Bridgend Local Development Plan

2006-2021

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

Bridgend County Borough Council Examination Statement

Session 20: Amended Sites

Bridgend Local Development Plan Examination

http://www.bridgend.gov.uk/ldpexamination

Wednesday 15 May 2013 10.00am

Session 20 – Amended Sites

Inspector's Agenda with Matters and Issues

1. INTRODUCTION

1.1 The Guidance Notes for the hearings have been distributed and published on the Examination website. They explain the circumstances in which any further written material may be submitted. Except where specific written documents are requested, there is no obligation on participants to make any further written submissions in advance of the hearing. However any written responses to the questions below may be accepted if submitted by **1 May 2013**. Any rebuttal statements may then be submitted by **8 May 2013**.

1.2 During the course of the Examination the Inspector has pointed out that there a number of area-based policies and allocations in the submitted Local Development Plan that have been identified on the Proposals Map only by symbols which do not accurately define the area of land to which they apply. The Council has accordingly proposed changes which either delete the relevant proposals or which would amend the Proposals Map to more precisely represent the land to which they apply.

1.3 In January 2013 the Inspector also issued his ***'Preliminary Findings' on the Need for, and Supply of, Housing and Employment Land***. This document (Ref ED24) is available on the Examination website. The Inspector concluded that the Plan would be at risk of being considered unsound unless some additional housing provision is made in the range of 750-800 additional dwelling allocations. He invited the Council to identify the sites that it would prefer.

1.4 The matter was considered by Full Council on 29 January 2013 when, amongst other things, the Council resolved to support the inclusion in the Local Development Plan of a series of amendments to mixed use development allocations that had been proposed under Policy PLA3 (a further amendment to site PLA3(7) was not supported). These amendments would typically increase the number of dwellings on each site with an associated reduction in another form of development as follows:-

Policy	Site Name	Residential Change
PLA3(1)	Parc Derwen, Bridgend	+ 15 dwellings
PLA3(2)	North East Brackla	+ 200 dwellings
PLA3(4)	Parc Afon Ewenni	+ 100 dwellings
PLA3(10)	Land West of Maesteg Road, Tondu	+ 102 dwellings
PLA3(20)	Coronation Works, Evanstown	+ 11 dwellings
		TOTAL = 428 dwellings

1.5 Altogether they would add 428 dwellings to the housing supply proposed by the submitted LDP. As those changes had not been the subject of previous public consultation a new consultation exercise has been undertaken between February and April 2013.

1.6 Session 20 has been arranged so that there would be an opportunity for an appearance by those who are opposed to the changes being proposed by the Council and who had requested a hearing appearance when responding to the above consultation.

1.7 In addition to the amendment of these PLA3 sites, the Council also resolved to propose the allocation for housing development of 5 of the 'Alternative Sites' that had been proposed by other Representors at the Deposit Stage. These sites have previously been the subject of public consultation and Hearing Session 19 considered representations from those who had requested an hearing appearance in relation to those sites which are:

AS No.	**Site Name**	**Residential Supply**
AS052	Land at Waterton Lane, Bridgend	+ 42 dwellings
AS056	Enlarge area at S Wales Police HQ	+ 8 dwellings
AS060	Enlarge Y Parc, Maesteg allocation	+ 31 dwellings
AS027	Ty Draw Farm, North Cornelly	+ 94 dwellings
AS032	Land at Llangewydd Road, Cefn Glas	+ 228 dwellings
		TOTAL = 403 dwellings

2. HOUSING SUPPLY & DELIVERY

2.1 *Boyer Planning - Bellway Homes (788) & Persimmon Homes (Wales) (911).* Whilst national policy guidance is clear that "sufficient land is genuinely available" and "that sites must be free, or readily freed, from planning, physical and ownership constraints, and economically feasible for development", there is a reliance in the amendments (and LDP strategy as a whole) upon sites that are subject to constraints and cannot be considered to be genuinely available for development. Based on the above considerations we do not see that there is any prospect of these sites achieving the additional level of development required within the plan period. Rather the Inspector should give consideration to sites where there is developer interest and where sites can effectively be brought forward immediately to contribute towards the land supply during the plan period.

2.2 *NLP - for Redrow (851)* refers to the need for a minimum 5 year housing supply required by PPW and that this is likely to require that any additional allocations include sufficient sites that can be delivered within phase 2 of the Plan before April 2016. Therefore NLP is surprised at the emphasis on increasing mixed use allocations to make up the shortfall. None of the additional capacity will be forthcoming before April 2016. A majority of the sites are around J36 of M4 and geographically quite close together. NLP

question likelihood of the sites coming forward over development lifetime of plan given the relatively stagnant market. The Council should consider other sites that can come forward immediately such as Redrow's Alternative Site at Pencoed Farm/Broomfield Farm, Pencoed.

Qn2a For Hearing Session 2 (Document HS02.05) the Council prepared both a Housing Trajectory and also an estimate of the 5 year housing land supply situation at 1 April 2013 (had the LDP adopted been adopted at that date). Would the Council please provide updated versions of these documents which include the proposed Amended sites and the Additional housing sites to show how and when it expects that these sites will contribute to the housing supply?

The Council has updated the following documents:

Appendix A: Updated 2012 based Housing Trajectory.

Appendix B: Updated Joint Housing Land Availability Study 2013.

3. PLA3(1) PARC DERWEN, BRIDGEND

3.1 *Mrs Wilkins (117)*. Large housing estates need open space not over intensifying. She is against the extra 15 units. The Council should heed lessons of Broadmead – 100 units to over 2,000 units. When will policies be taken into account [by] the Planning Committee?

Qn3a Would Mrs Wilkins please explain her references to the Broadmead development and identify to which other policies she is referring?

The Council will await the response from Mrs Wilkins.

4. PLA3(2) NORTH EAST BRACKLA REGENERATION AREA, BRIDGEND

4.1 *Boyer for Bellway Homes (788) and Persimmon Homes (Wales)(911)* We do not consider that there is any realistic prospect that this site will contribute the higher level of development envisaged. Optimistically it would take up to 18 months for outline planning permission to be granted (including preparation of all application documentation including ES, determination and s106 to be signed) and a further 12 months for Reserve Matters approvals (including detailed design). Following this a further 6 months for the first legal completions (this is a highly optimistic scenario based on comparative lead in times in relation to Parc Derwen). This would therefore mean that first completions would be towards the end of 2016 at the earliest. At a rate of 40 dwellings per annum this would equal 200 during the plan period (assuming 40 during 2016). This is significantly below the 550 envisaged by the proposed increase in capacity.

4.2 *Mrs Wilkins (117)* is against the development. Coity Village will be swallowed up and will be part of urban sprawl of Bridgend. She raises queries about the acquisition of the land by the Welsh Government.

Qn4a Could the Council please confirm at the hearing whether the ownership of the PLA3(2) site has passed from the Welsh Government to South Wales Land Developments Ltd (1253)?

South Wales Land Developments Ltd has confirmed that the transfer / sale of the land from Welsh Government was completed on 1st March 2013.

Qn4b Does the current land ownership situation affect Mrs Wilkins' concerns or have any bearing on the proposed change to the Local Development Plan?

The Council will await the response from Mrs Wilkins.

Qn4c In a plan accompanying representations submitted by South Wales Land Developments Ltd (1253) on the proposed change to PLA3(2) the residential parcels include two main parcels at the eastern and western end of the site respectively together with other small parcels on land adjacent to those main areas. Has there been a planning application or any negotiations in respect of the residential development of the eastern site(s)?

The following planning applications have been received on the eastern part of the allocation:

Application_No	P/11/355/FUL
Applicant	Lovell Partnerships Ltd. Per Hammond Architectural Ltd, Melrose Court, Melrose Hall, St Mellons, Cardiff.
Location	Brackla, Land Adj Coity Bypass, Bridgend.
Description	Development of residential scheme of 96 units with parking, associated highways and drainage works
Decision	Conditional Consent.
Decision_Date	11/03/2013

Application_No	P/13/246/OUT
Applicant	S. Wales Land Developments Ltd. Per Lambert Smith Hampton, C/O Mr Damian Barry, 3 Callaghan Square, Cardiff.
Location	Brackla Industrial Estate, Land at. Brackla, Bridgend, CF31 2AN.
Description	Development of up to 230 dwellings and 0.3 hectares of mixed use centre (Use classes A1, A3 and C3).
Decision	Pending

Qn4d When does the Council expect the eastern site(s) to come forward?

As detailed in the Updated 2012 based Housing Trajectory (Appendix A) the dwellings on the eastern part of the allocation are estimated to come forward at the following rate:

2012/2013: 10 dwellings

2013/2014: 95 dwellings

2014/2015:119 dwellings

2015/2016: 75 dwellings

2016/2017: 51 dwellings

The above build rate reflects the figures in the agreed 2012 Joint Housing Land Availability (JHLA) Study.

Qn4e The proposed PLA3(2) site amendment for residential development is understood to relate mainly to the western sites close to the A4061 which were proposed for employment use in the 2011 North East Brackla Development Brief (SD53). When does the Council expect that these sites will come forward for development?

The agent acting on behalf of South Wales Land Development Ltd has advised that they are finalising the technical work ready for the submission of a Planning Application. They view the western site operating as a separate development to the eastern site with a start early 2014.

Qn4f On what does Boyer Planning base the estimate of delivery at 40 dwellings per annum?

The Council will await the response from Boyer Planning.

Qn4g What rate of housing delivery does the Council expect?

Further to our discussion with the agent acting on behalf of South Wales Land Development Ltd the following build rate has been agreed on the western sites:

2014/2015: 10 dwellings

2015/2016: 50 dwellings

2016/2017: 70 dwellings

2017/2018: 70 dwellings

The build rate is similar to the build rate agreed for the eastern part of the site.

Qn4h Would the proposed change to add housing instead of employment at the western end of the site have any negative effect on the setting of Coity?

Given that the existing Brackla Industrial Estate lies between Coity and the proposed residential development at the western end of the site, the Council considers that there will not be a negative effect on the setting of Coity.

Qn4i As part of the Council proposed changes following Retail Session 7 the Council has suggested a change (MAC 7.1) to Policy REG11(2) which would define the bulky goods retail allocation for the as 4,500sq m (net). The REG11(2) site is part of the same PLA3(2) North East Brackla allocation. Can that 4,500sqm development be accommodated within the mixed use parcel for retail and other purposes identified in the Development Brief or does this imply some change to the development proposed in that brief?

In terms of the Amended Sites consultation and the North East Brackla Development Brief (SD53) the 'Mixed Use Area (1)', where the bulky goods retail allocation is situated, is unaffected by the changes proposed by the Council. The land use changes occurred between the residential and employment aspects of the sites and the retail / commercial elements remain unchanged.

The MAC change (allocating 4,500 sq m net of bulky retailing development) proposed by the Council in relation to Hearing Session 7 of the Examination was based on the 'Land Use Parameters' table on page 38 of the Brief. This envisages up to 7,500 sq m (gross) of commercial development in this area

which additionally includes scope for further recreational, leisure, and tourism uses.

The specific nature of the commercial development and uses occurring in this area will be determined by future negotiation between the Council and the landowners to ensure that a balanced development comes forward on this site which is also viable in current and future market conditions.

5. PLA3(4) PARC AFON EWENNI, BRIDGEND

5.1 *Boyer Planning - for Bellway Homes (788)/Persimmon Homes (Wales) (911)* notes there are numerous and significant constraints on this site (including contamination, lack of funding for remediation, ownership constraints, existing occupiers, flood constraints etc.). If these constraints are discounted then assuming a similar optimistic lead in time as at North East Brackla we consider that there would be capacity for around 200 dwellings in total during the plan period. This would equate to a shortfall of 450 on the proposed amendment.

5.2 *Mrs Wilkins (117)* disagrees with the Masterplan Framework. Another housing estate sprawling over land [and] retailing. There should not be more out of town shopping at cost of town centre. Traffic is now at gridlock from retail traffic [around Tesco].

Qn5a Having regard to the Delivery Strategy and other information for the site included within the draft Masterplan Framework (SD54) does Boyer Planning have any evidence to support their assertion that the development of this site will be constrained to the extent that they claim?

The Council will await the response from Boyer Planning.

Qn5b The Council's Property Services (857) have submitted written representations in support of this change which advice that the Council is a key landowner and intends to project manage the development. How does the Council respond to the Boyer Planning assertions and when and at what rate does the Council expect the delivery of housing on this site to come forward?

The Council has been working with the other major landowners of the Parc Afon Ewenni site to bring it forward to the market. Notably this has involved the preparation of the draft development brief (SD54) which will be consulted on and adopted soon after the LDP itself is adopted. Subsequent to this a joint landowners agreement will be sought to bring the site to the market; this will be project managed by the Council.

In order to prepare the development brief, the Council commissioned flooding, highways studies and a Phase 1 site investigation study which demonstrate that the site can be built to the anticipated capacity.

In addition to this, the Council is also working to relocate its depot facilities currently located on the site. It is working in partnership with South Wales Police to deliver a joint services depot on an alternative site. The other current uses on the site could be accommodated on existing vacant land and

buildings allocated for employment purposes in the LDP.

Given this, and the likelihood that this site could accommodate at least two volume house builders, the Council considers that the site could be built at a rate of 100 units per annum from 2015/16 (see housing trajectory at Appendix A) with completion by the end of the Plan period.

Qn5c In written representations the Environment Agency (61) has drawn attention to the inclusion of part of the site allocation in Zone C2 in the latest Welsh Government Development Advice Maps. Does the hydraulic modelling referred to in the development brief resolve this and are there any outstanding implications for site capacity and delivery?

The Council is aware of the sites part location within the Zone C2 flood area and commissioned a flood risk assessment in conjunction with the development of the draft Development Brief (SD53) in 2011. The results of this study are shown on page 18 of that document. The latest Development Advice Map from the Welsh Government (see Appendix C) concur with the results of this study.

The flood risk to the site has therefore been managed, in terms of the distribution of development, by redistributing areas of public open space / highways to coincide with those areas susceptible to flooding. Such 'reconfigured' areas are likely to be grassed areas with modest land modelling and potential landscaping. Flood risk mitigation areas will also act as Public Open Space.

Given the fact that the flood risk issue has been considered since the outset of developing the Masterplan it will not impact on site capacity or delivery.

Qn5d In the submitted Local Development Plan this PLA3(4) site included the REG11(3) allocation for New Bulky Comparison Goods. The Amended Sites consultation document indicated that there would be 'No Change' in this allocation but it also refers to the Matters Arising Changes following Session 7 Retail in which the Council proposed the deletion of this retail allocation. Neither did the Development Brief (SD54) include such retail space in any of the proposed development parcels. Would the Council please explain its current position?

The Council can confirm that the REG11(3) allocation is proposed to be deleted from the Plan following discussion at Hearing Session 7 of the Examination. The Council has included this change in the final MAC Schedule (HS21.02) as FMAC81 and Appendix 1: PLA3 Site Descriptions.

Qn5e If the bulky goods retail allocation is deleted, would that resolve Mrs Wilkins' concerns about retail development?

The Council will await the response from Mrs Wilkins.

5.3 *Bridgend Town Council (35)* Highway Network The Inspector's attention is drawn to issues that may arise in relation to the original LDP allocation at Parc Afon Ewenni and the additional allocation, relating to the potential effect on highway

volumes, management etc. regarding the extant conditional planning permission P/08/1114/OUT and the linked Section 106 Agreement. The Town Council believes that there should be greater examination of the effects on the highway network of the Section 106 agreement implementation with the programme of development and the proposed allocation including the additional allocation at Parc Afon Ewenni especially as BCBC state that "which is required for the purpose of overall viability of the site". The Inspector's attention is drawn to the fact that the justification is to the site ONLY. What emerges is a sustainability issue of the sites relationship with known development consents and other proposed policies in the LDP.

Public Consultation The Town Council is aware that although the BCBC Development Control Committee approved the 'draft' Master Plan for public consultation (15th December 2011) at this time the draft Master Plan has not been before the public, therefore, not before the Town Council and there has not been a report back to the BCBC Development Control Committee. It is, therefore, believed that it is not a wholly BCBC approved 'plan' except that it is included in the LDP. Some limited commentary regarding the Master Plan and the effects of the Section 106 agreement attached to the Island Farm Recreation and Leisure approval is in the paragraph Island Farm Section 106 below.

Island Farm Section 106 The Section 106 agreement envisages significant changes to traffic flow at Ewenny Junction which is interpreted as additional traffic volumes at the Waterton A48 Roundabout, Picton Court Roundabout, 'Tesco' Roundabout, the Traffic Light Junction of the Retail Park with the A473 and junctions on the A473 Cowbridge Road from the following Avon Court, residential streets Jubilee Road, Jubilee Crescent, College Close, Uxilla Terrace, Wyndham Crescent, Caewallis Street and especially the effect upon the Traffic Light junction of the A473 and Coychurch Road [also refer Appendix A Highway Plan]. Therefore, the A473 and local residents living alongside will suffer significant difficulties with access especially College Close, Jubilee Road etc. who have submitted many complaints to County and Town Councillors direct and at PACT meeting.

Qn5f The BTC representations highlight concerns about the claimed adverse traffic impacts in the Waterton area of the approved Island Farm sports, leisure and employment development and relates to whether the proposed changes to the PLA3(4) allocation would exacerbate those impacts. It does not appear that BTC objected to the original PLA3(4) allocation.

i) Whereas the proposed changes include an increase in the number of dwellings from 550 to 650 with an associated increase in traffic movements from that source, what regard should be had to the

reduction in proposed employment at the site and to any associated reduction in potential traffic movements from employment?

ii) If it is confirmed that the bulky goods retail allocation on the site is to be deleted, would that also offset any increase in traffic movements associated with the residential development?

iii) Would BCBC please provide a copy of the S106 obligation for the Island Farm development.

iv) Can BCBC provide any estimate of the likely traffic generation from the proposed development of the PLA3(4) site with and without the proposed amendments?

v) Does BCBC have any further response to the BTC representations?

Highways assessment work has been carried out in relation to the formulation of the draft Development Brief (SD53). This has focussed on assessing how much 'equivalent development' could take place on the site given the traffic movements which currently take place on the 4 sites which make up the wider Parc Afon Ewenni allocation. This work is summarised in Table 1 on page 15 of the draft development brief.

In summary, the work has concluded that, given the current levels of activity, a total of 673 dwellings could be built on the site with no material impact on the highway network from what is experienced at present. Whilst traffic impact from the employment and local retailing elements would need to be factored it, it is considered that the additional traffic generated could be accommodated on the highway network without adversely affecting capacity. This issue will be examined by the submission of a full Transport Impact Assessment with an outline planning application which will additionally need to model the impacts of the Island Farm development as a consented scheme.

A copy of the Section 106 agreement for the Island Farm development is attached at Appendix D.

In addition, the requirement under Policy PLA8(4) for the redeveloped Parc Afon Ewenni site to be served by a single access point (either a roundabout or signalised junction) will further serve to improve highway safety along the A473 as the existing situation of multiple accesses is considered unsatisfactory. This will also serve to relieve pressure on the Waterton roundabout from those vehicles exiting Parc Afon Ewenni and travelling eastwards to Pencoed and the M4 motorway.

In terms of the amended sites consultation changes, the Council's Highways department have provided an estimate of the change in the number of daily vehicle movements associated with the changes in development type.

Use	Old Amount	New Amount	Difference
Residential	550 units 4,400 daily trips	650 units 5,200 daily trips	+ 100 units + 800 daily trips

Employment	8.0ha* 5,760 daily trips	2.0ha* 1,440 daily trips	- 6.0 ha - 4,320 daily trips
Bulky Comparison Goods	Approx 5,000 sq m net † 2,250 daily trips	0 sq m† 0 daily trips	- 5,000 sq m - 2,250 daily trips
	TOTAL 12,410 daily trips	**TOTAL 6,640 daily trips**	**TOTAL NET CHANGE - 5,770 daily trips**

* assumes a 'business park' setting with a mixture of B1 office and light industry

† assumes a 'retail park' setting excluding food retailing

Assuming the existing site is capable of accommodating the equivalent of 673 dwellings, this would equate to a current vehicle trip movement generation of 5,384. The difference between the proposed residential and employment (6,640 movements) would therefore be 1,256 additional daily movements to that already experienced, to which those generated by the local service centre would additionally need to be considered in the preparation of the Transport Impact Assessment.

6. PLA3(10) LAND WEST OF MAESTEG ROAD, TONDU

a. *Boyer Planning - for Bellway Homes (788)/Persimmon Homes (Wales)(911)* Whilst we are conscious that some development has commenced, based on the existing JHLAS, there is forecast to be 40 completions per annum (2013 to 2017). If this is projected forward to the end of the plan period then this would amount to 320 completions. In the first instance we consider this to be very optimistic as there have only been 89 completions in the past 10 years. However, if this higher rate were to be achieved then there would be a shortfall of around 129 dwellings (in relation to the 538 now proposed).

b. *Mrs Wilkins (117)* Mrs Wilkins did not object to the PLA3(10) allocation at the deposit stage but now considers that the roads cannot cope with the extra traffic from this development in the morning and throughout the day. This will cause gridlock for Tondu and Penyfai.

Qn6a The proposed change would increase the number of dwellings from 436 to 538 but would reduce the amount of employment land from 2.7ha to 1ha. Would Mrs Wilkins please clarify whether she is objecting to the PLA3(10) development as a whole or to the additional housing now proposed?

The Council will await the response from Mrs Wilkins.

Qn6b If Mrs Wilkins' objection is to additional traffic from the extra 102 houses, does she acknowledge that the reduction in employment land would also reduce traffic from that source?

The Council will await the response from Mrs Wilkins.

Qn6c The representations from Merthyr Mawr Estate in support of the allocation indicate a proposed realignment of Maesteg Road. What is the objective and will it ease congestion at nearby junctions?

The Council considers that proposed realignment of Maesteg Road (A4063) associated with this site will improve approach visibility to the rail bridge and

traffic signals at its junction with route A4065 for vehicles travelling from the north, whilst also reducing congestion and improving the queuing capacity of this important route which serves as the only major link between the Llynfi Valley and the M4 Motorway.

The development site is of a significant size and the developer will be required to submit a comprehensive Transportation Assessment, particularly as previous Transportation Assessments for developed sites in the immediate area have shown there to be limited spare capacity in the existing junction arrangements.

Previous developers have made land available for the road realignment and the provision of further land within the site will allow the scheme to progress.

The scheme is therefore regarded as a highly deliverable proposal that will ease congestion, reduce queuing, improve forward visibility and the movement of traffic, improving access to and from the Llynfi Valley.

Qn6d What is the Council's response to the Boyer Planning Representations?

As outlined in the supporting representation submitted by Merthyr Mawr Estates the proposed development, including the additional housing numbers, is viewed as deliverable within the plan period. The site is highly accessible and sustainably located with the infrastructure in place to allow the delivery of the increased housing provision.

Qn6e What rate of housing delivery does the Council expect on this site?

As detailed in the Updated 2012 based Housing Trajectory (Appendix A) the dwellings are estimated to come forward at the following rate:

2012/2013: 31 dwellings

2013/2014: 40 dwellings

2014/2015: 40 dwellings

2015/2016: 75 dwellings

2016/2017: 75 dwellings

2017/2018: 75 dwellings

2018/2019: 75 dwellings

2019/2020: 60 dwellings

2020/2021: 32 dwellings

7. PLA3(20) CORONATION WORKS, EVANSTOWN

7.1 *NLP- for Redrow (851)* questions the likelihood of site coming forward for residential development due to extremely low land values, the cost of remediating the site and 'the fact that Evanstown is such a deprived area'.

Qn7a The proposed change would delete an employment allocation of 0.32ha with 'small scale' housing provision (LDP Ch9)and substitute a residential allocation for 11 dwellings. Would that enhance or diminish development viability?

The Council acknowledges that this site has been an employment allocation in both the Ogwr Borough Local Plan and Bridgend Unitary Development Plan with no serious interest shown in its development for these purposes. It is understood from information supplied by the Council's Economic Development team that, due to security issues, the site in its current state is not suitable to attract long-term tenants.

In 2005, the Local Planning Authority received 2 planning applications for residential development which were refused because they were contrary to policy.

However, given current market conditions it is considered that the most viable option for the redevelopment of the site is to promote it for residential development. The size and location of the site would be more attractive to a regional / local builder rather than a volume national house builder. The site is positioned on a gateway in to Evanstown and represents an opportunity for new residential development which will enhance the attractiveness of the area.

Qn7b If the residential development does not go ahead would that materially impact on the soundness of the Plan having regard to overall dwelling numbers?

As outlined above the Council considers that residential development on this site is realistic and deliverable within the Plan period. However, given the size of this site; the Council does not consider that its non-implementation would materially impact on the soundness of the plan with regards to the overall dwelling numbers.

Appendix A:

Updated 2012 based Housing Trajectory.

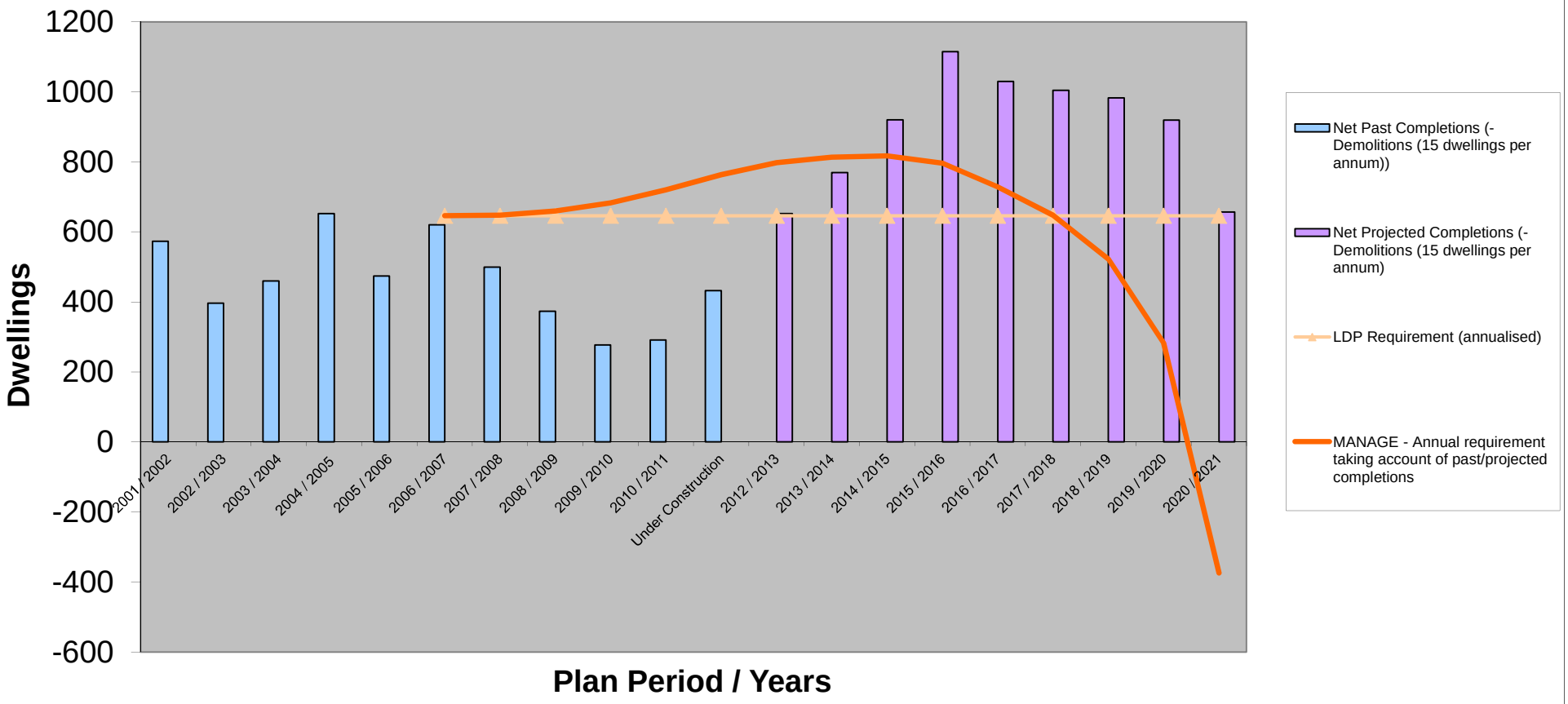
SCHEDULE OF SITES

2012 Based

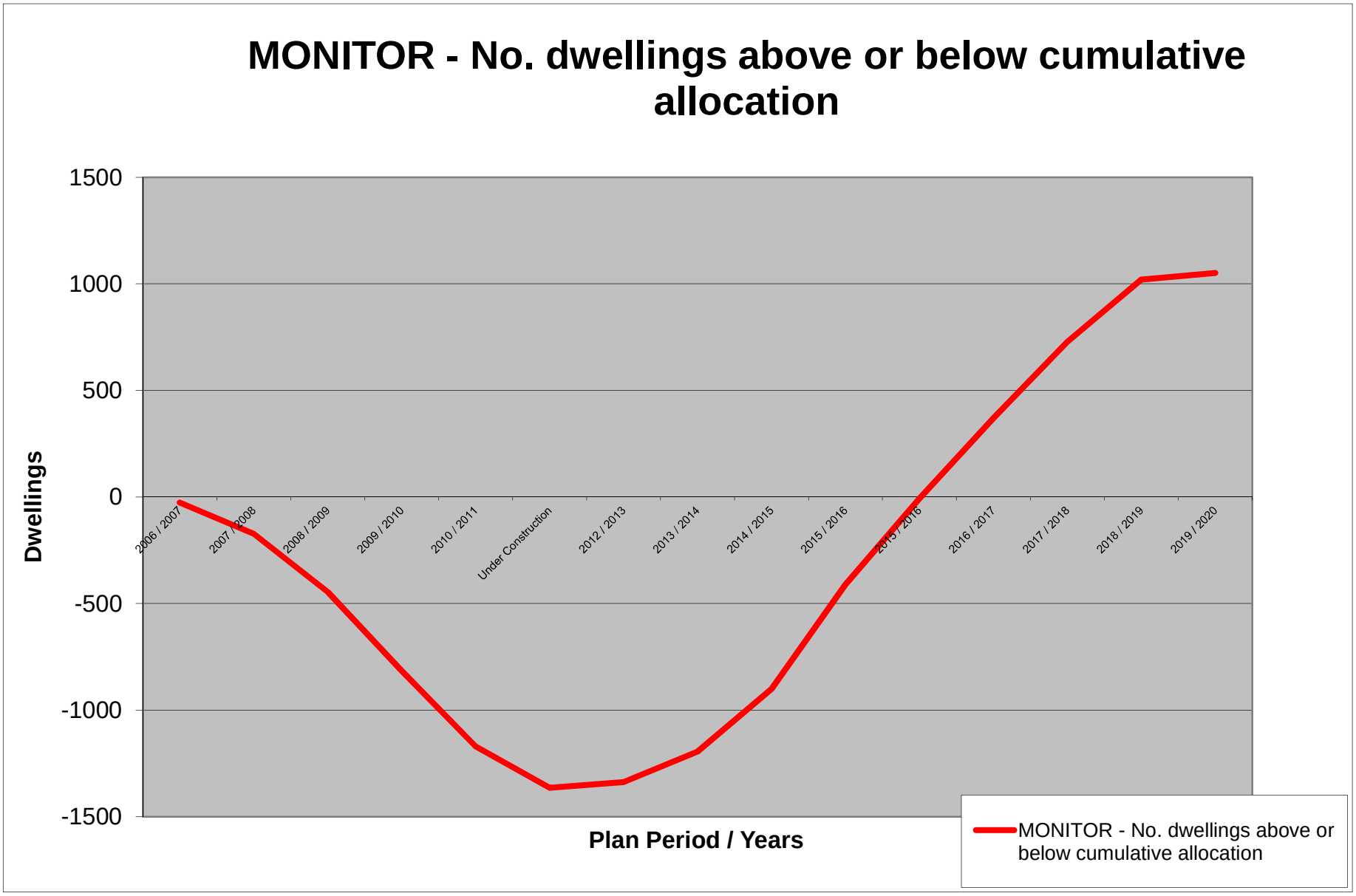
LDP Ref	Site Name	Settlement	Total Units Remaining at 2009	2001 / 2002	2002 / 2003	2003 / 2004	2004 / 2005	2005 / 2006	2006 / 2007	2007 / 2008	2008 / 2009	2009 / 2010	2010 / 2011	2011 2012	Under Construction	2012 / 2013	2013 / 2014	2014 / 2015	2015 / 2016	2016 / 2017	2017 / 2018	2018 / 2019	2019 / 2020	2020 / 2021	Totals	Units Remaining	
			Units						Start of Plan Period 1	2	3	4	5	6		7	8	9	10	11	12	13	14	15			
Bridgend Strategic Regeneration Growth Area																											
COM 1 (1)	Parc Derwen	Bridgend	1515									0	8	103	51	120	150	175	175	175	186	186	186	0	1515	1404	*
COM 1 (2)	North East Brackla Regeneration Area	Bridgend	550									0	0	0	0	10	95	129	125	121	70	0	0	0	550	550	*
COM 1 (3)	Parc Afon Ewenni Regeneration Area	Bridgend	650									0	0	0	0	0	0	50	100	100	100	100	100	100	650	650	*
COM 1 (4)	Coity Road Sidings	Bridgend	140									0	0	0	0	0	0	0	0	0	40	50	50	0	140	140	
COM 1 (5)	South Wales Police, Cowbridge Road	Bridgend	138									0	0	0	0	0	0	0	0	0	0	38	50	50	138	138	*
COM 1 (6)	Land East of Masonic Hall, Coychurch Road	Bridgend	95									56	16	0	0	23	0	0	0	0	0	0	0	0	95	23	
COM 1 (7)	Land at Waterton Lane	Bridgend	42									0	0	0	0	0	0	0	0	0	21	21	0	0	42	42	*
COM 1 (7)	Jubilee Crescent	Bridgend	40									0	0	0	0	0	0	0	0	0	20	20	0	0	40	40	
COM 1 (8)	Land South of Joslin Road	Bridgend	34									0	0	9	4	6	15	0	0	0	0	0	0	0	34	25	
COM 1 (9)	Brocastle Estate	Bridgend	30									0	0	0	0	0	30	0	0	0	0	0	0	0	30	30	
COM 1 (10)	Waterton Manor	Bridgend	36									0	0	0	0	0	0	0	36	0	0	0	0	0	36	36	
COM 1 (11)	Brackla Street	Bridgend	19									0	0	0	0	0	0	0	0	0	19	0	0	0	19	19	
COM 1 (12)	Parc Farm, North East of Parc Derwen	Bridgend	14									0	0	0	0	0	0	0	0	14	0	0	0	0	14	14	
COM 1 (13)	Waterton Lane	Bridgend	11									0	0	0	0	5	6	0	0	0	0	0	0	0	11	11	
COM 1 (14)	6-10 Queen Street	Bridgend	10									0	0	0	0	10	0	0	0	0	0	0	0	0	10	10	
Maesteg & Llynfi Valley Strategic Regeneration Growth Area																									**3324**		
COM 1 (15)	Maesteg Washery Regeneration Area	Maesteg	135									0	0	0	0	0	30	40	40	25	0	0	0	0	135	135	
COM 1 (16)	Ewenny Road	Maesteg	125									0	0	0	0	0	0	25	50	50	0	0	0	0	125	125	
COM 1 (17)	Coegnant Reclamation Site	Nantyffyllon	100									0	0	0	0	0	0	0	0	0	25	25	25	25	100	100	
COM 1 (18)	Crown Road	Maesteg	40									0	0	0	0	0	0	0	0	0	10	10	10	10	40	40	
COM 1 (19)	Former Blaencaerau Junior School	Caerau	35									0	0	0	0	0	0	0	0	0	15	20	0	0	35	35	
COM 1 (20)	Y Parc	Maesteg	51									0	0	0	0	0	0	0	0	0	0	0	25	26	51	51	*
COM 1 (21)	Land S. of Cwmfelin Primary	Cwmfelin	20									0	0	0	0	0	0	0	0	0	10	10	0	0	20	20	
COM 1 (22)	Llynfi Lodge	Maesteg	13									0	0	0	0	0	0	0	0	0	13	0	0	0	13	13	
COM 1 (23)	Land adj to 50 Heol Tywith	Nantyffyllon	13									0	0	0	0	4	4	5	0	0	0	0	0	0	13	13	
Porthcawl Strategic Regeneration Growth Area																									**532**		
COM 1 (24)	Porthcawl Waterfront Regeneration Area	Porthcawl	1050									0	0	0	0	0	14	80	160	160	160	160	160	156	1050	1050	*
COM 1 (25)	Former Sea Bank Hotel Car Park	Porthcawl	60									0	0	0	60	0	0	0	0	0	0	0	0	0	60	60	
COM 1 (26)	Pwll-y-Waun	Porthcawl	40									0	0	0	0	0	20	20	0	0	0	0	0	0	40	40	
COM 1 (27)	Albert Edward Prince of Wales Court	Porthcawl	35									0	0	0	0	0	0	0	0	0	20	20	0	0	40	40	
COM 1 (28)	MOT Centre, Station Hill	Porthcawl	11									0	0	0	0	11	0	0	0	0	0	0	0	0	11	11	
COM 1 (29)	The Nurseries, New Road	Porthcawl	10									0	0	0	0	0	10	0	0	0	0	0	0	0	10	10	
Valleys Gateway Strategic Regeneration Growth Area																									**1211**		
COM 1 (30)	Land west of Maesteg Road	Tondu	538									7	12	7	9	31	40	40	75	75	75	75	60	32	538	512	*
COM 1 (31)	Parc Tyn Y Coed	Bryncethin	323									21	53	29	20	39	35	65	41	30	0	0	0	0	333	230	
COM 1 (32)	Ogmore Comprehensive School	Bryncethin	130									0	0	0	0	0	50	50	30	0	0	0	0	0	130	130	
COM 1 (33)	Gateway to the Valleys	Tondu	100									0	0	0	0	0	0	0	0	0	0	0	50	50	100	100	
COM 1 (34)	Former Christie Tyler Site	Brynmenyn	75									0	0	0	0	0	35	40	0	0	0	0	0	0	75	75	
COM 1 (35)	Bryncethin Depot	Bryncethin	50									0	0	0	0	0	0	0	0	0	25	25	0	0	50	50	
COM 1 (36)	Land at Abergarw Farm	Brynmenyn	50									0	0	0	0	0	0	0	25	25	0	0	0	0	50	50	
COM 1 (37)	Glanyrafon	Tondu	30									0	0	0	0	0	0	0	30	0	0	0	0	0	30	30	
			6358																								
Residential Allocations Outside the Strategic Regeneration Growth Areas																									**1306**		
COM 2 (1)	Land SW of City Road	Bettws	80									0	0	0	0	0	0	0	0	0	0	20	30	30	80	80	
COM 2 (2)	City Farm	Bettws	40									0	0	0	0	5	15	20	0	0	0	0	0	0	40	40	
COM 2 (3)	Heol Dewi Sant (R/O)	Bettws	11									0	3	0	4	4	0	0	0	0	0	0	0	0	11	8	
COM 2 (4)	Land adjoining Cwm Ogwr Fach	Blackmill	43									0	0	0	0	0	43	0	0	0	0	0	0	0	43	43	
COM 2 (5)	Cae Gleision, Broadlands	Bridgend	284									60	69	141	9	0	0	0	0	0	0	0	0	0	279	9	
COM 2 (?)	Land at Llangewydd Road, Cefn G	Bridgend	228									0	0	0	0	0	0	47	47	47	47	40	0	0	228	456	
COM 2 (6)	Ysgol Bryn Castell	Bridgend	150									0	0	0	0	0	0	0	10	25	25	30	30	30	150	150	
COM 2 (7)	Chelsea Avenue	Bridgend	110									0	0	17	17	48	34	0	0	0	0	0	0	0	116	99	
COM2 (8)	Llys Fitzhamon	Bridgend	41									21	12	6	2	0	0	0	0	0	0	0	0	0	41	2	
COM 2 (9)	Cefn Glas Road	Bridgend	10									2	4	0	0	2	2	0	0	0	0	0	0	0	10	4	
COM 2 (10)	Coed Parc	Bridgend	20									0	0	0	0	0	0	0	20	0	0	0	0	0	20	20	
COM 2 (11)	Former Wildmill Boiler House	Bridgend	10									0	0	0	5	0	5	0	0	0	0	0	0	0	10	10	
COM 2 (12)	Former Abercerdin School	Evanstown	11									2	0	0	0	10	0	0	0	0	0	0	0	0	12	10	
COM 2 (?)	Coronation Works	Evanstown	11									0	0	0	0	0	0	0	0	0	0	0	0	11	11	11	*
COM 2 (13)	Former Goricon Site	Kenfig Hill	29									0	0	29	0	0	0	0	0	0	0	0	0	0	29	0	
COM 2 (14)	Troed Y Ton	Kenfig Hill	39									0	0	39	0	0	0	0	0	0	0	0	0	0	39	0	
COM 2 (15)	Pantyrawel Court	Lewistown	19									16	0	0	0	0	0	0	0	0	0	0	0	0	16	0	
COM 2 (16)	Ty Nant, Heol Llangeinor	Llangeinor	10									0	0	0	0	3	3	3	1	0	0	0	0	0	10	10	
COM 2 (17)	Waunwen	Nantymoel	35									0	0	0	0	0	0	0	0	0	0	0	15	20	35	35	
COM 2 (18)	Cwrt Colman Street	Nantymoel	21									0	0	0	0	0	0	0	0	5	5	5	6	0	21	21	
COM 2 (19)	Heol Y Fedwen / Haul Bryn	Nantymoel	11									0	0	0	0	3	3	3	2	0	0	0	0	0	11	11	
COM 2 (?)	Ty Draw Farm	North Cornelly	94									0	0	0	0	0	0	14	40	40	0	0	0	0	94	94	*
COM 2 (20)	Marlas Farm	North Cornelly	48									22	22	4	0	0	0	0	0	0	0	0	0	0	48	0	
COM 2 (21)	Land at Gibbons Way	North Cornelly	45									0	0	0	0	0	0	0	0	0	10	20	15	0	45	45	
COM 2 (22)	Ffordd Yr Eglwys (land off)	North Cornelly	22									0	0	0	0	11	11	0	0	0	0	0	0	0	22	22	
COM 2 (23)	Thomas Crescent (land adjacent)	North Cornelly	14									0	0	14	0	0	0	0	0	0	0	0	0	0	14	0	
COM 2 (24)	South of Hendre Road	Pencoed	35									3	12	2	2	5	6	6	0	0	0	0	0	0	36	19	
COM 2 (25)	2 Penprysg Road	Pencoed	12									0	12	0	0	0	0	0	0	0	0	0	0	0	12	0	
COM 2 (26)	Former Surgery Site, Coychurch Road	Pencoed	13									0	0	0	0	8	5	0	0	0	0	0	0	0	13	13	
COM 2 (27)	Pencoed Primary School	Pencoed	10									0	0	0	0	0	0	0	0	0	0	0	0	10	10	10	
COM 2 (28)	Ty Draw Close (land rear of)	Pyle	30									0	0	0	0	0	0	0	0	30	0	0	0	0	30	30	
		Total	**1536**																						**1536**		
	Allocated Site Totals											210	223	400	183	358	661	812	1007	922	896	875	812	550	**7909**		
	Small Sites											77	79	47		65	64	64	64	64	64	64	64	64	780		
	Windfall Sites											5	4	0	3	58	59	59	59	59	59	59	58	58	540		
	Past Completions			**573**	**396**	**460**	**652**	**474**	**635**	**514**	**388**	**292**	**306**	**447**											5137		
	Net Past Completions (- Demolitions (15 dwellings per annum))								**620**	**499**	**373**	**277**	**291**	**432**											2492		
	Net Past Completions (+ Empty Property Initiatives Allowance(20 dwellings per annum 2012-2021))													**452**													
	Projected Completions															**667**	**784**	**935**	**1130**	**1045**	**1019**	**998**	**934**	**672**	**8184**		
	Net Projected Completions (- Demolitions (15 dwellings per annum)															**652**	**769**	**920**	**1115**	**1030**	**1004**	**983**	**919**	**657**	**8049**		
	Net Projected Completions (+ Empty Property Initiatives Allowance(20 dwellings per annum 2012-2021))															**672**	**789**	**940**	**1135**	**1050**	**1024**	**1003**	**939**	**677**			
		Cumulative Completions							620	1119	1492	1769	2060	2512		3184	3973	4913	6048	7098	8122	9125	10064	10741			
		LDP Requirement (annualised)							646	646	646	646	646	646		646	646	646	646	646	646	646	646	646	**9690**		
		LDP Requirement (cumulative)							646	1292	1938	2584	3230	3876		4522	5168	5814	6460	7106	7752	8398	9044	9690			
									2006 - 2011 Net Total Completions				**2060**			**2011 - 2016 Net Total Completions**					**3988**	**2016 - 2021 Net Total Completions**			**4693**	**10741**	
									Strategic Policy SP12 - 2006 - 2011				**3230**			**Strategic Policy SP12 - 2011 - 2016**					**3230**	**Strategic Policy SP12 - 2016 - 2021**			**3230**	**9690**	
												Phase 1	**2085**					**Phase 2**	**2888**					**Phase 3**	**4717**	**9690**	
		MONITOR - No. dwellings above or below cumulative allocation							-26	-173	-446	-815	-1170	-1364		-1338	-1195	-901	-412	-8	370	727	1020	1051			
		MANAGE - Annual requirement taking account of past/projected completions							646	648	659	683	720	763		798	813	817	796	728	648	523	283	-374			
		Plan Period Remaining							15	14	13	12	11	10		9	8	7	6	5	4	3	2	1			

*Note
Amended and Additional Housing Sites

Bridgend LDP Housing Trajectory



MONITOR - No. dwellings above or below cumulative allocation



Appendix B:

Updated Joint Housing Land Availability Study 2013.

Bridgend County Borough Council
Cyngor Bwrdeistref Sirol Pen-y-bont ar Ogwr
www.bridgend.gov.uk

Bridgend Local Development Plan Examination

Hearing Session 20: Amended Sites

Agenda Item Qn2a:

Updated Bridgend LDP Joint Housing Land Availability Study 2013 (estimate)

Development Planning
Regeneration and Development
Communities Directorate
Bridgend County Borough Council
Angel Street, Bridgend
CF31 4WB

1.0 Introduction

1.1 **Agenda Item Qn2a**

For Hearing Session 2 (Document HS02.05) the Council prepared an estimate of the 5 year housing land supply situation at 1 April 2013 (had the LDP been adopted at that date). Would the Council please provide updated version of this document which include the proposed amended sites and the additional housing sites to show how and when it expects that these sites will contribute to the housing supply.

2. 5 Year Land Supply Calculation

2.1 Paragraph 7.5.1 of Technical Advice Note (TAN) 1: Joint Housing Land Availability Studies states "each local planning authority must undertake the necessary calculations and make comparisons between the available land and the future housing requirement". The housing requirement figure of 9690 is based on the Bridgend Local Development Plan (LDP) Inspector`s Preliminary Findings and it is against this housing figure that the five-year land supply has been calculated.

2.2 The TAN permits the calculation of the five-year land supply using the residual method (a comparison of the land agreed to be genuinely available with the remaining housing provision contained within the adopted development plan). Where the use of this method indicates a shortage or surplus, a comparison of available land with past building rates may be used.

2.3 As with previous Bridgend JHLA Studies the residual and past build rate calculations are included, however the Council acknowledges that the residual method is the primary method of calculating the land supply.

2.4 The figures used in the 2013 JHLA calculations are based on the updated 2012 Housing Trajectory.

2.5 Given that this is a hypothetical exercise, the Council has made the following assumptions. The Small site completion figure for 2012/13 is based on a 5 year average of small site completions. The 2012/13 completion data for large sites is based on the units under construction and projected completions for 2012/13 from the updated 2012 Trajectory. The contribution from small sites of less than 10 dwellings is based on the completions for the last five years, which is consistent with previous JHLA Studies. The windfall completions are based on the LDP annual allowance and information in the 2012 JHLA Study.

3.0 Land Supply based on updated 2012 Housing Trajectory which includes the additional and amended sites.

5 Year Small Site Completions		All Completions		Total Land Supply		
		2003/4	460			
		2004/5	652			
		2005/6	474			
Start of LDP Period						
		2006/7	635			
		2007/8	514			
2008/9	62	2008/9	388	U/C & Cat 1	706	
2009/10	77	2009/10	292			
2010/11	79	2010/11	306	Cat 2	3817	
2011/12	47	2011/12	447	Small sites	338	
2012/13	**73***	2012/13	647			
	338		**3229**		**4861**	

*based on 5 year average small site completions

TABLE A: COUNTY BOROUGH OF BRIDGEND

AVAILABILITY OF LAND FOR PUBLIC AND PRIVATE HOUSE BUILDING IN BRIDGEND AT 1ST APRIL 2013 BASED ON THE BRIDGEND LOCAL DEVELOPMENT PLAN 2006-2021

Residual Method							
	A	B	C	D	E	F	G
	LDP Provision 2006-2021 (15 years)	Completions 2006 – 2013 (7 years)	Remainder C= A-B	5 year Requirement D=(C/8) x 5	Total Annual Building Requirement E=D/5	Total land available	Total Land Supply in years G=F/E
BCBC	9690	3229	6461	4039	808	4861	6.02

TABLE B: COUNTY BOROUGH OF BRIDGEND

HOUSE BUILDING PERFORMANCE – RECENT BRIDGEND LOCAL DEVELOPMENT PLAN HOUSING COMPLETIONS

Past Building Rates Method				
	Past 10 year Completions	Average	Total land available	Total Land Supply in years
	A	B	C	D
		A/10		C/B
BCBC	4813	482	4861	10.09

Appendix A: Schedule of Sites

SCHEDULE OF SITES

2013 JHLA		Total Units Remaining at 2009	2006 / 2007	2007 / 2008	2008 / 2009	2009 / 2010	2010 / 2011	2011 2012	Under Construction	2012 / 2013	2013 / 2014	2014 / 2015	2015 / 2016	2016 / 2017	2017 / 2018	
							2013 JHLA		2012/13 Completions		UC & CAT1	CAT2				3i
											Year 1	Year 2	Year 3	Year 4	Year 5	
LDP Ref	Site Name	Settlement	Units	Start of Plan Period 1	2	3	4	5	6		7	8	9	10	11	12	
Bridgend Strategic Regeneration Growth Area																	
COM 1 (1)	Parc Derwen	Bridgend	1515				0	8	103	51	120	150	175	175	175	186	372
COM 1 (2)	North East Brackla Regeneration Area	Bridgend	550				0	0	0	0	10	95	129	125	121	70	0
COM 1 (3)	Parc Afon Ewenni Regeneration Area	Bridgend	650				0	0	0	0	0	0	50	100	100	100	300
COM 1 (4)	Coity Road Sidings	Bridgend	140				0	0	0	0	0	0	0	0	0	40	100
COM 1 (5)	South Wales Police, Cowbridge Road	Bridgend	138				0	0	0	0	0	0	0	0	0	0	138
COM 1 (6)	Land East of Masonic Hall, Coychurch Road	Bridgend	95				56	16	0	0	23	0	0	0	0	0	0
COM 1 (?)	Land at Waterton Lane	Bridgend	42				0	0	0	0	0	0	0	0	0	21	21
COM 1 (7)	Jubilee Crescent	Bridgend	40				0	0	0	0	0	0	0	0	0	20	20
COM 1 (8)	Land South of Joslin Road	Bridgend	34				0	0	9	4	6	15	0	0	0	0	0
COM 1 (9)	Brocastle Estate	Bridgend	30				0	0	0	0	0	30	0	0	0	0	0
COM 1 (10)	Waterton Manor	Bridgend	36				0	0	0	0	0	0	0	36	0	0	0
COM 1 (11)	Brackla Street	Bridgend	19				0	0	0	0	0	0	0	0	0	19	0
COM 1 (12)	Parc Farm, North East of Parc Derwen	Bridgend	14				0	0	0	0	0	0	0	0	14	0	0
COM 1 (13)	Waterton Lane	Bridgend	11				0	0	0	0	5	6	0	0	0	0	0
COM 1 (14)	6-10 Queen Street	Bridgend	10				0	0	0	0	10	0	0	0	0	0	0
Maesteg & Llynfi Valley Strategic Regeneration Growth Area																	
COM 1 (15)	Maesteg Washery Regeneration Area	Maesteg	135				0	0	0	0	0	30	40	40	25	0	0
COM 1 (16)	Ewenny Road	Maesteg	125				0	0	0	0	0	0	25	50	50	0	0
COM 1 (17)	Coegnant Reclamation Site	Nantyffyllon	100				0	0	0	0	0	0	0	0	0	25	75
COM 1 (18)	Crown Road	Maesteg	40				0	0	0	0	0	0	0	0	0	10	30
COM 1 (19)	Former Blaencaerau Junior School	Caerau	35				0	0	0	0	0	0	0	0	0	15	20
COM 1 (20)	Y Parc	Maesteg	51				0	0	0	0	0	0	0	0	0	0	51
COM 1 (21)	Land S. of Cwmfelin Primary	Cwmfelin	20				0	0	0	0	0	0	0	0	0	10	10
COM 1 (22)	Llynfi Lodge	Maesteg	13				0	0	0	0	0	0	0	0	0	13	0
COM 1 (23)	Land adj to 50 Heol Tywith	Nantyffyllon	13				0	0	0	0	4	4	5	0	0	0	0
Porthcawl Strategic Regeneration Growth Area																	
COM 1 (24)	Porthcawl Waterfront Regeneration Area	Porthcawl	1050				0	0	0	0	0	14	80	160	160	160	476
COM 1 (25)	Former Sea Bank Hotel Car Park	Porthcawl	60				0	0	0	60	0	0	0	0	0	0	0
COM 1 (26)	Pwll-y-Waun	Porthcawl	40				0	0	0	0	0	20	20	0	0	0	0
COM 1 (27)	Albert Edward Prince of Wales Court	Porthcawl	35				0	0	0	0	0	0	0	0	0	20	15
COM 1 (28)	MOT Centre, Station Hill	Porthcawl	11				0	0	0	0	11	0	0	0	0	0	0
COM 1 (29)	The Nurseries, New Road	Porthcawl	10				0	0	0	0	0	10	0	0	0	0	0
Valleys Gateway Strategic Regeneration Growth Area																	

COM 1 (30)	Land west of Maesteg Road	Tondu	538				7	12	7	9	31	40	40	75	75	75	167
COM 1 (31)	Parc Tyn Y Coed	Bryncethin	333				21	53	29	20	39	35	65	41	30	0	0
COM 1 (32)	Ogmore Comprehensive School	Bryncethin	130				0	0	0	0	0	50	50	30	0	0	0
COM 1 (33)	Gateway to the Valleys	Tondu	100				0	0	0	0	0	0	0	0	0	0	100
COM 1 (34)	Former Christie Tyler Site	Brynmenyn	75				0	0	0	0	0	35	40	0	0	0	0
COM 1 (35)	Bryncethin Depot	Bryncethin	50				0	0	0	0	0	0	0	0	0	25	25
COM 1 (36)	Land at Abergarw Farm	Brynmenyn	50				0	0	0	0	0	0	0	25	25	0	0
COM 1 (37)	Glanyrafon	Tondu	30				0	0	0	0	0	0	0	30	0	0	0
		Total	6368														
Residential Allocations Outside the Strategic Regeneration Growth Areas																	
COM 2 (1)	Land SW of City Road	Bettws	80				0	0	0	0	0	0	0	0	0	0	80
COM 2 (2)	City Farm	Bettws	40				0	0	0	0	5	15	20	0	0	0	0
COM 2 (3)	Heol Dewi Sant (R/O)	Bettws	11				0	3	0	4	4	0	0	0	0	0	0
COM 2 (4)	Land adjoining Cwm Ogwr Fach	Blackmill	43				0	0	0	0	0	43	0	0	0	0	0
COM 2 (5)	Cae Gleision, Broadlands	Bridgend	284				60	69	141	9	0	0	0	0	0	0	5
COM 2 (?)	Land at Llangewydd Road, Cefn G	Bridgend	228				0	0	0	0	0	0	47	47	47	47	40
COM 2 (6)	Ysgol Bryn Castell	Bridgend	150				0	0	0	0	0	0	0	10	25	25	90
COM 2 (7)	Chelsea Avenue	Bridgend	110				0	0	17	17	48	34	0	0	0	0	-6
COM2 (8)	Llys Fitzhamon	Bridgend	41				21	12	6	2	0	0	0	0	0	0	0
COM 2 (9)	Cefn Glas Road	Bridgend	10				2	4	0	0	2	2	0	0	0	0	0
COM 2 (10)	Coed Parc	Bridgend	20				0	0	0	0	0	0	0	20	0	0	0
COM 2 (11)	Former Wildmill Boiler House	Bridgend	10				0	0	0	5	0	5	0	0	0	0	0
COM 2 (12)	Former Abercerdin School	Evanstown	11				2	0	0	0	10	0	0	0	0	0	-1
COM 2 (?)	Coronation Works	Evanstown	11				0	0	0	0	0	0	0	0	0	0	11
COM 2 (13)	Former Goricon Site	Kenfig Hill	29				0	0	29	0	0	0	0	0	0	0	0
COM 2 (14)	Troed Y Ton	Kenfig Hill	39				0	0	39	0	0	0	0	0	0	0	0
COM 2 (15)	Pantyrawel Court	Lewistown	19				16	0	0	0	0	0	0	0	0	0	3
COM 2 (16)	Ty Nant, Heol Llangeinor	Llangeinor	10				0	0	0	0	3	3	3	1	0	0	0
COM 2 (17)	Waunwen	Nantymoel	35				0	0	0	0	0	0	0	0	0	0	35
COM 2 (18)	Cwrt Colman Street	Nantymoel	21				0	0	0	0	0	0	0	0	5	5	11
COM 2 (19)	Heol Y Fedwen / Haul Bryn	Nantymoel	11				0	0	0	0	3	3	3	2	0	0	0
COM 2 (?)	Ty Draw Farm	North Cornelly	94				0	0	0	0	0	0	14	40	40	0	0
COM 2 (20)	Marlas Farm	North Cornelly	48				22	22	4	0	0	0	0	0	0	0	0
COM 2 (21)	Land at Gibbons Way	North Cornelly	45				0	0	0	0	0	0	0	0	0	10	35
COM 2 (22)	Ffordd Yr Eglwys (land off)	North Cornelly	22				0	0	0	0	11	11	0	0	0	0	0
COM 2 (23)	Thomas Crescent (land adjacent)	North Cornelly	14				0	0	14	0	0	0	0	0	0	0	0
COM 2 (24)	South of Hendre Road	Pencoed	35				3	12	2	2	5	6	6	0	0	0	-1
COM 2 (25)	2 Penprysg Road	Pencoed	12				0	12	0	0	0	0	0	0	0	0	0
COM 2 (26)	Former Surgery Site, Coychurch Road	Pencoed	13				0	0	0	0	8	5	0	0	0	0	0
COM 2 (27)	Pencoed Primary School	Pencoed	10				0	0	0	0	0	0	0	0	0	0	10
COM 2 (28)	Ty Draw Close (land rear of)	Pyle	30				0	0	0	0	0	0	0	0	30	0	0
		Total	**1536**														
Allocated Site Totals							**210**	**223**	**400**	**183**	**358**	**661**	**812**	**1007**	**922**	**896**	
Windfall Sites - Not allocated in Bridgend LDP																	
Former Llynfi Hospital Site (Allocated site in Brigend UDP)							1	2			2	2					
West of Bethania Street (Allocated site in Brigend UDP)											1	2					
Glan Y Nant (Land at) Bryn Road, Tondu (Allocated site in Brigend UDP)								1			4	4					
Land to the rear of Bryn Road, Tondu											1						
Bryn Road Ogmore Vale (Allocated site in Brigend UDP)											2	2	2	1			
Land at North Road Ogmore Vale							1	1		3	2						
Pantyrawel Road, Pantyrawel											17						
Adj 21 Crown Road, Kenfig Hill							1										
Plumley Close (Land off), North Cornelly												11					
Land North of Aber Cottages, Pricetown											1	1	1				
Lower Adare Street, Pontycymmer							2										
LDP Windfall Allowance												23	42	44	45	45	
Small Sites				87	97	62	77	79	47		73						
				635	**514**	**388**	**292**	**306**	**447**	**186**	**461**	**706**	**857**	**1052**	**967**	**941**	
										647		**706**	**3817**				**2232**
										Units Completed 2012/13		**UC & CAT 1**	**CAT 2**				**3i**

Appendix C:

The latest Development Advice Map from the Welsh Government covering PLA3(4) PARC AFON EWENNI, BRIDGEND

Welsh Government TAN 15

PLA3(4) Parc Afon Ewenni

PLA3(4) Parc Afon Ewenni

Zone B

Areas known to have been flooded in the past evidenced by sedimentary deposits.

Zone C1

Areas of the floodplain which are developed and served by significant infrastructure, including flood defences.

Zone C2

Areas of the floodplain without significant flood defence infrastructure.

Date: 26/04/2013 Map generated by: AQ

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

Louise Fradd
Corporate Director Communities

Communities Directorate
Bridgend County Borough Council,
Civic Offices
Angel Street
Bridgend
CF31 4WB

Planning Services Tel: (01656) 643176/643552

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Scale 1:10,000 @ A3

Appendix D:
Island Farm Section 106

Planning Obligation by Deed of Agreement under Section 106 of the Town and Country Planning Act 1990

Dated 12th March 2012

THE COUNCIL OF THE COUNTY BOROUGH OF BRIDGEND

AND

HD LTD

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Dated: 12th March. **2012**

PARTIES:

This Deed is entered into by:

(1) **THE COUNCIL OF THE COUNTY BOROUGH OF BRIDGEND** of Civic Offices, Angel Street, Bridgend, Wales, CF31 4WB (the "Council") and

(2) **HD LTD** of 8 Merthyr Mawr Road North, Bridgend, Wales, CF31 3NH (Company No. 06600664) (the "Owner").

INTRODUCTION

1. The Council is the local planning authority for the purposes of the Town and Country Planning Act 1990 for the area in which the Site is situated.

2. The Council is the local highway authority for the area in which the Site is situated.

3. The Owner is the freehold owner of the Site.

4. The Owner has submitted the Application to the Council and the parties have agreed to enter into this Deed in order to secure the planning obligations contained in this Deed.

5. The Council resolved on 4th July 2011 to grant the Planning Permission subject to the prior completion of this Deed.

NOW THIS DEED WITNESSES AS FOLLOWS:

OPERATIVE PART

1. DEFINITIONS

For the purposes of this Deed the following expressions shall have the following meanings:

"Application"	the application for planning permission for the Development as described in the Second Schedule to this Deed;
"Commencement of Development"	the date on which any material operation (as defined in Section 56(4) of the Town and Country Planning Act 1990) forming part of or pursuant to the Development begins to be carried out or any works forming part of or pursuant to the Development begins to be carried out and "Commence Development" shall be construed accordingly;
"Development"	the Development of the Site for a proposed leisure and commercial development as set out in the Application (excluding those parts of the Office Development which are outside the Site);
"Index"	All Items Index of Retail Prices issued by the Office for National Statistics;
"Interest"	interest at 4 per cent above the base lending rate of the Bank of England from time to time;
"Occupation"	

and "Occupied"	occupation for the purposes permitted by the Planning Permission but not including occupation by personnel engaged in construction, fitting out or decoration or occupation for marketing or display or occupation in relation to security operations PROVIDED THAT Occupation shall not occur in respect of either the 5,000 Capacity Stadium or the 15,000 Capacity Stadium respectively until the stadium is first used for any Spectator Event;
"Office Development"	all the land shown on the Phasing Drawing as "Phase 3 – Office accommodation";
"Parties "	the parties to this Deed;
"Phasing Drawing"	the drawing attached to this Deed showing (for the purposes of identification only) the proposed phases and elements of the Development and marked "Phasing Drawing";
"Planning Permission"	the planning permission to be granted by the Council pursuant to the Application;
"Site"	the land against which this Deed may be enforced as shown edged red on the drawing attached to this Deed and marked "Land Registry Official copy of the title plan in respect of title number WA43682;
"Spectator Event"	any event at which the majority of those attending are spectators;

"Working Days" Mondays to Fridays (inclusive) save for days which are Bank Holidays in Wales.

2 CONSTRUCTION OF THIS DEED

2.1 Where in this Deed reference is made to any clause, paragraph or schedule or recital such reference (unless the context otherwise requires) is a reference to a clause, paragraph or schedule or recital in this Deed.

2.2 Words importing the singular meaning shall where the context so admits include the plural meaning and vice versa.

2.3 Words of the masculine gender include the feminine and neuter genders and words denoting actual persons include companies, corporations and firms and all such words shall be construed interchangeable in that manner.

2.4 Wherever there is more than one person named as a party and where more than one party undertakes an obligation all their obligations can be enforced against all of them jointly and severally unless there is an express provision otherwise.

2.5 Any reference to an Act of Parliament shall include any modification, extension or re-enactment of that Act for the time being in force and shall include all instruments, orders, plans, regulations, permissions and directions for the time being made, issued or given under that Act or deriving validity from it.

2.6 References to any party to this Deed shall include the successors in title to that party and to any person deriving title through or under that party and in the case of the Council the successors to its statutory functions.

2.7 The headings and contents list are for reference only and shall not affect construction.

2.8 The plans and drawings listed in the Fifth Schedule to this Deed are attached to and form part of this Deed.

3 LEGAL BASIS

3.1 This Deed is made pursuant to Section 106 of the Town and Country Planning Act 1990 and Section 111 of the Local Government Act 1972 and Section 2 of the Local Government Act 2000.

3.2 The covenants, restrictions and requirements imposed upon the Owner under this Deed create planning obligations pursuant to Section 106 of the Town and Country Planning Act 1990 and are enforceable by the Council as local planning authority against the Owner in respect of the Site.

4 CONDITIONALITY

4.1 This Deed shall come into effect upon:-

(a) the grant of the Planning Permission; and

(b) the Commencement of Development

save for the provisions of Clauses 6.1, 6.2, 8.1 and 9.1 of this Deed and Paragraphs 1.1, 1.3, 5.1, 6.5, 7.1 and 8.1 of the Third Schedule to this Deed which shall come into effect immediately upon completion of this Deed.

5 THE OWNER'S COVENANTS

5.1 The Owner covenants with the Council as set out in the Third Schedule of this Deed.

6 MISCELLANEOUS

6.1 The Owner shall pay to the Council on completion of this Deed the reasonable legal costs of the Council incurred in the negotiation, preparation and execution of this Deed which has been discounted to the sum of £4,400.00.

6.2 The Owner shall pay to the Council on completion of this Deed the sum of £4,950.00 as a contribution towards the reasonable administrative costs of the Council incurred in the negotiation and administration of this Deed.

6.3 No provisions of this Deed shall be enforceable under the Contracts (Rights of Third Parties) Act 1999

6.4 This Deed shall be registrable as a local land charge by the Council.

6.5 Where the agreement, approval, consent or expression of satisfaction is required by the Owner from the Council under the terms of this Deed such agreement, approval or consent or expression of satisfaction shall not be unreasonably withheld or delayed and any notices shall be deemed to have been properly served if sent by recorded delivery to the principal address or registered office (as appropriate) of the relevant party PROVIDED that nothing in this Clause 6.4 shall apply to the provisions relating to the "Highways Agreement" in the Third and Fourth Schedules to this Agreement or any matters arising therefrom.

6.6 Insofar as any clause or clauses of this Deed is or are found (for whatever reason) to be invalid, illegal or unenforceable then such invalidity, illegality

or unenforceability shall not affect the validity or enforceability of the remaining provisions of this Deed.

6.7 This Deed shall cease to have effect (insofar only as it has not already been complied with) if the Planning Permission shall be quashed, revoked or otherwise withdrawn or (without the consent of the Owner) it is substantially modified by any statutory procedure or expires prior to the Commencement of Development.

6.8 No person shall be liable for any breach of any of the planning obligations or other provisions of this Deed after it shall have parted with its entire interest in the Site but without prejudice to liability for any subsisting breach arising prior to parting with such interest.

6.9 Nothing in this Deed shall prohibit or limit the right to develop any part of the Site in accordance with a planning permission (other than the Planning Permission) granted (whether or not on appeal) after the date of this Deed.

7 DISPUTE RESOLUTION

7.1 In the event of any dispute or difference arising between the parties to this Deed in respect of any matter contained in this Deed such dispute or difference shall be referred to an independent and suitable person holding appropriate professional qualifications ("the Expert") to be appointed (in the absence of an agreement) by or on behalf of the president for the time being of the professional body chiefly relevant in Wales or in his absence his deputy (or if neither such person is available in Wales then in England) with such matters as may be in dispute and the Expert shall act as an expert whose decision shall be final and binding on the parties in the absence of manifest error and any costs shall be payable by the parties to the dispute in such proportion as the expert shall determine and failing such determination shall be borne by the parties in equal shares.

7.2 Nothing in Clause 7.1 shall apply to the provisions relating to the "Highways Agreement" in the Third and Fourth Schedules to this Agreement or any matters arising therefrom.

7.3 In the absence of agreement as to the appointment or suitability of the Expert to be appointed pursuant to Clause 7.1 or as to the appropriateness of the professional body then such question may be referred by either party to the president for the time being of the Law Society (or, in his absence, his deputy) for him to appoint a solicitor to determine the dispute such solicitor acting as an expert and his decision shall be final and binding on all parties in the absence of manifest error and his costs shall be payable by the parties to the dispute in such proportion as he shall determine and failing such determination shall be borne by the parties in equal shares.

7.4 The Expert (howsoever appointed) shall (unless the parties otherwise agree in writing) be subject to the express requirement that the Expert's decision must be reached and communicated to the relevant parties within the minimum practicable timescale allowing for the nature and complexity of the dispute and in any event not more than twenty-eight (28) Working Days after the conclusion of any hearing that takes place or twenty-eight (28) Working Days after he has received any file or written representation.

7.5 The Expert shall be required to give notice to each of the said parties requiring them to submit to him within ten (10) Working Days of notification of his appointment written submissions and supporting material and each party will be entitled to make a counter written submission within a further ten (10) Working Days.

7.6 The provisions of this clause shall not affect the ability of the Council to apply for and be granted any of the following: declaratory relief, injunction, specific performance, payment of any sum, damages, any other means of enforcing this Deed and consequential and interim orders and relief.

8 JURISDICTION

8.1 This Deed is governed by and interpreted in accordance with the law of England and Wales and the parties submit to the jurisdiction of the courts of England and Wales.

9 DELIVERY

9.1 The provisions of this Deed (other than this clause which shall be of immediate effect) shall be of no effect until this Deed has been dated.

IN WITNESS whereof the parties hereto have executed this Deed on the day and year first before written.

THE FIRST SCHEDULE

The Site

All that piece or parcel of land registered at the District Land Registry for Wales under Title Number WA43682 shown edged red on the attached plan ("the Plan")

THE SECOND SCHEDULE

The Application

The application for planning permission dated 10th December 2008 which was submitted to the Council and allocated reference number P/08/1114/OUT for proposed leisure and commercial development in accordance with the plans and specifications deposited with the Council in connection therewith.

THE THIRD SCHEDULE

The Owner's Planning Obligations

Interpretation

For the purposes of this Third Schedule only, the following expressions shall have the following meanings:

"the Bridge"	means the bridge across the roads within the Site as shown by way of illustration on the Phasing Drawing and shown on Drawing Number CD V-C7811/202 rev R1;
"Events Management Plan"	means a scheme indicating the likely level of attendance at events occurring on the Site at any one time, details of how they will be accommodated simultaneously, the management at such events and the measures to be implemented to mitigate the impact of traffic from the Site upon the highway network where the cumulative numbers of persons on the Development at any time is likely to exceed 8,000 persons;
"Final Certificate"	means such a Final Certificate as shall be defined in the Highways Agreement;
"Highways Agreement"	means the agreement described in the Fourth Schedule to this Agreement;

"2,000 Capacity Stadium"	means the stadium with a seated capacity of 2,000 persons (together with training pitches) forming part of the Development and shown for the purpose of identification only on the Phasing Drawing;
"5,000 Capacity Stadium"	means the stadium with a seated capacity of 5,000 persons forming part of the Development and shown for the purpose of identification only on the Phasing Drawing;
"5,000 Capacity Stadium Plan"	means a Travel Plan in respect of the 5,000 Capacity Stadium. The 5,000 Capacity Stadium Plan shall include identified targets and controls to be implemented in the event of those targets not being met and shall contain provisions to ensure that it will be subject to regular review;
"15,000 Capacity Stadium"	means the stadium with a seated capacity of 15,000 persons forming part of the Development and shown for the purpose of identification only on the Phasing Drawing;
"15,000 Capacity Stadium Plan"	means a Travel Plan and Events Management Plan in respect of the 15,000 Capacity Stadium the provisions of which shall include (among other things) that if more than 8,000 spectators shall attend any event ("the Event") in the 15,000 Capacity Stadium then no additional Spectator

	Events shall take place on any other part of the Site during the four (4) hour period commencing two (2) hours before the start of the Event and ending two (2) hours after the termination of the Event;
"Letter of Acceptance"	means such Letter of Acceptance as shall be defined in the Highways Agreement;
"Letter of Substantial Completion"	means such Letter of Substantial Completion as shall be defined in the Highways Agreement;
"Phase 1(a)"	means the construction of a highway junction between the Site and the A48 (including improvements to the A48) and the construction of part of the road system within the Site all forming part of the Development and shown for the purpose of illustration only on the Phasing Drawing PROVIDED that the position of the point of continuation between Phase 1(a) and Phase 1(b) and the timing of the construction of the Bridge shall be set out in the Highways Agreement;
"Phase 1(b)"	means the construction of part of the road system within the Site as part of the Development and forming part of the linkage between the A48 and the B4265 and shown for the purpose of illustration only on the Phasing Drawing PROVIDED that the position of the point of continuation between Phase 1(a) and Phase 1(b) and the timing of the construction of the Bridge shall be set out in the Highways Agreement;

"Phase 2(a)"	means the construction of the tennis facility forming part of the Development and shown for the purpose of identification only on the Phasing Drawing;
"Phase 2(b)"	means the construction of the 2,000 Capacity Stadium forming part of the Development and shown for the purpose of identification only on the Phasing Drawing;
"Phase 2(c)"	means the construction of the 5,000 Capacity Stadium forming part of the Development and shown for the purpose of identification only on the Phasing Drawing;
"Phase 2(d)"	means the construction of the sports centre with a linked training/playing facility forming part of the Development and shown for the purpose of identification only on the Phasing Drawing:
"Phase 2(e)"	means the construction of the 15,000 Capacity Stadium forming part of the Development and shown for the purposes of identification only on the Phasing Drawing:
"Phase 3"	means the provision of office accommodation in accordance with the Planning Permission within the Office Development and shown for the purpose of identification only on the Phasing Drawing:
"Sports Centre"	means an indoor multi discipline sports facility with a linked indoor training/playing facility forming part of the development and shown for the purposes of identification only on the Phasing Drawing;

"Travel Plan "	means a package of measures aimed at promoting sustainable travel within an organisation, with an emphasis on reducing reliance on single occupancy travel;
" TP&EM Forum"	means the Travel Plan and Events Management Forum constituted in accordance with the relevant points specified in Part 3 of this Schedule.

Part 1 - Highways

1.1 Commencement of Development shall not take place unless and until the Owner shall have entered into the Highways Agreement with the Council.

1.2 Neither the Sports Centre nor the 15,000 Capacity Stadium shall be Occupied unless and until a Letter of Acceptance has been issued in respect of the necessary works and improvements to upgrade the Ewenny Junction to improve its safe operation and efficiency as indicated on drawing number CD V - C7811/J10 rev R0 or any successor drawings approved by the Council and the Council has confirmed in writing that the traffic management works and measures mentioned in Paragraph 5(d) of the Fourth Schedule have been implemented.

1.3 Save for the works mentioned in this Paragraph, the Commencement of Development shall not take place until both a Letter of Substantial Completion has been issued by the Council pursuant to the Highways Agreement in respect of all the junction and improvement works carried out on the A48 as part of Phase 1(a) and all those road works forming part of Phase 1(a) which are within the Site have been completed to binder course standard all as shown on drawings CD V - C7811/200 rev R0 and CD V - C7811/201 rev R1 and in part on drawing number CD V - C7811/202 rev R1 or any successor drawings approved by the Council

PROVIDED THAT nothing in this paragraph shall prevent the Developer from carrying out works to Phase 1(b) at the same time as carrying out works to Phase 1(a).

1.4 No part of the Development shall be Occupied unless and until all works comprising Phase 1(b) have been completed to binder course standard as shown on the drawings CD V - C7811/202 rev R1 and CD V - C7811/203 rev R2 or any successor drawings approved by the Council.

Part 2 - Land Dedication

2.1 The Owner covenants with the Council that the vacant land forming part of the Site shown hatched blue on drawing number CD V - C7811/J12 R1 shall not be used for any purpose without the consent in writing of the Council with the intent that the said land shall be dedicated for the purposes of the upgrade of Broadlands Roundabout pursuant to the Highways Agreement PROVIDED THAT until the date of commencement of the said upgrading works nothing in this Clause shall prevent the use of the said vacant land for access and egress to and from the property it is connected to by foot or vehicle for any purpose.

Part 3 - Travel Plan, Events Management Plan and Events Management Forum

3.1 No part of the 5,000 Capacity Stadium or the 15,000 Capacity Stadium shall be Occupied unless and until the Owner shall have submitted to the Council for approval the proposed terms of reference and constitution for a Travel Plan and Events Management Forum and the terms of reference and constitution have been approved by the Council.

3.2 The provisions of the terms of reference and constitution shall include :

(a) That the TP&EM Forum shall monitor the operation of the 15,000 Capacity Stadium Plan the 5,000 Capacity Stadium Plan and the Events Management Plan;

(b) That the TP&EM Forum shall review the 15,000 Capacity Stadium Plan the 5,000 Capacity Stadium Plan and the Events Management Plan annually and shall, whenever necessary, promote and settle modifications to them;

(c) That the TP&EM Forum shall be responsible for the management of highway and transport matters arising from the beneficial use of the Development including:

(i) management and operation of the 15,000 Capacity Stadium Plan the 5,000 Capacity Stadium Plan and the Events Management Plan;

(ii) (in conjunction with the Council) events enforcement; and

(iii) administration of traffic management and Park and Ride arrangements.

(d) That the TP&EM Forum shall monitor and review the historical and predicted attendance figures for the 15,000 Capacity Stadium (in accordance with a methodology to be agreed with the Council) and liaise with the Council so as to ensure that the Owner complies with the provisions of Paragraph 4.7 (restriction on spectator numbers).

(e) Provisions for the inaugural meeting and for the frequency of future meetings of the TP&EM Forum for the purpose of consultation with interested parties on travel management associated with the use of the 15,000 Capacity Stadium

(f) That the TP&EM Forum shall be chaired by an elected Member of the Council nominated annually by the Council and two officers from the Council's Highways Department and shall include the one representative for each of the following parties:-

(i) The Owner/developer
(ii) The site operator
(iii) Any persons/organisations in occupation of the Stadium
(iv) Any management company of the site
(v) South Wales Police
(vi) The bus operator(s)
(vii) Any other interested parties who may from time to time be invited to participate as appropriate.

Part 4 - The Stadia Plans and Events Management Plan

4.1 No part of the 5,000 Capacity Stadium shall be Occupied unless and until the TP&EM Forum shall have agreed the 5,000 Capacity Stadium Plan. The Development thereafter shall at all times be operated in accordance with the 5,000 Capacity Stadium Plan.

4.2 No part of the 15,000 Capacity Stadium shall be Occupied unless and until the TP&EM Forum shall have agreed the 15,000 Capacity Stadium Plan. The Development thereafter shall at all times be operated in accordance with the 15,000 Capacity Stadium Plan.

4.3 The Development shall not be Occupied by more than 8,000 visitors unless and until the TP&EM Forum shall have agreed the Events Management Plan. The site thereafter shall at all times be operated in accordance with the Events Management Plan.

4.4 For the avoidance of doubt and duplication the initial 5,000 Capacity Plan the 15,000 Capacity Plan and the Events Management Plan may be

produced as one single plan covering all of the requirements of those plans.

4.5 The initial 5,000 Capacity Stadium Plan, the initial 15,000 Capacity Stadium Plan and the Events Management Plan shall take into account the provisions of the Transport Assessment (ref Movement Assessment - 9th February 2011 (C7811 - Island Farm MA Issue 9) submitted with the Application and shall include identified targets and controls to be implemented in the event of those targets not being met and shall be subject to regular review.

4.6 The 5,000 Capacity Stadium Plan, 15,000 Capacity Stadium Plan and Events Management Plan shall be subject to regular monitoring and review at a level to be determined by the TP&EM Forum at its inaugural meeting. The 5,000 Capacity Stadium Plan, 15,000 Capacity Stadium Plan and Events Management Plan shall, as deemed appropriate from time to time by the TP&EM Forum, be reviewed to take into account all uses which may from time to time occur on the Development.

4.7 If the TP&EM Forum determines that the Owner is in breach of any provision of the 15,000 Capacity Stadium Plan, then (without prejudice to any other remedies which may be available to the Council in respect of such breach) the Council shall have the right to impose controls upon the Owner in respect of the breach by requiring the reduction of the maximum spectator capacity of the 15,000 Capacity Stadium by 750 (Seven Hundred and Fifty) spectators for a period of twelve (12) months from the date of the breach and by an additional reduction of 750 (Seven Hundred and Fifty) spectators for a further period of twelve (12) months upon each anniversary of such breach if the Owner has failed to rectify such breach on such anniversary up to a maximum reduction of 3,000 (Three Thousand) spectators. The 15,000 Capacity Stadium shall not then be operated otherwise than in accordance with any reduction in spectator numbers imposed by the Council pursuant to this Paragraph.

4.8 If the TP&EM Forum notifies the Council that the Owner has failed to provide the Forum with adequate information to determine the predicted attendance numbers for any Spectator Event or that the Owner has failed to comply with the provisions of this Paragraph then the provisions of Paragraph 4.7 above shall apply in respect of such breach.

4.9 If any control is imposed by the Council in accordance with Paragraph 4.7 (restriction on spectator numbers) above then the Owner may at any time thereafter produce evidence in writing to the Council showing compliance with the relevant provisions of (as the case may be) the 15,000 Capacity Stadium Plan. If the Council acting reasonably is satisfied with the evidence provided then they may withdraw the reduction imposed pursuant to Paragraph 4.7 (restriction on spectator numbers) above by written notification.

Part 5 - Local Contributions

5.1 On the commencement of the construction of the 5,000 Capacity Stadium the Owner shall pay to the Council the sum of Twenty Five Thousand Pounds (£25,000) for the setting up of the TP&EM Forum and associated costs and the commencement of the construction of the 5,000 Capacity Stadium shall not take place unless and until the said sum has been paid to the Council.

5.2 The Owner shall pay to the Council as a contribution to the on-going administration costs of the TP&EM Forum and control and management of the road network in the vicinity of the Site the sum of Twenty Thousand Pounds (£20,000) in either of the following ways:

(a) payment by instalments being the payment of One Thousand Pounds (£1,000) upon the date of the Occupation of the 5,000 Capacity Stadium and thereafter (subject to Paragraph 5.4) the

sum of One Thousand Pounds (£1,000) per annum by way of an annual contribution for a term of nineteen (19) years ; or, in the alternative,

(b) in the full sum of Twenty Thousand Pounds (£20,000) upon or prior to (at the discretion of the Owner) the date of the Occupation of the 5,000 Capacity Stadium.

5.3 In the event that any payment due under Paragraph 5.2 is paid late, then Interest shall accrue on that payment from the due date for payment until the actual date of payment.

5.4 If the 5,000 Capacity Stadium is not occupied for any 12 month period then the annual contribution mentioned in Paragraph 5.2 shall be suspended until such time as the 5,000 Capacity Stadium is brought back into Occupation and, in such a case, a period equal to the period of suspension shall be added to the period mentioned in Paragraph 5.2.

5.5 The quantum of the annual contribution mentioned in Paragraph 5.2 shall be subject to review every 5 years from the date of first payment based on the Index.

5.6 The Owner shall pay to the Council One Hundred Thousand Pounds (£100,000) towards the on-going protection of residential areas and highways which may be adversely affected by the use of the 15,000 Capacity Stadium in either of the following ways:

(a) payment by instalments being the payment of the sum of Five Thousand Pounds (£5,000) upon the date of the first Occupation of the 15,000 Capacity Stadium and thereafter the sum of Five Thousand Pounds (£5,000) per annum for nineteen (19) years; or, in the alternative,

(b) the sum of One Hundred Thousand Pounds (£100,000) upon or prior to (at the discretion of the Owner) the date of the first Occupation of the 15,000 Capacity Stadium.

5.7 In the event that any payment due under Paragraph 5.6 is paid late, then Interest shall accrue on that payment from the due date of payment until the actual date of payment

5.8 If the 15,000 Capacity Stadium is not occupied for any 12 month period then the annual contribution mentioned in Paragraph 5.6 shall be suspended until such time as the 15,000 Capacity Stadium is brought back into Occupation and, in such a case, a period equal to the said period of suspension shall be added to the period mentioned in Paragraph 5.6.

5.9 The quantum of the annual contribution mentioned in Paragraph 5.6 shall be subject to review every 5 years based on the Index.

Part 6 - Off-Site 15,000 Capacity Stadium and major event Park and Ride

6.1 Six (6) months prior to practical completion of the 15,000 Capacity Stadium the Owner will use all reasonable endeavours to have secured the location of and availability of a proposed parking site or parking sites (as the case may be) to be used for the provision of Park and Ride facilities (the "Park and Ride Site(s)") when Spectator Events are being held at the 15,000 Capacity Stadium.

6.2 The practical completion of the 15,000 Capacity Stadium shall not take place until details of the "Park and Ride Site(s)", their means of operation and associated linkages to the 15,000 Capacity Stadium have been approved by the Council.

6.3 If the proposals for a Park and Ride Site(s) are not approved then the Council must provide to the Owner a report setting out the reasons for

such failure to agree within twenty-eight (28) days of such decision having been made. The Owner will then be entitled to make counter representations which must be taken into account by the Council and a further report will then be produced by the Council within twenty-eight (28) days of receipt of such counter–representations.

6.4 The Park and Ride Site(s) shall be made available for Spectator Events (for which tickets are sold) being held in the 15,000 Capacity Stadium that the TP&EM Forum deems necessary PROVIDED THAT no such facilities will be necessary for any events held within conferencing facilities within the building.

6.5 No works shall commence on the construction of the 15,000 Capacity Stadium until the Owner shall have provided to the Council a programme of works for the construction of the said Stadium which will include a date of practical completion for the 15,000 Capacity Stadium and thereafter the Owner shall provide to the Council regular three (3) monthly updates to identify any variations in the programme.

Part 7 - Management Plan for Hut 9, new bat roost and SINC

7.1 No works shall be commenced on Phase 1(a) unless and until the Owner has paid the commuted sum of One Hundred Thousand Pounds (£100,000) to the Council (or other freehold proprietor) for the purpose of assisting such body with its ongoing responsibility for the management of Hut 9, the new bat roost and the Site of Important Nature Conservation (SINC).

Part 8 - Routeing Agreement

8.1 The Commencement of Development shall not take place unless and until the Owner has entered into an agreement with the Council in order to

minimise the impact of construction traffic on Ewenny Junction. Details of the routes to be taken by construction traffic entering and leaving the Site shall be included in the agreement. The provisions of the agreement shall be implemented and maintained for the duration of the construction process unless otherwise agreed in writing by the Council.

THE FOURTH SCHEDULE

The Highways Agreement

1. The Highways Agreement shall be made pursuant to Sections 38 and 278 of the Highways Act 1980 and Section 111 of the Local Government Act 1972 and shall comprise a single agreement in respect of highway works and measures within Bridgend in connection with and necessitated by the Development the provisions of which agreement are described more particularly in this Fourth Schedule to this Agreement PROVIDED that the parties may incorporate into the said agreement such other provisions (whether by modification or substitution or otherwise) as they may otherwise agree FURTHER PROVIDED that the Council shall have an absolute discretion as to whether it shall agree to or refuse the proposed inclusion of any such alternative provisions in the said agreement.

2. The Highways Agreement shall comprise five parts each corresponding to each location within Bridgend where highway works or measures are required as a result of the Development, each part requiring a full and proper financial security to cover the highway works or measures to which the part refers. The level of each financial security will be the estimated cost of the construction or carrying out of the works comprising each part and shall be calculated prior to start of the works relating to the part to which the financial security will refer. The purpose of each financial security will be to cover the costs of any action carried

out or any liability incurred by the Council pursuant to that part of the agreement. Each financial security will be released once the works to which it refers has been issued with a Final Certificate or Letter of Acceptance (as the case may be). The respective parts of the Highways Agreement shall stipulate the works and measures required in connection with the construction or implementation of the following :

(a) **Part 1** shall be the works comprising Phase 1(a) being the construction of a highway junction between the Site and the A48 (including improvements to the A48) and the construction of part of the road system within the Site as shown on drawings CD V - C7811/200 rev R0; CD V - C7811/201 rev R1 and (in part) CD V - C7811/202 rev R1or any successor drawings approved by the Council;

(b) **Part 2** shall be the Ewenny Junction improvements as shown on drawing number CD V - C7811/J10 rev R0 or its successor drawings approved by the Council) and the carrying out of traffic management works to restrict through traffic on Heronston Lane, Priory Road, Fairfield Road and Wyndham Crescent (all within Bridgend) in consequence of the implementation of the works shown by drawing number CD V - C7811/J10 rev R0 or its approved successor drawings approved by the Council.

(c) **Part 3** shall be the Broadlands Roundabout Reconfigured Entry Geometry scheme as shown on drawing number CD V - C7811/J11 rev R0 or its successor drawings approved by the Council.

(d) **Part 4** shall be the Broadlands roundabout major scheme as shown on drawing number CD V - C7811/J06 rev R1 or its successor drawings approved by the Council;

(e) **Part 5** shall be the works comprising Phase 1(b) being the construction of part of the road system within the Site as part of the

Development and forming part of the linkage between the A48 and the B4265 as shown on drawings CD V - C7811/202 rev R1 and CD V - C7811/203 rev R2 or any successor drawings approved by the Council.

3. The Highways Agreement shall require that the Owner shall provide a full and proper indemnity to the Council so as to hold the Council harmless and indemnified from and against any liability costs or arising out of or incidental to the construction or carrying out of works pursuant to the Highways Agreement and shall also require the Owner to secure public liability insurance in a sum of not less than Five Million Pounds (£5,000,000)

4. The Highways Agreement shall require that the Owner shall provide to the Council a full and proper financial security in the value of the estimated costs of any potential compensation payments which may be made pursuant to Part 1 of the Land Compensation Act 1973 in respect of the use of highway works constructed or carried out pursuant to the Highways Agreement AND for the purposes of the Highways Agreement references to the Land Compensation Act 1973 shall include any similar or related legislation or any modifications to it made by any court pursuant to or by reference to the European Convention for the Protection of Human Rights and Fundamental Freedoms or any other similar legislation.

5. The Highways Agreement shall provide that the Owner shall be liable for the total costs of the highway works and measures mentioned below including design, construction and supervision:

   (a) the construction of Phase 1(a) as shown on drawings CD V - C7811/200 rev R0 and CD V - C7811/201 rev R1 and (in part) CD V - C7811/202 rev R1 or any successor drawings approved by the Council. The Owner shall dedicate that part of the road junction constructed pursuant to this provision within the Site as a highway

for the purposes of adoption by the Council conditional upon the issue of the Final Certificate applicable to those works;

(b) the construction of Phase 1(b) as shown on the drawings CD V - C7811/202 rev R1 and CD V - C7811/203 rev R2 or any successor drawing approved by the Council. The Owner shall dedicate the road constructed pursuant to this provision as a highway for the purposes of adoption by the Council conditional upon the issue of the Final Certificate applicable to those works;

(c) the construction of improvements to upgrade the Ewenny Junction prior to the Occupation of either the Sports Centre or the 15,000 Capacity Stadium to improve its efficiency as indicated on drawing number CD V - C7811/J10 rev R0 or any successor drawings approved by the Council;

(d) the carrying out of traffic management works and measures to restrict through traffic on Heronston Lane, Priory Road, Fairfield Road and Wyndham Crescent (all within Bridgend) prior to the Occupation of the Sports Centre~~)~~ or the 15,000 Capacity Stadium in consequence of the implementation of the works shown by drawing number CD V - C7811/J10 rev R0 or any successor drawings approved by the Council;

(e) the construction of improvements to the flare lengths at Broadlands roundabout prior to the Occupation of the 15,000 Capacity Stadium as shown in drawing CD V-C7811/J11 rev R0 (to be the subject of a detailed drawing to be approved by the Council) or any successor drawings approved by the Council;

(f) the construction of improvements to the size and capacity of the Broadlands Roundabout prior to the Occupation of the Office Development as shown on drawing number CD V - C7811/J06 rev R1 or any successor drawings approved by the Council. The

Owner shall dedicate that part of the improved road within the Site and shown hatched in blue on drawing number CD V - C7811/J12 rev R1 as a highway for the purposes of adoption by the Council conditional on the issue of the Final Certificate applicable to those works.

6. The Highways Agreement shall provide that the Owner shall be liable for the reasonable legal costs of the Council incurred in the negotiation, preparation and execution of the Highways Agreement.

7. The Highways Agreement shall set out the position of the point of continuation between Phase 1(a) and Phase 1(b) and shall require that the Owner shall submit to the Council for approval a programme for the construction of Phase 1(a) and Phase 1(b) which programme shall particularise the timing of the construction of the Bridge by reference to the construction of the roads within Phase 1(a) and Phase 1(b).

THE FIFTH SCHEDULE

List of Drawings

1. "Land Registry Official copy of the title plan in respect of title number WA43682"

2. "Phasing Drawing"

3. CD V-C7811/200 rev R0 – General Arrangement & Typical Cross Section – Sheet 1 of 4

4. CD V-C7811/201 rev R1 – General Arrangement– Sheet 2 of 4

5. CD V-C7811/202 rev R1 – General Arrangement– Sheet 3 of 4

6. CD V-C7811/203 rev R2 – General Arrangement– Sheet 4 of 4

7. CD V-C7811/J06 rev R1 – Possible Reconfiguration of Broadlands Roundabout

8. CD V-C7811/J10 rev R0 –Ewenny Roundabout Signalised Cross Roads without A48 Right Turn Manoeuvres

9. CD V-C7811/J11 rev R0 – Broadlands Roundabout – Reconfigured Entry Geometry

10. CD V-C7811/J12 rev R1 – Broadlands Roundabout – Land Dedication Plan

THE COMMON SEAL of the)
COUNCIL OF THE COUNTY)
BOROUGH OF BRIDGEND)
was hereunto affixed in the presence of:-)

[redacted]

AUTHORISED SIGNATORY:

EXECUTED AS A DEED by affixing)
the COMMON SEAL of HD LTD)
in the presence of:-

[redacted]

[redacted]

PHASING DRAWING

PHASING DRAWING

KEY

- PHASE 1 (a) Junction off the A48 and the bridge forming part of the development
- PHASE 1 (b) The road linking the A48 and the B4295
- PHASE 2 (a) Tennis facility
- PHASE 2 (b) 2,000 Capacity Stadium and training pitches
- PHASE 2 (c) 5,000 Capacity Stadium
- PHASE 2 (d) Sports centre with a linked training/playing facility
- PHASE 2 (e) 25,000 Capacity Stadium
- PHASE 3 Office accommodation

[redacted]

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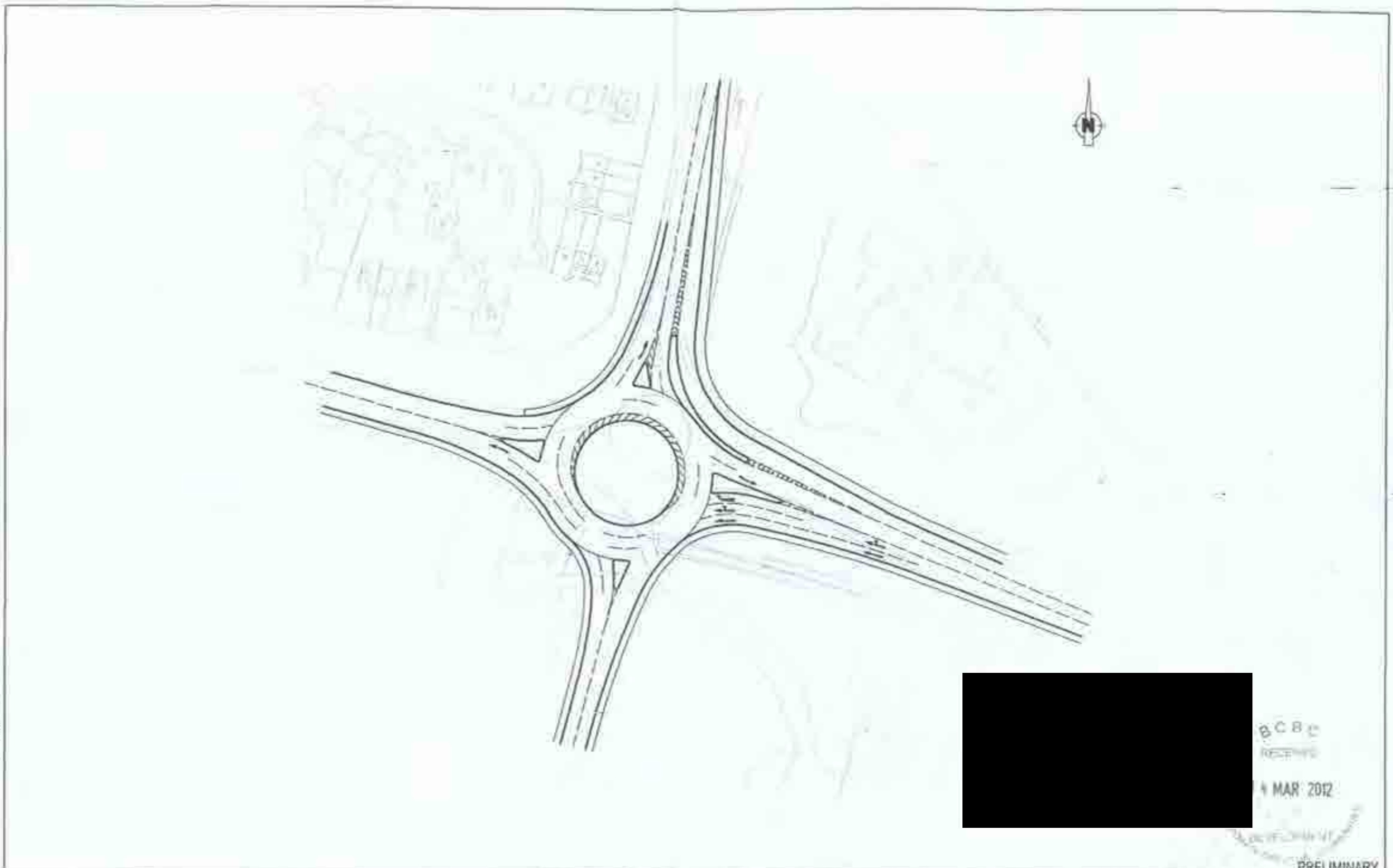

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PRELIMINARY

H D DEVELOPMENTS

ISLAND FARM
BRIDGEND

OPUS

POSSIBLE RECONFIGURATION OF
BROADLANDS ROUNDABOUT

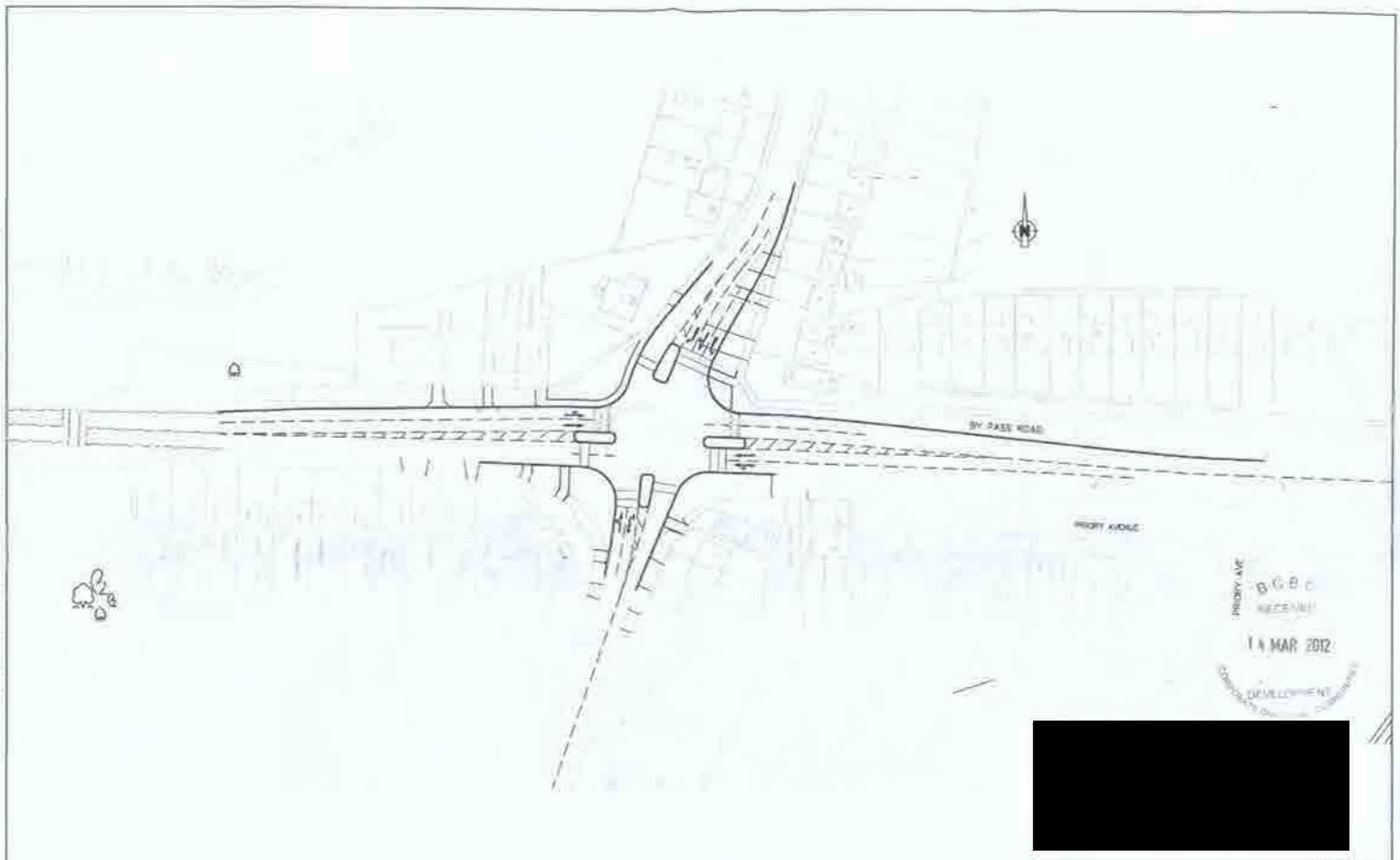
V-C7611

1:1000

CD V-C7611

J06

R1



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PRELIMINARY

NOTES

1. REPRODUCED FROM ORDNANCE SURVEY NATIONAL GEOGRAPHIC DATABASE DIGITAL DATA BY PERMISSION OF ORDNANCE SURVEY ON BEHALF OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE, © CROWN COPYRIGHT 2010. LICENCE No. ML100031701.

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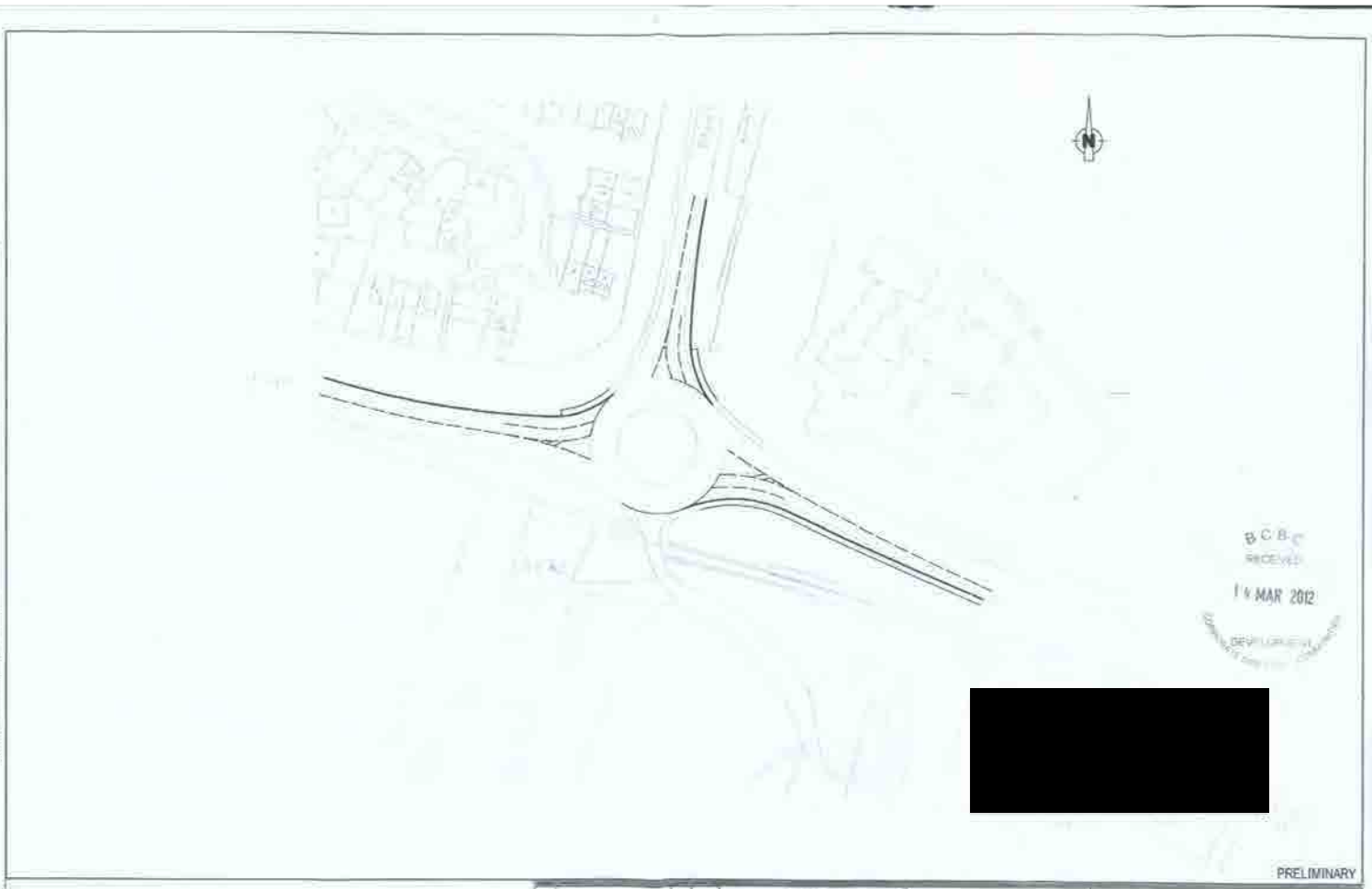
Island Farm

OPUS

ISLAND FARM
BRIDGEND

FINANNY ROUNDABOUT SIGNALISED CROSS ROADS WITHOUT A48 RIGHT TURN MANOEUVRES

CD V-C7811 | 2100 | R0



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DEVELOPMENT CONTROL

[redacted]

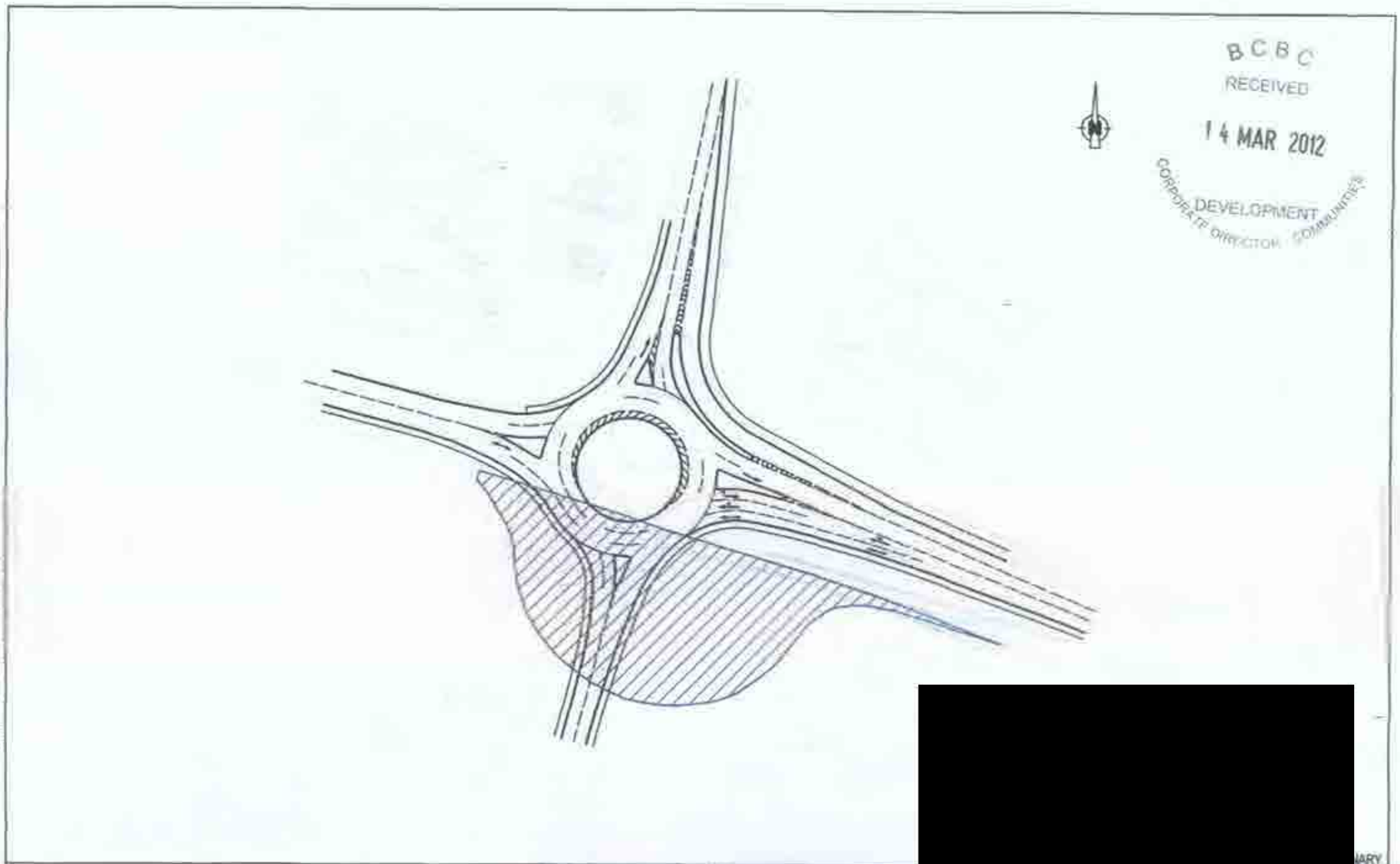
PRELIMINARY

OPUS

ISLAND FARM
BRIDGEND

BROADLANDS ROUNDABOUT
RECONFIGURED ENTRY GEOMETRY

CD.V-C7811 | J11 | R0



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ARY

H 2 DEVELOPMENTS

OPUS

ISLAND FARM
BRIDGEND

BROADLANDS ROUNDABOUT
LAND DEDICATION PLAN

CD V-C7811

J/2

R1

Land Registry
Official copy of
title plan

Title number **WA43682**
Ordnance Survey map reference **SS8978SE**
Scale **1:2500**
Administrative area **Bridgend / Pen-y-bont ar Ogwr**

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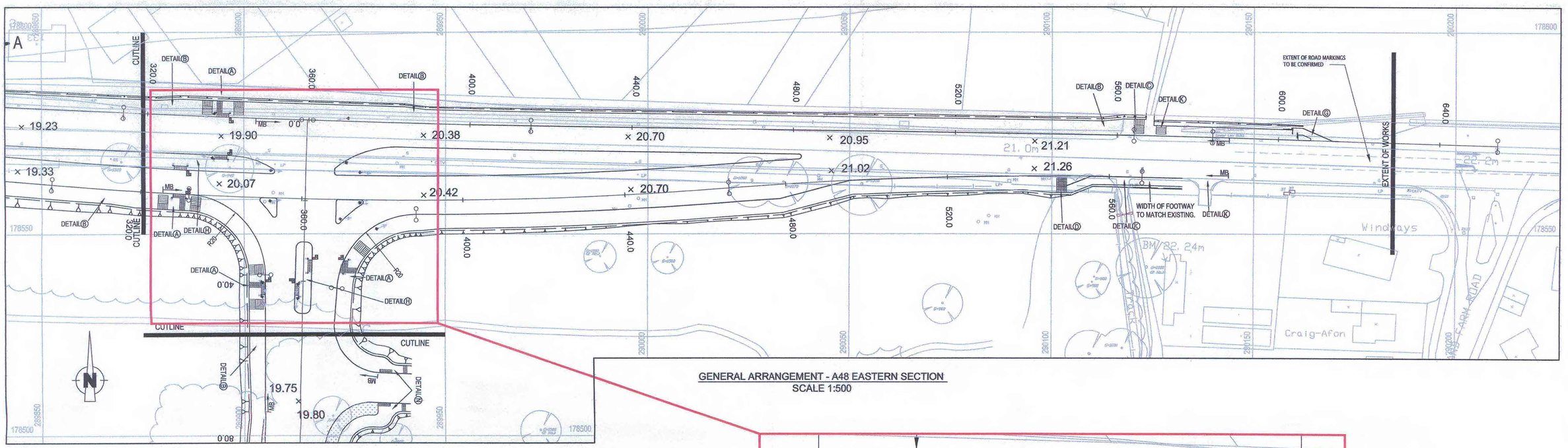
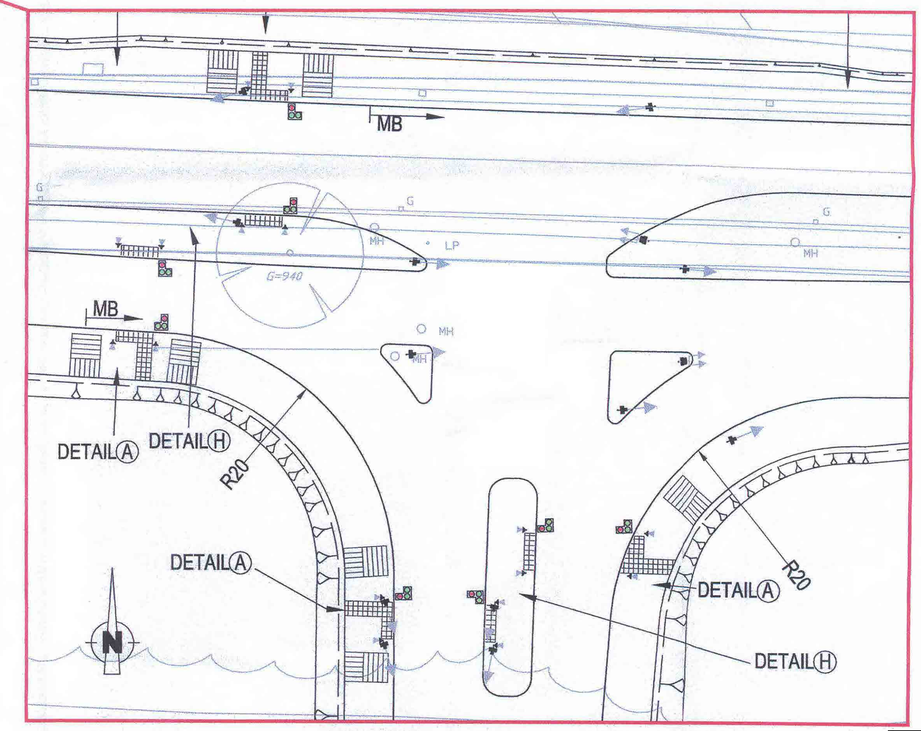
This official copy issued on 4 October 2011 shows the state of this title plan on 4 October 2011 at 10:39:13. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002).
This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 19 - Title Plans and Boundaries.
This title is dealt with by Land Registry, Wales Office.



GENERAL ARRANGEMENT - A48 EASTERN SECTION
SCALE 1:500



EXTRACT OF ABOVE - PROPOSED SIGNALISED JUNCTION
SCALE 1:250

NOTES: GENERAL

1. ALL DIMENSIONS ARE IN METRES UNLESS INDICATED OTHERWISE.
2. ALL LEVELS ARE IN mAOD.
3. REFER TO DRAWING Nos. CD V-C7811-200 & 204 FOR NOTES.
4. *REFER TO DRAWING No. CD V-C7811-204 FOR DETAILS.*

NOTES: TRAFFIC SIGNALS

1. EACH POLE WILL BE SEPARATELY CABLED. LOW VOLTAGE AND EXTRA LOW VOLTAGE ARE ALSO TO BE CABLED SEPARATELY.
2. ALL PUSH BUTTONS TO BE BILINGUAL.
3. CROSSING FACILITIES TO BE PROVIDED WITH TACTILE FACILITIES.
4. ALL SIGNAL EQUIPMENT SHALL BE SET OUT WITH A MINIMUM OF 450mm CLEARANCE FROM FACE OF KERB (NOMINALLY 800mm TO CENTRE OF POLE) AND WITH 2.3m CLEARANCE TO THE UNDERSIDE OF THE SIGNAL HEAD AND BRACKETS.
5. MOVA 'IN' DETECTORS ARE NOT TO BE CUT INITIALLY SO THAT CRUISE SPEEDS CAN BE MEASURED UNDER SIGNAL CONTROL. OTHER DETECTORS SHALL BE CUT AFTER THE LAYING OF ROAD MARKINGS. POSITION OF ALL LOOPS AND DETECTORS REQUIRES TO BE CARRIED OUT IN CONSULTATION WITH THE ENGINEER AND LOCAL AUTHORITY.

LEGEND

- PEDESTRIAN SIGNALS
- TRAFFIC SIGNAL BI-LINGUAL PUSHBUTTON
- 3 ASPECT (PRIMARY) SIGNAL HEAD
- DOUBLE TRAFFIC LIGHT
- MB MINI BEANY MARSHALLS 235
- SP SPLAYED KERB

1:250 0 4 8 12 16 20 24 m
1:500 0 5 10 15 20 25 30 35 40 45 50 m

AMENDMENT	APP'D	DATE
R1 NEW JUNCTION ADDED	MWL	24.08.09

	BY	CHECKED	DATE
DESIGN			
DRAWN	JA	TJL	AUGUST 2009
APPROVED	MWL		12.08.09

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Fax: +44 (0)29 2036 3797

TITLE	ISLAND FARM BRIDGEND				
	GENERAL ARRANGEMENT SHEET 2 OF 4				
STATUS	PRELIMINARY	FILE	V-C7811		
SCALE	AS SHOWN	PLOT DATE	28.08.09	FEATURE IDENTIFIER	CD V-C7811
CODE		SHEET	201	REVISION	R1

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14 MAR 2012
DEVELOPMENT
CORPORATE DIRECTOR - COMMUNITIES

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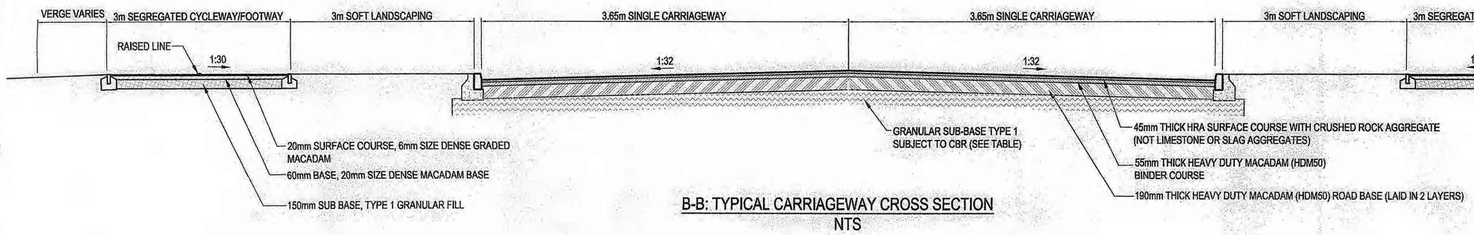
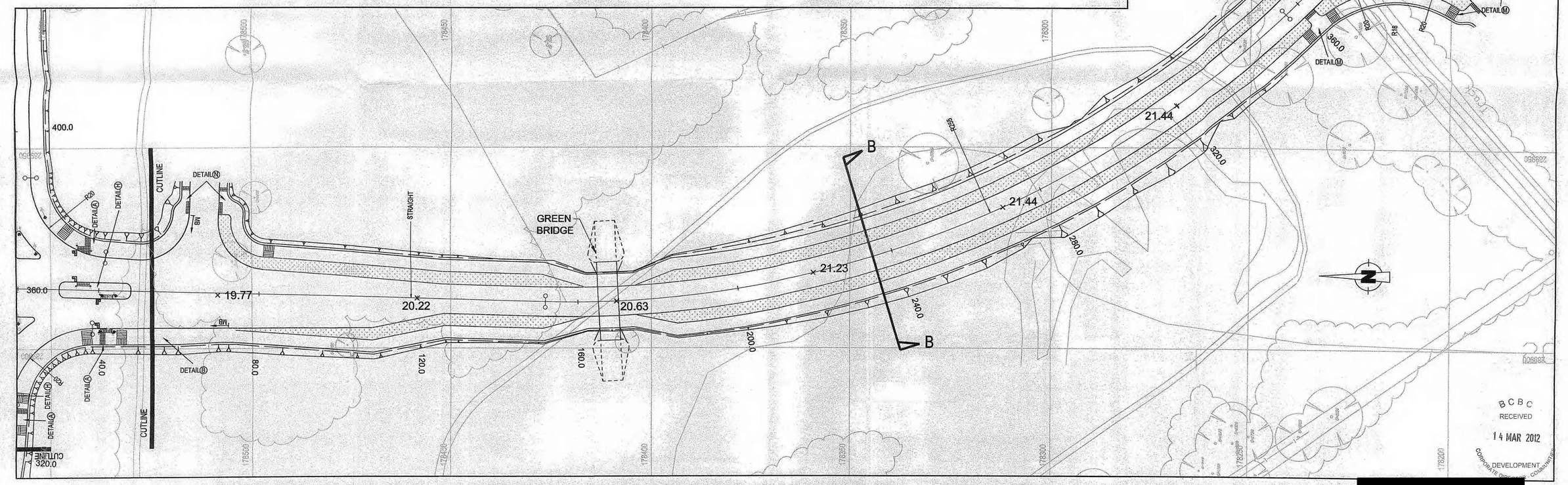


B-B: TYPICAL CARRIAGEWAY CROSS SECTION
NTS



GENERAL ARRANGEMENT - INTERNAL ROAD: NORTHERN SECTION
SCALE 1:500

LEGEND

SOFT LANDSCAPING BETWEEN CARRIAGEWAY AND REMOTE PEDESTRIAN FOOTPATH / CYCLEWAY

NOTES: GENERAL

1. ALL DIMENSIONS ARE IN METRES UNLESS INDICATED OTHERWISE.
2. ALL LEVELS ARE IN mAOD.
3. REFER TO DRAWING Nos. CD V-C7811/200, 201 & 203 FOR NOTES.
4. REFER TO DRAWING No. CD V-C7811/204 FOR DETAILS.

1:500 0 5 10 15 20 25 30 35 40 45 50 m

AMENDMENT	APP'D	DATE
R1 NEW JUNCTION ADDED	MWL	24.08.09

	BY	CHECKED	DATE
DESIGN			
DRAWN	JA	TJL	August 2009
APPROVED	MWL		12.08.09

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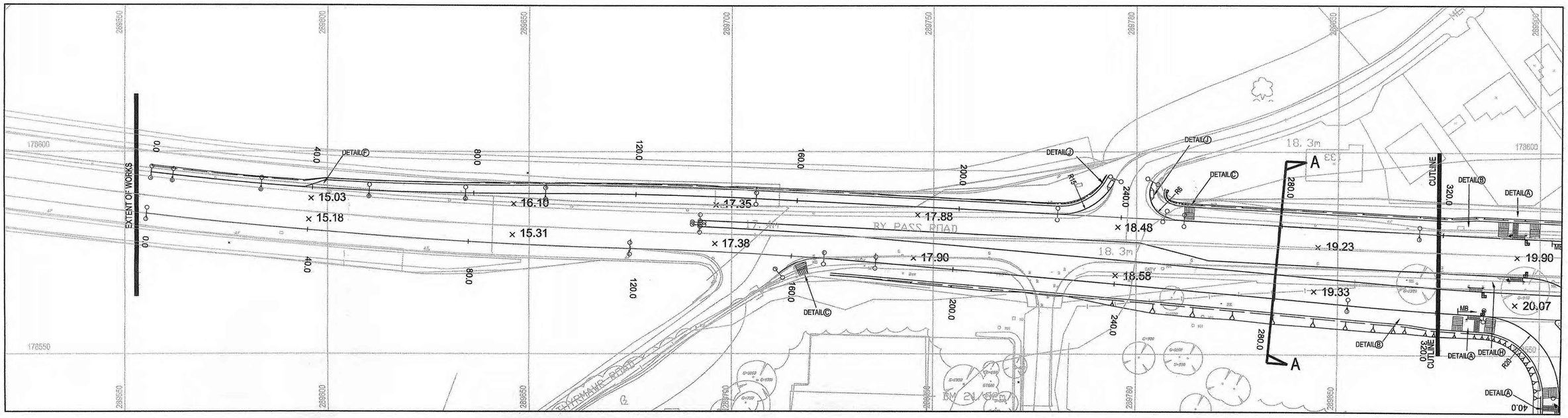
BCBC RECEIVED 14 MAR 2012 DEVELOPMENT CORPORATE DIRECTOR, COMMUNITIES

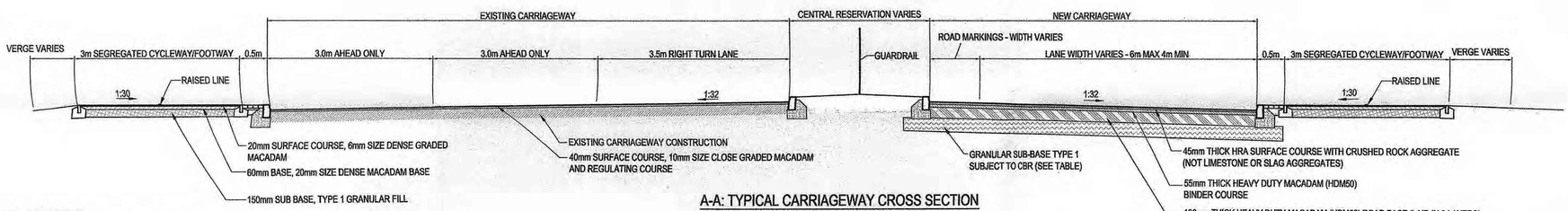
TITLE ISLAND FARM BRIDGEND

GENERAL ARRANGEMENT SHEET 3 OF 4

STATUS	FILE				
PRELIMINARY	V-C7811				
SCALE	PLOT DATE	FEATURE IDENTIFIER	CODE	SHEET	REVISION
AS SHOWN	28.08.09	CD V-C7811		202	R1



GENERAL ARRANGEMENT - A48 WESTERN SECTION
SCALE 1:500



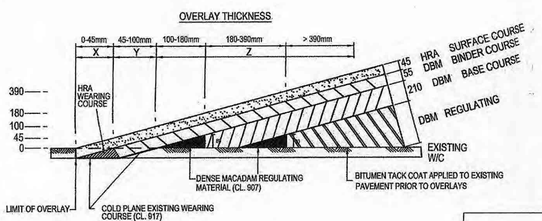
A-A: TYPICAL CARRIAGEWAY CROSS SECTION
NTS

NOTES: GENERAL

1. ALL DIMENSIONS ARE IN METRES UNLESS INDICATED OTHERWISE.
2. ALL LEVELS ARE IN mAOD.
3. FOR NOTES REFER TO DRAWING Nos. CD V-C7811/202 & 203.
4. FOR DETAILS REFER TO DRAWINGS CD-V-C7811-204.

LEGEND

- PEDESTRIAN SIGNALS
- TRAFFIC SIGNAL BI-LINGUAL PUSHBUTTON
- 3 ASPECT (PRIMARY) SIGNAL HEAD
- DOUBLE TRAFFIC LIGHT
- MB MINI BEANY MARSHALLS 235
- SP SPLAYED KERB



PAVEMENT OVERLAY DETAIL
NTS

PAVEMENT NOTES

P1. CBR TESTS TO BE CARRIED OUT AT FORMATION LEVEL AT 25m CENTRES.

P2. LIMESTONE OR BLAST FURNACE SLAG AGGREGATE WILL NOT BE PERMITTED IN THE SURFACE COURSE.

P3. 40mm AGGREGATE WILL NOT BE PERMITTED IN THE BINDER COURSE.

P4. MINIMUM CROSSFALL ON NEW AND RECONSTRUCTED FOOTWAY TO BE 1:30 (FALL IN DIRECTION OF ROAD / PLANTING AREA).

P5. PAVEMENT CONSTRUCTION DEPENDENT ON CBR AS TABLE BELOW:

CBR	MINIMUM THICKNESS (mm)	
	CAPPING LAYER	SUB BASE
LESS THAN 2%	SEEK ADVICE	SEEK ADVICE
2%-3% (i)	260	380
(ii)	0	480
3%-4% (i)	240	270
(ii)	0	420
4%-5% (i)	220	250
(ii)	0	360
5-10% (i)	210	220
(ii)	0	325
10%-15%(i)	170	180
(ii)	0	240
>15% (i)	160	150
(ii)	0	200

** CAPPING LAYER MATERIAL SHALL BE AT A MINIMUM CLASS 6F1 OR 6F2 MATERIAL AS SPECIFIED IN TABLE 6/1 OF THE SPECIFICATION FOR HIGHWAY WORKS*

PAVEMENT - OVERLAY NOTES

PO1. THE EXISTING CARRIAGEWAY MAY BE OVERLAYED TO ACHIEVE THE PROPOSED LEVELS AS FOLLOWS:

OVERLAY THICKNESS		MATERIAL
0 mm - 45 mm	-	PAVEMENT TYPE 'X' - COLD PLANE EXISTING PAVEMENT AND RESURFACE WITH 45mm HRA SURFACE COURSE AND REGULATING HRA SURFACE COURSE.
45 mm - 100 mm	-	PAVEMENT TYPE 'Y' - COLD PLANE EXISTING CARRIAGEWAY AND OVERLAY WITH MAXIMUM 55mm BINDER COURSE AND 45mm HRA SURFACE COURSE.
100 mm - 180 mm	-	PAVEMENT TYPE 'Z' - REGULATE WITH DENSE MACADAM AND OVERLAY WITH 55mm BINDER COURSE AND 45mm HRA SURFACE COURSE.
180 mm - 390 mm	-	PAVEMENT TYPE 'Z' - REGULATE WITH DENSE MACADAM AND OVERLAY WITH BASE COURSE (IN MAX. LAYERS OF 150mm) 55mm BINDER COURSE AND 45mm SURFACE COURSE.
> 390 mm	-	PAVEMENT TYPE 'Z' - REGULATE WITH DENSE MACADAM BASE COURSE (IN MAX. LAYERS OF 150mm) AND OVERLAY WITH 55mm BINDER COURSE AND 45mm SURFACE COURSE.

PO2. PRIOR TO OVERLAYING THE EXISTING PAVEMENT SHALL BE CLEANED AND HAVE A TACK COAT APPLIED. THE TACK COAT SHALL BE CATIONIC BITUMEN EMULSION COMPLYING WITH BS434: PART 1.

PO3. PAVEMENT LAYER THICKNESSES AND SPECIFICATION TO BE AS CARRIAGEWAY PAVEMENT DESIGN.

PAVEMENT CONSTRUCTION DETAILS

Pavement Construction Group A - (Full Construction)

1. 45mm THICK HRA SURFACE COURSE WITH CRUSHED ROCK AGGREGATE (NOT LIMESTONE OR SLAG AGGREGATES).
2. 55mm THICK HEAVY DUTY MACADAM (HDM50) BINDER COURSE.
3. 190mm THICK HEAVY DUTY MACADAM (HDM50) ROAD BASE (LAID IN 2 LAYERS)
4. 160mm THICK GRANULAR SUB-BASE TYPE 1; CLAUSE 803 TABLE 8/2 IN ACCORDANCE WITH THE SPECIFICATION FOR HIGHWAY WORKS, INCLUDING RESIDUAL WEED CONTROL GRANULES.
5. *PAVEMENT THICKNESS ASSUMES A CBR VALUE GREATER THAN 15%. FOR CBR VALUES BELOW 15% ADDITIONAL SUBBASE AND/OR CAPPING LAYER (MINIMUM CLASS 6F1, 6F2 OR 6F3 MATERIAL TABLE 6/1 OF THE SHW 1993) AND GEOTEXTILE (TERRAM 2000) TO BE PROVIDED.*

Pavement Construction Group B - (Overlay)

1. SEE OVERLAY NOTES AND PAVEMENT OVERLAY DETAIL

Footway Construction - Type C

1. 20mm CONSOLIDATED THICKNESS OF MEDIUM GRADED SURFACE COURSE COMPLYING WITH CLAUSE 7.6 BS 4987: PART 1 2003, 6mm NOMINAL SIZE AGGREGATE, 190 PEN BINDER TO BS EN 12591:2000
2. 50mm CONSOLIDATED THICKNESS OF DENSE MACADAM BINDER COURSE COMPLYING WITH CLAUSE 6.5 BS 4987: PART 1 2003, 20mm NOMINAL SIZE AGGREGATE, 125 PEN BINDER TO BS EN 12591:2000 AND IN ACCORDANCE WITH CLAUSE 908 OF SPECIFICATION FOR HIGHWAY WORKS 2002.
3. 100mm THICK MINIMUM OF GRANULAR SUB-BASE MATERIAL TYPE 1 COMPLYING WITH CLAUSE 803 OF THE SPECIFICATION FOR HIGHWAY WORKS 2002 INCLUDING REDIDUAL WEED CONTROL GRANULES.

Footway Construction - Type D (VEHICULAR CROSSINGS)

1. 20mm CONSOLIDATED THICKNESS OF MEDIUM GRADED SURFACE COURSE COMPLYING WITH CLAUSE 7.6 BS 4987: PART 1 2003, 6mm NOMINAL SIZE AGGREGATE, 190 PEN BINDER TO BS EN 12591:2000
2. 50mm CONSOLIDATED THICKNESS OF DENSE MACADAM BINDER COURSE COMPLYING WITH CLAUSE 6.5 BS 4987: PART 1 2003, 20mm NOMINAL SIZE AGGREGATE, 125 PEN BINDER TO BS EN 12591:2000 AND IN ACCORDANCE WITH CLAUSE 908 OF SPECIFICATION FOR HIGHWAY WORKS 2002.
3. 150mm THICK MINIMUM OF GRANULAR SUB-BASE MATERIAL TYPE 1 COMPLYING WITH CLAUSE 803 OF THE SPECIFICATION FOR HIGHWAY WORKS 2002 INCLUDING REDIDUAL WEED CONTROL GRANULES.

Footway Construction - Type E (MODULAR TACTILE PAVING)

1. 400x400x50mm MODULAR TACTILE PAVIOURS, COLOUR - BUFF OR RED AS INDICATED, TO BS 7263; PART 1 2001 - TABLE 3 30mm 1:3 CEMENT / SAND MORTAR BEDDING 100mm THICKNESS GRANULAR SUB-BASE TYPE 1; TABLE 8/2 IN ACCORDANCE WIT[redacted]

BCBC RECEIVED 4 MAR 2012 DEVELOPMENT DIRECTOR - COMMUNITIES

1:500 0 5 10 15 20 25 30 35 40 45 50 m

AMENDMENT	APP'D	DATE

	BY	CHECKED	DATE
DESIGN			
DRAWN	JA	TJL	AUGUST 2009
APPROVED	MLW		12.08.09

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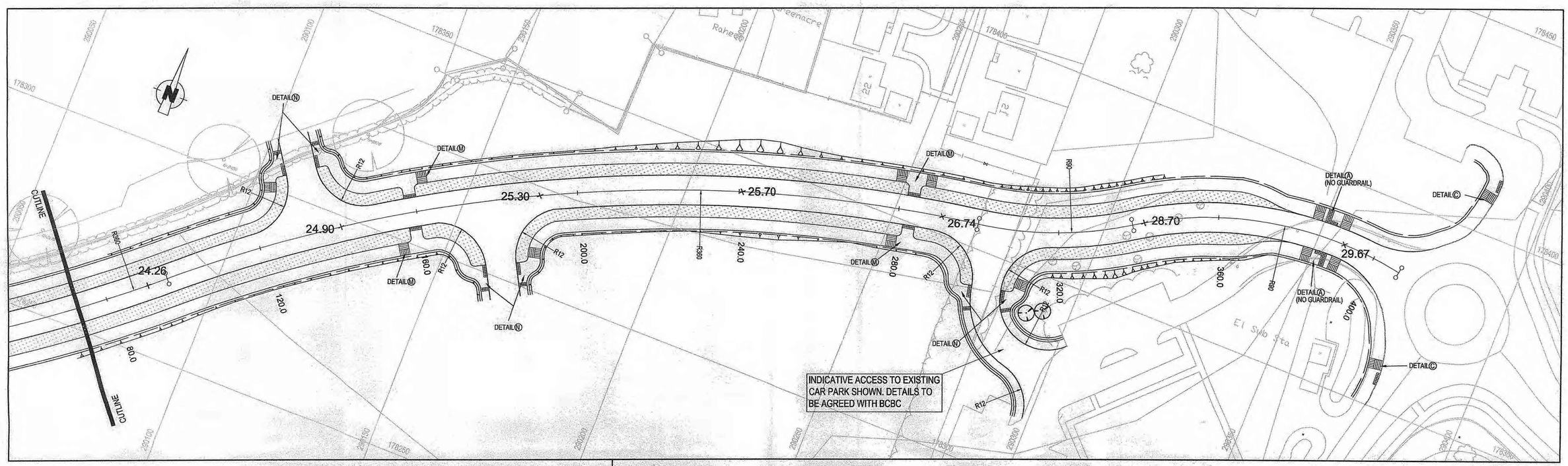
TITLE ISLAND FARM BRIDGEND

GENERAL ARRANGEMENT & TYPICAL CROSS SECTION SHEET 1 OF 4

STATUS		FILE			
PRELIMINARY		V-C7811			
SCALE	PLOT DATE	FEATURE IDENTIFIER	CODE	SHEET	REVISION
AS SHOWN	28.08.09	CD V-C7811		200	R0

ORIGINAL SHEET SIZE A1 (841 x 594)



NOTES

1. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS STATED OTHERWISE.
2. ALL LEVELS ARE IN mAOD.
3. REFER TO DRAWING Nos. CD V-C7811/200 & 201 FOR NOTES.
4. REFER TO DRAWING CD V-C7811-204 FOR DETAILS.

GENERAL ARRANGEMENT - INTERNAL ROAD: EASTERN SECTION

SCALE 1:500

KERBING NOTES

KB1. UPSTAND DIMENSION 'A' SHALL BE 125mm UNLESS STATED OTHERWISE.

KB2.. FOR KERB TYPES, CROSSING AND ISLAND DETAILS REFER TO DRAWING No. CD V-C7811-204

KB3. FOR EXTENT OF MINI BEANY BLOCKS REFER TO DRAINAGE DRAWINGS (CD V-C7811-500 SERIES)

KB4. KERB TYPE HB2 (125x255) TO ALL CARRIAGEWAY EDGES UNLESS STATED OTHERWISE.

KB5. EDGING KERB TYPE EBN (150x50) TO BE PROVIDED AT THE REAR OF ALL FOOTWAYS/CYCLEWAYS UNLESS OTHERWISE SHOWN.

KB6. ALL CONCRETE BEDDING AND HAUNCHING AROUND KERBS AND EDGING TO BE GRADE ST2 UNLESS OTHERWISE STATED.

KB7. DROPPER KERBS HAUNCHED AND BEDDED AS FOR EQUIVALENT STANDARD KERBS.

KB8. EXISTING KERBS DAMAGED DURING CONSTRUCTION OR NEW KERBS LAID IN EXISTING C/WAY TO BE REINSTATED/LAID AS DETAILED ABOVE.

KB9. AT RIGHT ANGLED/CHANGES OF DIRECTION IN KERBLINES, CONCRETE KERB ANGLES/RADII TO BE USED. NO SPLAYED SAW CUTS OF KERBS ARE ACCEPTABLE.

KB10. RADIUS KERBS TO BE USED ON RADII LESS THAN 12m.

KB11. WHERE IT IS NECESSARY TO USE CUT LENGTHS OF PRECAST CONCRETE KERBS/EDGINGS THE CUT LENGTH SHALL NOT BE LESS THAN 400mm.

KB12. KERBS TO BE MANUFACTURERED TO STANDARDS OF BS.7263 (PART 1).

KB13. KERBS TO BE LAID ON 10mm 1:3 CEMENT/SAND MORTAR ON PREPARED FOUNDATION OF CLASS ST2 CONCRETE, 200mm LONG 20mm DIAMETER DEFORMED STEEL DOWEL BARS TO BE PLACED AT 450mm CENTRES TO TIE KERB BACKING TO BEDDING. ALTERNATIVELY LAY KERBS ON WELL COMPACTED BED OF CONCRETE MAX. 35 SLUMP WITH 200mm LONG 20mm DIA. DEFORMED STEEL DOWEL BARS AT 450mm CENTRES, ALL IN ACCORDANCE WITH BS7263 (PART 2).

KB14. DROPPER KERBS TO BE USED AT TRANSITIONS BETWEEN HB2 KERB AND BN KERB.

KB15. TRANSITION KERBS TO BE USED BETWEEN SP KERB AND HB2 KERBS.

KB16. WHERE DEPTH OF SURFACING PLUS ROADBASE IS LESS THAN DIMENSION 'B' REFER TO DETAIL 'M'. WHERE DEPTH OF SURFACING PLUS ROADBASE IS GREATER THAN DIMENSION 'B' THE BASE OF THE KERB BEDDING SHALL BE SET LEVEL WITH THE TOP OF SUB-BASE AND THE BEDDING INCREASED ACCORDINGLY.

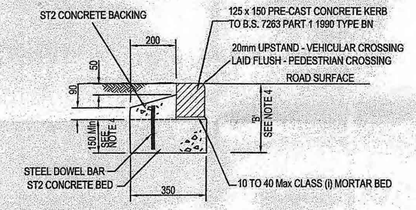
1:500 0 5 10 15 20 25 30 35 40 45 50 m

LEGEND / KEY TO SYMBOLS

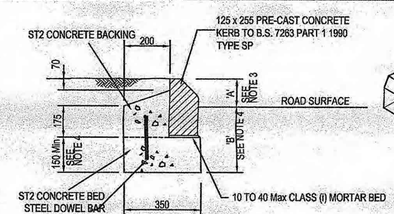
SOFT LANDSCAPING BETWEEN CARRIAGEWAY AND REMOTE PEDESTRIAN FOOTPATH / CYCLEWAY

KERBING KEY:

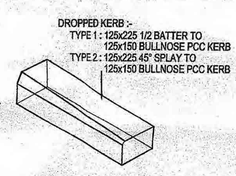
HB2	- HALF BATTER KERK TYPE HB2 (255x125)
BN	- BULL NOSED KERB TYPE BN (150x125)
DR1	- DROPPER KERB TYPE DR1
DL1	- DROPPER KERB TYPE DL1
EBN	- EDGING KERB TYPE EBN (150x50)
Q	- HB2 QUADRANT KERB
TK	- TRIEF SAFETY KERB
TKR1&2	- TRIEF RIGHT HAND TAPER KERB
TKL1&2	- TRIEF LEFT HAND TAPER KERB
MB	- MINI BEANY (COMBINED KERB AND DRAINAGE SYSTEM) MARSHALLS 235



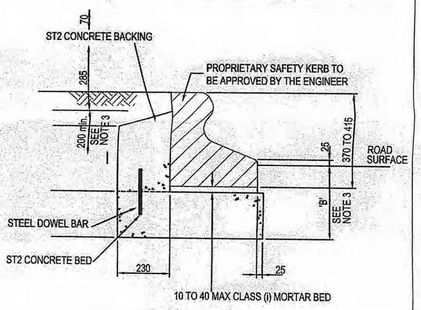
BULLNOSE DROP KERB DETAIL TYPE BN



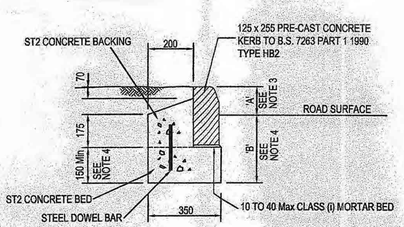
45° SPLAYED KERB DETAIL TYPE SP



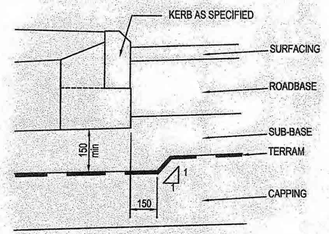
DROPPER KERB DETAIL
DL1/DR1 - DL2/DR2



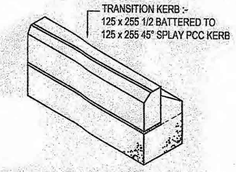
SAFETY KERB DETAIL TYPE TK



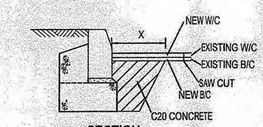
HALF BATTER KERB DETAIL TYPE HB2



DETAIL 'M'

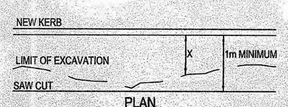


TRANSITION KERB DETAIL TYPE TL/TR



SECTION

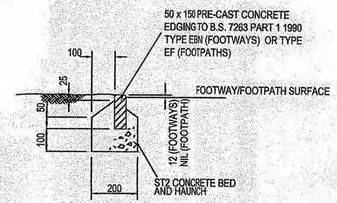
IF THE KERB IS TO BE REPLACED A STRIP OF C/WAY WEARING COURSE IS TO BE PLANED, TO A DISTANCE OF 1.0m FROM KERBLINE



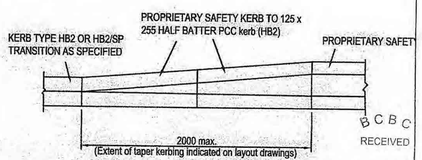
PLAN

SAW CUT IN EXISTING C-WAY TO UNDERSIDE OF BASECOURSE(B/C) LEVEL. SAW CUT TO BE PARALLEL TO NEW KERB LINE AND AT A DISTANCE FROM THE KERB COMMENSURATE WITH THE MAXIMUM POINT OF EXCAVATION.(1m MINIMUM) IN UNDISTURBED CARRIAGEWAY

KERBLINE REINSTATEMENT DETAILS



PATH EDGING DETAIL TYPE EBN OR EF



ELEVATION

TAPER KERB DETAIL TK(SLD)/TK(SRD)-TK(LLD)/TK(LRD)
L = LEFT HAND TAPER R = RIGHT

KERB DETAILS
NTS

BCBC RECEIVED 14 MAR 2012 DEVELOPMENT CORPORATE DIRECTOR - COMMUNITIES

[redacted]

				BY	CHECKED	DATE
			DESIGN			
			DRAWN	JA	TJL	AUGUST 2009
			APPROVED	MWL		12.08.09
R2	NOTE RE.EXISTING CAR PARK ACCESS ADDED.	ML	27.08.09			
R1	INTERNAL JUNCTION LOCATIONS AMENDED, INTERNAL JUNCTION ADDED.	ML	14.08.09			
AMENDMENT		APP'D	DATE			

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TITLE	ISLAND FARM BRIDGEND		
	GENERAL ARRANGEMENT SHEET 4 OF 4		
STATUS	PRELIMINARY	FILE	V-C7811
SCALE	AS SHOWN	PLOT DATE	28.08.09
FEATURE IDENTIFIER	CD V-C7811	CODE	
SHEET	203	REVISION	R2

ORIGINAL SHEET SIZE A1 [840 841]