

# Bridgend Local Development Plan

2006-2021

Cyngor Bwrdeistref Sêl



## LDP Amended Sites Report

February 2013



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

[www.bridgend.gov.uk](http://www.bridgend.gov.uk)



## **Bridgend LDP Amended Sites Report**

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



## **1.0 Introduction**

- 1.1 Bridgend County Borough Council submitted proposals for the Bridgend Local Development Plan (LDP) to the Welsh Government in July 2012. If, and when, these plan proposals are adopted they will form the development plan for Bridgend County Borough and will be the basis for decisions on land use planning affecting that area.
- 1.2 An independent Inspector is in the process of conducting an examination to determine whether the plan is sound. His preliminary findings have concluded that additional sites are required to meet the housing needs of the County Borough up to 2021. He also considers that certain notational allocations illustrated on the Plan's Proposals Map by means of a symbol need definitive boundaries to be shown.
- 1.3 As part of the response to the Inspector's preliminary findings, Bridgend County Borough Council has produced this consultation document which includes a schedule of those PLA3 Mixed Use Sites in the Plan which are proposed to be amended (Section 4). Site specific Sustainability Appraisals have also been prepared to reflect these changes and have been included in a separate accompanying document.
- 1.4 In addition, this document also shows how the Council proposes to illustrate the definitive boundaries of those sites which are shown by means of a notational symbol in the submitted Plan (Section 5).
- 1.5 Revised Sustainability Appraisal (incorporating Strategic Environmental Assessment) and Habitats Regulations Assessment documents have been prepared to accompany the proposed changes including those Alternative Sites which the Council are now supporting to provide additional housing development (but are not subject to this consultation).

## **2.0 LDP Amended Sites Consultation Period**

- 2.1 The period for representations to be made in respect of the LDP Amended Sites Consultation is 6 weeks. The consultation period commences on Thursday 21<sup>st</sup> February 2013 and ends at 5pm on Tuesday 9<sup>th</sup> April 2013.
- 2.2 Representations in respect of the LDP Amended Sites should be sent on the prescribed forms to:

**Group Manager – Development, Bridgend County Borough  
Council, Civic Offices, Angel Street, Bridgend, CF31 4WB or by  
email to: [ldp@bridgend.gov.uk](mailto:ldp@bridgend.gov.uk) or online via  
[www.bridgend.gov.uk/ldp](http://www.bridgend.gov.uk/ldp) before 5pm on Tuesday 9<sup>th</sup> April 2013.**

- 2.3 **Representations received after this deadline will not be accepted.**  
It should also be noted that all representations made will be available for the public to view. The process is necessary so that the Inspector can be confident that everyone affected has had the opportunity to comment before he makes a change to the Plan.
- 2.4 Representations (including those taking the form of objections) should only relate to the contents of the following consultation documentation:

**Bridgend LDP Amended Sites Report;  
Revised PLA3 Site Allocation Sustainability Appraisal; and  
Sustainability Appraisal (incorporating Strategic Environmental Assessment)  
and Habitats Regulations Assessment of the Local Development Plan – Amended  
Allocations.**

2.5 The representations will be considered by the independent Inspector who will assess whether the Plan, as proposed to be amended, is 'sound'. There are a number of tests of soundness and these can be found on the comments form for making representations or at [www.bridgend.gov.uk/ldp](http://www.bridgend.gov.uk/ldp) . Objections to the documentation should make reference to these tests wherever possible.

**3.0 Further Information**

3.1 If you require any further information or have any questions that you would like to ask, please contact the Development Planning team on 01656 643168 or by emailing [ldp@bridgend.gov.uk](mailto:ldp@bridgend.gov.uk) .

#### 4.0 PLA3 Mixed Use Sites which are proposed to be amended

- 4.1 In order for appropriate sites to be presented to the Inspector, a search of sites to accommodate additional residential development has been undertaken. Firstly, this has involved the examination of the Policy PLA3 'Mixed Use Regeneration Sites' which allocate land for a number of uses including housing and employment. Whilst it is proposed that some of these sites will increase their housing element, largely at the expense of employment land, it is important to note that, the Inspector has commented that there is flexibility on this issue because of the over-supply of employment land. However, the need for employment development is noted, and it is important that an appropriate balance is maintained. It should be also recognised that increasing the residential element can lead to an increased likelihood that the employment land elements will be facilitated through cross - subsidy in a way which would not necessarily be delivered if it was left to the market alone to bring forward the employment areas.
- 4.2 In undertaking this review of mixed use site allocations in the submitted LDP, the following sites have been identified for change:

##### PLA3(1) Parc Derwen, Bridgend

Mixed Use Components	Total Area 79.01 Hectares		
	Policy Reference	Type	Old Amount
COM1(1)	Residential	1,500 units	1515 units
COM9(2)	Community Building	0.45ha	0ha
COM10(3)	Education Facility	Primary School	Dual use for community building
COM12(5)	Playing Field	N/A	No Change
COM13(8)	Accessible Natural Greenspace	N/A	No Change
COM5(1)	Local Retailing	Up to 3,000 sq m net	No Change

##### Justification

Parc Derwen is subject to an adopted development brief, planning consent and Section 106 agreement. As part of the Section 106 agreement areas have been set aside for a new primary school and a community building. The Council is currently negotiating an amendment to the Section 106, whereby, community facilities will be incorporated into the new school campus. This is consistent with the Council's wider approach to build new community focussed schools which can be used by the wider community. As a consequence of this, the area of 0.45 ha originally designated for a stand-alone community building is no longer required for this purpose and an opportunity exists to develop the site for additional residential units – estimated at 15.

### PLA3(2) North East Brackla Regeneration Area, Bridgend

Mixed Use Components	Total Area 59.10 Hectares		
Policy Reference	Type	Old Amount	New Amount
REG1(1)	Employment	14.00ha	8.2ha
REG1(5)	Employment	0.46ha	0.46ha
COM1(2)	Residential	350 units	550 units
REG11(2)	Bulky Comparison Goods	TBC	No Change
REG5(2)	Local Retailing	New Local Service Centre Up to 450 sq m net	No Change
PLA8(1)	Improvements to the Transportation network	B4281 / Heol Simonston	No Change
COM12(1)	Playing Field	N/A	No Change
SP7(4)	Waste Treatment Facility	N/A	No Change

#### Justification

The North East Brackla Regeneration Area currently benefits from an adopted development brief that proposes a range of uses including 350 residential units; but also proposing 14 ha of new and retained employment land. The Brief was developed at a time when the prospect of a large-scale future B1 business park, envisaged immediately adjacent to the Bridgend Northern Distributor Road was a viable proposition for development within the Plan period up to 2021. At the time of the development of the brief the majority of the land was also in public (Welsh Government) ownership. The prospect of developing the original 14 ha of land for B1 and other employment only purposes is now considered to be very optimistic, given the economic climate and the availability of other employment sites. The land has also since been disposed of by Welsh Government and is in private ownership. The new owners have already made approaches to the Council to suggest variations to the brief on the basis of enhancing the site's viability given some of the constraints that exist on this brownfield site and the requirement of the development to contribute to significant infrastructure works and likely other Section 106 requirements relating to education and off-site highway works.

The overall viability and delivery of the site would benefit from additional residential development in the order of 200 dwelling units which would further assist and facilitate the remaining, but still considerable commercial and employment elements (8.2 ha) to come forward, providing additional job opportunities in the short to medium term, as well as ensuring the delivery of the significant infrastructure requirements that will also benefit the wider community. Furthermore, the area is sustainably located at the heart of the Bridgend Strategic Regeneration Growth Area, can be adequately served by public transport and within easy distance of the Town Centre and Junction 36 of the M4.



### PLA3(4) Parc Afon Ewenni, Bridgend

Mixed Use Components	Total Area 26.8 Hectares		
Policy Reference	Type	Old Amount	New Amount
COM1(3)	Residential	550 units	650 units
REG1(6)	Employment	8.0ha	2.0ha
REG5(3)	Local Retailing	New local service centre Up to 2,000 sq m net	No Change
REG11(3)	Bulky Comparison Goods	See Retail Session MACs	No Change
COM9(9)	Community Building	N/A	No Change
COM13(7)	Accessible Natural Greenspace	TBC	No Change
PLA8(4)	Improvements to the transportation network	Access to Parc Afon Ewenni	No Change

#### Justification

The site is subject to a draft Framework Masterplan approved for the purposes of public consultation. The residential component of 550 units and the retention of 8 hectares of employment land at this brownfield site, as set out in the submitted LDP should be updated to reflect the most up-to-date land-use position as expressed in the Masterplan, which indicates that the site should deliver 650 residential units, which is required for the purpose of overall viability of the site and which is required to be developed comprehensively, to be served by a new roundabout on the A473.

### PLA3(10) Land West of Maesteg Road, Tondu;

Mixed Use Components	Total Area 44.7 Hectares		
Policy Reference	Type	Old Amount	New Amount
COM1(30)	Residential	436 units	538 units
REG1(21)	Employment	2.7ha	1.00ha
PLA8(3)	Improvements to the Transportation Network	Access to Land West of Maesteg Road	No Change
COM10(8)	Education	Primary School	0

#### Justification

This brownfield regeneration site in Tondu within the Valleys Gateway Strategic Regeneration Area is in part already developed for residential purposes, a heritage centre, waste transfer centre and a supermarket. The

substantial remaining vacant land is subject to a developer-led framework masterplan that originally anticipated the retention of 0.8 hectares of land for a new primary school and 2.7 hectares of land for B1 business purposes.

The most up to date position is that the land retained for a school is no longer considered to be the Education Department's preferred option for future educational provision within the wider catchment area.

Furthermore, given the oversupply of employment land elsewhere in the County Borough and the likelihood that the original 2.7 hectares of employment land will not be delivered on this site within the plan period up to 2021, it would be realistic to only retain a proportion of this land, 1.0 hectare for future employment purposes. It should be noted that other commercial opportunities also exist as part of the extended commercial centre opposite the existing supermarket.

In addition, land fronting Maesteg Road, (0.4 hectares) formerly occupied by a school and now subject to a temporary consent for car parking, also forms part of the wider regeneration PLA3(10) site but has not been assigned a specific long term after-use.

Taken together, these elements can more usefully be developed for residential purposes, providing an additional 102 new dwellings at this highly accessible and sustainably located site, close to Junction 36 of the M4 motorway and Tondur Railway Station.

#### PLA3(20) Coronation Works, Evanstown;

Mixed Use Components	Total Area 0.3 Hectares		
Policy Reference	Type	Old Amount	New Amount
REG1(25)	Employment	0.32ha	0ha (delete Policy REG1 (25))
N/A	Residential	1-9 units	11 units (New Policy COM 2(XX))

#### Justification

Coronation works represents a derelict factory in a highly prominent location at the entrance to the village of Evanstown. Given the very low land values associated with this area, and impact on viability of remediating the site, it is highly unlikely that a viable mixed use scheme incorporating an element of employment will be able to be progressed within the lifetime of the LDP.

A more realistic prospect would be to reallocate the whole site for residential purposes, which will provide the community with a choice of new housing, environmental benefits and improved public perception, and providing investment within what is a very deprived community. The 0.32 hectare site can provide 11 additional dwelling units.

## 5.0 Proposed Replacement of Symbols on Proposals Maps with Site Boundary

- 5.1 During the LDP examination process the Inspector concluded that the sites and designations which are currently denoted by symbols on the proposals maps would benefit from defined boundaries to provide clarity in terms of the extent of the proposed development schemes and environmental designations.
- 5.2 It should be noted that this consultation relates to the boundaries of these sites only, not the principle of the allocation/designation itself which were consulted upon during the Deposit LDP consultation period.
- 5.3 This process has also provided the Council with the opportunity to update the LDP Proposals Map in terms of reflecting any changes in circumstance which have occurred since the Deposit Plan was produced. The proposed changes include deleting sites which have been developed, deleting sites which are no longer schemes which are likely to come forward in the LDP period or making minor alterations to the location of sites based on updated information.
- 5.4 The sites which are proposed to be deleted are included in Table 1 below. Note that these proposed deleted sites may have other minor consequential changes to the LDP which have not been specifically detailed at this stage and will not be the subject of this consultation.

**TABLE 1**

<b>Site Policy Reference and Name</b>	<b>Reason for Deletion</b>
PLA7(22): New Park and Ride Facility at Pencoed Railway Station, Pencoed	Developed
PLA7(23): Improvements to Park and Ride Facility at Sarn Railway Station	Developed
Policy ENV17(2): Tythegston Landfill	Developed
Policy ENV17(3): Penybont Waste Treatment Works	Developed
COM8(1): Land off Min y Nant, Pencoed	Developed
COM8(2): Bridgend Road, Aberkenfig	No longer the LHB's preferred location for allocated use
COM8(5): The Resource Centre, Bridgend	Developed
COM8(7): Oak Tree Surgery, Brackla	Developed
COM8(8): Glan Rhyd Hospital, Penyfai	No firm proposals to define a site specific boundary. General application of Policy COM8 would permit appropriate medical related developments at this location.

COM8(9): Princess of Wales Hospital	No firm proposals to define a site specific boundary. General application of Policy COM8 would permit appropriate medical related developments at this location.
COM9(4): Lower Comprehensive School Site, Maesteg	Unlikely to be delivered within LDP period
COM9(5): Archbishop McGrath, Brackla	Developed
COM9(8): Former Blaenllynfi School Site, Caerau	Currently being reassessed as part of BCBC asset review.
COM9(11): Ty'r Ardd Day Centre, Bridgend	Developed
COM9(12): Sarn	Developed
COM9(13): Wildmill	Developed
COM9(14): Noddfa Chapel, Caerau	Temporary Consent lapsed. No current proposals.
COM10(2) Lower Comprehensive School Site, Maesteg	Unlikely to be delivered within LDP period
COM10(6) Archbishop McGrath, Brackla	Developed
COM10(8) Land West Maesteg Road, Tondu	No Longer required
COM10(10) The Coegnant Reclamation Site, Caerau/Nantyffyllon	No Longer required
COM10(12) Bryncethin Primary School	No longer required

5.5 The following plans show how the sites denoted by a symbol currently appear in the Deposit Plan and how the Council now proposes to illustrate them on the Proposals Map including those minor alterations to the location of sites based on updated information. However, it should be noted that the colour and fill of the proposed allocations / designations may change due to the cartographical process.

REGIONALLY IMPORTANT GEODIVERSITY SITE

**ENV4(3) Lock's Common, Porthcawl**



Deposit Bridgend LDP Extract (1:12,000)



Proposed Policy Outline (1:12,000)

REGIONALLY IMPORTANT GEODIVERSITY SITE

**ENV4(3) Black Rocks, Newton, Porthcawl**



Deposit Bridgend LDP Extract (1:12,000)



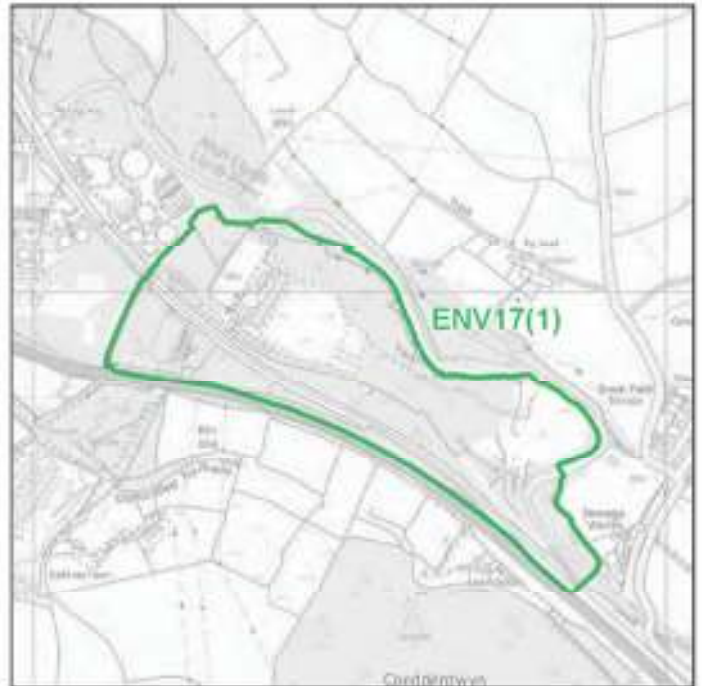
Proposed Policy Outline (1:12,000)

## SITE FOR RENEWABLE ENERGY AND LOW/ZERO CARBON TECHNOLOGY

### ENV17(1) Former Llynfi Power Station



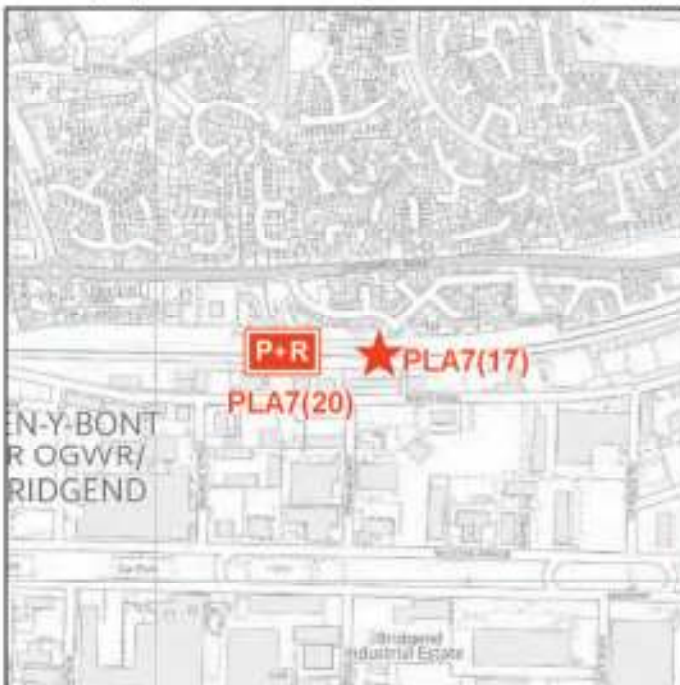
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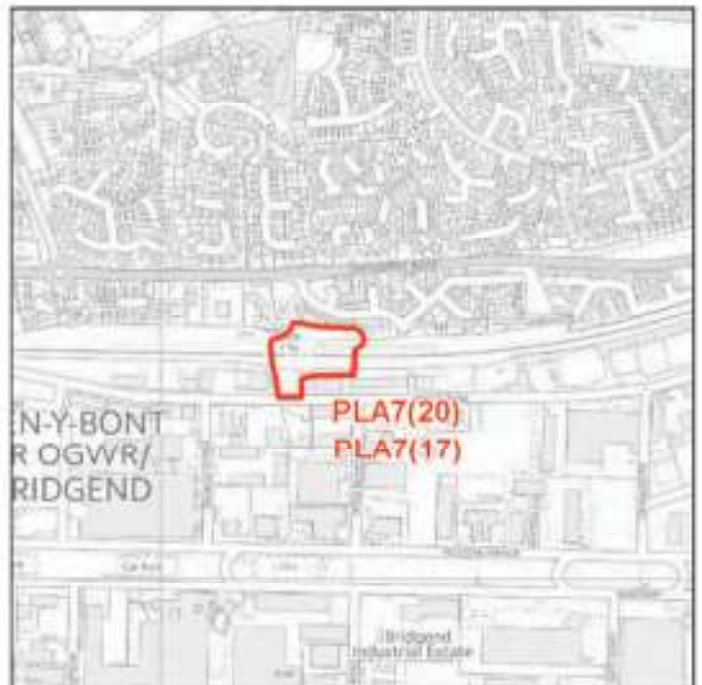
Proposed Policy Outline (1:12,000)

## SITE FOR NEW RAILWAY STATION AND PARK & RIDE FACILITY

### PLA7(17) Brackla Railway Station, PLA7(20(10)) Brackla Park and Ride



Deposit Bridgend LDP Extract (1:12,000)



Proposed Policy Outline (1:12,000)

**SITE FOR NEW OR EXTENDED TOURIST ACCOMMODATION, FACILITIES & ALLOCATIONS**

**REG12(1) Fun Farm, Ton Philip Farm, Cefn Cribwr**



Deposit Bridgend LDP Extract (1:12,000)



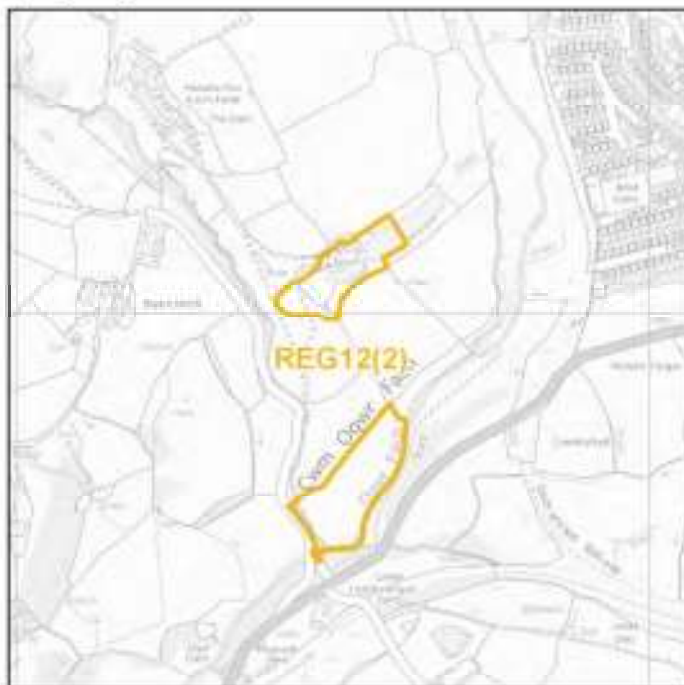
Proposed Policy Outline (1:12,000)

**SITE FOR NEW OR EXTENDED TOURIST ACCOMMODATION, FACILITIES & ALLOCATIONS**

**REG12(2) Lakeside Park, Hendre, Ifan Coch Farm, Glynogwr**



Deposit Bridgend LDP Extract (1:12,000)



Proposed Policy Outline (1:12,000)

**SITE FOR NEW OR EXTENDED TOURIST ACCOMMODATION, FACILITIES & ALLOCATIONS**

**REG12(3) Mountain Biking Hub, Blackmill**



Deposit Bridgend LDP Extract (1:12,000)



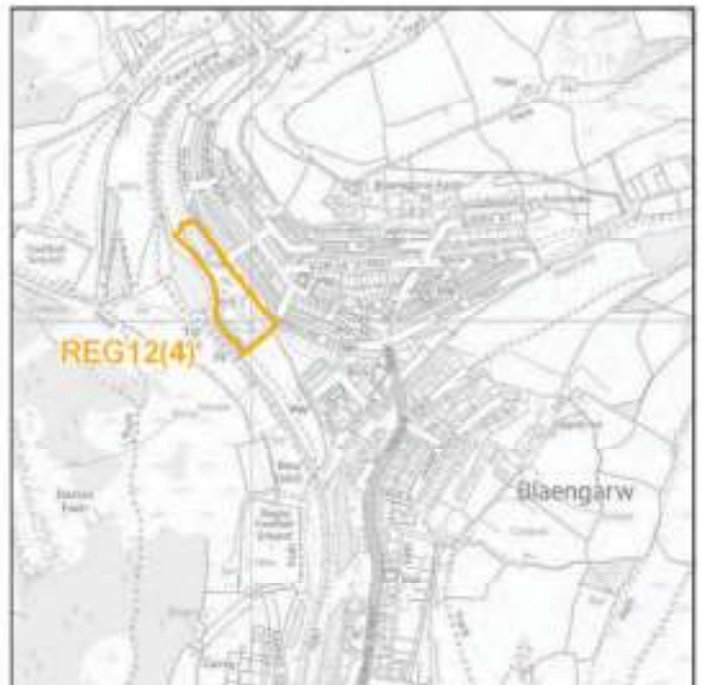
Proposed Policy Outline (1:12,000)

**SITE FOR NEW OR EXTENDED TOURIST ACCOMMODATION, FACILITIES & ALLOCATIONS**

**REG12(4) Mountain Biking Hub, Calon Lan, Blaengarw**



Deposit Bridgend LDP Extract (1:12,000)

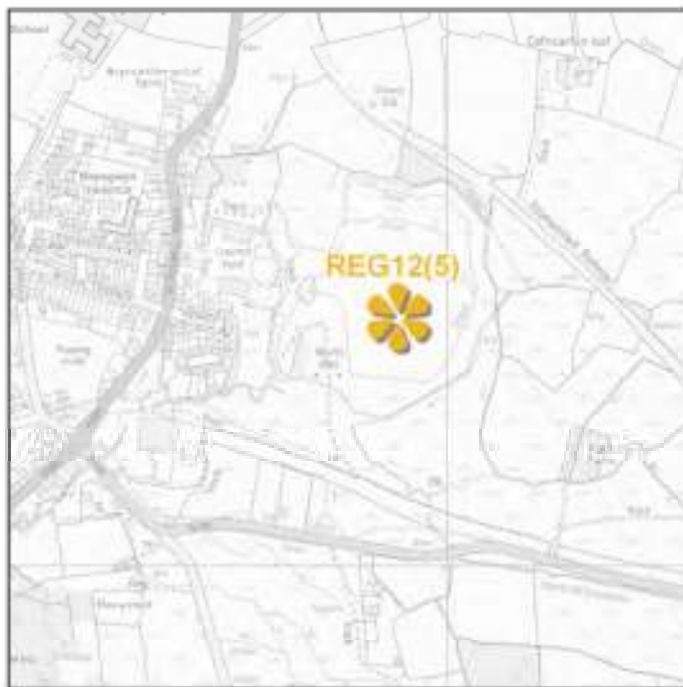


Proposed Policy Outline (1:12,000)

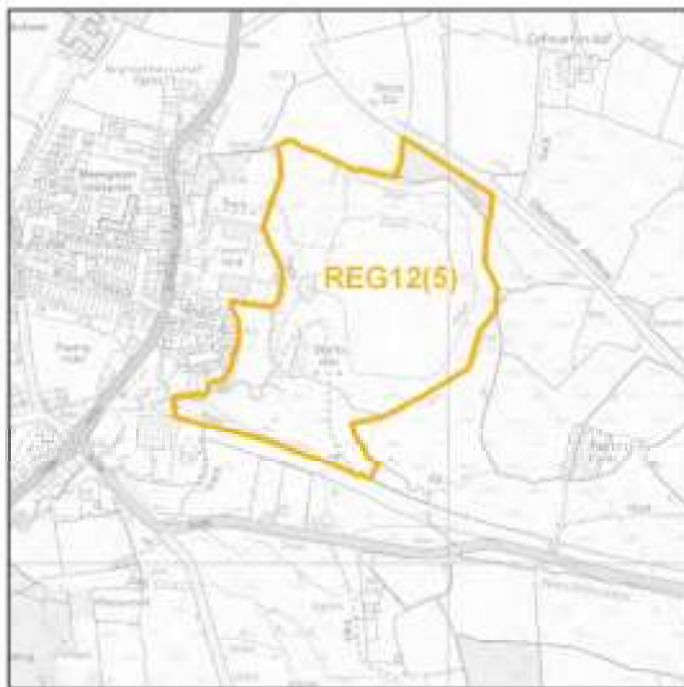


**SITE FOR NEW OR EXTENDED TOURIST ACCOMMODATION, FACILITIES & ALLOCATIONS**

**REG12(5) Events Area, Bryncethin Clay Pits**



Deposit Bridgend LDP Extract (1:12,000)



Proposed Policy Outline (1:12,000)

**SITE FOR NEW OR EXTENDED TOURIST ACCOMMODATION, FACILITIES & ALLOCATIONS**

**REG12(6) Camper Van Site, Bryngarw Country Park**



Deposit Bridgend LDP Extract (1:12,000)



Proposed Policy Outline (1:12,000)

**SITE FOR PROVISION OF COMMUNITY BUILDING**

**COM9(6) Land North of Brackla Infants School**



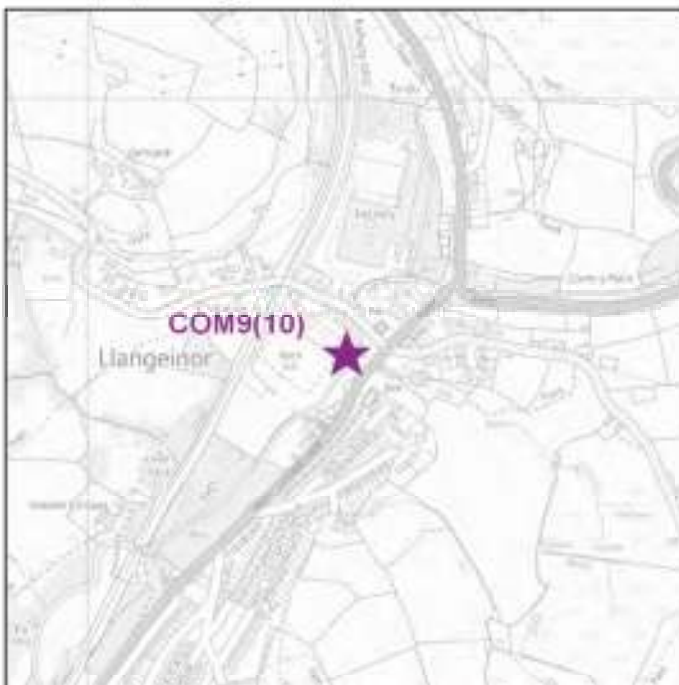
Deposit Bridgend LDP Extract (1:12,000)



Proposed Policy Outline (1:12,000)

**SITE FOR PROVISION OF COMMUNITY BUILDING**

**COM9(10) Llangeinor Sports Ground**



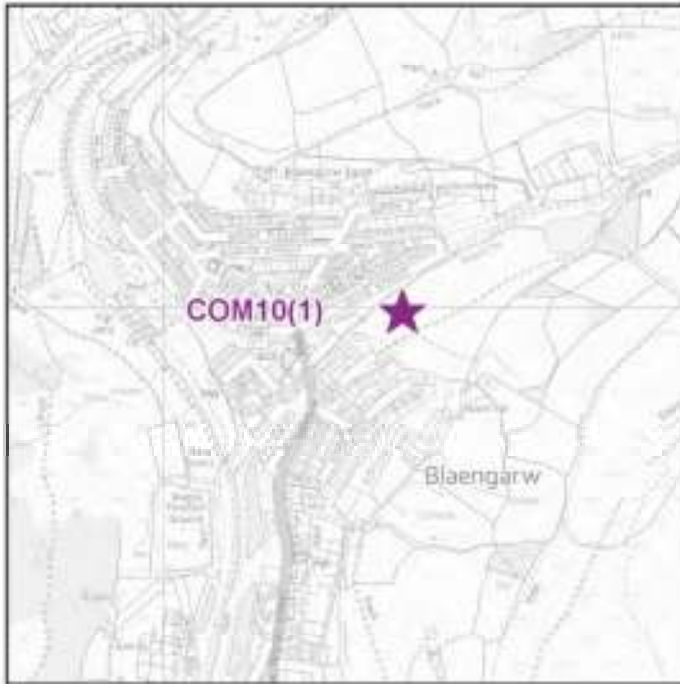
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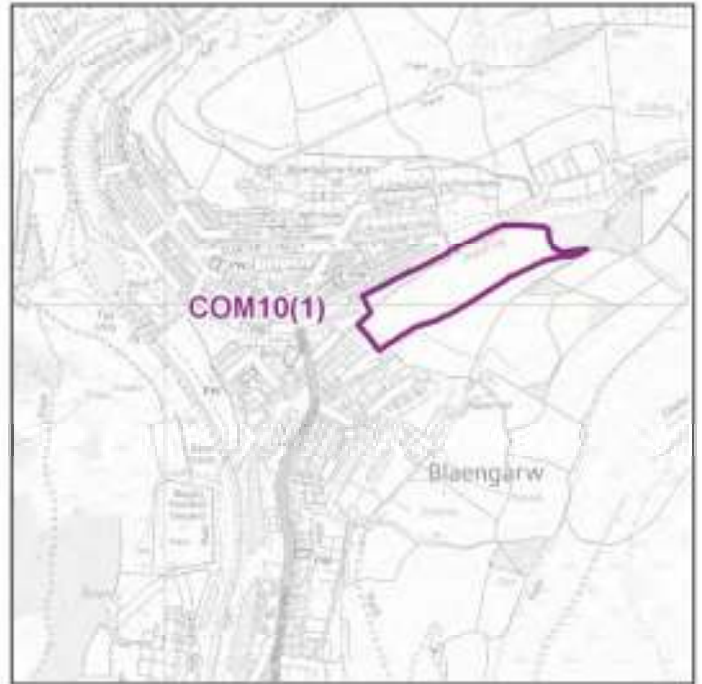
Proposed Policy Outline (1:12,000)

**SITE FOR PROVISION OF EDUCATIONAL & TRAINING FACILITIES**

**COM10(1) Blaengarw**



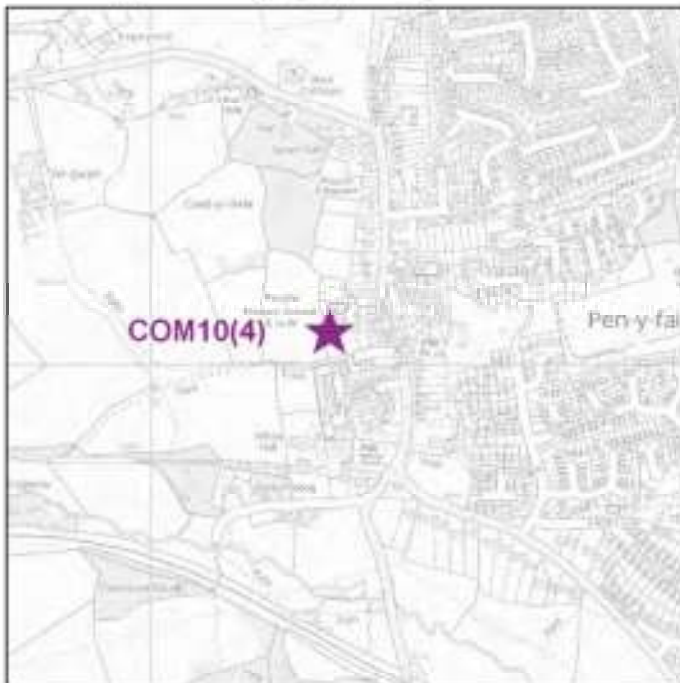
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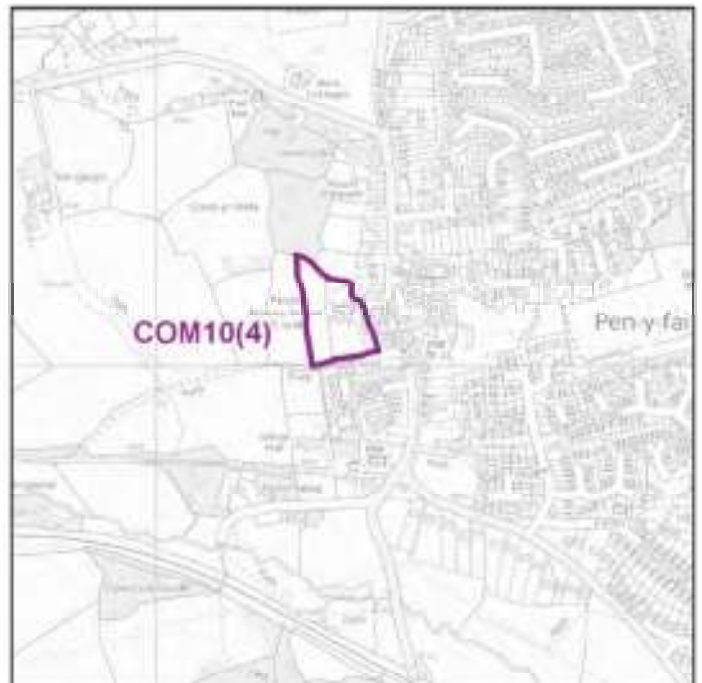
Proposed Policy Outline (1:12,000)

**SITE FOR PROVISION OF EDUCATIONAL & TRAINING FACILITIES**

**COM10(4) Heol Eglwys, Penyfai**



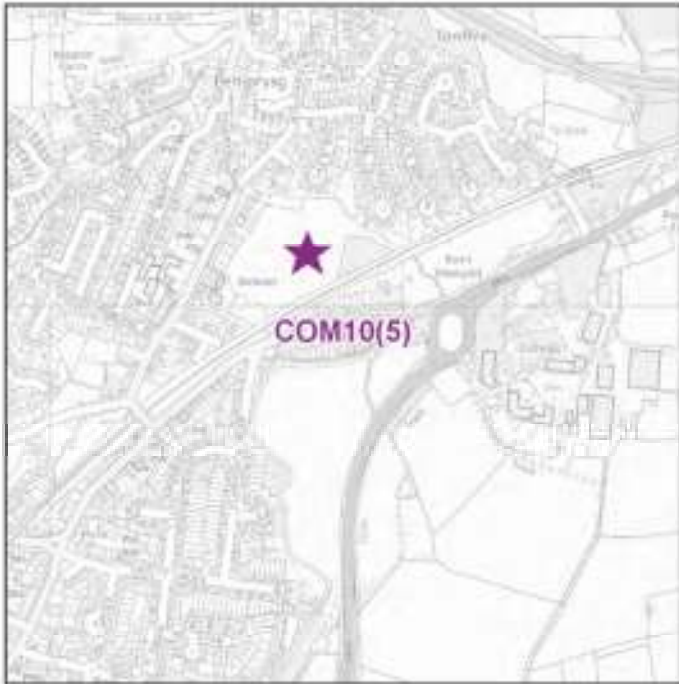
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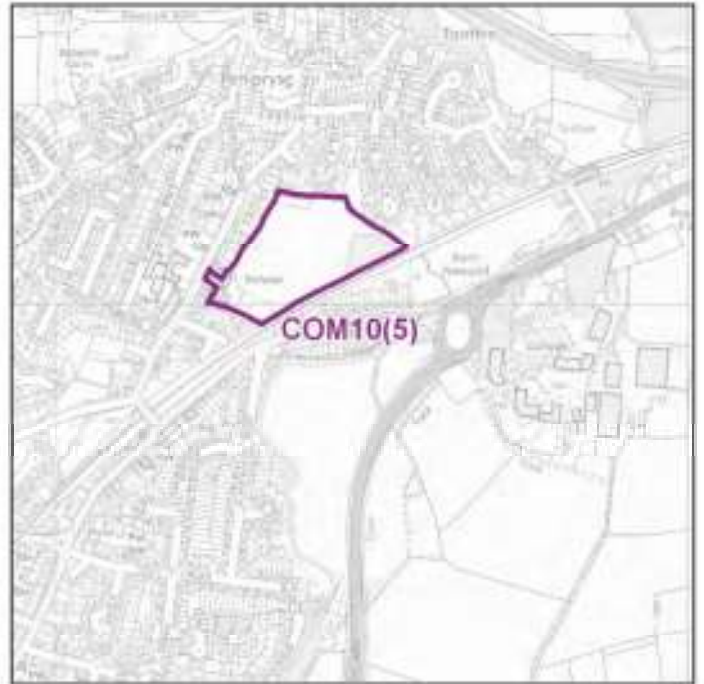
Proposed Policy Outline (1:12,000)

SITE FOR PROVISION OF EDUCATIONAL & TRAINING FACILITIES

**COM10(5)** Penprysg Road, Pencoed



Deposit Bridgend LDP Extract (1:12,000)



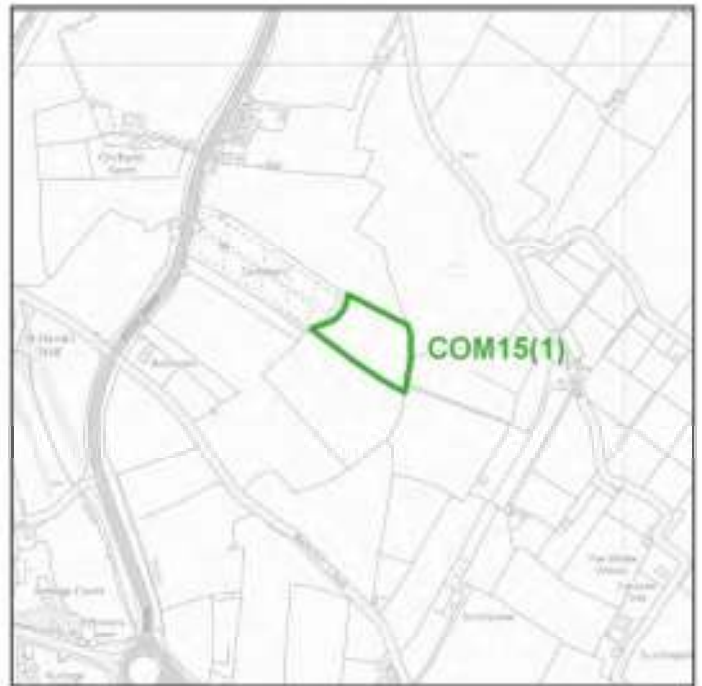
Proposed Policy Outline (1:12,000)

**SITE FOR CEMETERY**

**COM15(1) Porthcawl Cemetery**



Deposit Bridgend LDP Extract (1:12,000)



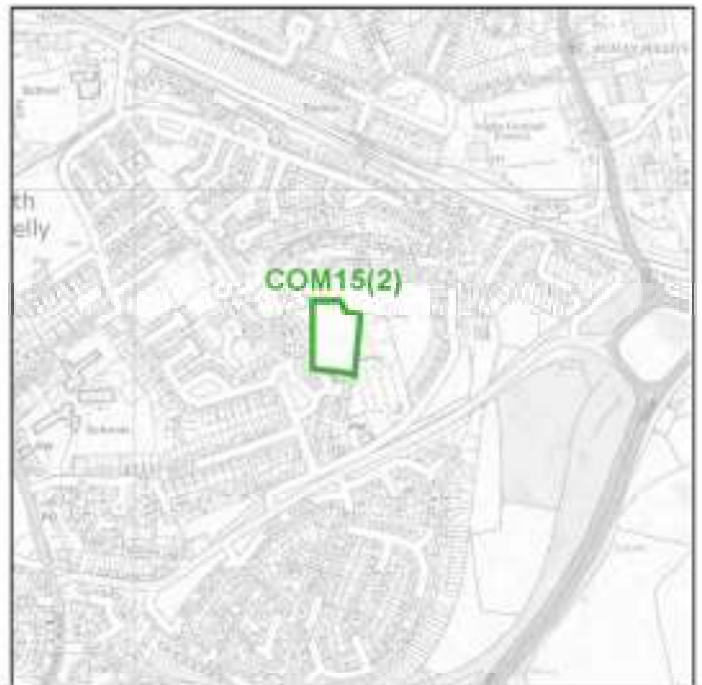
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**SITE FOR CEMETERY**

**COM15(2) Cornelli Cemetery**



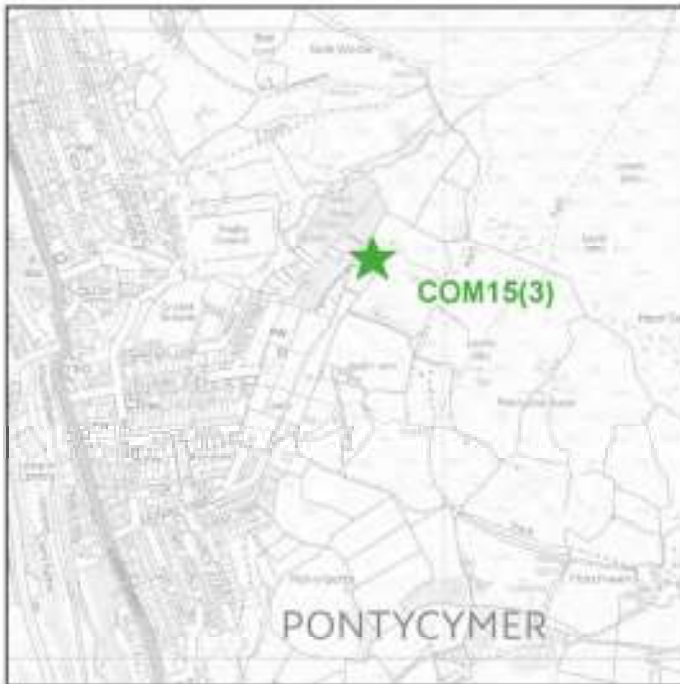
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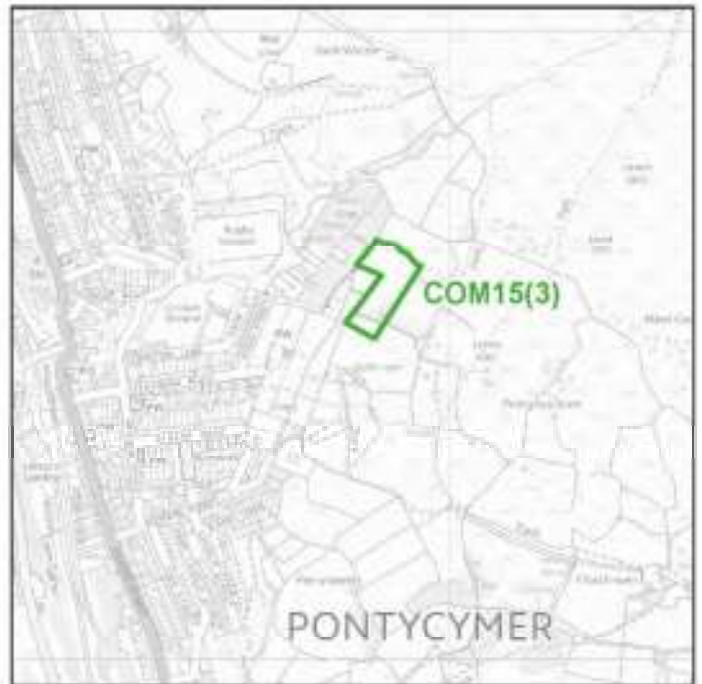
Proposed Policy Outline (1:12,000)

**SITE FOR CEMETERY**

**COM15(3) Gelliron Cemetery, Pontycymer**



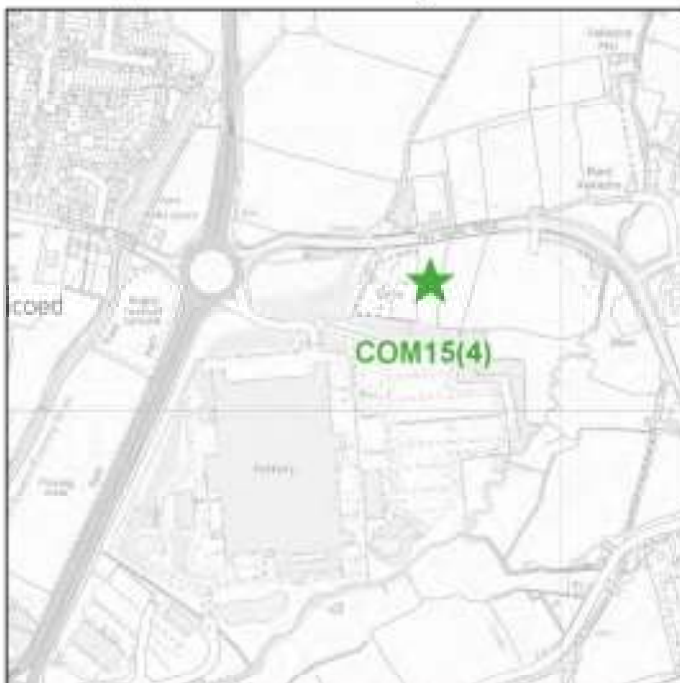
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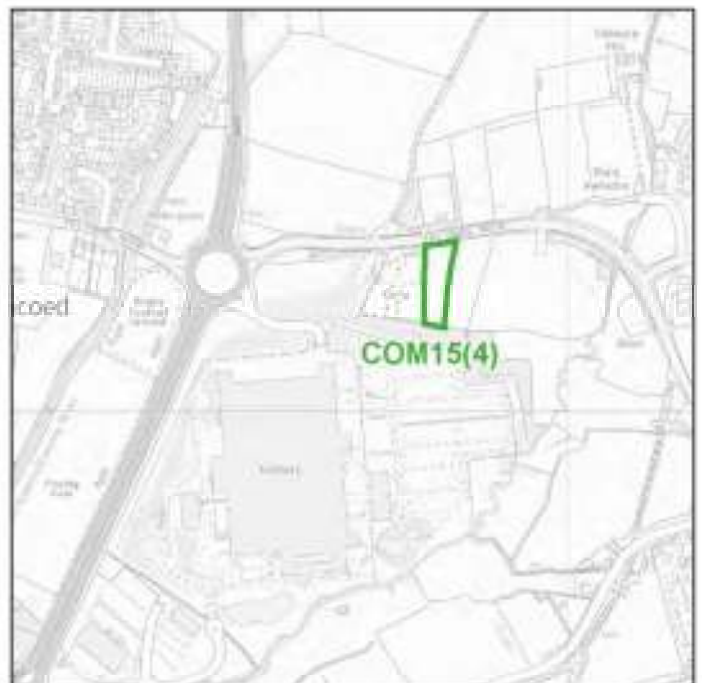
Proposed Policy Outline (1:12,000)

**SITE FOR CEMETERY**

**COM15(4) Pencoed Cemetery**



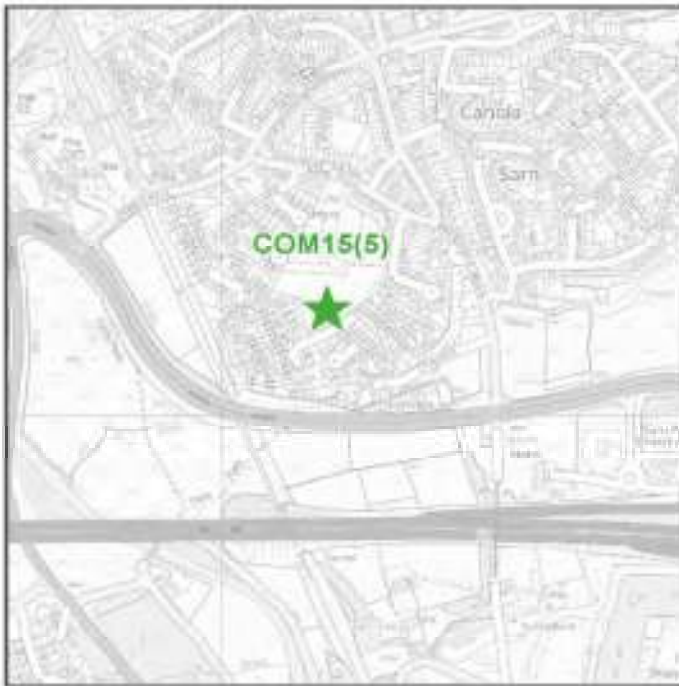
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Proposed Policy Outline (1:12,000)

SITE FOR CEMETERY

COM15(5) Sarn Cemetery



Deposit Bridgend LDP Extract (1:12,000)



Proposed Policy Outline (1:12,000)