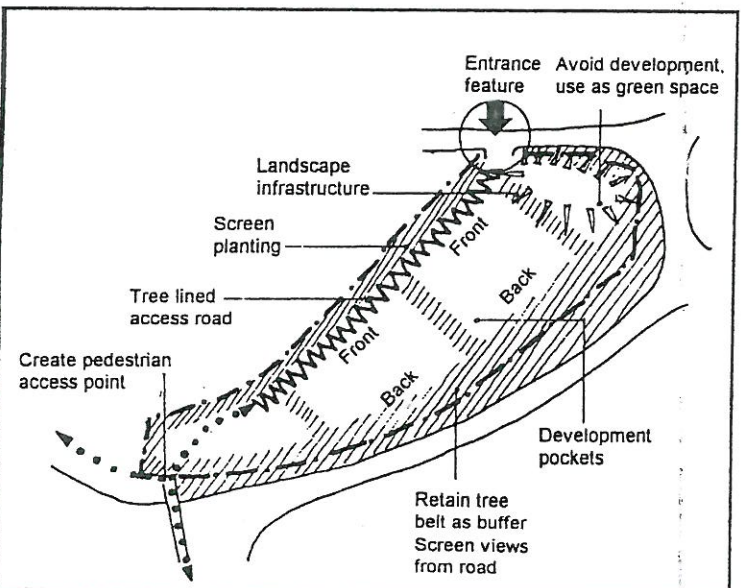


Existing Features Plan



Design Brief Plan

Site Description

The site is situated to the north east of M4 junction 37. It is currently accessed from the north east. It is bounded by residential properties to the west and south, and by a dense tree belt to the east separating the site from the A4229. It is mostly well drained unimproved grassland which rises on a crown in the north. The core of the site is well screened to the east and north and poorly screened to the west, the majority of the west of the site is overlooked by residential properties. Other prominent features include a criss-cross of hedgerows in the central area. Key plant species are Quercus robur (Common Oak), Fraxinus excelsior (Common Ash), Crataegus monogyna (Hawthorn), Alnus spp (Alder), Salix spp (Willow) Ulmus spp (Elm), Rosa canina (Dog rose), Prunus spinosa (Blackthorn), Larix spp (Larch), Pinus nigra (Black pine), and Acer campestre (Field Maple).

Summary of key features of the site are:

- It is designated as a site for 'employment development', in the Ogwr Borough Local Plan.
- Hedgerows and boundary vegetation, some off site, creating effective screening of the site apart from the western boundary.
- Its gateway location adjacent to the M4.

Design Brief

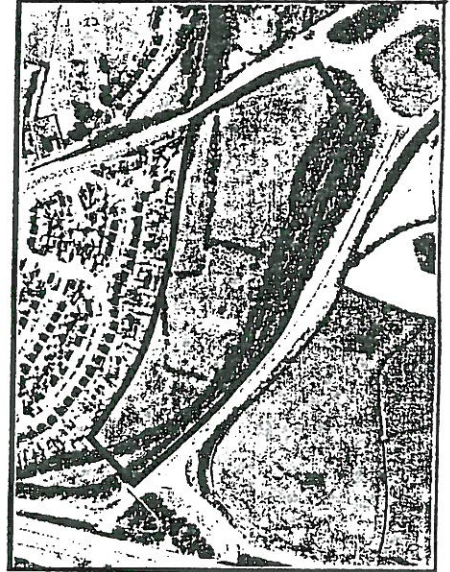
The following landscape design guidance should be taken into account;

- The effective buffer planting to the east is to be retained maintaining the rural image of the western Bridgend County.
- The site should be accessed from the north.
- Boundary vegetation and existing internal hedges are to be protected and strengthened. Management of these habitats is required to maximise nature conservation value and maintain wildlife corridors.
- The development's access road should be located to the west, buildings facing west, this access is to be tree lined thus increasing the screening of the western boundary.
- Buildings and infrastructure to be contained within a strong landscape infrastructure.
- Safe and convenient pedestrian and cycle access is to be provided.
- The height of the development should be limited to the height of existing tree canopies.
- Exterior lighting of the development should be kept to a minimum, limiting light pollution and its effect on the wildlife habitats and residential areas.
- Muted highlight colours should be used to retain the existing emphasis on native vegetation. Stone work and brickwork vernacular to the area is to be used with slate roofing to the west of building.
- New planting to be limited to suitable native species.
- Advertising is to be restricted to site access, this should not be visible from the M4 or junction 37.
- The northern crown of the site is not suitable for development, a passive recreational public space could be created in this portion of the site.
- Existing planting removed at the site entrance should be replanted allowing for visibility splays.

References

The following references are of particular relevance to this site:

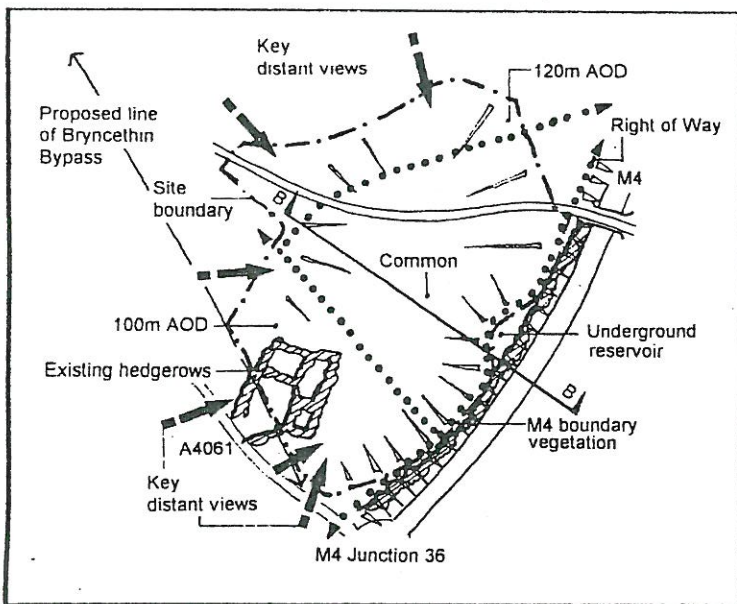
- Main Strategy Report Volume 1: 4.0 and LS3
 Related Design Guidelines Volume 2: DG3, DG5, DG7, DG9, DG10 and DG22



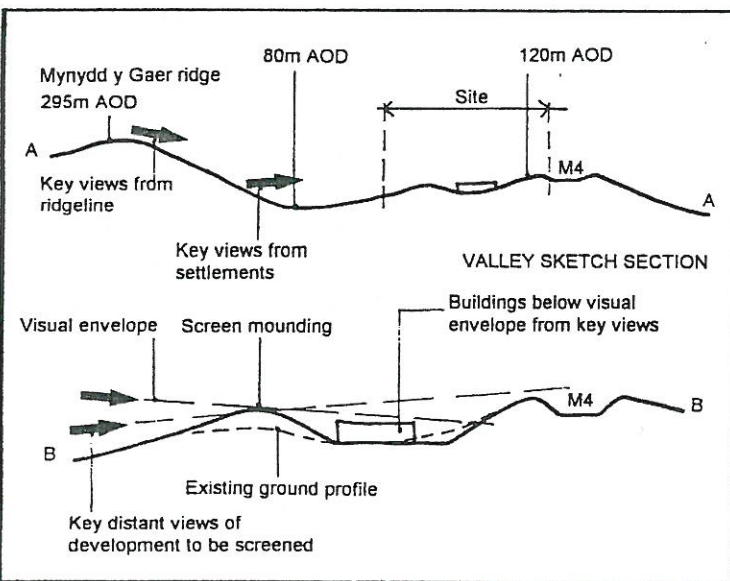
Aerial View



Design Brief
 Figure DB 6
TY DRAW FARM



Existing Features Plan



Design Brief Sketch Sections

Site Description

The site is situated to the north of the M4, west of junction 36 adjacent to the A4061. It is a common land with open unimproved grassland with significant quantities of bracken and rush signifying poor drainage. It is a highly visible area rising to the south, its highest point abutting the M4, it also rises less significantly to the north crowning near its northern boundary. Several rights of way transect the site, with open views of the Mynydd y Gaer ridge to the north. The site is visible from this ridgeline, west and east, from Tondra, and from the M4 to the west. Tree cover is limited to hedgerows along field line to the north western boundary of the site adjoining Gwaun gwaddad farm. Key woody plant species in this areas are *Quercus robur* (Common Oak), *Fraxinus excelsior* (Common Ash), and *Crataegus monogyna* (Hawthorn).

Summary of key features of the site are:

- It is designated as a 'large scale out of town retail development site', in the Ogwr Borough Local Plan.
- The site position on the southern edge of Cefn Hirgoed exposes it to wide views from the west, north and east.
- Any building of significant height would be visible from the south.
- Status as common land with associated rights.
- Footpath access through the site.
- The site vegetation is mainly poorly drained grassland with few hedgerows.

Design Brief

The following landscape design guidance should be taken into account:

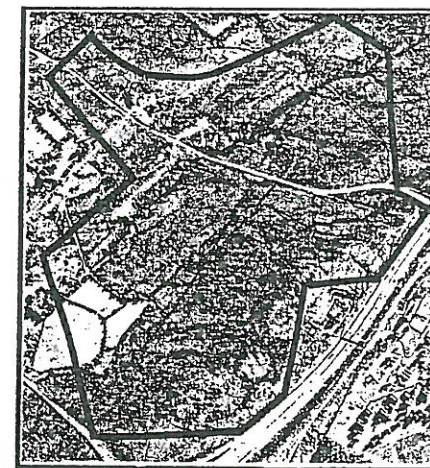
- The site is common land and agreement to develop it will be affected by this status.
- The existing open nature of the site with extensive views to the north, east and west is to be retained.
- Buildings are to be fully screened by mounding and suitable vegetation. They should not break the skyline when viewed from the M4, the hillsides to the north or any adjacent point.
- Its informal recreational value is to be retained including footpath routes through the site.
- The nature conservation value of the site should be enhanced by improving species diversity.
- Screen building form on the boundaries and any key changes in level. Landform to reflect the topography of the site.
- Vegetation cover should reflect the native species found on the site to provide a natural setting for the development.
- Ornamental shrub species should be avoided.
- Boundaries to the proposed A4061 should be simple and rural in character screening the development with landform and vegetation.

References

The following references are of particular relevance to this site:

Main Strategy Report Volume 1: 4.0, LS3 and LS5

Related Design Guidelines Volume 2: DG3, DG5, DG7, DG9, DG10, DG19 and DG20

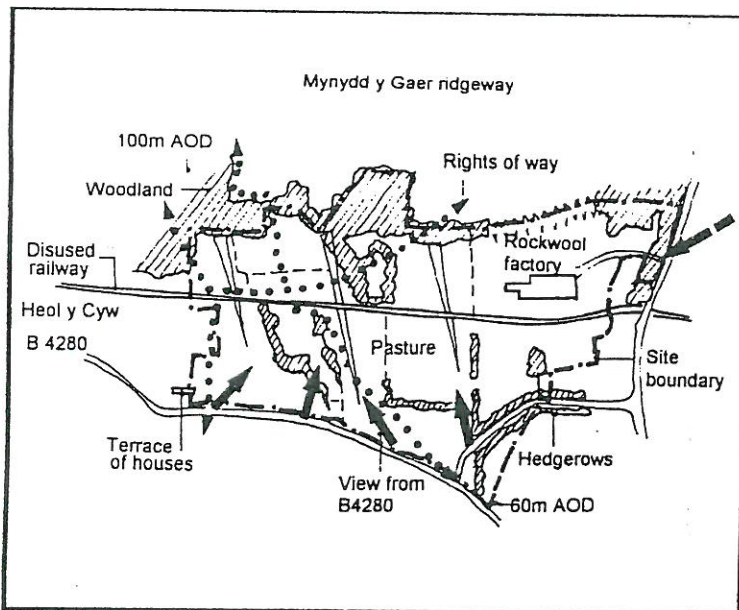


Aerial View



Design Brief
Figure DB 7
CEFN HIRGOED





Existing Features Plan

Site Description

The site is situated in a predominantly rural area to the north of the B 4280, east of Heol y Cyw, on the pastoral slopes of the Mynydd y Gaer ridge which rises to the north. It is bounded by open ground and the B 4280 to the south, woodland belts and well tree lined roads to the east well hedged fields to the north and woodland blocks and a terrace of houses to the west. The site is highly visible from the south and from Mynydd y Gaer. The majority of the site is poorly drained poor quality pastoral farmland, with the exception of two main areas, the existing Rockwool factory to the northeast and the woodland blocks to the northwest and north. A key feature of the site is the disused railway route running east to west through the centre of the area. This is designated as a community route. Several rights of way also cross the site. Key plant species are Quercus robur (Common Oak), Fraxinus excelsior (Common Ash), Crataegus monogyna (Hawthorn), Alnus spp (Alder), Betula pendula (Silver birch), Privet spp, Corylus avellana (Hazel) and Ulex europaeus (Gorse).

Summary of key features of the site are:

- It is designated as a site for 'employment development', in the Ogwr Borough Local Plan.
- Its location in a predominantly rural area.
- Its open sloping nature.
- Its existing hedgerows and woodlands which provide seasonal screening.
- The disused railway/community route and footpaths.
- Visibility of the site to the south and north.

Design Brief

The following landscape design guidance should be taken into account;

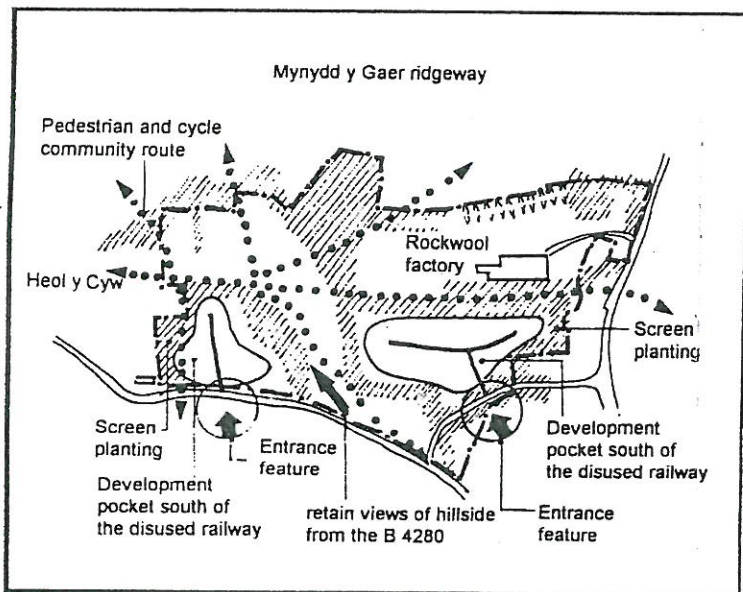
- The boundary vegetation and existing internal hedges are to be protected and strengthened to provide 20 metre minimum width of woodland strips. Management of the woodland and hedgerows are required to maximise nature conservation value and maintain wildlife corridors.
- Development is to be in small defined pockets to maintain the existing landscape matrix and minimise intrusion. Areas with open views are to be retained.
- Building styles and uses are to be suitable to this rural location.
- Existing public rights of way should be incorporated into the layouts and development of the site.
- The disused railway is to be developed as a community route providing safe and convenient pedestrian and cycle access from Heol y Cyw. Development should properly address this boundary.
- The height of the development should be limited to the height of existing tree canopies and proposed screens. Roofs should mimic water when viewed from above.
- Exterior lighting of development should be kept to a minimum, limiting light pollution, distant views of the site and its effect on the wildlife habitats.
- Muted highlight colours should be used to retain the existing emphasis on native vegetation.
- Local stone walling and slate roofs, as vernacular materials, should be used where possible.
- New planting to be limited to suitable native species associated with adjacent hedgerows and woodland.
- Advertising is to be restricted to site access, this should not be visible from the M4 or junction 35.
- Entrances to the site should be discreet and in keeping with the rural context of the site.
- Existing planting removed at the site entrance's should be replanted allowing for visibility plays.

References

The following references are of particular relevance to this site:

Main Strategy Report Volume 1: 4.0 and LS3

Related Design Guidelines Volume 2: DG3, DG5, DG7, DG9, DG10 and DG20



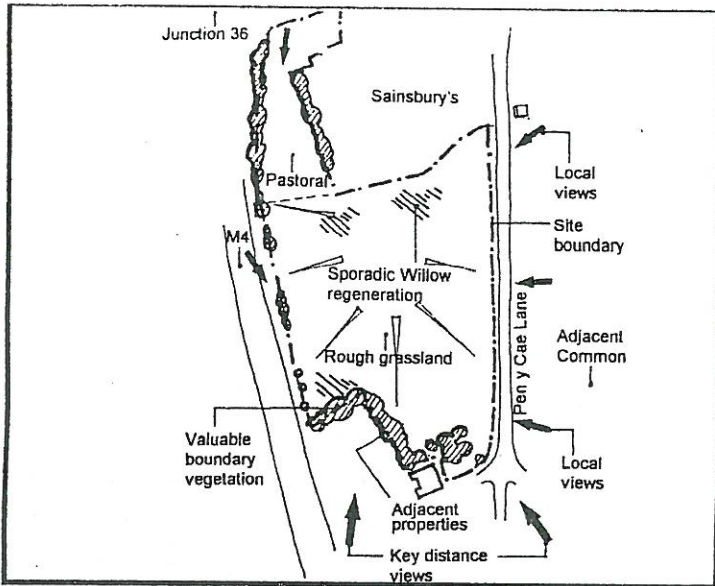
Design Brief Plan



Aerial View



Design Brief
Figure DB 8
WERN FAWR



Existing Features Plan

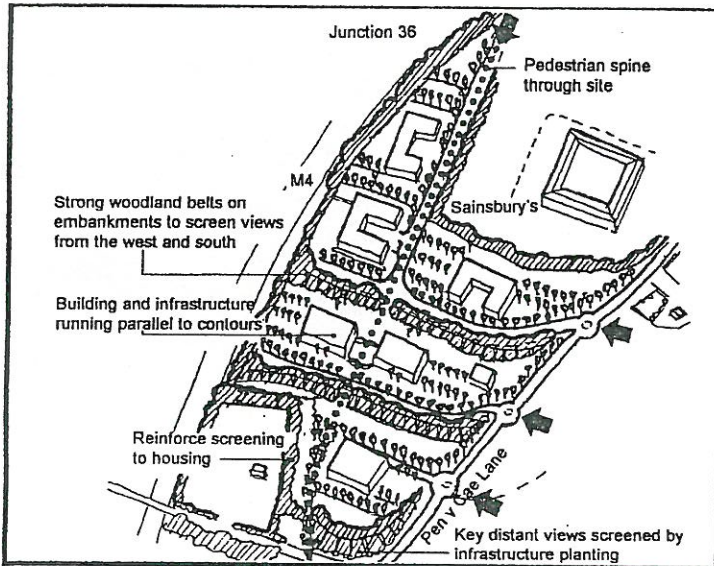


Site Description

The Site is situated on the west facing slopes of the Ogmor Valley to the southwest of junction 36 on the M4. It is a prominent open site, slopes running from around 90m.AOD in the east to 65m.AOD in the west. The site is slightly crowned to the east. A new Sainsbury's food store with petrol station is situated to the southeast of the site. The site is divided into two compartments: to the west a large poorly drained unmannered area with rough herb layer of little conservation value [thistles, rush] and sporadic regenerating clumps of willow (*Salix* spp.) to the east, and a small improved pasture to the north of Sainsbury's. Vegetation along the western and northern boundaries form a significant screen, these species include: *Quercus robur* (Common Oak), *Fraxinus excelsior* (Common Ash), *Acer pseudoplatanus* (Sycamore), *Salix* spp. (Willow), *Prunus avium* (Wild Cherry), *Crataegus monogyna* (Hawthorn), and *Sambucus nigra* (Elder). These tend to be located in adjacent property including the M4 highway curtilage. Mature *Pinus nigra* (Austrian Pine) is a key species located in the Sainsbury's area and in the Sam Services on the other side of the M4. Small groups of houses are located to the south and west.

Key features of the site are:

- It is designated as a 'large scale out of town retail development site', in the Ogwr Borough Local Plan.
- It is at a key gateway location on the M4.
- It is highly visible from the M4 to the west, from the Ogmor valley to the south and from the north.
- It is steeply sloping
- It has no vegetation worth retention except on the boundaries.
- There are no features of particular nature conservation interest.



Design Brief Sketch Aerial Oblique View

Design Brief

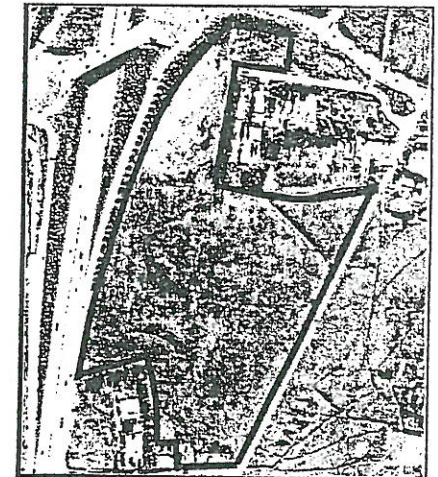
The following landscape design guidance should be taken into account:

- The vegetation on the western and northern boundaries to be protected and strengthened with additional native species belts 10m wide.
- Development to address and face the west and respond to the slope by running roads and building lines along contours. Service areas should be discreetly placed so as not to be visible from M4.
- Development to be restrained with muted colours [grey/white], have a dominant horizontal emphasis and not exceed the Sainsbury's store in height. Local stone/materials to be used.
- Advertising to be restricted to site access and should not be visible from the M4.
- Buildings and infrastructure to be contained within a strong landscape infrastructure of native species common to the surrounding area.
- The site should be terraced to allow strong landscape screening when viewed from the west and south.
- The above could be achieved by 20m wide native woodland belts on embankments and strong lines of trees 'breaking up' parking areas and access roads. Keynote trees should be Austrian Pine visible from M4 and access road.
- Safe and convenient pedestrian and cycle access should be allowed throughout the site.
- The common land to the south should be unaffected by development.

References

The following references are of particular relevance to this site:


- Main Strategy Report Volume 1: 4.0, LS3 and LS4
 Related Design Guidelines Volume 2: DG3, DG5, DG7, DG9, and DG21

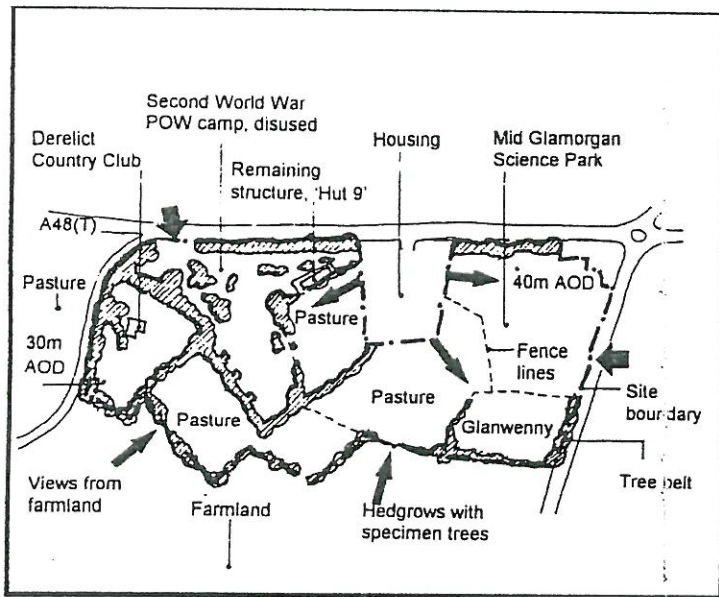


Aerial View

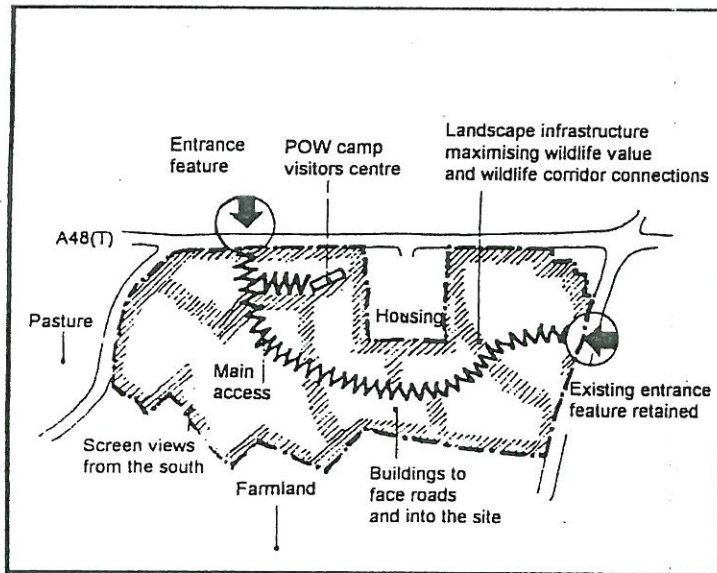


Design Brief
 Figure DB 9
THE PINES





Existing Features Plan



Design Brief Plan

Site Description

The site is situated in the lowland area to the south of Bridgend southwest of the Whitelock roundabout on the A48(T). It is mostly level rising gently to the northeast. It consists of well drained improved pasture lined with hedges and large specimen trees with three main exceptions. To the west is a derelict country club consisting of a large property in mature tree lined grounds. The central section of the site is the disused Island Farm Prisoner of Camp, of historical significance, mostly demolished except for two huts. One of these is protected by secured palisade fence. This portion of the site is well treed and contains pockets of dense regenerating vegetation. The eastern portion of the site is the Mid Glamorgan Science Park a simply land out office development positioned in grassland and specimen tree structure planting. The site abuts lowland farmland to the south and west, with significant existing hedgerows providing partial screening. The north abuts the A473 bounded by an effective hedgerow screen apart from a small housing development. This has clear views of the central and eastern sections of the site. The eastern boundary has a belt of mature beech trees which create an effective buffer. Key plant species are Quercus robur (Common Oak), Fraxinus excelsior (Common Ash), Fagus sylvatica (Beech), Crataegus monogyna (Hawthorn), Prunus avium (Wild Cherry), Corylus avellana (Hazel), Salix spp (Willow) Pinus sylvestris (Scots Pine), and Poplar nigra (Black Poplar). There are significant areas of Japanese knotweed and Himalayan Balsam within the site.

Summary of key features of the site are;

- It is designated as a site for 'employment development', in the Ogwr Borough Local Plan.
- Its location as southern boundary to the town of Bridgend adjacent to the A473.
- Strong existing landscape structure throughout the site. Hedgerows, mature specimen trees, and tree belts creating effective screening of nature conservation value.
- Limited views to the south from unspoilt farm land.
- Island Farm POW hut which is located on the site and is proposed as a visitors centre.

Design Brief

The following landscape design guidance should be taken into account:

- Boundary planting and existing hedgerows particularly to the south are to be retained and strengthened with a minimum 10 metre wide woodland belt. Removal of hedgerows and specimen trees is to be avoided. The habitats are to be managed to maximise nature conservation value and maintain effective wildlife corridors.
- Buildings and infrastructure to be contained within a strong landscape infrastructure providing safe and convenient pedestrian and cycle access. Vehicular infrastructure to be minimised and well screened.
- The height of new development should be limited to the height of existing tree canopies.
- The site with its existing established high-tech businesses is suitable as a flagship development using green building and infrastructure technology creating an energy efficient development.
- New planting to be limited to suitable native species along boundaries and access routes.
- Provide convenient and prominent access to 'Hut 9' visitors centre as directly from the A48 (T) as possible allowing an appropriate setting with visitor parking.
- Advertising is to be restricted to site access, and infrastructure nodes.
- Provide new screening.
- Exterior lighting of the development should be kept to a minimum, limiting light pollution and its effect on the wildlife habitats.
- Enforce entrances and adjacent boundaries using suitable rural detailing creating a high quality entrance to this flagship site.
- Suitable materials include local stone and riven slate roofs.
- Muted highlight colours should be used to retain the existing emphasis on native vegetation.
- Existing planting removed at the site entrance's should be replanted allowing for visibility splays.

References

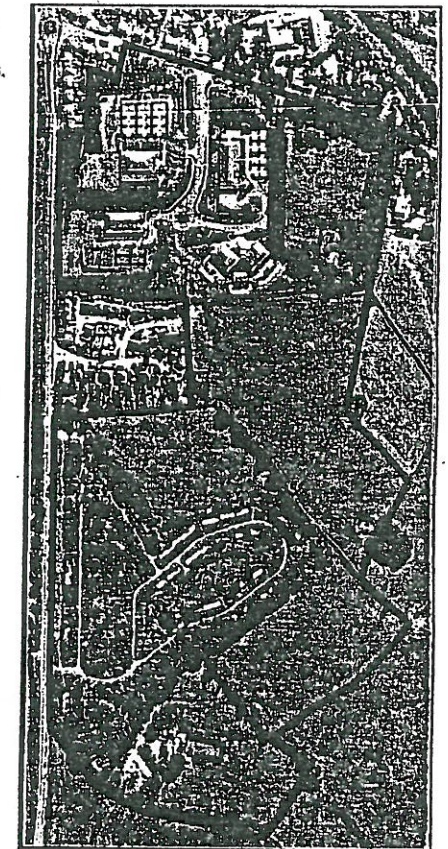
The following references are of particular relevance to this site:

Main Strategy Report Volume 1: 4.0, LS3 and LS4

Related Design Guidelines Volume 2: DG3, DG5, DG9, DG10, and DG21

Bibliography:

'Island Farm Prisoner of War Camp' a study by Davies Sutton Architecture.



Aerial View



Design Brief
Figure DB 10
MID GLAMORGAN SCIENCE PARK

Site Description

The site is situated to the east of Bridgend, the adjacent road accessed from the A 473 to the south and from the A 4061 to the west. It will be bounded to the north by a proposed by-pass separating it from Coity. It is an ageing industrial estate with low specification buildings and virtually no planting. It has poor image and is in need of significant improvement and redevelopment, this is likely to occur in conjunction with the new by-pass. The site is terraced rising from the west and can be divided into two areas of development.

The main body is to the west its northern boundary being its main access from the north and west. This entrance is bounded by a short section of hedge and timber fencing. The west of the site backs onto open rough ground and a tributary of the Ognore river and its heavily vegetated banks. To the south, the site is terraced onto Brackla Hill. This boundary is well screened by a significant tree belt. The southwest is visible from a recent residential development.

The central southern section of the site consists of derelict buildings and some pioneer vegetation. The southwest is visible from a recent residential development. This links the main body of the estate through to its second access on the east at Simonstone Farm. Approximately two thirds of this section is existing development the other third improved pasture. This portion of the site is bounded by pastoral fields to the north, reclaimed land to the south on the slopes of Brackla Hill, and residential developments to the east abutting the site.

There is an existing right of way adjacent to the river course. Plant species found on site are *Quercus robur* (Common Oak), *Fraxinus excelsior* (Common Ash), *Crataegus monogyna* (Hawthorn), *Prunus spinosa* (Blackthorn), *Alnus* spp (Alder), *Salix* spp (Willow) *Poplar nigra* (Black Poplar). There are significant areas of Japanese knotweed and Himalayan balsam within the site.

Summary of key features of the site are:

- It is designated as a site for 'employment development', in the Ogwr Borough Local Plan.
- Very poor image with poor built form and no landscape infrastructure.
- Various boundary treatments and adjacent land including, derelict, grassland, housing, and farmland.
- Its central location with good access to the northwest and southeast.
- Some existing hedgerows and specimen trees with effective screening tree belts to the west and south.
- Open views to the southwest, north and east from farm land, residential property and Coity Castle.

Design Brief

The following landscape design guidance should be taken into account:

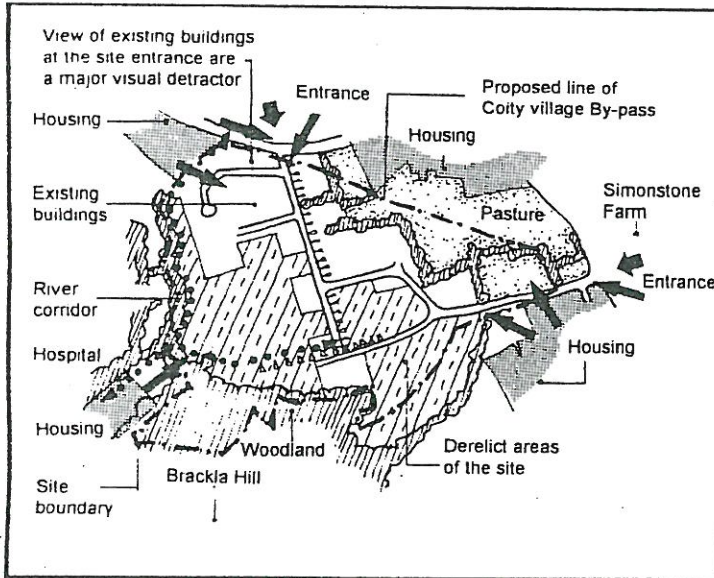
- The existing landscape infrastructure is to be strengthened using strong avenue tree planting to improve the sites appearance, strengthen and integrate the structure and create a more acceptable retail environment.
- The site should positively address the proposed Coity village by-pass road to the north.
- The river course, associated vegetation to the west and existing boundary planting are to be retained and strengthened. Management of the habitats is required to maximise nature conservation value and maintain wildlife corridors.
- Pedestrian access along the river (right of way) should be improved and new development in this area should face the river corridor and develop it as a recreational, pedestrian and cycle route.
- Safe and convenient pedestrian and cycle access should be clearly defined throughout the site.
- The height of new development should be limited to the height of existing units and existing tree canopies to minimise impact on Coity.
- Exterior lighting of the development requires rationalisation, enforcing the existing structure by the introduction of decorative standard lighting when upgrading of the existing is required. Limit light pollution along the boundaries.
- New planting to be limited to suitable native species along boundaries with limited decorative planting along fronts of units. Existing fence line to be planted with native hedges or climbers.
- Advertising is to be restricted to site access, and infrastructure nodes.
- Enforce entrances and adjacent boundaries using local stone walling, upgrading its appearance and integrating it with adjacent landuses. Introduce specimen tree planting and hedging in association with this.
- Provide new screening where residential areas can view the site, and along the north western boundary with existing farmland.

References

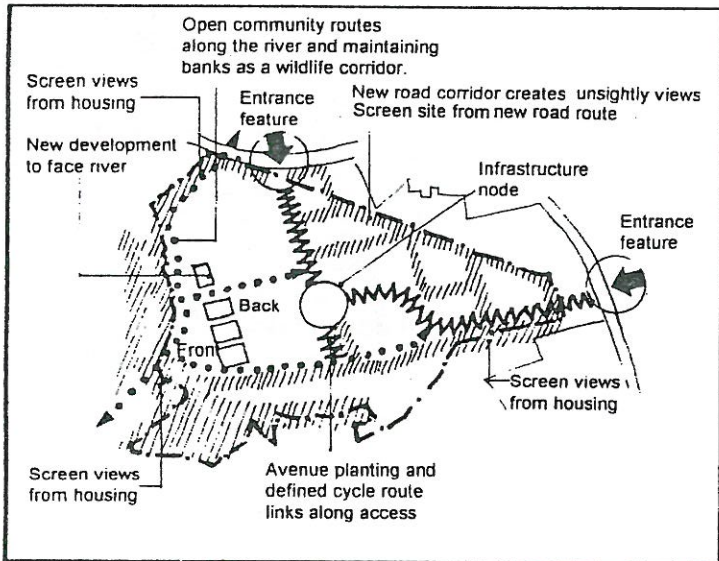
The following references are of particular relevance to this site:

Main Strategy Report Volume 1: 4.0, LS3 and LS4

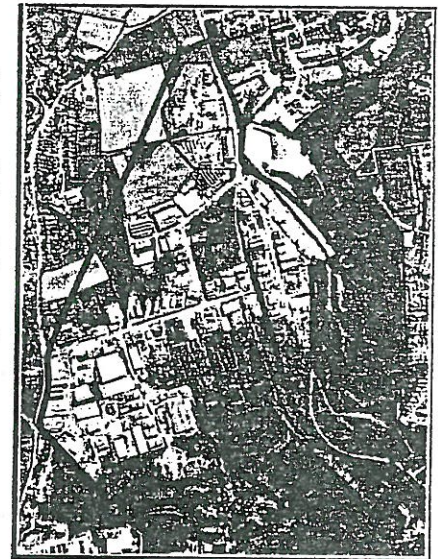
Related Design Guidelines Volume 2: DG3, DG5, DG6, DG7, DG9, DG10 and DG21



Existing Features Plan




Design Brief Plan

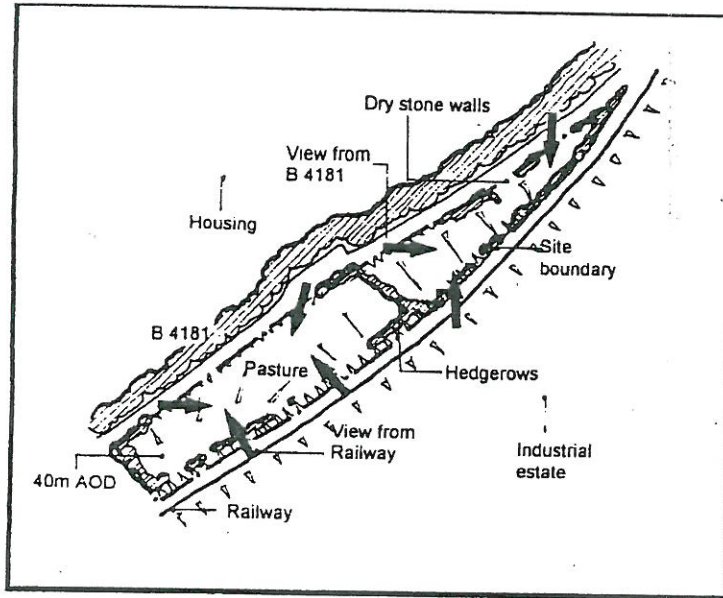


Aerial View

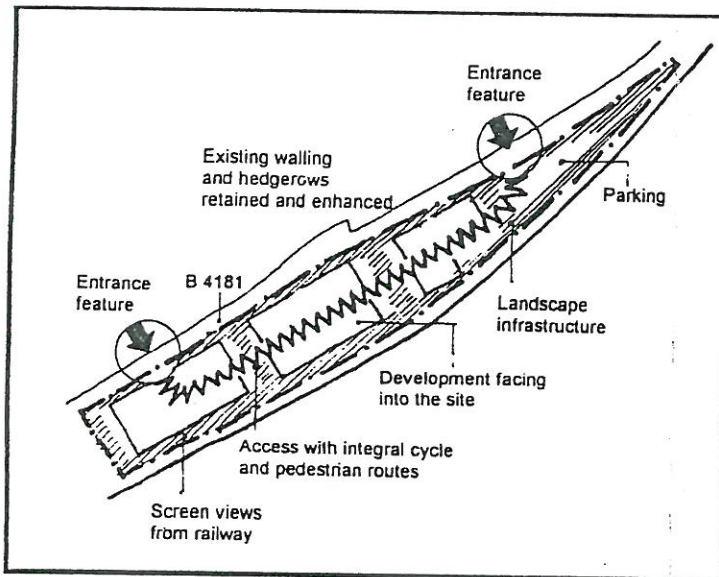


Design Brief
Figure DB 11
BRACKLA/LITCHARD INDUSTRIAL ESTATES





Existing Features Plan



Design Brief Plan

Site Description

The site is situated to the north of the A 473 sandwiched between the B 4181 to the north and the railway line to the south. It is narrow, rising sharply to the north consisting of well drained partially improved grassland divided by a hedgerow into two fields. The western boundary with farmland is defined by a dense hedgerow. The northern boundary with the B 4181 is defined by a stone wall, in need of repair and sporadic stretches of hedgerow. The southern boundary with the railway is mostly open with occasional clumps of vegetation. The site is predominantly open with extensive views of the adjacent industrial site to the south. Key plant species are *Crataegus monogyna* (Hawthorn), *Alnus spp* (Alder), *Salix spp* (Willow), *Prunus spinosa* (Blackthorn), *Quercus robur* (Common Oak), and *Fraxinus excelsior* (Common Ash).

Summary of key features of the site are;

- It is designated as a site for 'employment development', in the Ogwr Borough Local Plan.
- The site is very narrow.
- Hedgerows and boundary vegetation are sporadic.
- Stone walls in need of repair.
- Open views to the south adjacent to the railway of the Bridgend industrial estate.

Design Brief

The following landscape design guidance should be taken into account:

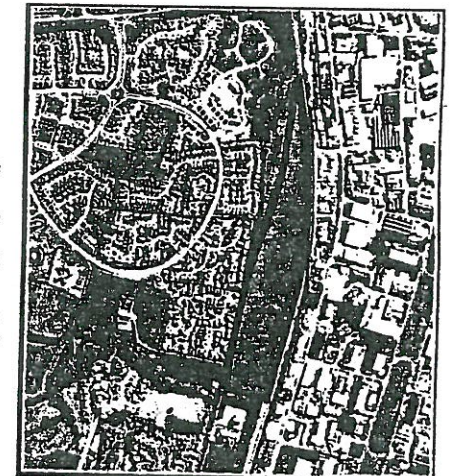
- Boundary vegetation and existing internal hedges are to be protected and strengthened.
- Screen planting along the railway boundary should be a minimum of 10 metres thick.
- Existing walls are to be retained and rebuilt.
- Buildings and infrastructure to be contained within a strong landscape infrastructure.
- The layout and development of the site, providing safe and convenient pedestrian and cycle access.
- The height of the development should be limited to the height of the existing buildings to the south.
- Development to address views of the site from the railway and minimise clutter and unsightly banks on this frontage.
- Exterior lighting of the development should be kept to a minimum, limiting light pollution.
- Muted highlight colours should be used to retain the existing emphasis on native vegetation. Stone work and slate roofs should be used if office development.
- New planting to be limited to suitable native species associated with adjacent hedgerows.
- Advertising to be restricted to site access.
- The creation of linear development fronting the existing road is to be avoided, courtyard layouts based on vernacular design are more appropriate to the site.
- Site entrances and adjacent boundaries should be defined using dry stone walling.
- Existing planting and walling removed at the site entrance's should be replaced allowing for visibility splays.

References

The following references are of particular relevance to this site:

Main Strategy Report Volume 1: 4.0

Related Design Guidelines Volume 2: DG3, DG5, and DG21

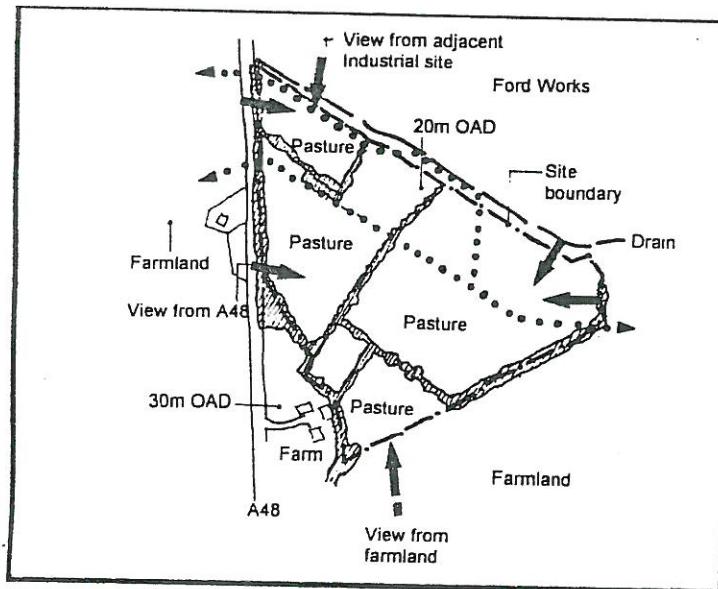


Aerial View



Design Brief
Figure DB 12
COYCHURCH ROAD





Existing Features Plan

Site Description

The site is situated to the south of the A 463 and to the north east of the A48. It is bounded by the Waterton and Ford works to the north and farmland on all other boundaries. It is a prominent open site with views to the south, west and east. The site rises from the north to the south, the northern portion being reasonably level. It consists of improved pasture with mostly strong hedgerows which also bound the site to the west, a large drain bounds the north signifying moderately good drainage. Rights of way cross the site from north to south and east to west. The Paddocks farm forms the southern boundary. The site is highly visible from the southwest [including the A48] and east [including the farmland of the Vale of Glamorgan]. Key plant species are *Quercus robur* (Common Oak), *Fraxinus excelsior* (Common Ash), *Crataegus monogyna* (Hawthorn), *Prunus spinosa* (Blackthorn).

Summary of key features of the site are:

- It is designated as a site for 'employment development', in the Ogwr Borough Local Plan.
- Its open gently sloping nature visible to the west and south.
- Its peripheral location east of Bridgend surrounded by the agricultural land of the Vale of Glamorgan
- Its matrix of hedgerows and footpaths.



Design Brief

The following landscape design guidance should be taken into account:

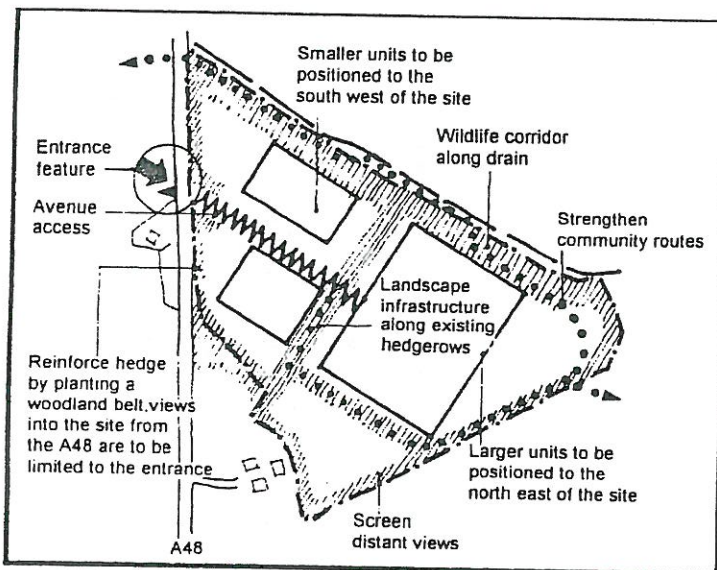
- The boundary vegetation and existing internal hedges are to be protected and strengthened. Management of the hedgerows is required to maximise nature conservation value and maintain the rural character of the site. Widen key hedges to create effective buffers and wildlife corridors, minimum of 10 metres.
- Buildings and infrastructure to be contained within a strong landscape infrastructure limiting views of the site.
- Development layout should minimise the scale of any large single uses by setting large building to the east of the site well integrated by landscape infrastructure.
- Existing public rights of way should be incorporated into the layout and development of the site, providing safe and convenient pedestrian and cycle access.
- The height of the development should be limited to the height of existing tree canopies or possible screening. Muted colours should be used for buildings' roofs and walls.
- A buffer zone and nature conservation corridor should be provided along the northern boundary adjacent to the water course, minimum of 10 metres wide.
- Exterior lighting of the development should be kept to a minimum, limiting light pollution and its effect on the wildlife habitats.
- Muted highlight planting should be used retaining an emphasis on native vegetation.
- New hedges to be limited to suitable native species associated with pastoral farmland.
- Advertising is to be restricted to site access.
- Existing planting removed at the site entrance to be replanted allowing for visibility splays.

References

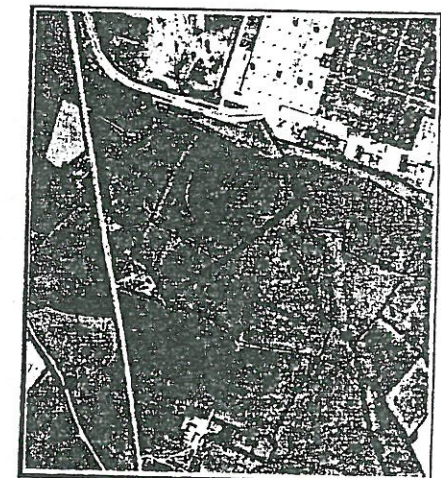
The following references are of particular relevance to this site:

Main Strategy Report Volume 1: 4.0 and LS3

Related Design Guidelines Volume 2: DG3, DG5, DG6, DG7, DG9, DG10 and DG21



Design Brief Plan



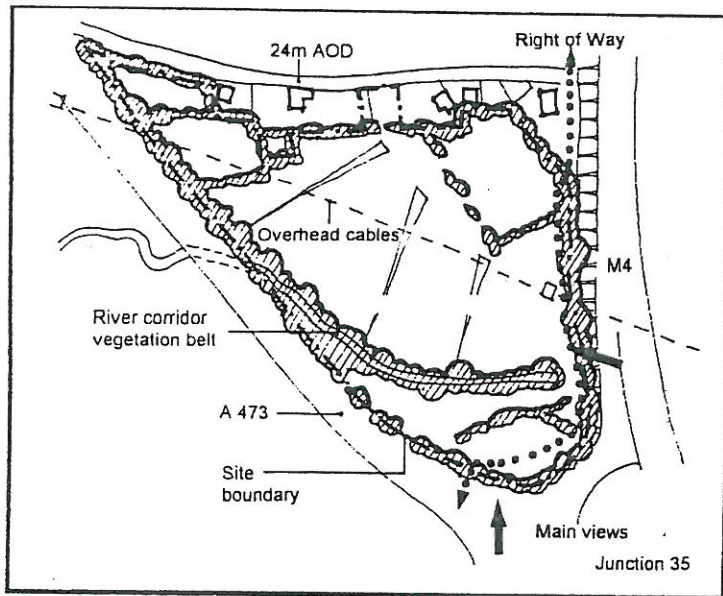
Aerial View



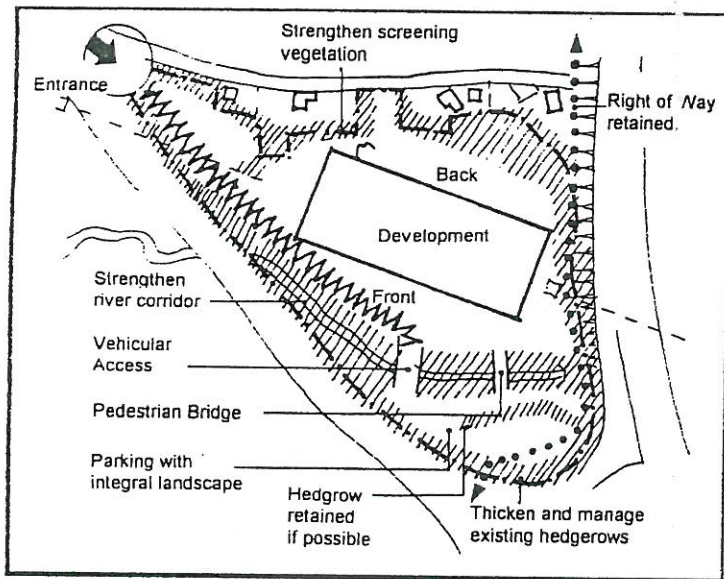
North

Design Brief
Figure DB 13
BROCASTLE FARM





Existing Features Plan



Design Brief Plan

Site Description

The site is situated west of the M4 junction 35. It is bounded by the M4 to the northwest, the A 473 to the south, Junction 35 to the east and Pencoed House Farm and residential properties to the west. It is a prominent gateway site, boundary vegetation being visible from the M4, A 473 and Junction 35. The site is mostly level flood plain rising slightly to the north. The majority of it consists of arable land/improved pasture. The main feature is the Ewenny River and its vegetated banks which dissect the site from the northwest to the southeast creating a strong visual barrier, adjacent portions of the site from the river corridor are flood plain. This is of significant nature conservation value. Other prominent features include existing hedgerows both abutting and crossing the site also of visual and nature conservation value. A right of way passes from north to south through the site. Key plant species are *Quercus robur* (Common Oak), *Fraxinus excelsior* (Common Ash), *Crataegus monogyna* (Hawthorn), *Alnus* spp (Alder), *Salix* spp (Willow) Poplar nigra (Black Poplar), and *Acer platanoides* (Norway Maple).

Summary of key features of the site are;

- It is designated as a site for 'employment development', in the Ogwr Borough Local Plan.
- The river Ewenny River corridor being of significant nature conservation value.
- Hedgerows and boundary vegetation creating effective screening of the site.
- Its gateway location adjacent to the M4 on the approach to Bridgend.
- Footpath access through the site from northwest to the south.

Design Brief

The following landscape design guidance should be taken into account;

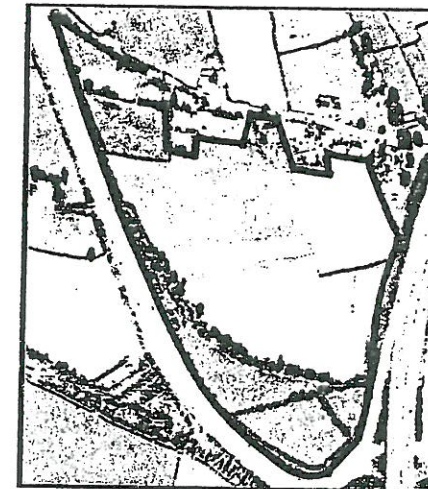
- The river corridor, boundary vegetation and existing internal hedges (where possible) are to be protected and strengthened. Boundary screen planting should be a minimum of 10 metres thick.
- Bridging of the river corridor should be limited to one vehicular and a few small scale pedestrian bridges. Management of the riverside habitat is required to maximise nature conservation value and maintain the wildlife corridor.
- Development is to face the river corridor, the eastern portions of the site is to be used for limited parking, not building, with pedestrian links across the river.
- Buildings and infrastructure to be contained within a strong landscape infrastructure which should link into the river corridor.
- Existing public rights of way should be incorporated into the layout and development of the site, providing safe and convenient pedestrian and cycle access.
- The flood plain is to be maintained and incorporated into the site design to maximise visual effect within the site and nature conservation value.
- The height of the development should be limited to less than the average height of existing tree canopies.
- Exterior lighting of the development should be kept to a minimum, limiting light pollution and its effect on the wildlife habitats.
- Muted highlight colours should be used to retain the existing emphasis on native vegetation.
- New planting to be limited to suitable native species associated with the river corridor and adjacent hedgerows.
- Advertising is to be restricted to site access, this should not be visible from the M4 or junction 35.
- Impact of a new site entrance should be minimised using materials and details suitable to the area.
- Existing planting removed at the site entrance should be replanted allowing for visibility splays.

References

The following references are of particular relevance to this site:

Main Strategy Report Volume 1: 4.0 and LS3

Related Design Guidelines Volume 2: DG3, DG5, DG6, DG7, DG9, DG10 and DG21



Aerial View



Design Brief
Figure DB 14
PENCOED



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