly and Kenfig Hill, comprising a number of character areas that integrate positively with the existing Town Centres, existing housing clusters, community facilities, Active Travel networks and public transport facilities; b) Create a multi-functional green infrastructure network within the site that facilitates active travel, taking account of the need to create healthy communities. There must be particular emphasis on: retaining existing trees and hedgerows within the public realm, incorporating appropriate landscaping, protecting biodiversity, facilitating habitat creation and supporting a range of opportunities for formal and informal play in addition to community-led food growing; c) Ensure the design and layout of the site has regard to the landscape in which it sits, considering the interface between the site and the broader grouped settlement of Pyle, Kenfig Hill and North Cornelly. Visual impacts must be minimised through the inclusion of mitigation measures that provide links with the existing landscape and access features to safeguard landscape character 		

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
		<p>whilst creating a sense of place. The development must not be to the detriment of the Special Landscape Area and any development proposal must incorporate measures to reduce adverse effects and/or visual intrusion on the wider landscape;</p> <p>d) Pursue transit-orientated development that prioritises walking, cycling and public transport use, whilst reducing private motor vehicle dependency. Well-designed, safe walking and cycling routes must be incorporated throughout the site to foster community orientated, healthy, walkable neighbourhoods. Connections must also be made to the wider active travel and public transport network to ensure safe connectivity with Pyle and Kenfig Hill District Centres, North Cornelly Local Centre, Pyle Railway Station, Village Farm Industrial Estate and Cynffig Comprehensive School;</p> <p>e) Orientate buildings to face open spaces and streets to enhance cohesiveness, foster a strong sense of place and ensure community safety; and</p> <p>f) Provide a mix of higher densities at key points in the layout and lower densities on the rural/sensitive edges.</p> <p>DEVELOPMENT REQUIREMENTS</p> <p>The development must provide the following:</p>		

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
		<ol style="list-style-type: none"> 1) 2,000 2,003 homes, incorporating an appropriate mix of dwelling sizes and types to meet local housing needs, including 15% affordable housing to be integrated throughout the development in sustainable clusters of no more than ten units as per the Council's requirements; 2) 5.7 hectares of land to accommodate 2 two form entry primary schools with co-located nursery facilities and a financial contribution to nursery, primary, secondary and post-16 education provision as required by the Local Education Authority. The financial contribution (including timing and phasing thereof) must be secured through Section 106 Planning Obligations in accordance with the Education Facilities and Residential Development SPG. Both schools must be accessible to new and existing residents by all travel modes, enabled by the development; 3) Green Infrastructure and Outdoor Recreation Facilities to be delivered in accordance with Policy COM10 and Outdoor Recreation Facilities and New Housing Development Supplementary Planning Guidance; 4) 1.5 hectares of land for commercial uses, including a new local 'hub' with a concentration of appropriate mixed uses and local services. The 'hub' should have active frontages around a pivotal, focal point of the development where it is easily accessible to new and existing residents through Active Travel, thereby limiting the need for private vehicular trips; 5) Highway improvements to ensure the principal points of vehicular access are off the A48 and A4229. Appropriate adjustments must also be made to the 		

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
		<p>roundabout between the A48 and A4229 to improve traffic flow and highway safety;</p> <p>6) New shared footways, cycleways and improved crossing facilities along the A48 and A4229 and highway improvement to enhance pedestrian safety in the vicinity of the site;</p> <p>7) A new pedestrian and cycle bridge over the existing railway line and along A48/Pyle Road to provide safe pedestrian and cycle linkages between the site and Pyle. The bridge must be constructed to Council adoptable standards prior to the occupation of any homes on the development;</p> <p>8) Off-site highway improvements with regard to the requirements arising from the Transport Assessment and as identified in the Transport Measures Priority Schedule;</p> <p>9) On-site and off-site measures to provide good quality, attractive, legible, safe and accessible pedestrian and cycle linkages in accordance with Active Travel design. Improved linkages must be provided along the A48 and A4229, with Cynffig Comprehensive School, Village Farm Industrial Estate Pyle and Kenfig Hill District Centres, existing bus routes and Pyle Railway Station (including safe pedestrian linkages across the railway bridge). Connections must therefore be made to existing active travel routes and new routes should be provided to accord with the proposed routes within the Council's Active Travel Network Maps ATNM: INM-PY-12, INM-PY-13, INM-PY-16, INM-PY-18 and</p>		

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
		<p>INM-PY-19, INM-PY-12, INM-PY-13, INM-PY-16, INM-PY-18, INM-PY-27 and INM-PY-34.</p> <p>10) Suitable buffers to habitats, particularly hedgerows, trees (including Ancient and/or Semi-Ancient Woodland), and SINC's;</p> <p>11) Ecological management plans including proposals for mitigation, enhancement and maintenance for retained habitats and protected species (including for bats and dormouse) and appropriate compensatory and replacement habitat;</p> <p>12) On and off-site measures including any appropriate upgrades to the clean water supply or public sewerage networks;</p> <p>13) Follow the sequential approach to identify low carbon heating technologies in accordance with ENT10; and</p> <p>14) Ensure that the development does not prejudice the proposed future relocation of Pyle Railway Station plus accompanying park and ride facility.</p>		
MAC 054	AP12.2 – Council to amend the reasoned justification of Policy PLA5 to include details of the nature and scale of the biodiversity enhancement	<p>Reasoned justification of Policy PLA4 to be amended as below, with the additional text highlighted in green:</p> <p>5.2.37 The site itself is not subject to any ecological designations, although further wildlife and habitat surveys will need to be carried out to inform the site's po-</p>	Out	No effects, enhance clarity and update

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
	that will be secured as part of the development of the strategic site	<p>tential development. Additionally, there are two SSSI's located in close proximity to the boundary of the site; the Penycastell SSSI is located to the north east and the Stormy Down SSSI is located to the south east of the site. Both are physically separated from the site by the route of the trainline and the M4 respectively. Given the need to maintain a landscape buffer between major transport routes and any proposed development, neither are considered to be a constraint to development. The development will seek to promote biodiversity by protecting and expanding upon the existing green infrastructure network particularly through the planting and translocation of hedgerows and trees in addition to the integration of an extensive sustainable urban drainage system. The development concept is centred around a Village Greenway that responds to the existing and proposed landscape features, providing safe and attractive routes throughout the development via a network of green infrastructure corridors. PLA5 requires the developer to submit and agree ecological management plans including proposals for mitigation, enhancement and maintenance for retained habitats and protected species (including for bats and dormouse). PLA5 also requires the development to retain and provide suitable buffers to habitats, particularly hedgerows, trees (including Ancient and/or Semi-Ancient Woodland) and SINC's. In total, the site will provide approximately 19.86 hectares of attenuation ponds, swales, rain gardens, hedgerows, woodlands and open space. Proposals must work creatively with nature and must demonstrate how decisions on the built environment including design, siting, scale density and other key considerations have been informed by, and incorporate biodiversity and ecosystem resilience considerations. Such considerations will be</p>		supporting text

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
		required to be demonstrated within a green infrastructure assessment as part of a planning application.		
MAC 055	<p>M2(15b) – Amend Policy COM3 to incorporate the site-specific affordable housing policy for Former Cooper Standard Site, Ewenny Road, Maesteg (to reflect the site’s substantial change in circumstances since Deposit Stage).</p> <p>Parc Afon Ewenni also to be deleted due to flood risk issues (see also MAC 046) and consequential policy re-numbering.</p>	COM3 to be amended to include the following additional text highlighted in green. The text proposed for deletion has been struck through in red:	Out	No effects, update policy to reflect change in circumstances of Ewenny Road and removal of Parc Afon Ewenni due to flood risk

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments																
		<p style="text-align: center;">COM3: On-Site Provision of Affordable Housing</p> <p>Affordable housing contributions will be sought on residential developments with capacity for 10 or more dwellings at the following target percentages:</p> <table border="1" data-bbox="645 568 1727 943"> <thead> <tr> <th data-bbox="656 568 1211 647">Housing Market Area(s)</th> <th data-bbox="1223 568 1715 647">Target Affordable Housing Percentage</th> </tr> </thead> <tbody> <tr> <td data-bbox="656 647 1211 687">• Porthcawl</td> <td data-bbox="1223 647 1715 687">30% affordable housing contribution</td> </tr> <tr> <td data-bbox="656 687 1211 767">• Pencoed • Bridgend</td> <td data-bbox="1223 687 1715 767">15% affordable housing contribution</td> </tr> <tr> <td data-bbox="656 767 1211 815">• Pyle, Kenfig Hill and North Cornelly</td> <td data-bbox="1223 767 1715 815">0% affordable housing contribution</td> </tr> <tr> <td data-bbox="656 815 1211 855">• Valleys Gateway</td> <td data-bbox="1223 815 1715 855">10% affordable housing contribution</td> </tr> <tr> <td data-bbox="656 855 1211 943">• Maesteg and the Llynfi Valley • Ogmore and Garw Valleys</td> <td data-bbox="1223 855 1715 943">0% affordable housing contribution</td> </tr> </tbody> </table> <p>The five Mixed-Use, Strategic Development Sites are subject to individual, site-specific affordable housing policies as outlined in Policies PLA1-5 and reiterated below. In addition, the following COM1 Housing Allocations are also subject to site-specific affordable housing policies as outlined below and evidenced through site-specific viability testing:</p> <table border="1" data-bbox="645 1169 1727 1326"> <thead> <tr> <th data-bbox="656 1169 1391 1249">Housing Allocation</th> <th data-bbox="1402 1169 1715 1249">Target Affordable Housing Percentage</th> </tr> </thead> <tbody> <tr> <td data-bbox="656 1249 1391 1326">• SP2(1) – Porthcawl Waterfront</td> <td data-bbox="1402 1249 1715 1326">30% affordable housing contribution</td> </tr> </tbody> </table>	Housing Market Area(s)	Target Affordable Housing Percentage	• Porthcawl	30% affordable housing contribution	• Pencoed • Bridgend	15% affordable housing contribution	• Pyle, Kenfig Hill and North Cornelly	0% affordable housing contribution	• Valleys Gateway	10% affordable housing contribution	• Maesteg and the Llynfi Valley • Ogmore and Garw Valleys	0% affordable housing contribution	Housing Allocation	Target Affordable Housing Percentage	• SP2(1) – Porthcawl Waterfront	30% affordable housing contribution		
Housing Market Area(s)	Target Affordable Housing Percentage																			
• Porthcawl	30% affordable housing contribution																			
• Pencoed • Bridgend	15% affordable housing contribution																			
• Pyle, Kenfig Hill and North Cornelly	0% affordable housing contribution																			
• Valleys Gateway	10% affordable housing contribution																			
• Maesteg and the Llynfi Valley • Ogmore and Garw Valleys	0% affordable housing contribution																			
Housing Allocation	Target Affordable Housing Percentage																			
• SP2(1) – Porthcawl Waterfront	30% affordable housing contribution																			

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments				
		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%; padding: 5px;"> <ul style="list-style-type: none"> SP2(2) – Land South of Bridgend SP2(3) – Land West of Bridgend SP2(4) – Land East of Pencoed COM1(1) – Parc Afon Ewenni, Bridgend COM1(21) – Craig y Parcau, Bridgend </td> <td style="width: 40%; text-align: center; vertical-align: middle; padding: 5px;">20% affordable housing contribution</td> </tr> <tr> <td style="padding: 5px;"> <ul style="list-style-type: none"> SP2(5) – Land East of Pyle COM1(32) – Land South East of Pont Rhyd-y-cyff COM1(43) – Land South of Pont Rhyd-y-cyff COM1(54) - Land South West of Pont Rhyd-y-cyff COM1(5) – Former Cooper Standard Site, Ewenny Road, Maesteg </td> <td style="text-align: center; vertical-align: middle; padding: 5px;">15% affordable housing contribution</td> </tr> </table> <p style="margin-top: 10px;">Affordable housing will be expected to be delivered on-site in the first instance and off-site provision and/or financial contributions will only be accepted in lieu of on-site provision in exceptional circumstances. In the event that the target percentage produces a requirement for a partial affordable housing unit, the contribution will be rounded up to the nearest whole number.</p> <p>Planning applications that comply with this Policy will be assumed to be viable and it should not be necessary for viability issues to be considered further at planning application stage. Deviation from the affordable housing percentages specified will only be acceptable if the applicant can clearly demonstrate that particular exceptional circumstances justify the need for a viability assessment at the point of application. In such rare instances, the applicant must provide all information, evidence and justification to the Council on an ‘open book’ basis.</p>	<ul style="list-style-type: none"> SP2(2) – Land South of Bridgend SP2(3) – Land West of Bridgend SP2(4) – Land East of Pencoed COM1(1) – Parc Afon Ewenni, Bridgend COM1(21) – Craig y Parcau, Bridgend 	20% affordable housing contribution	<ul style="list-style-type: none"> SP2(5) – Land East of Pyle COM1(32) – Land South East of Pont Rhyd-y-cyff COM1(43) – Land South of Pont Rhyd-y-cyff COM1(54) - Land South West of Pont Rhyd-y-cyff COM1(5) – Former Cooper Standard Site, Ewenny Road, Maesteg 	15% affordable housing contribution		
<ul style="list-style-type: none"> SP2(2) – Land South of Bridgend SP2(3) – Land West of Bridgend SP2(4) – Land East of Pencoed COM1(1) – Parc Afon Ewenni, Bridgend COM1(21) – Craig y Parcau, Bridgend 	20% affordable housing contribution							
<ul style="list-style-type: none"> SP2(5) – Land East of Pyle COM1(32) – Land South East of Pont Rhyd-y-cyff COM1(43) – Land South of Pont Rhyd-y-cyff COM1(54) - Land South West of Pont Rhyd-y-cyff COM1(5) – Former Cooper Standard Site, Ewenny Road, Maesteg 	15% affordable housing contribution							
MAC 056	M2(15b) - Amend Policy SP11 to reflect the	SP11 to be amended to include the following additional text highlighted in green. The text proposed for deletion has been struck through in red:	Out	No effects – update				

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
	substantial change in circumstances of the Former Cooper Standard Site, Ewenny Road, Maesteg since Deposit Stage.	<p data-bbox="629 325 1749 368">SP11: Employment Land Strategy</p> <p data-bbox="629 400 1749 624">Opportunities for economic growth will be facilitated by directing employment generating development to the most appropriate and sustainable locations, supporting expansion of existing businesses and ensuring strong spatial alignment between housing and employment growth. This holistic employment land strategy will allocate 71.7 68.8 hectares of new employment land to be brought forward and accommodate up to 7,500 additional jobs over the Plan period by:</p> <ol data-bbox="685 663 1749 847" style="list-style-type: none"> 1) Allocating the following Strategic Employment Sites with available land for high quality employment purposes (B1, B2 & B8 uses): <ul data-bbox="775 775 1267 847" style="list-style-type: none"> a) Brocastle (20.4ha); and b) Pencoed Technology Park (5.4ha). <p data-bbox="730 887 1749 1038">These two key employment sites have been specifically identified as prominent employment assets to attract high quality businesses and investment to the County Borough in a manner that will contribute to the local and wider regional economy;</p> <ol data-bbox="685 1078 1749 1342" style="list-style-type: none"> 2) Allocating a portfolio of Employment Sites (refer to ENT1) with a combined 45.9 43ha of available land for employment purposes (B1, B2 & B8 uses). These allocations will provide flexibility and choice to deliver new employment on a range of sites across the County Borough; 3) Retaining and safeguarding established sustainable and viable employment sites for employment generating uses (refer to ENT2); and 		immediate employment land supply to reflect the change in position of Ewenny Road for the wider benefit of the housing trajectory and RLDP as a whole

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments																														
		<p>4) Allowing small-scale sustainable employment developments within local service settlements, plus appropriate rural enterprises within the countryside to help enhance and diversify the rural economy.</p> <p>Re-development of the former Bridgend Ford Site (45ha) will also be enabled through this Strategy, thereby capitalising on this key economic opportunity, whilst providing further flexibility and choice to the immediate 74 68.8ha employment land supply (refer to ENT5).</p>																																
MAC 057	<p>M2(15b) - Amend Policy ENT1 and supporting text to reflect the substantial change in circumstances of the Former Cooper Standard Site, Ewenny Road, Maesteg since Deposit Stage.</p>	<p>ENT1 to be amended to include the following additional text highlighted in green. The text proposed for deletion has been struck through in red:</p> <table border="1" data-bbox="622 746 1749 1375"> <thead> <tr> <th colspan="3" data-bbox="633 754 1738 794">ENT1: Employment Allocations</th> </tr> <tr> <td colspan="3" data-bbox="633 794 1738 922">To support the Council's Employment Land Strategy, 74.7 68.8 hectares of available employment land is allocated for employment development at the following locations for the uses specified:</td> </tr> <tr> <th data-bbox="633 930 1263 1002">Employment Site</th> <th data-bbox="1263 930 1487 1002">Available Land (ha)</th> <th data-bbox="1487 930 1738 1002">Uses</th> </tr> <tr> <td colspan="3" data-bbox="633 1010 1738 1074" style="text-align: center;">Strategic Employment Sites</td> </tr> <tr> <td data-bbox="633 1082 1263 1121">1) Brocastle, Waterton, Bridgend</td> <td data-bbox="1263 1082 1487 1121" style="text-align: center;">20.4</td> <td data-bbox="1487 1082 1738 1121" style="text-align: center;">B1, B2, B8</td> </tr> <tr> <td data-bbox="633 1129 1263 1169">2) Pencoed Technology Park</td> <td data-bbox="1263 1129 1487 1169" style="text-align: center;">5.4</td> <td data-bbox="1487 1129 1738 1169" style="text-align: center;">B1, B2, B8</td> </tr> <tr> <td colspan="3" data-bbox="633 1177 1738 1233" style="text-align: center;">Employment Sites: Bridgend Sustainable Growth Area</td> </tr> <tr> <td data-bbox="633 1241 1263 1281">3) Brackla Industrial Estate</td> <td data-bbox="1263 1241 1487 1281" style="text-align: center;">7.7</td> <td data-bbox="1487 1241 1738 1281" style="text-align: center;">B1, B2, B8</td> </tr> <tr> <td data-bbox="633 1289 1263 1329">4) Bridgend Industrial Estate</td> <td data-bbox="1263 1289 1487 1329" style="text-align: center;">9.2</td> <td data-bbox="1487 1289 1738 1329" style="text-align: center;">B1, B2, B8</td> </tr> <tr> <td data-bbox="633 1337 1263 1377">5) Coychurch Yard, Bridgend</td> <td data-bbox="1263 1337 1487 1377" style="text-align: center;">0.1</td> <td data-bbox="1487 1337 1738 1377" style="text-align: center;">B1, B2, B8</td> </tr> </thead></table>	ENT1: Employment Allocations			To support the Council's Employment Land Strategy, 74.7 68.8 hectares of available employment land is allocated for employment development at the following locations for the uses specified:			Employment Site	Available Land (ha)	Uses	Strategic Employment Sites			1) Brocastle, Waterton, Bridgend	20.4	B1, B2, B8	2) Pencoed Technology Park	5.4	B1, B2, B8	Employment Sites: Bridgend Sustainable Growth Area			3) Brackla Industrial Estate	7.7	B1, B2, B8	4) Bridgend Industrial Estate	9.2	B1, B2, B8	5) Coychurch Yard, Bridgend	0.1	B1, B2, B8	Out	<p>No effects – update immediate employment land supply to reflect the change in position of Ewenny Road for the wider benefit of the housing trajectory and RLDP as a whole</p>
ENT1: Employment Allocations																																		
To support the Council's Employment Land Strategy, 74.7 68.8 hectares of available employment land is allocated for employment development at the following locations for the uses specified:																																		
Employment Site	Available Land (ha)	Uses																																
Strategic Employment Sites																																		
1) Brocastle, Waterton, Bridgend	20.4	B1, B2, B8																																
2) Pencoed Technology Park	5.4	B1, B2, B8																																
Employment Sites: Bridgend Sustainable Growth Area																																		
3) Brackla Industrial Estate	7.7	B1, B2, B8																																
4) Bridgend Industrial Estate	9.2	B1, B2, B8																																
5) Coychurch Yard, Bridgend	0.1	B1, B2, B8																																

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
		6) Crosby Yard, Bridgend	0.8	B1, B2, B8
		7) Parc Afon Ewenni	2.0	B1, B2, B8
		8) Waterton Industrial Estate	10.0	B1, B2, B8
		Employment Sites: Pyle, Kenfig Hill and N Cornelly Sustainable Growth Area		
		9) Land at Gibbons Way, North Cornelly	0.0	B1
		10) Village Farm Industrial Estate, Pyle	2.6	B1, B2, B8
		11) Ty Draw Farm, Pyle	2.23	B1, B2, B8
		Employment Sites: Maesteg and the Llynfi Valley Regeneration Growth Area		
		12) Ewenny Road, Maesteg	3.5 0.6	B1, B2, B8
		Employment Sites: Pencoed Sustainable Growth Area		
		13) The Triangle Site, Bocam Park, Pencoed	1.0	B1
		Employment Sites: Other Locations		
		14) Brynmenyn Industrial Estate	2.0	B1, B2, B8
		15) Land adjacent to Sarn Park Services	2.7	B1
		16) Land west of Maesteg Road, Tondu	0.3	B1
		17) Isfryn Industrial Estate, Blackmill	0.4	B1, B2, B8
		18) Abergarw Industrial Estate, Brynmenyn	1.4	B1, B2, B8
		Total	71.7 68.8	hectares
		5.4.22 The Employment Sites identified in ENT1 are those that have a realistic prospect of contributing to future employment land supply. They account for 45.9 43 hectares of vacant		

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments																																								
		employment land, which is distributed across the County Borough and will help deliver the Regeneration and Sustainable Growth Strategy by 'creating Productive and Enterprising Places'.																																										
MAC 058	AP 7.3 – Include list of SINC's within the RLDP to accompany the existing layers on the Proposals Map	<p>List of SINC's to be appended to the RLDP (as Appendix 8, Proposals Map to become Appendix 11):</p> <table border="1" data-bbox="595 549 1771 1375"> <thead> <tr> <th data-bbox="595 549 958 588">SINC Reference</th> <th data-bbox="958 549 1771 588">SINC Name</th> </tr> </thead> <tbody> <tr><td data-bbox="595 588 958 628">POR-15-S</td><td data-bbox="958 588 1771 628">Trafalgar Wood</td></tr> <tr><td data-bbox="595 628 958 668">POR-16-S</td><td data-bbox="958 628 1771 668">Pink Bay Pond</td></tr> <tr><td data-bbox="595 668 958 708">POR-10-S</td><td data-bbox="958 668 1771 708">The Beacons</td></tr> <tr><td data-bbox="595 708 958 748">POR-11-N</td><td data-bbox="958 708 1771 748">Nottage Court Wood</td></tr> <tr><td data-bbox="595 748 958 788">POR-13-N</td><td data-bbox="958 748 1771 788">Pwll-y-Waun</td></tr> <tr><td data-bbox="595 788 958 828">POR-5-S</td><td data-bbox="958 788 1771 828">Graig Wood</td></tr> <tr><td data-bbox="595 828 958 868">POR-14-M</td><td data-bbox="958 828 1771 868">Grove Common</td></tr> <tr><td data-bbox="595 868 958 908">POR-6-S</td><td data-bbox="958 868 1771 908">The Wilderness</td></tr> <tr><td data-bbox="595 908 958 948">POR-17-S</td><td data-bbox="958 908 1771 948">Moor Lane Pond</td></tr> <tr><td data-bbox="595 948 958 987">BDG-2-N</td><td data-bbox="958 948 1771 987">Cefn Glas Wood (Graig-y-Casnewydd)</td></tr> <tr><td data-bbox="595 987 958 1027">BDG-5-N</td><td data-bbox="958 987 1771 1027">Wildmill Community Park</td></tr> <tr><td data-bbox="595 1027 958 1067">BDG-3-S</td><td data-bbox="958 1027 1771 1067">Heronston House Meadow</td></tr> <tr><td data-bbox="595 1067 958 1107">BDG-4-S</td><td data-bbox="958 1067 1771 1107">River Wood</td></tr> <tr><td data-bbox="595 1107 958 1147">BDG-1-S</td><td data-bbox="958 1107 1771 1147">Ewenny Moor</td></tr> <tr><td data-bbox="595 1147 958 1187">NH-10-N</td><td data-bbox="958 1147 1771 1187">Court Colman Fish Pond</td></tr> <tr><td data-bbox="595 1187 958 1227">NH-7-S</td><td data-bbox="958 1187 1771 1227">Coed-y-Waun</td></tr> <tr><td data-bbox="595 1227 958 1267">NH-6-N</td><td data-bbox="958 1227 1771 1267">Ffwyl Wood (North)</td></tr> <tr><td data-bbox="595 1267 958 1307">CEC-6-N</td><td data-bbox="958 1267 1771 1307">Cefn Cribwr</td></tr> <tr><td data-bbox="595 1307 958 1347">NH-4-S</td><td data-bbox="958 1307 1771 1347">Cefn Cribwr Wood</td></tr> </tbody> </table>	SINC Reference	SINC Name	POR-15-S	Trafalgar Wood	POR-16-S	Pink Bay Pond	POR-10-S	The Beacons	POR-11-N	Nottage Court Wood	POR-13-N	Pwll-y-Waun	POR-5-S	Graig Wood	POR-14-M	Grove Common	POR-6-S	The Wilderness	POR-17-S	Moor Lane Pond	BDG-2-N	Cefn Glas Wood (Graig-y-Casnewydd)	BDG-5-N	Wildmill Community Park	BDG-3-S	Heronston House Meadow	BDG-4-S	River Wood	BDG-1-S	Ewenny Moor	NH-10-N	Court Colman Fish Pond	NH-7-S	Coed-y-Waun	NH-6-N	Ffwyl Wood (North)	CEC-6-N	Cefn Cribwr	NH-4-S	Cefn Cribwr Wood	Out	No effects – SINC's were included on the Proposals Map at Deposit Stage. List to be appended to the RLDP to enhance clarity.
SINC Reference	SINC Name																																											
POR-15-S	Trafalgar Wood																																											
POR-16-S	Pink Bay Pond																																											
POR-10-S	The Beacons																																											
POR-11-N	Nottage Court Wood																																											
POR-13-N	Pwll-y-Waun																																											
POR-5-S	Graig Wood																																											
POR-14-M	Grove Common																																											
POR-6-S	The Wilderness																																											
POR-17-S	Moor Lane Pond																																											
BDG-2-N	Cefn Glas Wood (Graig-y-Casnewydd)																																											
BDG-5-N	Wildmill Community Park																																											
BDG-3-S	Heronston House Meadow																																											
BDG-4-S	River Wood																																											
BDG-1-S	Ewenny Moor																																											
NH-10-N	Court Colman Fish Pond																																											
NH-7-S	Coed-y-Waun																																											
NH-6-N	Ffwyl Wood (North)																																											
CEC-6-N	Cefn Cribwr																																											
NH-4-S	Cefn Cribwr Wood																																											

MAC Ref	Action Point / Reason	Matters Arising Change		HRA Screening	Comments
		NH-11-S	Penylan Farm Wood		
		NH-8-S	Coed-yr-Hela		
		NH-12-N	Parc Pond		
		NH-1-N	Parc Slip Nature Park		
		CTH-2-N	Derwen Wood		
		CTH-4-N	Coed Lais		
		CTH-1-S	Coed Parc-Gawr		
		CTH-7-N	Parc Farm		
		NH-13-N	Angelton Common		
		SBM-4-S	Coed Caehelyg		
		POR-7-N	Manor Farm Fields		
		NH-9-N	Longacre Meadow		
		POR-8-S	Coedargraig		
		POR-3-M	Pant-y-Hyl		
		CEC-2-N	Cefn Farm		
		LAL-6-N	Cae-Porth		
		LAL-8-N	Llangewydd (north of railway)		
		LAL-2-N	Coed-Ty-Maen		
		LAL-9-N	Coed-y-Gains		
		LAL-1-N	Stormy Down		
		MM-2-S	Coed Cwintin		
		MM-4-N	Home Wood and Long Belt Wood		
		MM-7-N	Merthyr Mawr Common		
		MM-8-S	Coed-y-Tyle		
		MM-11-S	Coed-y-Nawern		
		MM-15-N	Pwll-y-Mor		

MAC Ref	Action Point / Reason	Matters Arising Change		HRA Screening	Comments
		MM-6-S	Chapel Hill		
		MM-10-S	Verville		
		MM-13-S	Craig-an Wood		
		MM-14-S	Kiln Field		
		CYN-4-N	Skер Farm Dunes		
		MM-11-N	Ar-Graig Field		
		MM-3-N	Cwm-y-Befos		
		MM-5-S	Coed Pwlldu		
		MM-1-M	Llyn-y-Felin		
		CYN-2-N	North-Eastern Dunes		
		CYN-9-N	Frog Pond Wood		
		CYN-6-N	St. James' Church Wood		
		CYN-11-N	Eastern Frog Pond Wood		
		CYN-14-N	Waunbant Road (north)		
		CYN-13-N	Waunbant Road (triangle)		
		CYN-3-N	Old Ballas Wood		
		CYN-12-N	Afon Cynffig		
		CYN-1-N	Cornelly Quarry		
		CYN-7-N	North of Pyle		
		MG-6-M	Y Parc (north)		
		MG-4-M	Nant-y-Crynwydd		
		MG-16-N	Craig Tal-y-Fan		
		MG-20-N	St. John's Colliery Field		
		MG-17-N	Llwydarth Wood		
		MG-1-M	Caerau West		
		MG-18-M	Tudor West		

MAC Ref	Action Point / Reason	Matters Arising Change		HRA Screening	Comments
		MG-12-M	Y Parc (south)		
		MG-19-M	Sychbant Fields		
		MG-10-N	Cwm Cerdin		
		MG-15-N	Cwm Cerwyn		
		CEC-3-M	Mynydd Bach		
		CEC-5-N	Waun Fawr/Coed Uchaf		
		CEC-9-N	Cwm Ffos (east)		
		LM-5-N	Llan Road Woods		
		LM-4-N	Waun-y-Gilfach woods		
		LM-1-M	Gilfach Uchaf		
		LM-6-S	Cwm Nant Gwyn		
		LM-3-S	Nant Bryncynan Woods		
		LM-10-N	Nant-y-Castell Grasslands		
		PEN-4-S	Coed Iestyn		
		MG-11-M	Cwm Sychbant		
		LM-9-N	Ty'n-y-Waun		
		CCH-3-N	Wern Fawr/Fernbank		
		BR-2-N	Coychurch Road Verge		
		CCL-2-S	Crematorium Wood		
		CCH-1-N	Hendir-Uchaf		
		CCH-4-N	Dre-Fach		
		CCH-5-M	Blaencrymlyn		
		LL-1-S	Coed Pentwyn		
		LL-2-N	Coed Tondu		
		LL-3-N	Nant Cwm-bach		
		LL-4-S	Coed Coytrahen		

MAC Ref	Action Point / Reason	Matters Arising Change		HRA Screening	Comments
		GV-6-M	Nant Mwrth		
		YA-1-N	Rifle Range Wood		
		YA-2-M	Brynmenyn		
		LL-5-N	Cwm Cefnydfa		
		GV-5-N	Cwm Garw		
		GV-8-N	Bettws West		
		LM-11-S	Llywn-y-Brian		
		GV-7-S	North Bettws Woodland		
		GV-11-S	Moelgilau-fawr		
		MG-13-N	Cemetery Fields		
		MG-7-N	Garth Grassland		
		MG-14-M	Nant Cwm-du-bach		
		MG-8-M	Nant-y-Fforest		
		LM-2-M	Gelliheblig		
		GV-2-N	Craig Ddu		
		GV-10-N	Disused Railway Woods		
		MG-2-M	Caerau North		
		CCH-9-N	Gelli-Feddgaer Wood		
		MG-3-M	Blaen-Cwmdu		
		OG-2-M	Mynydd yr Aber		
		OG-9-M	Nant-y-Moel Farm		
		CEC-8-S	Tymaen Farm Entrance Verge		
		CTH-5-N	Lime Kiln Wood		
		PEN-5-N	Ewenny River Fields		
		LM-12-N	Lletty Brongu		
		CCL-3-N	Waterton Alderwood		

MAC Ref	Action Point / Reason	Matters Arising Change		HRA Screening	Comments
		GV-13-M	Tylacoch South		
		GV-12-M	Tylacoch North		
		CTH-6-S	Coed-y-Morfa		
		NH-14-N	Aberkenfig West		
		POR-12-S	Rych Point		
		BR-1-N	Tremains		
		CCH-2-M	Heol-y-Cyw (east)		
		CCH-6-N	Nant Crymlyn		
		CCH-7-M	Rockwool Grounds		
		CCH-8-N	Heol-y-Cyw (west)		
		CCL-1-N	Moor Farm		
		CEC-1-M	Bedford Park		
		CEC-4-N	Waun Daffydd Farm		
		CEC-7-N	Cwm Ffos Farm		
		CTH-3-N	Coedcraigddu		
		CTH-8-N	Smallhold Wood		
		CTH-9-S	Junction 36, Heath		
		CYN-5-S	Ty Tanglwst Wood		
		CYN-10-S	Kenfig NNR Field		
		CYN-8-S	Sker Rocks/Pink Bay		
		GV-1-M	Ffroch Wen Mosaic		
		GV-3-M	Blaengarw North-East		
		GV-4-M	Bryngarw Park East		
		GV-9-N	Oakdale Cottage Wood		
		LAL-3-N	Laleston Meadows		
		LAL-4-S	Cae Pen-y-Bryn		

MAC Ref	Action Point / Reason	Matters Arising Change		HRA Screening	Comments
		LAL-5-N	Craig-y-Parcau		
		LAL-7-N	Laleston County Primary School		
		LL-6-N	Ton Phillip Farm		
		MM-9-N	Island Farm POW Camp		
		LM-7-N	Drysity'n-y-waun		
		LM-8-N	Llety Woods		
		MG-5-N	Abercerdin Wood		
		MG-9-M	Caerymrig		
		NH-2-N	Pennsylvania Wood		
		NH-3-M	Penyfai Common		
		NH-5-N	Ffwyl Wood (South)		
		OG-1-M	Cwm Dyfolog		
		OG-10-M	Glynllan West		
		OG-3-M	Cwm Dimbath		
		OG-4-N	Bryn y Wrach		
		OG-5-M	Glynogwr Woods		
		OG-6-M	Cwm Cyffog		
		OG-7-M	Rhiw Fer		
		OG-8-N	Pant-yr-Awel		
		POR-9-S	Newton Point		
		SBM-3-N	Pant Farm/Hirwaun Common		
		POR-4-S	Black Rocks		
		SBM-2-N	Cefn Hirgoed		
		PEN-3-N	Brynau Gwynian		
		POR-1-M	Newton Burrows		
		PEN-2-N	Bryngwenith and Ty-Chwith		

MAC Ref	Action Point / Reason	Matters Arising Change		HRA Screening	Comments
		POR-2-M	Locks Common		
		PEN-1-N	Hirwaun Common		
		SBM-1-M	Cefn Hirgoed		
		MM-10-S	Verville		
		SBM-5-N	Tyncoed Farm, Bryncethin		

Table 2: Schedule of Map MACs

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
Map MAC 013	AP 2.11 – Council to amend the proposals map to ensure that the Policy COM 11(7) Land off Waunscil Avenue, Bridgend is correctly annotated.	The changes to be made to the Proposals Map.	Out	No effects, correction
Map MAC 018	AP 3.6 – Council to delete Policy SP7 (2) Land adjacent to Bryncethin Depot (no longer necessary to meet identified Gypsy and Traveller needs).	SP7(2) to be removed from the Proposals Map.	Out	No effects, delete Gypsy and Traveller site allocation
Map MAC 020	ED8a(2) – Delete Christie Tyler site from ENT2 due to a drafting error (land not needed for employment in the RLDP period).	Proposals Map to be updated accordingly; with the Former Christie Tyler Site being deleted and the Wern Tarw Employment Allocation being renumbered from ENT37 to ENT29.	Out	No effects, drafting error
Map MAC 032	AP5.2 – The Council to add Local Search Areas for Wind and Solar to the proposals map for completeness.	Local Search Areas for Wind and Solar to be added to the Proposals Map along with a larger scale inset map for clarity.	Out	No effects, change for completeness

MAC Ref	Action Point / Reason	Matters Arising Change	HRA Screening	Comments
Map MAC 043	AP 8.1 - Council to conform the size of the allocated strategic site (clarify amendment in allocation boundary to exclude the former Glamorgan Holiday Hotel in response to Representor 1335's comments at Deposit Stage).	The proposed allocated site boundary is 41.32ha in total (there are six proposed development parcels within the wider allocation boundary, totalling 32ha, of which the net developable residential site area is 18ha). This boundary change is to be reflected on the Proposals Map.	Out	No effects, enhance clarity
Map MAC 046	AP 9.2 – Council to delete Policy COM1(1) land at Parc Afon, Ewenny (due to flood risk issues).	Policy COM1(1) Land at Parc Afon Ewenni to be deleted from the Proposals Map.	Out	No effects, site deletion necessary

2. Conclusion

- 2.1 Tables 1 and 2 have screened out each change proposed by the MACs and Map MACs, respectively. This HRA addendum therefore concludes that the proposed amendments and changes to the Deposit Plan do not alter the conclusions of the 2021 HRA. All changes which are potentially relevant have been subject to this screening process.
- 2.2 With the proposed changes and measures incorporated, the RLDP is not likely to have significant effects on any of the identified National Site Network Sites, either alone or in combination with other plans or projects. The conclusions reached by the 2021 HRA remain entirely applicable.
- 2.3 Although no likely significant effects from the Bridgend RLDP have been identified, development of this HRA addendum together with the main 2021 HRA does not exempt individual development proposals undergoing project specific HRA, where necessary. Policy SP17 is clear in setting out criteria to protect sites designated at national and international level for reasons of ecological importance (including SSSIs), whilst also identifying the relevance of locally designated SINCS. SP17 is clear in stating that development proposals would not be permitted where assessments are unable to demonstrate there will be no adverse effects on the integrity of SACs, SPAs or Ramsar sites.