

APPENDIX A

CLIFF PATTEN PLANNING SERVICES

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D.Llewellyn, Regeneration and development
Bridgend CBC
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Angel St.
Bridgend
CF31 4WB
1/02/10

Dear David,

Proposed redevelopment at Village Farm, Pyle.

I refer to the meeting held on the 8/12/09 and to subsequent telephone conversations relating to the above and I thank you for the informal advice offered.

I would be grateful, however, if you would provide a written response to the following proposal.

The current lease on the Wyvale Garden Centre expires next year and in the event that it will not be renewed, my client have held discussions with a discount food operator who has expressed an interest in locating a 1063m² store on part of the site. (see attached draft plan). This proposal is part of a comprehensive scheme to redevelop the site and adjoining land, also in my clients control.

As you will see the proposal also includes the relocation of a smaller garden centre, the redevelopment of existing units adjoining Heol Mostyn and the creation of 3 additional trade counter units to be served off Village Farm Rd.

If acceptable, the sale of land to the discount food operator would not, in itself, realise sufficient capital to develop the total site, but the development of the garden centre, which my clients are confident of delivering, would enable them to do so.

I appreciate the current UDP policies relating to this land and the fact that the LDP is still under preparation, however I would be grateful for your view relating to the proposal as a whole and any comments to each individual proposal i.e. the store, the garden centre, the retail units adjoining Heol Mostyn and the trade counter units off Village Farm Rd.

In addition, I would also be grateful for your comments on the possible development of a larger retail/food store on the site in the future, once the store in Porthcawl has been completed.



Yours Sincerely,