

Bridgend Local Development Plan

2006-2021

Cyngor Bwrdeistref Sirol



**Consultation Report Volume 2 - Appendix J
Alternative Site Representations and Councils Response**

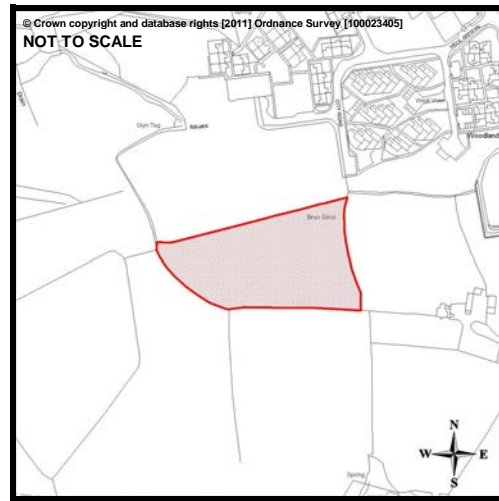
May 2012

Bridgend Local Development Plan Alternative Sites Consultation Report

AS001

Land at Bryn Siriol, Bettws

Size	1.2 Ha
Existing Use	Agriculture
Proposed Use	Residential Development
Settlement	Bettws
Ward	Bettws
Submitted By	Mr M. and Mrs C. Jones



Summary of Alternative Site Proposal

COM2. The representor objects to Policy COM2 on the grounds that the site at Glyn Teg / Bryn Siriol, Bettws is not included. If Bettws is not to be included in a growth area there is a need for more flexibility for the settlement to accommodate appropriate forms of housing growth as there is an over-reliance on the SRGAs to deliver the required housing target.

PLA1. The representor objects to the settlement boundary of Bettws and requests that the site at Glyn Teg / Bryn Siriol is included.

Proposals Maps, Page 15 - The representor objects to the settlement boundary of Bettws as shown on Proposals Map 15 and requests that the site at Glyn Teg / Bryn Siriol is included.

Site Information

<u>Strategy</u>	<u>Environmental Considerations</u>	<u>Additional Considerations</u>
Within SRGA ? <input type="checkbox"/>	Is the site within or adjacent to SSSI ? <input type="checkbox"/>	Within Setting of a Listed Building ? <input type="checkbox"/>
Wholly within Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to SAC ? <input type="checkbox"/>	Agricultural Land Classification 1,2 or 3a ? <input type="checkbox"/>
Partially within Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to SINC ? <input type="checkbox"/>	<input checked="" type="checkbox"/> Within or Adjacent to a Mineral Safeguarding Area ? <input checked="" type="checkbox"/>
Adjoining Settlement Boundary ? <input checked="" type="checkbox"/>	Is the site within or adjacent to a LNR ? <input type="checkbox"/>	Within a Mineral Buffer Zone ? <input type="checkbox"/>
Beyond Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to a NNR ? <input type="checkbox"/>	TPO's <input type="checkbox"/>
<u>Deliverability</u>	Is the site within or adjacent to a Conservation Area ? <input type="checkbox"/>	Results in the loss of identified recreational land ? <input type="checkbox"/>
Support from Landowner ? <input checked="" type="checkbox"/>	Is the site within or adjacent to a Historic Park/Garden ? <input type="checkbox"/>	Will Alternative Site effect Public Footpath/Community Route/Cycle Route ? <input type="checkbox"/>
Within C1 or C2 Flood Zone ? <input type="checkbox"/>	Is the site within or adjacent to a Historic Landscape? <input type="checkbox"/>	
Contaminated Land Issues ? <input type="checkbox"/>		

Consultation Responses

Statutory Consultees

<u>Response From</u>	<u>Summary of Representation</u>
Welsh Water	No problems are envisaged with the provision of water supply and discharge of foul drainage from this site.
Glamorgan Gwent Archaeological Trust	No reason for not allocating in LDP
CCW	Should it be decided to allocate the site, we recommend that it is phased so that it is not developed until sites PLA3 (16) and COM2 (1) of the Deposit LDP have been developed, to avoid a fragmented approach to development at this southern edge of Bettws. We advise that such a provision should be identified in 'Chapter 9: Delivery and Implementation' of the LDP (To meet Test of Soundness CE1)
Environment Agency	Constraints - Minor ground water vulnerability. Sewer - Penybont. Biodiversity - Greenfield. WFD Status - Moderate status - failing for fish.

General Consultees

<u>Number Received</u>	<u>Summary of Representation</u>
1	Objections (1)- Unacceptable encroachment of the built form of Bettws further westwards into the countryside with more appropriate alternative site in vicinity (ref AS0034 refers).

Internal Consultees

<u>Response From</u>	<u>Summary of Representation</u>
Public Protection	Although there is no previous historical use of the land, it has been identified that there is some vegetation discolouration noted in the NE area of the site and an in filled quarry located 283 metres from the site. This may indicate that the site could potentially be contaminated. In addition to this, the site is directly adjacent to a former housing estate that has since been demolished therefore a ground investigation may be required.
Countryside	Site currently agricultural use, bounded by a regulated and potentially important hedgerow under the Hedgerow Regs 97.
Land Drainage	Site situated near an area noted by the EA to be susceptible to surface water flooding, area considered to be very wet, infiltration drainage may not be suitable
Highways	The site does is not served by any maintainable highway although it does abut allocation PLA3(16) for 80 units and could reasonably be served by that development in due course. This allocation will increase that total to a level where any application will need to be supported by a Transport Assessment to ensure that there is no adverse impact on the highway network.

Planning Conclusion

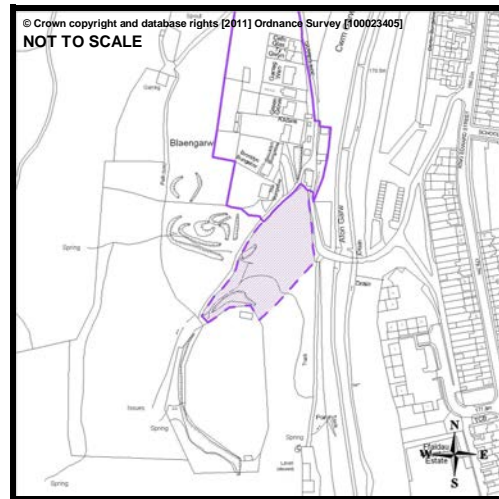
This site was assessed as a Candidate Site (candidate Site ref 831. B1) and the following conclusion was reached - The LDP Strategy does not identify Bettws as a location for strategic growth with development located within the existing settlement boundary. The Candidate Site represents an illogical extension to the existing settlement of Bettws and it will not go forward to Stage 2. Notwithstanding the representation submitted in support of this alternative site, the Council maintains the position adopted at the Candidate Site stage and considers that the LDP is sound and relies on the evidence which supports it. In this respect, the Council does not support this Alternative Site.

Bridgend Local Development Plan Alternative Sites Consultation Report

AS002

Land to the South of Garregside,

Size	0.5 Ha
Existing Use	Countryside/UDP Strategic Coalfield Plateau & Associated Valley Sides designation
Proposed Use	Amend Settlement Boundary (PLA1)
Settlement	Blaengarw
Ward	Blaengarw
Submitted By	Mr J. Lacey



Summary of Alternative Site Proposal

PLA1 - The representor wishes to see the settlement boundary of Blaengarw amended to include land south of Garregside, Blaengarw.

As well as providing a greater range of choice of market and affordable housing in this northern valley settlement thus encouraging younger people to stay in the valley there are other community benefits to be derived from housing development. This would support the Council and its partners aims in meeting the economic, social and environmental objectives of the Western Valleys Regeneration Scheme.

Site Information

<u>Strategy</u>	<input type="checkbox"/>	<u>Environmental Considerations</u>	<input type="checkbox"/>	<u>Additional Considerations</u>	<input type="checkbox"/>
Within SRGA ?	<input type="checkbox"/>	Is the site within or adjacent to SSSI ?	<input type="checkbox"/>	Within Setting of a Listed Building ?	<input type="checkbox"/>
Wholly within Settlement Boundary ?	<input type="checkbox"/>	Is the site within or adjacent to SAC ?	<input type="checkbox"/>	Agricultural Land Classification 1,2 or 3a ?	<input type="checkbox"/>
Partially within Settlement Boundary ?	<input type="checkbox"/>	Is the site within or adjacent to SINC ?	<input type="checkbox"/>	Within or Adjacent to a Mineral Safeguarding Area ?	<input checked="" type="checkbox"/>
Adjoining Settlement Boundary ?	<input checked="" type="checkbox"/>	Is the site within or adjacent to a LNR ?	<input type="checkbox"/>	Within a Mineral Buffer Zone ?	<input type="checkbox"/>
Beyond Settlement Boundary ?	<input type="checkbox"/>	Is the site within or adjacent to a NNR ?	<input type="checkbox"/>	TPO's	<input type="checkbox"/>
<u>Deliverability</u>		Is the site within or adjacent to a Conservation Area ?	<input type="checkbox"/>	Results in the loss of identified recreational land ?	<input type="checkbox"/>
Support from Landowner ?	<input checked="" type="checkbox"/>	Is the site within or adjacent to a Historic Park/Garden ?	<input type="checkbox"/>	Will Alternative Site effect Public Footpath/Community Route/Cycle Route ?	<input type="checkbox"/>
Within C1 or C2 Flood Zone ?	<input type="checkbox"/>	Is the site within or adjacent to a Historic Landscape ?	<input type="checkbox"/>		
Contaminated Land Issues ?	<input checked="" type="checkbox"/>				

Consultation Responses

Statutory Consultees

<i>Response From</i>	<i>Summary of Representation</i>
Garw Valley Community Council	<p>The Garw Valley Community Council object to the proposed Alternative Sites for the land to the south of Garreg Side, Blaengarw to have an amended settlement boundary (PLA1) for the following reasons:</p> <ol style="list-style-type: none"> 1. The access road to Garreg Side is single file and not suitable for any volume of traffic to use. Previous planning applications have been refused on this ground and nothing has changed since. Also, any increase in traffic flow will have a detrimental impact on the local residents. 2. There is a three tonne weight limit on the bridge over to Garreg Side. 3. Access to Garreg Side crosses the Community Route which is a very popular route for walkers and cyclists. There will be heavy traffic during any building works and hence increase the risk of an accident. This increased risk will remain with the increased traffic flow of the new residents. Also the Garw Valley Community Council has been awarded funding from the Welsh Government to develop and maintain bike trails in the Darren Fawr Forestry and is likely to increase the number of users on the Community Route.□ 4. There is a fear that the cricket ground, a community facility, will be undermined in its stability if building works take place below it. 5. Any attempt to remove any coal would create great pollution and the Garw Valley does not want to go back to this like in the past. The Community Council has been awarded nearly £1 million in funding to improve the Garw Valley and wants the valley to continue to be beautiful and an attractive place to visit.
Welsh Water	We have no comment to make on the proposal.
Glamorgan Gwent Archaeological Trust	Fairly Significant Restraint. Area will need archaeological assessment and possibly evaluation prior to planning permission being granted. Allocation could be included in LDP but subject to results of archaeological investigations.

General Consultees

<i>Number Received</i>	<i>Summary of Representation</i>
18	<p>Objections (18) -</p> <ul style="list-style-type: none"> Traffic generation. Access constraints (3 tonne weight limit) Impact on community route Drainage issues Removal of spoil affecting ground stability Pollution and slurry from development

Internal Consultees

<i>Response From</i>	<i>Summary of Representation</i>
Highways	This site is served by the maintainable highway Garregside which also facilitates Public Right of Way Bridleway 55 Garw Valley. This route is constrained in width with no segregated footway provision. It is considered the main highway network and there is third party / insufficient land abutting the route to provide any suitable highway improvements to mitigate the increase in vehicle and pedestrian flows generated by any substantial residential development at this site. As such I would not be prepared to support the use of the site for residential purposes.
Public Protection	The land forms part of the former Darren Fawr Colliery. Based on this information a full contaminated land ground investigation will need to be carried out
Countryside	Site located within the Upper Garw Valley Reclamation scheme habitat strategy area Commissioned by BCBC and WG. This is a significant constraint.
Land Drainage	Site situated within an area noted by the EA to be susceptible to surface water flooding, area notes several streams & watercourses, including culverted watercourses discharging to Garw River. Any culverted watercourse remains responsibility of the land owner and should not be constructed over. Any proposal to dispose of surface water will require attenuation

Planning Conclusion

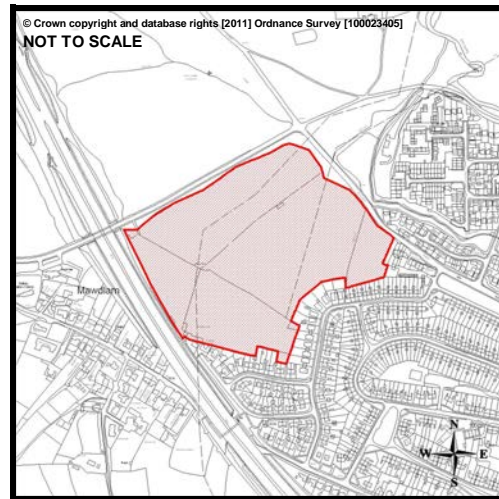
This site forms part of a larger site which was assessed as a Candidate Site (candidate site ref 841.B1) for housing development and the following conclusion was reached - The majority proposal represents an inappropriate extension to the settlement in the context of the LDP strategy, including having a negative impact on the wider tourism objectives for the Garw Valley, given that it is highly visible located on the valley side. However, the settlement boundary review did recommend that a small parcel of land within the site should be included within the settlement boundary. This parcel of land is not large enough to warrant a residential allocation but could come forward as a windfall development site for residential development provided it is acceptable in the context of the criteria based policies of LDP. Notwithstanding the representation submitted in support of this alternative site, the Council maintains the position adopted at the Candidate Site stage considers that the LDP is sound and relies on the evidence which supports it. In this respect, the Council does not support this Alternative Site.

Bridgend Local Development Plan Alternative Sites Consultation Report

AS003

Area of farmland adjacent to Mawdlam

Size	10.2 Ha
Existing Use	Countryside/UDP Recreation Space allocation
Proposed Use	Provision of Playing Fields and ancillary facilities
Settlement	North Cornelly
Ward	Cornelly
Submitted By	Cornelly Community Council



Summary of Alternative Site Proposal

COM13 - Members of Cornelly Community Council feel strongly that the area of farmland adjacent to Mawdlam Cross, as outlined on the attached plan, should remain as a form of recreational space, as identified in the former UDP.

Site Information

<u>Strategy</u>	<u>Environmental Considerations</u>	<u>Additional Considerations</u>
Within SRGA ? <input type="checkbox"/>	Is the site within or adjacent to SSSI ? <input type="checkbox"/>	Within Setting of a Listed Building ? <input type="checkbox"/>
Wholly within Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to SAC ? <input type="checkbox"/>	Agricultural Land Classification 1,2 or 3a ? <input type="checkbox"/>
Partially within Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to SINC ? <input type="checkbox"/>	Within or Adjacent to a Mineral Safeguarding Area ? <input checked="" type="checkbox"/>
Adjoining Settlement Boundary ? <input checked="" type="checkbox"/>	Is the site within or adjacent to a LNR ? <input type="checkbox"/>	Within a Mineral Buffer Zone ? <input type="checkbox"/>
Beyond Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to a NNR ? <input type="checkbox"/>	TPO's <input type="checkbox"/>
<u>Deliverability</u>	Is the site within or adjacent to a Conservation Area ? <input type="checkbox"/>	Results in the loss of identified recreational land ? <input type="checkbox"/>
Support from Landowner ? <input type="checkbox"/>	Is the site within or adjacent to a Historic Park/Garden ? <input type="checkbox"/>	Will Alternative Site effect Public Footpath/Community Route/Cycle Route ? <input checked="" type="checkbox"/>
Within C1 or C2 Flood Zone ? <input type="checkbox"/>	Is the site within or adjacent to a Historic Landscape? <input checked="" type="checkbox"/>	
Contaminated Land Issues ? <input checked="" type="checkbox"/>		

Consultation Responses

Statutory Consultees

<i>Response From</i>	<i>Summary of Representation</i>
Welsh Water	We have no comment to make on this proposal.
Glamorgan Gwent Archaeological Trust	In Registered Historic Landscape. Fairly Significant Restraint Proposed use is appropriate development. No reason for not allocating in LDP
Environment Agency	Constraints - Greenfield Biodiversity - Hedgerows Environment Management - Check sewer capacity. Groundwater and contaminated land - Parts of the site are Principal Aquifer. WFD Status - Moderate status - failing for fish
CCW	The proposed site is adjacent to Kenfig SSSI and Kenfig SAC. Whilst we note that no supporting information has been submitted in support of the proposal, subject to appropriate detail and siting of facilities (including drainage infrastructure), CCW consider that the proposal could help alleviate inappropriate recreational pressure on the Kenfig SAC, and would be in accord with the LDP strategy

General Consultees

<i>Number Received</i>	<i>Summary of Representation</i>
4	Objections (3)- No evidence to support deliverability Harmful to wildlife and plants Impacts on Kenfig Nature Reserve and area of archaeological significance Could result in anti-social behaviour and noise Support (1)- Support for proposal if it is well planned with no unnecessary development

Internal Consultees

<i>Response From</i>	<i>Summary of Representation</i>
Highways	Any formal sports pitches and leisure facility must be provided with a suitable pedestrian and vehicle access. To avoid on-street parking being generated along Heol Fach in the vicinity of an access via the eastern boundary which would adversely affect access to and from the main northern entrance into North Cornelly, I would suggest that the vehicular access is provided via the northern boundary as this road is extremely wide and is not envisaged to significantly obstruct access to Mawdlam. Improved footways and crossing facilities will be required along the eastern boundary (Heol Fach). Off street parking facilities associated with football pitches shall be provided to accommodate mini football tournaments so as to avoid the problems experienced at Locks Lane, Porthcawl.
Public Protection	Site is located directly adjacent to a former sewage treatments works/farm. Ground investigation may be required due to potential contamination
Countryside	Site currently agricultural use, bounded by a regulated and potentially important hedgerow Regs 97. Agricultural buffer to SSSI, therefore would need to be considered under the Conservation of Habitats and Species Regulations 2010.
Land Drainage	Ground conditions are not suitable for SUDS infiltration scheme, but other SUDs schemes can be utilised

Planning Conclusion

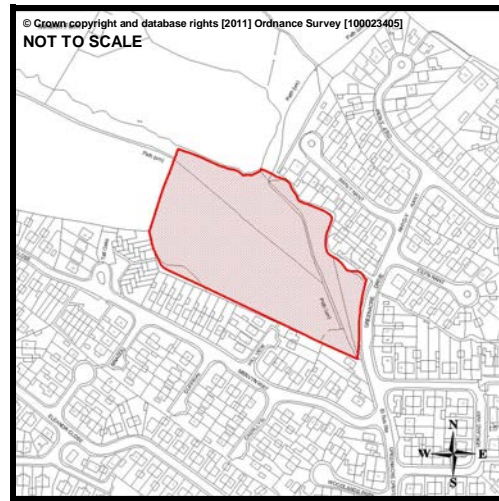
This Alternative site is located outside the settlement of North Cornelly, however a countryside location is considered appropriate for recreation facilities in principle. In this respect, whilst the Council cannot support this Alternative Site as there is no evidence to suggest that it would be realistic and deliverable within the plan period, a proposal of this nature could be considered in the context of the relevant criteria-based policies of the LDP.

Bridgend Local Development Plan Alternative Sites Consultation Report

AS004

West of Greenacre Drive

Size	1.9 Ha
Existing Use	Agriculture/UDP Social, Health, Educational & Community Facility allocation
Proposed Use	Provision of Allotments
Settlement	Pencoed
Ward	Hendre
Submitted By	Mr George Davis / A. Phillips



Summary of Alternative Site Proposal

COM14 - The representor considers that there is inadequate allotment provision in Pencoed and suggests a site at Greenacre Drive as a potential allocation.

Site Information

<u>Strategy</u>	<u>Environmental Considerations</u>	<u>Additional Considerations</u>
Within SRGA ? <input type="checkbox"/>	Is the site within or adjacent to SSSI ? <input type="checkbox"/>	Within Setting of a Listed Building ? <input type="checkbox"/>
Wholly within Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to SAC ? <input type="checkbox"/>	Agricultural Land Classification 1,2 or 3a ? <input type="checkbox"/>
Partially within Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to SINC ? <input type="checkbox"/>	Within or Adjacent to a Mineral Safeguarding Area ? <input type="checkbox"/>
Adjoining Settlement Boundary ? <input checked="" type="checkbox"/>	Is the site within or adjacent to a LNR ? <input type="checkbox"/>	Within a Mineral Buffer Zone ? <input type="checkbox"/>
Beyond Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to a NNR ? <input type="checkbox"/>	TPO's <input checked="" type="checkbox"/>
<u>Deliverability</u>	Is the site within or adjacent to a Conservation Area ? <input type="checkbox"/>	Results in the loss of identified recreational land ? <input type="checkbox"/>
Support from Landowner ? <input type="checkbox"/>	Is the site within or adjacent to a Historic Park/Garden ? <input type="checkbox"/>	Will Alternative Site effect Public Footpath/Community Route/Cycle Route ? <input checked="" type="checkbox"/>
Within C1 or C2 Flood Zone ? <input type="checkbox"/>	Is the site within or adjacent to a Historic Landscape? <input type="checkbox"/>	
Contaminated Land Issues ? <input type="checkbox"/>		

Consultation Responses

Statutory Consultees

<i>Response From</i>	<i>Summary of Representation</i>
Welsh Water	We have no comment to make on the proposal.
Glamorgan Gwent Archaeological Trust	No reason for not allocating in LDP
Environment Agency	Constraints - Watercourse. Biodiversity - Protect tree lined boundary, 7m buffer of watercourse WFD Status - Poor - failing for diatoms (algae).
Pencoed Town Council	Pencoed Town Council fully supports the proposed provision of allotments to the west of Greenacre Drive, Pencoed. It is acknowledged that this proposal is a much needed facility in the town.

General Consultees

<i>Number Received</i>	<i>Summary of Representation</i>
3	Support (1) - The representor considers that the alternative site would represent a good use of land which is not currently used and the families of the Pencoed area could benefit from food produced by an allotment given the prices in supermarkets and income pressures. Objections (2)- Site used for alternative recreational purposes Access issues Potential flooding Increased traffic congestion Fly tipping

Internal Consultees

<i>Response From</i>	<i>Summary of Representation</i>
Highways	This site is located West of the Main Swansea - Paddington Main rail line and is in breach of LDP Policy PLA6. In this regard I am mindful of the previous Appeal decision for planning refusal for only two dwellings (ref. P/07/158/FUL) and must advise that I would not support any development. However I am mindful of the likely limited movements that such a development may generate, particularly during congested peak times and you may therefore wish to consider this objection on a holistic basis set against the 'community' benefit that such a facility will bring to local residents.
Public Protection	No known issues in respect of land contamination
Countryside	Site currently agricultural use, bounded by a regulated and potentially important hedgerow under the Hedgerow Regs 97. Site would need to be assessed for ecological potential including protected species and invasive species.
Land Drainage	Watercourse & associated culvert inlet within the site. Special attention required if site is agreed on inspection & maintenance accessibility due to potential increase in flood risk if culvert grid becomes blocked

Planning Conclusion

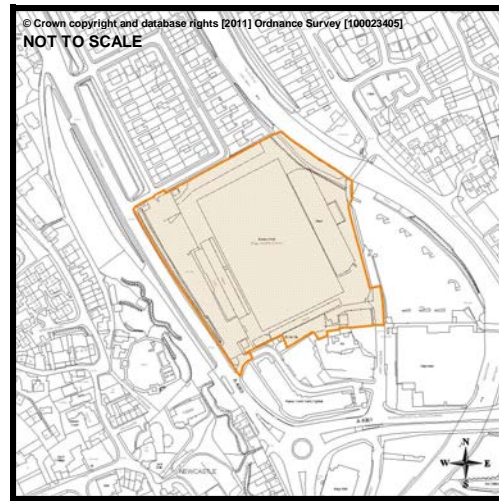
This Alternative site is located outside the settlement of Pencoed, however a countryside location is considered appropriate for allotments in principle. In this respect, whilst the Council cannot support this Alternative Site as there is no evidence to suggest that it would be realistic and deliverable within the plan period, a proposal of this nature could be considered in the context of the relevant criteria-based policies of the LDP.

Bridgend Local Development Plan Alternative Sites Consultation Report

AS005

Brewery Field, Bridgend.

Size	2.7 Ha
Existing Use	Recreation
Proposed Use	Delete New Bulky Goods Out of Centre Retail Development Site REG11 (4) and allocated for Sheltered Housing
Settlement	Bridgend
Ward	Newcastle
Submitted By	Bridgend Town Council & Merthyr Mawr Community Council



Summary of Alternative Site Proposal

REG11(4) - Brewery Field should be considered as a site for sheltered accommodation in the form of extra care units, in line with the current council policy for prolonging independent living for elderly people. The consequential change associated with this proposal would be an additional residential allocation on the site.

Merthyr Mawr Community Council questions the nature of retail development for the Brewery Field and what is going to happen to the sporting facilities which currently occupy the site. They suggest that, should the proposal be for these facilities to be removed, they would prefer residential development for the elderly rather than retail development.

Site Information

<u>Strategy</u>	<input type="checkbox"/>	<u>Environmental Considerations</u>	<input type="checkbox"/>	<u>Additional Considerations</u>	<input type="checkbox"/>
Within SRGA ?	<input checked="" type="checkbox"/>	Is the site within or adjacent to SSSI ?	<input type="checkbox"/>	Within Setting of a Listed Building ?	<input checked="" type="checkbox"/>
Wholly within Settlement Boundary ?	<input checked="" type="checkbox"/>	Is the site within or adjacent to SAC ?	<input type="checkbox"/>	Agricultural Land Classification 1,2 or 3a ?	<input type="checkbox"/>
Partially within Settlement Boundary ?	<input type="checkbox"/>	Is the site within or adjacent to SINC ?	<input type="checkbox"/>	Within or Adjacent to a Mineral Safeguarding Area ?	<input type="checkbox"/>
Adjoining Settlement Boundary ?	<input type="checkbox"/>	Is the site within or adjacent to a LNR ?	<input type="checkbox"/>	Within a Mineral Buffer Zone ?	<input type="checkbox"/>
Beyond Settlement Boundary ?	<input type="checkbox"/>	Is the site within or adjacent to a NNR ?	<input type="checkbox"/>	TPO's	<input type="checkbox"/>
<u>Deliverability</u>		Is the site within or adjacent to a Conservation Area ?	<input checked="" type="checkbox"/>	Results in the loss of identified recreational land ?	<input checked="" type="checkbox"/>
Support from Landowner ?	<input type="checkbox"/>	Is the site within or adjacent to a Historic Park/Garden ?	<input type="checkbox"/>	Will Alternative Site effect Public Footpath/Community Route/Cycle Route ?	<input checked="" type="checkbox"/>
Within C1 or C2 Flood Zone ?	<input checked="" type="checkbox"/>	Is the site within or adjacent to a Historic Landscape ?	<input type="checkbox"/>		
Contaminated Land Issues ?	<input type="checkbox"/>				

Consultation Responses

Statutory Consultees

<u>Response From</u>	<u>Summary of Representation</u>
Welsh Water	No problems are envisaged with the provision of water supply and discharge of foul drainage from this site
Glamorgan Gwent Archaeological Trust	Possible area of medieval settlement. Restraint May require desk-based assessment and survey of historic features prior to planning permission being granted. No reason for not allocating in LDP
Environment Agency	Constraints - River Ogmore, Flood zone C1 Sewer - Penybont GW & CL - Secondary A Aquifer WFD Status - Moderate for fish

General Consultees

<u>Number Received</u>	<u>Summary of Representation</u>
1	Objection - The representor considers that the existing rugby ground is a valued recreational facility which is an asset to Bridgend Town Centre bringing much needed business to shops, cafes and banks etc. The representor considers that brownfield sites should be used to provide sheltered housing before considering land covered by a covenant.

Internal Consultees

<u>Response From</u>	<u>Summary of Representation</u>
Highways	The location of this site in close proximity to Bridgend Town Centre lends itself to a number of potential land uses. The removal of the rugby club facilities and the overall development of this site will require a comprehensive Transport Impact Assessment to be provided so that the impact on the surrounding highway network can be fully evaluated. A Travel Plan may also be required for the employment and retail land uses in order to promote sustainable modes of transport to and from the site in accordance with Government policy. The site includes a public municipal car park and consequently, any development must provide adequate replacement car parking provision that can be used by members of the public.
Public Protection	Any housing development will have to consider noise implications from the busy A4063 road. Furthermore the development is close to a petrol station which is a permitted process. Potential Contaminated Land due to the location of the petrol station.
Countryside	Site contains a riparian corridor, Site would need to be assessed for ecological potential including protected species and invasive species.
Land Drainage	Site situated adjacent to Ogmore river and so within flood zone B & C1 & noted by the EA to be susceptible to surface water flooding. Ground conditions are not suitable for SUDS infiltration scheme, but other SUDS schemes can be utilised

Planning Conclusion

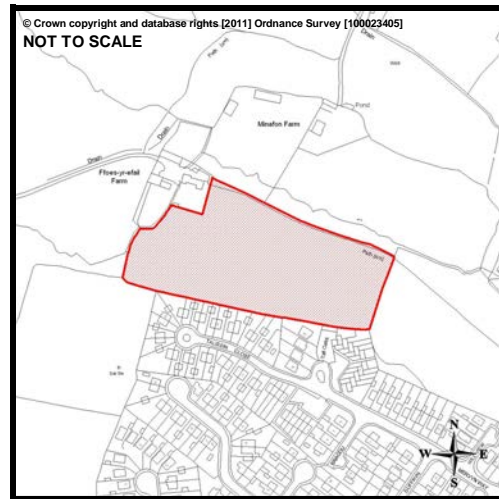
This site was assessed as a Candidate Site (candidate Site ref 857. B55) for B1, residential and/or retail development and the following conclusion was reached - This site is located adjacent to Bridgend Town Centre. A comprehensive masterplan is being developed which sets out the future development and management framework for Bridgend town centre. The masterplan identifies this site as one which should be retained for its existing use in the short term, with longer term potential for 'bulky goods' - development which would compliment rather than compete with uses in the Town Centre core. In light of this and the evidence which supports this stance (the Bridgend Town Centre Masterplan was approved as SPG on 07/03/12) combined with a lack of evidence submitted to support this proposal in terms of it being realistic and deliverable within the plan period, the Council does not support this Alternative Site.

Bridgend Local Development Plan Alternative Sites Consultation Report

AS006

Ffoes-Yr- Efail Farm, Pencoed

Size	1.8 Ha
Existing Use	Agriculture
Proposed Use	Residential Development
Settlement	Pencoed
Ward	Hendre
Submitted By	Bellway Homes (Wales) Ltd



Summary of Alternative Site Proposal

PLA1 - The representor wishes to see land at Ffoes-yr-Efail Farm, Pencoed included within the settlement boundary of Pencoed. The omission of this land is contrary to the CE1, CE2 and CE4 tests of soundness. There is clear evidence for the important role and function of the settlement of Pencoed and the capacity of Pencoed to accommodate some future growth.

COM2 - The representor objects to the omission of land at Ffoes-yr-Efail Farm, Pencoed as a residential allocation in Policy COM2 on the basis that it fails tests of soundness: C2, CE2 and CE4.

Proposals Maps, Page 22 - The representor objects to the omission of land at Ffoes-yr-Efail Farm, Pencoed as a residential allocation in Policy COM2 on the basis that it fails tests of soundness: C2, CE2 and CE4.

Site Information

<u>Strategy</u>		<u>Environmental Considerations</u>		<u>Additional Considerations</u>	
Within SRGA ?	<input type="checkbox"/>	Is the site within or adjacent to SSSI ?	<input type="checkbox"/>	Within Setting of a Listed Building ?	<input type="checkbox"/>
Wholly within Settlement Boundary ?	<input type="checkbox"/>	Is the site within or adjacent to SAC ?	<input type="checkbox"/>	Agricultural Land Classification 1,2 or 3a ?	<input type="checkbox"/>
Partially within Settlement Boundary ?	<input type="checkbox"/>	Is the site within or adjacent to SINC ?	<input type="checkbox"/>	Within or Adjacent to a Mineral Safeguarding Area ?	<input type="checkbox"/>
Adjoining Settlement Boundary ?	<input checked="" type="checkbox"/>	Is the site within or adjacent to a LNR ?	<input type="checkbox"/>	Within a Mineral Buffer Zone ?	<input type="checkbox"/>
Beyond Settlement Boundary ?	<input type="checkbox"/>	Is the site within or adjacent to a NNR ?	<input type="checkbox"/>	TPO's	<input checked="" type="checkbox"/>
<u>Deliverability</u>		Is the site within or adjacent to a Conservation Area ?	<input type="checkbox"/>	Results in the loss of identified recreational land ?	<input type="checkbox"/>
Support from Landowner ?	<input checked="" type="checkbox"/>	Is the site within or adjacent to a Historic Park/Garden ?	<input type="checkbox"/>	Will Alternative Site effect Public Footpath/Community Route/Cycle Route ?	<input checked="" type="checkbox"/>
Within C1 or C2 Flood Zone ?	<input type="checkbox"/>	Is the site within or adjacent to a Historic Landscape?	<input type="checkbox"/>		
Contaminated Land Issues ?	<input type="checkbox"/>				

Consultation Responses

Statutory Consultees

<u>Response From</u>	<u>Summary of Representation</u>
Welsh Water	No problems are envisaged with the provision of water supply and discharge of foul drainage from this site.
Glamorgan Gwent Archaeological Trust	No reason for not allocating in LDP
Environment Agency	Constraints - Minor groundwater vulnerability, ordinary watercourse. Sewer - Penybont. Biodiversity - 7m buffer of watercourse, protect hedgerows and trees. Environment Management - Check sewer capacity with Dwr Cymru Welsh Water. WFD Status - Poor - failing for diatoms (algae).
CCW	Although not in the boundary of the area defined by Policy PLA6 of the Deposit LDP, CCW does not consider the proposed allocation is consistent with the spirit of that Policy not to generate an increase in vehicular movement in this part of Pencoed, and subsequently fails to meet Test of Soundness CE1 Notwithstanding the above, should the site be allocated, any development should ensure that the existing right of way which runs across the site is protected in line with Deposit LDP Policy PLA9. We also recommend that existing landscape features at the northern and western edges of the site should be retained to mitigate any landscape impact and protect habitat connectivity into the surrounding countryside. The requirement for such provisions should be included in 'Chapter 9: Delivery and Implementation' of the LDP (to meet Test of Soundness CE1).
Pencoed Town Council	Pencoed Town Council notes and reminds the authority of the highway restrictions and the moratorium on all development on the west side of the railway line.

General Consultees

<u>Number Received</u>	<u>Summary of Representation</u>
1	Objection - Traffic generation Loss of recreational land

Internal Consultees

<u>Response From</u>	<u>Summary of Representation</u>
Highways	This site is located West of the Main Swansea - Paddington Main rail line and whilst outside the shaded area applicable to LDP Policy PLA6 it is considered that this site would need to fall under an extension to that zone if ultimately allocated. This site will inevitably access onto Hendre road and would generate approximately 55-94 houses which would place further strain on the existing congestion over and around the level crossing to the detriment of highway safety. In this regard I am mindful of the previous Appeal decision for planning refusal for only two dwellings (ref. P/07/158/FUL) and must advise that I would not support any further development in accordance with the policy let alone anything of this significance.
Public Protection	No known issues in respect of land contamination
Countryside	Site currently agricultural use, bounded by a regulated and potentially important hedgerow under the Hedgerow Regs 97. Site would need to be assessed for ecological potential including protected species and invasive species.
Land Drainage	Although separate surface water sewers do exist within the vicinity of the development, any surface water flows may require attenuation prior to discharge

Planning Conclusion

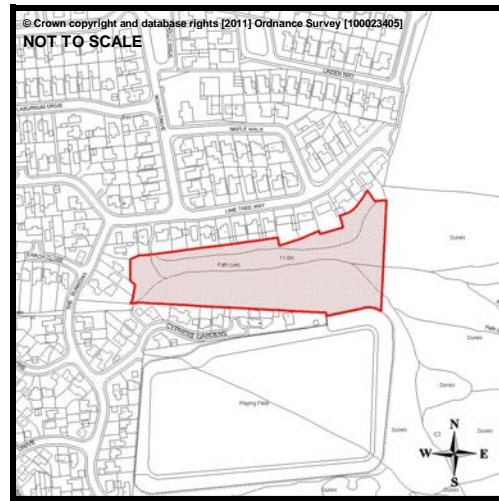
The majority of this site was assessed as a Candidate Site (candidate Site ref 832. B1) for residential development and the following conclusion was reached - The LDP Strategy does not identify Pencoed as a location for strategic growth with development located within the existing settlement boundary. The Candidate Site represents an extension to the existing settlement of Pencoed that would undermine the preferred strategy. Notwithstanding the representation submitted in support of this alternative site, the Council maintains the position adopted at the Candidate Site stage considers that the LDP is sound and relies on the evidence which supports it. In this respect, the Council does not support this Alternative Site.

Bridgend Local Development Plan Alternative Sites Consultation Report

AS007

Land at Cypress Gardens, Newton,

Size	1.4 Ha
Existing Use	Countryside/UDP Green Wedge designation
Proposed Use	Residential Development
Settlement	Porthcawl
Ward	Newton
Submitted By	Tythegston Millennium Trust



Summary of Alternative Site Proposal

PLA1 & Proposals Maps, Page 30 - The representor raises an objection to the to Policy PLA1 and the land at Cypress Gardens being excluded form the settlement boundary and the proposals map should be amended to reflect this change.

ENV3 & Proposals Maps, Page 30 - The representor raises an objection to the land at Cypress Gardens being included within the Special Landscape Area and the proposals map should be amended to reflect this change.

COM2 & Proposals Maps, Page 30 - The representor raises an objection to the land at Cypress Gardens not being included as a residential allocation and the proposals map should be amended to reflect this change

Site Information

<u>Strategy</u>	<input type="checkbox"/>	<u>Environmental Considerations</u>	<input type="checkbox"/>	<u>Additional Considerations</u>	<input type="checkbox"/>
Within SRGA ?	<input checked="" type="checkbox"/>	Is the site within or adjacent to SSSI ?	<input checked="" type="checkbox"/>	Within Setting of a Listed Building ?	<input type="checkbox"/>
Wholly within Settlement Boundary ?	<input type="checkbox"/>	Is the site within or adjacent to SAC ?	<input checked="" type="checkbox"/>	Agricultural Land Classification 1,2 or 3a ?	<input type="checkbox"/>
Partially within Settlement Boundary ?	<input type="checkbox"/>	Is the site within or adjacent to SINC ?	<input type="checkbox"/>	Within or Adjacent to a Mineral Safeguarding Area ?	<input checked="" type="checkbox"/>
Adjoining Settlement Boundary ?	<input checked="" type="checkbox"/>	Is the site within or adjacent to a LNR ?	<input type="checkbox"/>	Within a Mineral Buffer Zone ?	<input type="checkbox"/>
Beyond Settlement Boundary ?	<input type="checkbox"/>	Is the site within or adjacent to a NNR ?	<input type="checkbox"/>	TPO's	<input type="checkbox"/>
<u>Deliverability</u>		Is the site within or adjacent to a Conservation Area ?	<input type="checkbox"/>	Results in the loss of identified recreational land ?	<input type="checkbox"/>
Support from Landowner ?	<input checked="" type="checkbox"/>	Is the site withi n or adjacent to a Historic Park/Garden ?	<input type="checkbox"/>	Will Alternative Site effect Public Footpath/Community Route/Cycle Route ?	<input checked="" type="checkbox"/>
Within C1 or C2 Flood Zone ?	<input type="checkbox"/>	Is the site within or adjacent to a Historic Landscape?	<input checked="" type="checkbox"/>		
Contaminated Land Issues ?	<input type="checkbox"/>				

Consultation Responses

Statutory Consultees

<i>Response From</i>	<i>Summary of Representation</i>
Welsh Water	No problems are envisaged with the provision of water supply and discharge of foul drainage from this site.
Environment Agency	Constraints - Major groundwater vulnerability. Sewer - Penybont. Biodiversity - Protect Newton Burrow, Woodlands, scrub habitat. Bats. Environment Management - Check sewer capacity with Dwr Cymru Welsh Water. Pumping station south west of site. Groundwater and contaminated land - Adjacent to former landfill. May have issues but welcome further remediation work on this.
CCW	The proposed site is adjacent to Merthyr Mawr SSSI and Kenfig SAC. Should this site be allocated for residential development CCW is concerned that the increased inappropriate recreational activity resulting from residential development at this proposed allocation is likely to have potential adverse impact on the features of these protected sites. Given the above, any application at the proposed allocation will be need to be the subject of a project level HRA to ensure that the development of the site will not adversely affect the integrity of Kenfig SAC. We advise that this requirement is clearly stated in the Chapter 9 of the Plan. In addition, as part of the LDP process, any allocation at the site will need to be considered as part of the Habitat Regulations Assessment (HRA) of the Plan. We also recommend that Chapter 9 should be amended to include a requirement for development to demonstrate how any potential adverse impacts on the SSSI have been avoided or mitigated. Further, should this site be allocated, any development at the site should ensure that the existing rights of way which run across the site should be protected in line with Deposit LDP Policy PLA9, and the requirement for such provision included in 'Chapter 9: Delivery and Implementation' of the LDP (to meet Test of Soundness CE1). Members commented that the green wedge should be maintained. The adjacent Playing field was not developed sufficiently to be considered as an alternative to the green wedge. Members noted that two public footpaths currently run through the site and it is a public right of way. There are already adequate dwellings in the LDP for the next 10 years without using this site.
Porthcawl Town Council	
Glamorgan Gwent Archaeological Trust	In Registered Historic Landscape. Fairly Significant Restraint. If this site was to be included in LDP ASIDHOL assessment on impact on historic landscape would be required prior to its inclusion. Registered landscape is not included in the sustainability assessment matrix presented in the representation

General Consultees

<i>Number Received</i>	<i>Summary of Representation</i>
26	Objections (26) - Environmental impacts Traffic generation/highways safety Impact on footpath which is 'gateway' to sand dunes Drainage issues Sufficient housing in area Risk of flooding Risk of subsidence Impact on residential amenity

Internal Consultees

<i>Response From</i>	<i>Summary of Representation</i>
Public Protection	The site is located adjacent to Newton Burrows landfill site therefore will require a full ground investigation
Highways	It is envisaged that access to this site would be via Cypress Gardens, which is a narrow cul-de-sac street serving thirteen dwellings. A full planning application for twelve dwellings was refused planning consent in 2004 under application 04/1726, partly on the grounds of highway safety. The carriageway width is 4.5 metres narrowing to 4.35 metres at the narrowest section and the curved horizontal alignment of the carriageway adjacent to No. 11 considerably reduces the forward visibility afforded to drivers on this section of highway. This limited width will not allow two vehicles to pass one another and in consideration of the significant additional traffic that would be generated if the entire site was developed; the development would generate vehicular conflict on the highway to the detriment of highway safety. A limited development consisting of no more than three dwellings may be given sympathetic consideration as the associated traffic movements are unlikely to generate a significant adverse effect on highway safety on a daily basis along Cypress Gardens.
Countryside	International & Nationally Important Sites - CS within 1km (2km Cefn Cribwr SAC) of the boundary of the site. Nationally Designated Sites - Sites are within 500m of the SSSI and therefore their effects on the integrity of the feature of the SSSIs potentially affected must be considered. SINC - Site found to be within the 150m buffer of SINC. Site within 150m of an LNR or RIG. Alternative Site requires further investigation as it overlaps SLA 9.
Land Drainage	Site noted by EA to be susceptible to surface water flooding

Planning Conclusion

The majority of this site was assessed as a Candidate Site (candidate Site ref 792. B1) for residential development and the following conclusion was reached - The LDP Strategy identifies Porthcawl as a location for strategic growth with development located within the existing settlement boundary. The site represents an extension to the existing settlement of Porthcawl that would undermine the Preferred Strategy. Notwithstanding the representation submitted in support of this alternative site, the Council maintains the position adopted at the Candidate Site stage and considers that the LDP is sound and relies on the evidence which

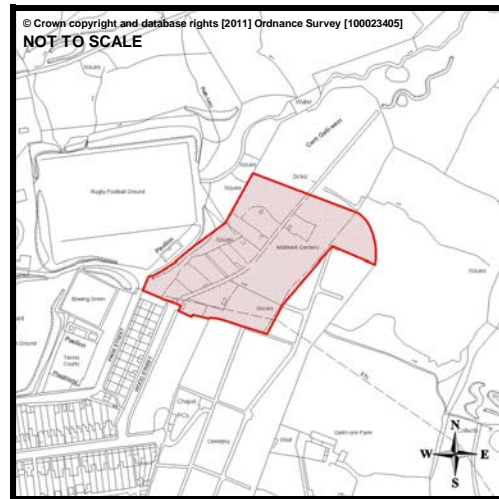
supports it. In this respect, the Council does not support this Alternative Site.

Bridgend Local Development Plan Alternative Sites Consultation Report

AS008

Cwm Gelli-Wern, Pontycymmer

Size	1.4 Ha
Existing Use	Allotments and scrub land/UDP Strategic Coalfield Plateau & Associated Valley Sides designation
Proposed Use	Residential Development
Settlement	Pontycymmer
Ward	Pontycymmer
Submitted By	Mr B. Sage



Summary of Alternative Site Proposal

PLA1/COM2 - The representor wishes the settlement boundary of Pontycymmer to be amended to include a site at Cwm Gelli-Wern for housing and includes a supporting statement to justify this.

Site Information

<u>Strategy</u>	<u>Environmental Considerations</u>	<u>Additional Considerations</u>
Within SRGA ? <input type="checkbox"/>	Is the site within or adjacent to SSSI ? <input type="checkbox"/>	Within Setting of a Listed Building ? <input type="checkbox"/>
Wholly within Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to SAC ? <input type="checkbox"/>	Agricultural Land Classification 1,2 or 3a ? <input type="checkbox"/>
Partially within Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to SINC ? <input type="checkbox"/>	<input checked="" type="checkbox"/> Within or Adjacent to a Mineral Safeguarding Area ? <input checked="" type="checkbox"/>
Adjoining Settlement Boundary ? <input checked="" type="checkbox"/>	Is the site within or adjacent to a LNR ? <input type="checkbox"/>	Within a Mineral Buffer Zone ? <input type="checkbox"/>
Beyond Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to a NNR ? <input type="checkbox"/>	TPO's <input type="checkbox"/>
<u>Deliverability</u>	Is the site within or adjacent to a Conservation Area ? <input type="checkbox"/>	Results in the loss of identified recreational land ? <input checked="" type="checkbox"/>
Support from Landowner ? <input checked="" type="checkbox"/>	Is the site within or adjacent to a Historic Park/Garden ? <input type="checkbox"/>	Will Alternative Site effect Public Footpath/Community Route/Cycle Route ? <input type="checkbox"/>
Within C1 or C2 Flood Zone ? <input type="checkbox"/>	Is the site within or adjacent to a Historic Landscape? <input type="checkbox"/>	
Contaminated Land Issues ? <input checked="" type="checkbox"/>		

Consultation Responses

Statutory Consultees

<i>Response From</i>	<i>Summary of Representation</i>
Welsh Water	No problems are envisaged with the provision of water supply and discharge of foul drainage from this site.
Glamorgan Gwent Archaeological Trust	Evidence of coalmining activity. Minimal Restraint Conditions may be placed on planning consent. No reason for not allocating in LDP
Environment Agency	Constraints - Minor groundwater vulnerability Sewer - Penybont. Biodiversity - Priority Habitat, 3m buffer from drains. Environment Management - Check sewer capacity with Dwr Cymru Welsh Water. WFD Status - Moderate status - failing for fish.
CCW	We consider that proposal for residential development at this site would be contrary to the LDP strategy and test of soundness CE1. Notwithstanding that if it is decided to allocate the site, given that cemeteries and allotment gardens are both important recreational spaces that can also assist in improving biodiversity, in line with guidance in TAN 16, such loss should be mitigated through the provision of alternative allotment / wildlife sites.

General Consultees

<i>Number Received</i>	<i>Summary of Representation</i>
5	Objections (5)- Allotment site for over 90 years Previous consents not granted on site In Special Landscape Area Access constraints Undermine tourism objectives in Valley Loss of habitats and species Traffic generation

Internal Consultees

<i>Response From</i>	<i>Summary of Representation</i>
Highways	Whilst the Highway network serving the site is constrained in terms of gradient and substandard visibility and radii at junctions there may be scope for a limited residential development which did not materially increase movements at those junctions. There would be a requirement for a pedestrian footway to link to Alexandra Road (along Wood Street) and the adjacent playing fields to provide a safe sustainable pedestrian route.
Public Protection	The site is located on, and adjacent to, former coal levels, quarries, and tramway. Also located within the near vicinity is a former air shaft and cemetery. Based on this information a full ground investigation will be required
Countryside	Site currently mature woodland bounded by a regulated and potentially important hedgerow under the Hedgerow Regs 97. Site would need to be assessed for ecological potential including protected species and invasive species. Adjacent to a SINC and has potential to be SINC quality based on its location.
Land Drainage	Several watercourses present within and around the vicinity of the site, area considered to be very wet, infiltration drainage may not be suitable. Any proposal to dispose of surface water will require attenuation

Planning Conclusion

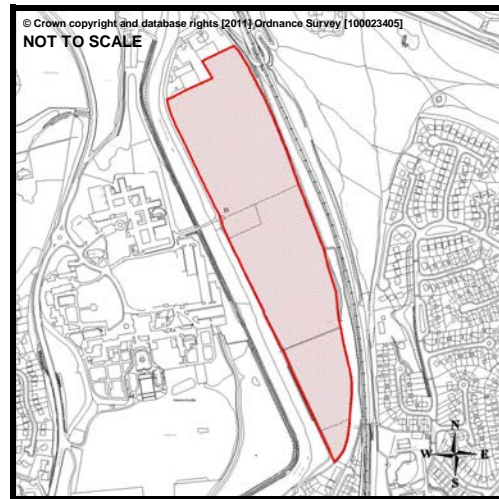
This site forms part of a larger site which was assessed as a Candidate Site (candidate site ref 726.B1) for residential development and the following conclusion was reached - This candidate site is located outside the existing settlement boundary of Pontcymmer, which is not identified as a settlement for strategic growth, with development focussed within the existing settlement but permitting minor amendments. However this site represents a large-scale extension of the settlement into the countryside, which is of high landscape quality recognised as such by designation as a Special Landscape Area. Development here could undermine the tourism objectives for the Garw Valley which are focussed on 'green' tourism. Furthermore the southern part of the site is an active allotment area which should be retained for this purpose. Other constraints relating to the site are that of nature conservation given the highly vegetated and wooded nature of the landscape. This site will not therefore be allocated in the LDP for residential purposes or included within the settlement boundary, having a character more related to the surrounding countryside than the existing urban area. Notwithstanding the representation submitted in support of this alternative site, the Council maintains the position adopted at the Candidate Site stage considers that the LDP is sound and relies on the evidence which supports it. In this respect, the Council does not support this Alternative Site.

Bridgend Local Development Plan Alternative Sites Consultation Report

AS009

Land Between North Lodge Farm Angelton

Size	8.8 Ha
Existing Use	Agriculture (Pasture land)/UDP Green Wedge and Landscape Conservation Area designation
Proposed Use	Residential Development and provision of Playing Fields and ancillary facilities
Settlement	Bridgend
Ward	Litchard
Submitted By	Mr Paul Kinsella



Summary of Alternative Site Proposal

COM1- The representor considers that the land between North Lodge Farm, Angelton / Wildmill should be allocated for residential development in the LDP.

The proposal will promote a settlement pattern that minimizes demand for travel and ensure that Bridgend will have sufficient good quality housing in a safe neighbourhood. The land is located within reasonable travel distances of shops, schools and other essential services and is close to public transport facilities. The site relates well with existing development and comprises a reasonable expansion of Bridgend. The development of the land for residential purposes will not have an adverse impact on local amenity or the landscape and allocating the land for residential development would be consistent with the principle of promoting sustainable development which confirms its status as a site suitable for inclusion in the Bridgend Local Development Plan.

ENV2 - The representor considers that land between North Lodge Farm, Angelton and Wildmill should be removed from the Green Wedge and allocated for residential development in the LDP.

Site Information

<u>Strategy</u>		<u>Environmental Considerations</u>		<u>Additional Considerations</u>	
Within SRGA ?	<input type="checkbox"/>	Is the site within or adjacent to SSSI ?	<input type="checkbox"/>	Within Setting of a Listed Building ?	<input type="checkbox"/>
Wholly within Settlement Boundary ?	<input type="checkbox"/>	Is the site within or adjacent to SAC ?	<input type="checkbox"/>	Agricultural Land Classification 1,2 or 3a ?	<input type="checkbox"/>
Partially within Settlement Boundary ?	<input type="checkbox"/>	Is the site within or adjacent to SINC ?	<input type="checkbox"/>	Within or Adjacent to a Mineral Safeguarding Area ?	<input checked="" type="checkbox"/>
Adjoining Settlement Boundary ?	<input checked="" type="checkbox"/>	Is the site within or adjacent to a LNR ?	<input type="checkbox"/>	Within a Mineral Buffer Zone ?	<input type="checkbox"/>
Beyond Settlement Boundary ?	<input type="checkbox"/>	Is the site within or adjacent to a NNR ?	<input type="checkbox"/>	TPO's	<input checked="" type="checkbox"/>
<u>Deliverability</u>		Is the site within or adjacent to a Conservation Area ?	<input type="checkbox"/>	Results in the loss of identified recreational land ?	<input type="checkbox"/>
Support from Landowner ?	<input checked="" type="checkbox"/>	Is the site within or adjacent to a Historic Park/Garden ?	<input checked="" type="checkbox"/>	Will Alternative Site effect Public Footpath/Community Route/Cycle Route ?	<input checked="" type="checkbox"/>
Within C1 or C2 Flood Zone ?	<input checked="" type="checkbox"/>	Is the site within or adjacent to a Historic Landscape?	<input type="checkbox"/>		
Contaminated Land Issues ?	<input type="checkbox"/>				

Consultation Responses

Statutory Consultees

<i>Response From</i>	<i>Summary of Representation</i>
Welsh Water	A water supply can be provided to service this proposed development however off-site water mains may be required. There are no problems with the disposal of foul drainage but given the size of this proposal an hydraulic modelling assessment is required to determine the point of connection to the public sewerage. Potential developers are advised that there is a strategic public sewer (1 no. 750mm) which traverses this site and will restrict any density proposed . Protection measures or possibly diversions will need to be agreed with DCWW.
Glamorgan Gwent Archaeological Trust	Immediately adjacent to site of iron furnace that is a scheduled ancient monument. Potential impact on setting of ancient monument Fairly Significant Restraint May need archaeological evaluation prior to planning permission being granted. Allocation could be included in LDP but will require appropriate design and may be subject to results of archaeological evaluation. Presence of scheduled ancient monument is not included in the sustainability assessment matrix presented in the representation
Environment Agency	Constraints - Site partially zone C2, flood zone 2 & 3. Remains of iron workings, burial ground. Main River Ogmore to east of site. Sewer - Penybont Environment Management - Known misconnections right of site. Flood Risk and Analysis - Objection, Flood storage area and flood zone C2. Groundwater and contaminated land - potential brownfield site. WFD Status - Moderate status - failing for fish
CCW	The proposed allocation is located within an area proposed as a Green Wedge in the Deposit LDP Policy ENV2 (9) which seeks to prevent coalescence between Pen-y-fai and Bridgend. Notwithstanding that the proposed development includes playing fields, we consider that residential development at this location would significantly undermine the purpose of this Green Wedge, and would be contrary to an important aspect of the proposed LDP strategy. We therefore do not consider the proposed allocation meets Test of Soundness CE1.
Coity Higher Community Council	The Community Council objects to this application for the following reasons:- - It would be detrimental to the amenity enjoyed by local residents - It would be an unnecessary intrusion into the open countryside and other more suitable sites exist within the area i.e.Coity Sidings - Access/egress would have to be via Penycae, the 'Z' bends or Wildmill, neither of which are suitable. - Furthermore, connection to the main road system for the number of vehicle journeys generated by such a development would cause difficulties, which ever options were adopted; and access and egress to and from Wildmill would result in considerable inconvenience to residents of St. Christopher's Road, St Andrews Road and adjoining streets. - Construction on the flood plain should be avoided, as it is not uncommon for the river flood across the fields when running high, as experienced on a number of occasions in the recent past.

General Consultees

<i>Number Received</i>	<i>Summary of Representation</i>
13	Objections (10)- In Green Wedge Loss of high value recreational land Site prone to flooding Access constraints Affect on public footpath and cyclepath Support (3)- Potential positive impact on local businesses Provides additional affordable housing Provides a range of other housing which is in need in area Provides additional recreational facilities

Internal Consultees

<i>Response From</i>	<i>Summary of Representation</i>
Public Protection	The historical maps show that there is a former tramway and iron furnace remains on site. In addition to this, part of the site is utilised as a burial ground and located directly adjacent to the site is a former gasometer. Land is adjacent to the main railway line which may give rise to noise levels unsuitable for residential development.
Highways	The site does not abut a maintainable highway other than Pen y Cae Lane at the North Eastern corner of the site. This route is substandard in width, alignment and has no dedicated pedestrian footway facilities. I do not consider that there are suitable highway improvements that could be gained from the development to mitigate the increase in vehicle and pedestrian flows. As such I would not be prepared to support the use of the site for residential purposes.
Countryside	Site contains a riparian corridor, Site would need to be assessed for ecological potential including protected species and invasive species. Site is also part of a significant wildlife corridor connecting greater Bridgend to the valley areas. Site is a flood plain and should also be considered for its flood prevention significance.
Land Drainage	Proposed area of development within flood risk zone C2 and DAM maps. Site known to be very wet with existing surface water issues from the "S bends". Also known issues with hydraulic overload of the public sewer discharging foul flows within the rear gardens of the surrounding properties.

Planning Conclusion

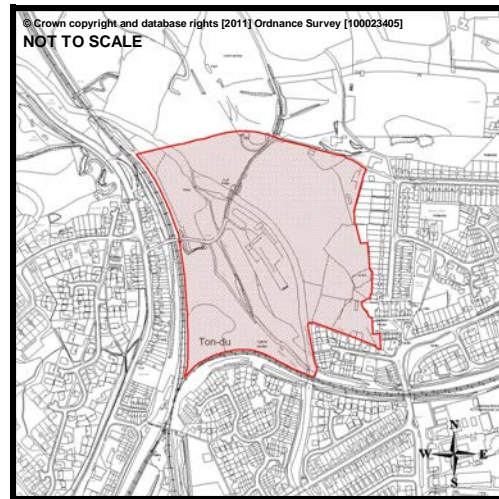
This site was assessed as a Candidate Site (candidate Site ref 183.B1) for residential development and the following conclusion was reached -The LDP Strategy identifies Bridgend as a location for strategic growth with development located within the existing settlement boundary. The Candidate Site is deemed to be a large-scale urban extension into the open countryside which is unrelated to the existing built form of development. The site represents an extension to the existing settlement of Bridgend that does not support the preferred Strategy. Notwithstanding the representation submitted in support of this alternative site, the Council maintains the position adopted at the Candidate Site stage and considers that the LDP is sound and relies on the evidence which supports it. In this respect, the Council does not support this Alternative Site.

Bridgend Local Development Plan Alternative Sites Consultation Report

AS010

Land East of Maesteg Road (A4063), Tondu

Size	12.1 Ha
Existing Use	Former railway yard - rifle range - agriculture/UDP Green Wedge designation
Proposed Use	Residential Development
Settlement	Tondu
Ward	Ynysawdre
Submitted By	V. S. Hughes & D. Owen



Summary of Alternative Site Proposal

COM1 -The representor considers that land East of Maesteg Road, (A4063)Tondu should be allocated for residential development in the LDP.

The representor considers that the allocation of land for residential purposes will promote a reasonable settlement pattern that minimises land take and demand for travel and ensures that the community will continue to have access to good quality housing in a safe neighbourhood. The land is located within reasonable distance of shops, leisure areas and other essential services and close to public transport facilities and is well situated for housing. The site is in a juxtaposition with existing residential development and its allocation for residential purposes would result in a reasonable expansion of the main settlement which confirms its status as a site suitable for inclusion in the Bridgend Local Development Plan

PLA1/ENV9 - The consequential changes resulting from this would be the expansion of the settlement boundary and the deletion of part of the mineral safeguarding area

Site Information

<u>Strategy</u>	<u>Environmental Considerations</u>	<u>Additional Considerations</u>
Within SRGA ? <input checked="" type="checkbox"/>	Is the site within or adjacent to SSSI ? <input type="checkbox"/>	Within Setting of a Listed Building ? <input type="checkbox"/>
Wholly within Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to SAC ? <input type="checkbox"/>	Agricultural Land Classification 1,2 or 3a ? <input type="checkbox"/>
Partially within Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to SINC ? <input type="checkbox"/>	Within or Adjacent to a Mineral Safeguarding Area ? <input checked="" type="checkbox"/>
Adjoining Settlement Boundary ? <input checked="" type="checkbox"/>	Is the site within or adjacent to a LNR ? <input type="checkbox"/>	Within a Mineral Buffer Zone ? <input type="checkbox"/>
Beyond Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to a NNR ? <input type="checkbox"/>	TPO's <input type="checkbox"/>
<u>Deliverability</u>	Is the site within or adjacent to a Conservation Area ? <input type="checkbox"/>	Results in the loss of identified recreational land ? <input type="checkbox"/>
Support from Landowner ? <input checked="" type="checkbox"/>	Is the site within or adjacent to a Historic Park/Garden ? <input checked="" type="checkbox"/>	Will Alternative Site effect Public Footpath/Community Route/Cycle Route ? <input checked="" type="checkbox"/>
Within C1 or C2 Flood Zone ? <input checked="" type="checkbox"/>	Is the site within or adjacent to a Historic Landscape? <input type="checkbox"/>	
Contaminated Land Issues ? <input checked="" type="checkbox"/>		

Consultation Responses

Statutory Consultees

<u>Response From</u>	<u>Summary of Representation</u>
Welsh Water	A water supply can be provided to service this proposed development however off-site water mains may be required. There are no problems with the disposal of foul drainage but given the size of this proposal an hydraulic modelling assessment is required to determine the point of connection to the public sewerage. Potential developers are advised that there is a strategic public sewer (1 no.150mm) which traverses this site and will restrict any density proposed . Protection measures or possibly diversions will need to be agreed with DCWW.
Glamorgan Gwent Archaeological Trust	Northern area inside Registered Historic Park of Coytrahen. Area also crossed by tramway. Major Restraint. Impact of Registered Historic Park would be severe. The area should not be allocated in LDP Registered Historic Park is not included in the sustainability assessment matrix presented in the representation
Environment Agency	Constraints - Main River Llynfi, Greenwedge, Minor groundwater vulnerability. Sewer - Secondary A aquifer Biodiversity - Potential objection - Woodland, Llynfi, protect habitat for otters and bats. Environment Management - WFD concerns - no detriment. Flood Risk and Analysis - Partial Flooding Groundwater and contaminated land - Potential from brown field on site - former railway. WFD Status - Moderate status - failing for fish and diatoms (algae).
CCW	The proposed allocation includes an area of the Rifle Range Wood SINC which is designated for semi-natural woodland, woodland that PPW identifies as irreplaceable habitat of high biodiversity development which should be protected from development that would result in significant damage. Should it be decided to allocate this site in the Plan, we recommend that 'Chapter 9: Delivery and Implementation' of the LDP should, in line with Deposit LDP Policy ENV6, identify the need for development to avoid the loss of these habitats. Further, aerial imagery indicates that the proposed site consists of habitat which may support bats, otters, and dormice, which are European protected species. Development at the site will be required to comply with the requirements of the Conservation of Habitats and Species Regulations 2010 and ensure that the favourable conservation status of the protected species is maintained (To meet Tests of Soundness CE1 and CE2).

General Consultees

<u>Number Received</u>	<u>Summary of Representation</u>
18	Objections (18)- In historic park and garden In area of archaeological significance Prone to flooding Strong landscape character Would result in the loss of wildlife and habitats Traffic generation Insufficient local infrastructure Adverse impact on shooting range Club is used by local community for recreational/educational purposes Club also plays an important role in supporting those who have suffered from strokes working in partnership with the Stroke Association

Internal Consultees

<u>Response From</u>	<u>Summary of Representation</u>
Public Protection	Land was previously utilised as railway sidings, engine shed, rifle range, and quarries connected to Coytrahen Colliery. Contamination issues. Also located directly adjacent to current railway and Tondy Station. Land is adjacent to the main railway line which may give rise to noise levels unsuitable for residential development.
Highways	The site does not abut a maintainable highway although there are private lanes which do lead to the edges of the site off Maesteg Road, Caebryn Terrace and Queen Street. These routes are constrained in width with no segregated footway provision; and have substandard junctions onto the main highway network and there is insufficient land abutting these lanes to provide any suitable highway improvements to mitigate the increase in vehicle and pedestrian flows generated by any substantial residential development at this site. As such I would not be prepared to support the use of the site for residential purposes.
Countryside	SINC -Alternative Site requires further assessment as it overlaps SINC's and could result in direct loss of habitat. Site found to be within the 150m buffer of a SINC. Alternative Site requires further investigation as it borders SLA 3.
Land Drainage	Proposed area of development within flood risk zone C2 and DAM maps. Several watercourses present within and around the vicinity of the site, area considered to be very wet, infiltration drainage may not be suitable. Any proposal to dispose of surface water will require attenuation & consent to discharge into the EA main river. Notes of historic railway & coal operations may have private drainage workings that should be thoroughly investigated prior to any drainage designs

Planning Conclusion

This site was assessed as a Candidate Site (candidate Site ref 5.B1) for residential development and the following conclusion was reached -This candidate site represents a large-scale expansion of Brynmenyn. Although Brynmenyn is defined as a settlement for strategic growth in the LDP Preferred Strategy, where amendments to the settlement boundary are considered more flexibly to accommodate growth this site has the potential to accommodate in excess of 400 new dwellings and its development would have the potential to undermine the regeneration-led strategy, particularly the delivery of key regeneration sites within the urban area. In the context of the Strategy and particularly the level of growth requirement the site would represent an inappropriate expansion of

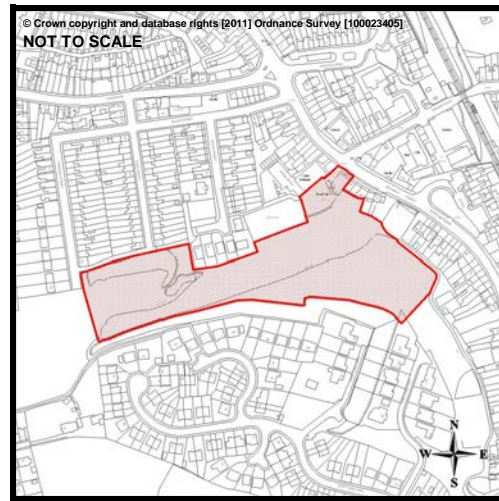
the urban area into an area of countryside and will not be allocated for residential development in the LDP. In terms of specific constraints a substantial part of the site is subject to flooding issues, local highway access constraints and affected by a nationally significant Historic Park and Garden, which should be protected from development that would adversely impact upon it. Notwithstanding the representation submitted in support of this alternative site, the Council maintains the position adopted at the Candidate Site stage and considers that the LDP is sound and relies on the evidence which supports it. In this respect, the Council does not support this Alternative Site.

Bridgend Local Development Plan Alternative Sites Consultation Report

AS011

Land South of Wood St, Park St & Princess

Size	1.9 Ha
Existing Use	Open Space, partially formal recreation
Proposed Use	Residential Development
Settlement	Maesteg
Ward	Maesteg West
Submitted By	Mr Paul James



Summary of Alternative Site Proposal

COM1 - The representor considers that the land south of Wood / Park / Princess Street, Maesteg should be allocated for residential development and the Council justification for not allocating the site at Stage 2 of the Candidate site Assessment procedure is flawed.

The development of the land for residential purposes will not have an adverse effect on local amenity or the landscape and allocating the land for residential development would be consistent with the principle of promoting sustainable development which confirms its status as a site suitable for inclusion in the Bridgend Local Development Plan.

Site Information

<u>Strategy</u>	<input type="checkbox"/>	<u>Environmental Considerations</u>	<input type="checkbox"/>	<u>Additional Considerations</u>	<input type="checkbox"/>
Within SRGA ?	<input checked="" type="checkbox"/>	Is the site within or adjacent to SSSI ?	<input type="checkbox"/>	Within Setting of a Listed Building ?	<input type="checkbox"/>
Wholly within Settlement Boundary ?	<input checked="" type="checkbox"/>	Is the site within or adjacent to SAC ?	<input type="checkbox"/>	Agricultural Land Classification 1,2 or 3a ?	<input type="checkbox"/>
Partially within Settlement Boundary ?	<input type="checkbox"/>	Is the site within or adjacent to SINC ?	<input type="checkbox"/>	Within or Adjacent to a Mineral Safeguarding Area ?	<input type="checkbox"/>
Adjoining Settlement Boundary ?	<input type="checkbox"/>	Is the site within or adjacent to a LNR ?	<input type="checkbox"/>	Within a Mineral Buffer Zone ?	<input type="checkbox"/>
Beyond Settlement Boundary ?	<input type="checkbox"/>	Is the site within or adjacent to a NNR ?	<input type="checkbox"/>	TPO's	<input type="checkbox"/>
<u>Deliverability</u>		Is the site within or adjacent to a Conservation Area ?	<input type="checkbox"/>	Results in the loss of identified recreational land ?	<input type="checkbox"/>
Support from Landowner ?	<input checked="" type="checkbox"/>	Is the site within or adjacent to a Historic Park/Garden ?	<input type="checkbox"/>	Will Alternative Site effect Public Footpath/Community Route/Cycle Route ?	<input checked="" type="checkbox"/>
Within C1 or C2 Flood Zone ?	<input type="checkbox"/>	Is the site within or adjacent to a Historic Landscape?	<input type="checkbox"/>		
Contaminated Land Issues ?	<input checked="" type="checkbox"/>				

Consultation Responses

Statutory Consultees

<i>Response From</i>	<i>Summary of Representation</i>
Welsh Water	A water supply can be provided to service this proposed development however off-site water mains may be required. There are no problems with the disposal of foul drainage but given the size of this proposal an hydraulic modelling assessment is required to determine the point of connection to the public sewerage.
Glamorgan Gwent Archaeological Trust	Evidence of coalmining activity. Minimal Restraint. Conditions may be placed on planning consent. No reason for not allocating in LDP
Environment Agency	Sewer - Penybont. Biodiversity - Protect trees and hedgerows. Priority habitat - rush pasture, purple moor grass. Environment Management - Check sewer capacity.
CCW	Should this site be allocated, development at the site should ensure that the existing right of way which runs across the site is protected in line with Deposit LDP Policy PLA9, and the requirement for such provision included in 'Chapter 9: Delivery and Implementation' of the LDP.

General Consultees

<i>Number Received</i>	<i>Summary of Representation</i>
0	No representations received.

Internal Consultees

<i>Response From</i>	<i>Summary of Representation</i>
Public Protection	Historical map shows land was used for trial shafts. Part of the land was utilised for quarries which has been partly in filled with unknown substances. Also located adjacent to a burial ground and rear of Royal Oak Pub. Potential contamination issues.
Highways	I am concerned that any new access from the site onto the A4063 would create a crossroad junction opposite Ewenny Road, which would generate conflicting vehicle turning movements to and from the classified road to the detriment of highway safety. I would therefore not wish to support a new access at this location. Vehicular access would need to be provided via Princess Street and Park Street. Park Street, Wood Street and Princess Street suffer from significant on-street parking problems; and the Wood Street/Park Street junction suffers from poor visibility. The site is also elevated above the neighbouring streets and it is considered that a significant amount of engineering work would need to be undertaken to develop the site. Such works to transport excavated material away from the site would generate heavy construction vehicle movements along the above constrained streets to the detriment of highway and pedestrian safety. Should the site be developed without the need to remove material, I may be prepared to give sympathetic consideration to a limited development of approx. 5 to 10 dwellings providing there was an improvement to highway safety along these residential streets such as a common turning facility at the southern end of Princess Street and Park Street; and possibly lane width improvements and segregated pedestrian facilities along the lane running between Park Street and Princess Street. Such ancillary works would allow a limited development to contribute to highway and pedestrian safety, rather than having a detrimental impact.
Countryside	Site would need to be assessed for ecological potential including protected species and invasive species
Land Drainage	Historically noted as old quarry works which may have associated drainage within the site.

Planning Conclusion

This site was assessed as a Candidate Site (candidate Site ref 757.B1) for residential development and the following conclusion was reached -The candidate site is located within the settlement of Maesteg, however deliverability of the Preferred Strategy is a key element of the LDP, and the Council need to be confident that any allocated site had a realistic prospect of being implemented within the LDP period to 2021. In the first instance it is necessary to ascertain, where possible, the willingness of the land owner(s) to assemble this site for development given that it is in a number of ownerships. Also, the Transportation department have raised issues with regards access to the site. At best they suggest that they would support a maximum of 5 dwellings which is not enough to warrant an allocation; and this is based on the premise that no material would be moved from the site which, given the gradient of the land would be a likely scenario. Furthermore the site is constrained by an easement for a gas pipeline and part of the site is identified for recreation - as identified by the Recreation Space Audit 2010. Biodiversity issues may also arise as the site is substantially regenerated. In light of the above, the site does not meet the necessary criteria for an allocation within the LDP. Notwithstanding this however, the site is within the urban area and as such could come forward as a windfall site provided it was acceptable in the context of the relevant LDP Policies. Notwithstanding the representation submitted in support of this alternative site, the Council maintains the position adopted at the Candidate Site stage and considers that the LDP is sound and relies on the evidence which supports it. In this respect, the Council does not support this Alternative Site.

Consultation Responses

Statutory Consultees

<i>Response From</i>	<i>Summary of Representation</i>
Welsh Water	We have no comment to make on this proposal
Glamorgan Gwent Archaeological Trust	Known Roman and medieval sites in area Restraint Deletion of Green Wedge designation would not have a direct impact on the historic environment.
Cornelly Community Council	Deleting this green wedge would harm the two historic villages of Kenfig and Mawdlam. Planning Policy Wales 2010 states that such areas can take on a variety of spatial forms and identifies five purposes of green wedges, compliance with any of which would be sufficient for land to be 'classed' as a Green Wedge. These are: <ul style="list-style-type: none"> - Prevent the coalescence of large towns and cities with other settlements; - Manage urban form through controlled expansion of urban trees; - Assist in safeguarding the countryside from encroachment; - Protect the setting of an urban area; and - Assist in urban regeneration by encouraging the recycling of derelict and other urban land. Commentary in the Deposit Plan indicates that "the overriding purpose of the Green Wedge allocation is for the primary function, namely to prevent the coalescence of settlements. Having regard to the aforementioned advice/information, the land between Kenfig and Mawdlam is considered to be an ideal candidate designating it as a Green Wedge within the Local Development Plan. The objectors reasons for suggesting that the area does not merit additional protection are flawed. Whilst Kenfig and Mawdlam are settlements without identified boundaries, the Green Wedge seeks to manage urban form and clearly has been designed to protect the setting of the villages Mawdlam in particular been subject to development pressure. Cornelly Community Council believes the proposed Green Wedge has been confined to identifiable boundaries and it should be noted that much of its western boundary is positioned on a highly visible and potentially easily developable road frontage. There appears to be no logical reason why Green Wedge (ENV(12)) should be deleted from the Local Development Plan.
Porthcawl Town Council	Members wished to maintain the present community boundaries which might be encroached upon if this area is development. Development could result in urban sprawl.

General Consultees

<i>Number Received</i>	<i>Summary of Representation</i>
51	Objections (51) - It is considered that the LDP is sound and the green wedge: Maintains the integrity of Mawdlam and Ton Kenfig Prevents the coalescence of Kenfig, Mawdlam and Cornelly Prevents piecemeal development in the countryside Prevents adverse impacts on wildlife and habitats Prevents adverse impact on SSSI

Internal Consultees

<i>Response From</i>	<i>Summary of Representation</i>
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Planning Conclusion

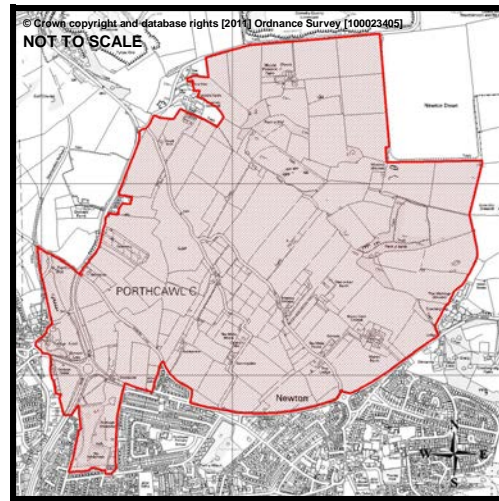
The Council relies on the methodology and results outlined in Background Paper 4: Green Wedge Designation and the Council does not support this Alternative Site.

Bridgend Local Development Plan Alternative Sites Consultation Report

AS013

Zig Zag Lane/Nottage Court

Size	317.4 Ha
Existing Use	Countryside/UDP Landscape Conservation Area
Proposed Use	New Special Landscape Area (ENV3)
Settlement	Porthcawl
Ward	Newton
Submitted By	Porthcawl Civic Trust Society



Summary of Alternative Site Proposal

ENV3 - The representor considers that the site at Zig Zag Lane, following the medieval field pattern, designated as a Landscape Conservation Area by Policy EV10(2) of the UDP should be designated as a Special Landscape Area in the LDP.

The representor does not believe that there is less risk now of pressures for development than there was in 2005 and would point out that fields in the north of Newton Nottage Road and on each side of Zig Zag Lane have twice in recent years been the subject of planning applications for supermarkets.

Site Information

<u>Strategy</u>	<u>Environmental Considerations</u>	<u>Additional Considerations</u>
Within SRGA ? <input type="checkbox"/>	Is the site within or adjacent to SSSI ? <input type="checkbox"/>	Within Setting of a Listed Building ? <input type="checkbox"/>
Wholly within Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to SAC ? <input type="checkbox"/>	Agricultural Land Classification 1,2 or 3a ? <input type="checkbox"/>
Partially within Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to SINC ? <input type="checkbox"/>	Within or Adjacent to a Mineral Safeguarding Area ? <input type="checkbox"/>
Adjoining Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to a LNR ? <input type="checkbox"/>	Within a Mineral Buffer Zone ? <input type="checkbox"/>
Beyond Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to a NNR ? <input type="checkbox"/>	TPO's <input type="checkbox"/>
<u>Deliverability</u>	Is the site within or adjacent to a Conservation Area ? <input type="checkbox"/>	Results in the loss of identified recreational land ? <input type="checkbox"/>
Support from Landowner ? <input type="checkbox"/>	Is the site within or adjacent to a Historic Park/Garden ? <input type="checkbox"/>	Will Alternative Site effect Public Footpath/Community Route/Cycle Route ? <input type="checkbox"/>
Within C1 or C2 Flood Zone ? <input type="checkbox"/>	Is the site within or adjacent to a Historic Landscape? <input type="checkbox"/>	
Contaminated Land Issues ? <input type="checkbox"/>		

Consultation Responses

Statutory Consultees

<i>Response From</i>	<i>Summary of Representation</i>
Welsh Water	We have no comment to make on this proposal.
Glamorgan Gwent Archaeological Trust	Known prehistoric, Roman and medieval sites in area. Large area of surviving medieval/early post-medieval field pattern Fairly Significant Restraint Special landscape designation would help to preserve historic environment. Should be designated in LDP
Environment Agency	Constraints - Major groundwater vulnerability Sewer - Penybont. Groundwater and contaminated land - Porthcawl Water Company. Primary Aquifer.
Porthcawl Town Council	Members wished to maintain the protection to the landscape and the medieval field patterns. Members noted that the Jubilee Gardens development was beginning to encroach into the area outlined and protection was needed. The area might be vulnerable to any future planning applications if not protected.

General Consultees

<i>Number Received</i>	<i>Summary of Representation</i>
2	Objections (2) - Proposal does not conform with SLA methodology Sufficient policies exist to protect the land without the designation

Internal Consultees

<i>Response From</i>	<i>Summary of Representation</i>
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Planning Conclusion

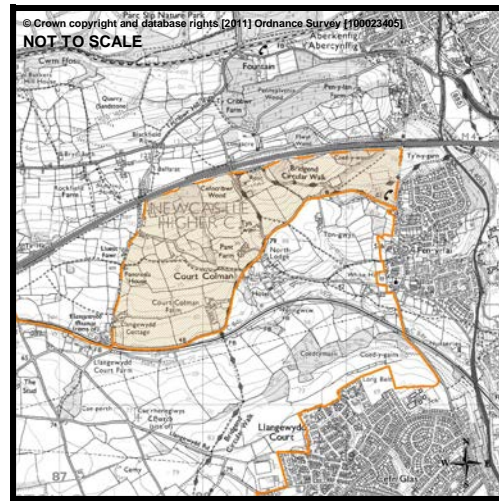
The Council relies on the methodology and results of the Designation of Special Landscape Areas Review 2010 and does not support this Alternative Site. Furthermore it should be noted that this land has not been the subject of recent planning applications for supermarkets.

Bridgend Local Development Plan Alternative Sites Consultation Report

AS014

Penyfai Common

Size	127.8 Ha
Existing Use	Countryside/UDP Landscape Conservation Area designation
Proposed Use	Amend boundary of Special Landscape Area ENV3 (7) Laleston
Settlement	Penyfai
Ward	Penyfai
Submitted By	Mrs M C Wilkins



Summary of Alternative Site Proposal

ENV3(7) and Proposals Maps, Page 21 - The representor finds it incredible that Penyfai Common and adjacent land has been taken out of the Court Coleman landscape conservation area as this forms part of the UDP.

It is considered that the LDP is unreliable as the map shows the area at Penyfai Common as white land. This gives the wrong impression to developers. LDP does not define and mark the football field as being situated on Penyfai common land. Common land has also been given the status of meadow land.

The representor considers that Penyfai Common should be included within the Special Landscape Area as in the UDP to give it more protection.

Site Information

<u>Strategy</u>	<u>Environmental Considerations</u>	<u>Additional Considerations</u>
Within SRGA ? <input type="checkbox"/>	Is the site within or adjacent to SSSI ? <input type="checkbox"/>	Within Setting of a Listed Building ? <input type="checkbox"/>
Wholly within Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to SAC ? <input type="checkbox"/>	Agricultural Land Classification 1,2 or 3a ? <input type="checkbox"/>
Partially within Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to SINC ? <input type="checkbox"/>	Within or Adjacent to a Mineral Safeguarding Area ? <input type="checkbox"/>
Adjoining Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to a LNR ? <input type="checkbox"/>	Within a Mineral Buffer Zone ? <input type="checkbox"/>
Beyond Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to a NNR ? <input type="checkbox"/>	TPO's <input type="checkbox"/>
<u>Deliverability</u>	Is the site within or adjacent to a Conservation Area ? <input type="checkbox"/>	Results in the loss of identified recreational land ? <input type="checkbox"/>
Support from Landowner ? <input type="checkbox"/>	Is the site within or adjacent to a Historic Park/Garden ? <input type="checkbox"/>	Will Alternative Site effect Public Footpath/Community Route/Cycle Route ? <input type="checkbox"/>
Within C1 or C2 Flood Zone ? <input type="checkbox"/>	Is the site within or adjacent to a Historic Landscape? <input type="checkbox"/>	
Contaminated Land Issues ? <input type="checkbox"/>		

Consultation Responses

Statutory Consultees

<u>Response From</u>	<u>Summary of Representation</u>
Welsh Water	We have no comment to make on this proposal.
Glamorgan Gwent Archaeological Trust	Medieval sites in north-eastern part of area Restraint Appropriate designation. No reason for not allocating in LDP
Environment Agency	Sewer - Penybont WFD Status - Moderate for fish.

General Consultees

<u>Number Received</u>	<u>Summary of Representation</u>
0	No representations received.

Internal Consultees

<u>Response From</u>	<u>Summary of Representation</u>
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Planning Conclusion

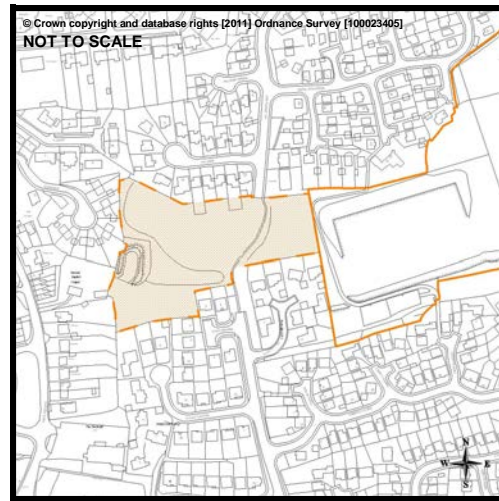
The Council relies on the methodology and results of the Designation of Special Landscape Areas Review 2010 and does not support this Alternative Site.

Bridgend Local Development Plan Alternative Sites Consultation Report

AS015

Penyfai football field and play area,

Size	1.1 Ha
Existing Use	Scrub Land/UDP Public Open Space allocation
Proposed Use	Amend boundary of Green Wedge ENV2 (9) Penyfai and Bridgend
Settlement	Penyfai
Ward	Penyfai
Submitted By	Mrs M C Wilkins



Summary of Alternative Site Proposal

ENV2(9) - The representor considers that Penyfai football field and play area, Cavendish Park should be included in the Penyfai and Bridgend Green Wedge allocation as it was in the UDP.

Site Information

<u>Strategy</u>	<u>Environmental Considerations</u>	<u>Additional Considerations</u>
Within SRGA ? <input type="checkbox"/>	Is the site within or adjacent to SSSI ? <input type="checkbox"/>	Within Setting of a Listed Building ? <input type="checkbox"/>
Wholly within Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to SAC ? <input type="checkbox"/>	Agricultural Land Classification 1,2 or 3a ? <input type="checkbox"/>
Partially within Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to SINC ? <input type="checkbox"/>	Within or Adjacent to a Mineral Safeguarding Area ? <input type="checkbox"/>
Adjoining Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to a LNR ? <input type="checkbox"/>	Within a Mineral Buffer Zone ? <input type="checkbox"/>
Beyond Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to a NNR ? <input type="checkbox"/>	TPO's <input type="checkbox"/>
<u>Deliverability</u>	Is the site within or adjacent to a Conservation Area ? <input type="checkbox"/>	Results in the loss of identified recreational land ? <input type="checkbox"/>
Support from Landowner ? <input type="checkbox"/>	Is the site within or adjacent to a Historic Park/Garden ? <input type="checkbox"/>	Will Alternative Site effect Public Footpath/Community Route/Cycle Route ? <input type="checkbox"/>
Within C1 or C2 Flood Zone ? <input type="checkbox"/>	Is the site within or adjacent to a Historic Landscape? <input type="checkbox"/>	
Contaminated Land Issues ? <input type="checkbox"/>		

Consultation Responses

Statutory Consultees

<u>Response From</u>	<u>Summary of Representation</u>
Welsh Water	We have no comment to make on this proposal.
Glamorgan Gwent Archaeological Trust	No reason for not allocating in LDP
Environment Agency	Sewer - Penybont. WFD Status - Moderate for fish

General Consultees

<u>Number Received</u>	<u>Summary of Representation</u>
1	Objection - The representor considers that the LDP is sound and the amendment is not necessary

Internal Consultees

<u>Response From</u>	<u>Summary of Representation</u>
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Planning Conclusion

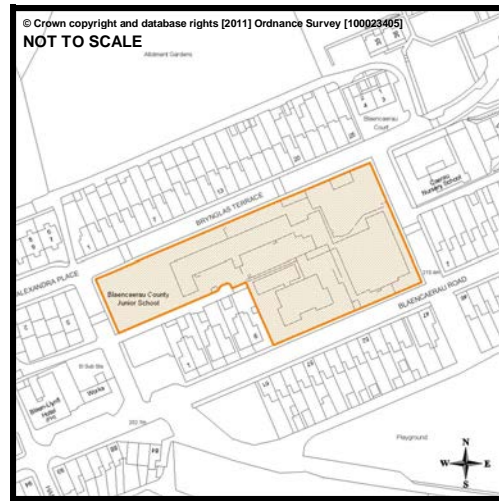
The Council relies on the methodology and results outlined in Background Paper 4: Green Wedge Designation and the Council does not support this Alternative Site.

Bridgend Local Development Plan Alternative Sites Consultation Report

AS016

Blaencaerau Junior School

Size	0.6 Ha
Existing Use	Vacant brownfield site
Proposed Use	Delete Residential Allocation COM1 (19) and allocate for new Community Centre
Settlement	Caerau
Ward	Caerau
Submitted By	Mr and Mrs R Llewellyn



Summary of Alternative Site Proposal

COM1(19) - Objects to the use of former Blaencaerau Junior School for residential purposes. Objector cannot see how the site can accommodate the scale of development proposed. Affordable housing element should be omitted due to other social housing developments in the area generating anti-social behaviour. Site is now an eyesore since demolition of previous building. Requests a development brief be prepared on the site so that further comments can be made.

COM9 - The school site has been in community uses since it was built in the 1900's. Feels that the site should be retained for community uses and not housing.

Site Information

<u>Strategy</u>		<u>Environmental Considerations</u>		<u>Additional Considerations</u>	
Within SRGA ?	<input checked="" type="checkbox"/>	Is the site within or adjacent to SSSI ?	<input type="checkbox"/>	Within Setting of a Listed Building ?	<input type="checkbox"/>
Wholly within Settlement Boundary ?	<input checked="" type="checkbox"/>	Is the site within or adjacent to SAC ?	<input type="checkbox"/>	Agricultural Land Classification 1,2 or 3a ?	<input type="checkbox"/>
Partially within Settlement Boundary ?	<input type="checkbox"/>	Is the site within or adjacent to SINC ?	<input type="checkbox"/>	Within or Adjacent to a Mineral Safeguarding Area ?	<input type="checkbox"/>
Adjoining Settlement Boundary ?	<input type="checkbox"/>	Is the site within or adjacent to a LNR ?	<input type="checkbox"/>	Within a Mineral Buffer Zone ?	<input type="checkbox"/>
Beyond Settlement Boundary ?	<input type="checkbox"/>	Is the site within or adjacent to a NNR ?	<input type="checkbox"/>	TPO's	<input type="checkbox"/>
<u>Deliverability</u>		Is the site within or adjacent to a Conservation Area ?	<input type="checkbox"/>	Results in the loss of identified recreational land ?	<input type="checkbox"/>
Support from Landowner ?	<input type="checkbox"/>	Is the site within or adjacent to a Historic Park/Garden ?	<input type="checkbox"/>	Will Alternative Site effect Public Footpath/Community Route/Cycle Route ?	<input type="checkbox"/>
Within C1 or C2 Flood Zone ?	<input type="checkbox"/>	Is the site within or adjacent to a Historic Landscape?	<input type="checkbox"/>		
Contaminated Land Issues ?	<input type="checkbox"/>				

Consultation Responses

Statutory Consultees

<u>Response From</u>	<u>Summary of Representation</u>
Welsh Water	No problems are envisaged with the provision of water supply and discharge of foul drainage from this site.
Glamorgan Gwent Archaeological Trust	No reason for not allocating in LDP
Environment Agency	Sewer - Penybont. WFD Status - Moderate for fish

General Consultees

<u>Number Received</u>	<u>Summary of Representation</u>
0	No representations received.

Internal Consultees

<u>Response From</u>	<u>Summary of Representation</u>
Public Protection	The site is located adjacent to Caerau Colliery therefore may pose a risk of contamination.
Highways	Given the traffic generated by the school when it was operational, a community based development at this site would be given sympathetic consideration. Suitable off street parking facilities would need to be provided; with any new vehicle accesses located a suitable distance away from neighbouring road junctions. Due to the substandard nature of the access lane serving the existing school car park and the substandard visibility onto the adjacent highway, I would not wish to see additional traffic using this access point if it were to be retained as part of any community focussed development.
Countryside	Site would need to be assessed for ecological potential including protected species and invasive species.
Land Drainage	Area known to have surface water issues

Planning Conclusion

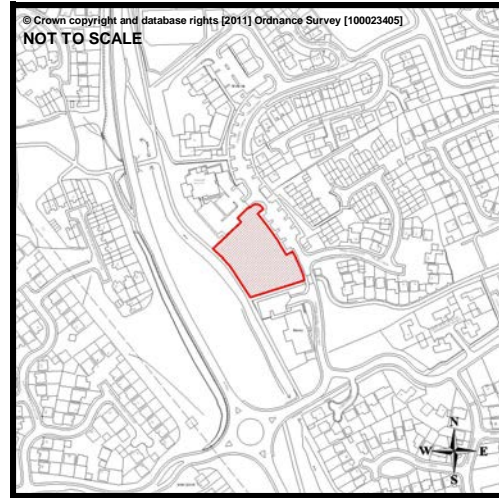
This site was assessed as a Candidate Site (candidate Site ref 857.B42) for residential and community development and the following conclusion was reached - This is a brownfield site within the existing urban area and will be allocated for residential development in the LDP. At the Candidate Site stage the Council had no evidence to support the delivery of a community building at this location. In addition, the landowner is actively promoting residential development on the site. It should be noted however that the proposal is located in close proximity to an existing community building which is allocated for an extension in the LDP under Policy COM9 (14) Noddfa Chapel, Caerau.

Bridgend Local Development Plan Alternative Sites Consultation Report

AS017

Broadlands, Bridgend

Size	0.3 Ha
Existing Use	Vacant brownfield land/UDP Housing allocation
Proposed Use	Provision of Community Building
Settlement	Bridgend
Ward	Bryntirion, Laleston & Merthyr Mawr
Submitted By	Margaret Elward



Summary of Alternative Site Proposal

COM9 - The representor considers that there should be an allocation for a community building in Broadlands, specifically on the plot between Llangewydd Arms and the nursery. There are no facilities for Mums or older people to get together. Every other housing development have been given this facility.

Site Information

<u>Strategy</u>	<u>Environmental Considerations</u>	<u>Additional Considerations</u>
Within SRGA ? <input type="checkbox"/>	Is the site within or adjacent to SSSI ? <input type="checkbox"/>	Within Setting of a Listed Building ? <input type="checkbox"/>
Wholly within Settlement Boundary ? <input checked="" type="checkbox"/>	Is the site within or adjacent to SAC ? <input type="checkbox"/>	Agricultural Land Classification 1,2 or 3a ? <input type="checkbox"/>
Partially within Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to SINC ? <input type="checkbox"/>	Within or Adjacent to a Mineral Safeguarding Area ? <input type="checkbox"/>
Adjoining Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to a LNR ? <input type="checkbox"/>	Within a Mineral Buffer Zone ? <input type="checkbox"/>
Beyond Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to a NNR ? <input type="checkbox"/>	TPO's <input type="checkbox"/>
<u>Deliverability</u>	Is the site within or adjacent to a Conservation Area ? <input type="checkbox"/>	Results in the loss of identified recreational land ? <input type="checkbox"/>
Support from Landowner ? <input type="checkbox"/>	Is the site within or adjacent to a Historic Park/Garden ? <input type="checkbox"/>	Will Alternative Site effect Public Footpath/Community Route/Cycle Route ? <input type="checkbox"/>
Within C1 or C2 Flood Zone ? <input type="checkbox"/>	Is the site within or adjacent to a Historic Landscape? <input type="checkbox"/>	
Contaminated Land Issues ? <input type="checkbox"/>		

Consultation Responses

Statutory Consultees

<u>Response From</u>	<u>Summary of Representation</u>
Welsh Water	No problems are envisaged with the provision of water supply and discharge of foul drainage from this site
Glamorgan Gwent Archaeological Trust	No reason for not allocating in LDP
Environment Agency	Constraints - part major Aquifer part minor Aquifer. Ordinary watercourse. Sewer - Penybont Environment Management - Known miss-connections. Buffer zone required for watercourse WFD Status - Moderate status - failing for fish

General Consultees

<u>Number Received</u>	<u>Summary of Representation</u>
0	No representations received.

Internal Consultees

<u>Response From</u>	<u>Summary of Representation</u>
Public Protection	No known issues in respect of land contamination
Highways	I am satisfied that this site can be provided with either a direct access onto Gentle Way or via the access serving the adjacent public house. An access via Gentle Way will need to be located away from the junction with Trem Y Dyffryn which will subsequently require some of the neighbouring unallocated on-street parking bays to be removed. However, such an arrangement, together with adequate parking and turning within the site, is not considered to generate a detrimental affect on highway safety. I would therefore be prepared to support a community building on this site which would be located in a sustainable location.
Countryside	More detailed ecological assessment at planning app stage
Land Drainage	Watercourse, with associated inlet/outlet structures to the rear of the plot. Not within a flood risk zone. infiltration drainage may not be suitable

Planning Conclusion

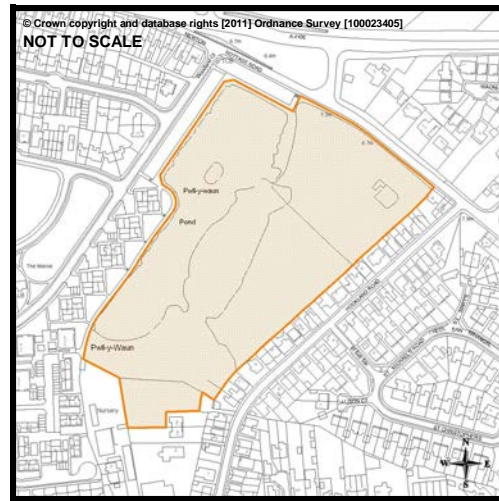
The Council relies on evidence contained in Background Paper 7: Retail Review. Additionally, no evidence has been submitted to show that an allocation for a community building would be realistic and deliverable at this location with no evidence submitted to show support from the landowner for the proposed use. However, provision of a community building would be considered suitable at this location and could be assessed against the relevant criteria-based policies in the LDP.

Bridgend Local Development Plan Alternative Sites Consultation Report

AS018

Pwll Y Waun

Size	4.6 Ha
Existing Use	Grazing/UDP Regeneration allocation
Proposed Use	Amend PLA3 (9) Pwll-y-Waun, Porthcawl. Remove Employment Site (REG1(15) and increase Residential Allocation COM1 (26)
Settlement	Porthcawl
Ward	Newton
Submitted By	Mr R. Knight



Summary of Alternative Site Proposal

PLA3(9) - The representor considers that the mixed-use allocation at Pwll Y Waun (PLA3(9)) should be allocated solely for residential development. It is considered that it would be more logical for the 0.7Ha of this site, which is currently allocated for employment, to be allocated for residential development under the provisions of policy COM1(26). It is likely that there would be a demand for additional housing in this location and the increased site area could accommodate a total of 65 units, of which 19 units would be affordable.

REG1(15) - The representor considers that the mixed-use allocation at Pwll Y Waun (PLA3(9)) should be allocated solely for residential development. It is considered that it would be more logical for the 0.7Ha of this site, which is currently allocated for employment, to be allocated for residential development under the provisions of policy COM1(26). It is likely that there would be a demand for additional housing in this location and the increased site area could accommodate a total of 65 units, of which 19 units would be affordable.

COM1(26) - The representor considers that the site should be allocated for 65 no. dwellings. It is considered that it would be more logical for the 0.7Ha of this site, which is currently allocated for employment, to be allocated for residential development under the provisions of policy COM1(26). It is likely that there would be a demand for additional housing in this location and the increased site area could accommodate a total of 65 units, of which 19 units would be affordable.

Site Information

<u>Strategy</u>	<input type="checkbox"/>	<u>Environmental Considerations</u>	<input type="checkbox"/>	<u>Additional Considerations</u>	<input type="checkbox"/>
Within SRGA ?	<input checked="" type="checkbox"/>	Is the site within or adjacent to SSSI ?	<input type="checkbox"/>	Within Setting of a Listed Building ?	<input type="checkbox"/>
Wholly within Settlement Boundary ?	<input checked="" type="checkbox"/>	Is the site within or adjacent to SAC ?	<input type="checkbox"/>	Agricultural Land Classification 1,2 or 3a ?	<input type="checkbox"/>
Partially within Settlement Boundary ?	<input type="checkbox"/>	Is the site within or adjacent to SINC ?	<input checked="" type="checkbox"/>	Within or Adjacent to a Mineral Safeguarding Area ?	<input type="checkbox"/>
Adjoining Settlement Boundary ?	<input type="checkbox"/>	Is the site within or adjacent to a LNR ?	<input type="checkbox"/>	Within a Mineral Buffer Zone ?	<input type="checkbox"/>
Beyond Settlement Boundary ?	<input type="checkbox"/>	Is the site within or adjacent to a NNR ?	<input type="checkbox"/>	TPO's	<input type="checkbox"/>
<u>Deliverability</u>		Is the site within or adjacent to a Conservation Area ?	<input type="checkbox"/>	Results in the loss of identified recreational land ?	<input type="checkbox"/>
Support from Landowner ?	<input checked="" type="checkbox"/>	Is the site within or adjacent to a Historic Park/Garden ?	<input type="checkbox"/>	Will Alternative Site effect Public Footpath/Community Route/Cycle Route ?	<input checked="" type="checkbox"/>
Within C1 or C2 Flood Zone ?	<input checked="" type="checkbox"/>	Is the site within or adjacent to a Historic Landscape?	<input type="checkbox"/>		
Contaminated Land Issues ?	<input type="checkbox"/>				

Consultation Responses

Statutory Consultees

<i>Response From</i>	<i>Summary of Representation</i>
Welsh Water	No problems envisaged with the provision of water supply and discharge of foul drainage from this site.
Glamorgan Gwent Archaeological Trust	No reason for not allocating in LDP
Environment Agency	Sewer - Penybont. GW & CL - Secondary A aquifer, parts of site may be Principal Aquifer. WFD Status - Moderate for fish.
CCW	A significant area of this allocation consists of the Pwll-y-Waun SINC, which is designated for its lake and broadleaved woodland. We consider that any development at this allocation should make provision for the protection of the integrity of the SINC, and should be identified as a site requirement in 'Chapter 9: Delivery and Implementation' of the LDP. (To meet Test of Soundness CE1 and CE3).
Porthcawl Town Council	Members commented there would be a loss of wildlife habitat and loss of green space if this site was developed. The area is currently an item of specific local interest and is a green lung. It is the central park of Porthcawl.

General Consultees

<i>Number Received</i>	<i>Summary of Representation</i>
169	Support (1)- Residential is more attractive alternative than employment The proposal would provide opportunities for residential growth in Porthcawl Objections (168 - Including 163 signature petition)- Traffic generation Loss of privacy Loss of green field land Loss of wildlife and habitats Over development in area negatively impacting on services Flooding concerns

Internal Consultees

<i>Response From</i>	<i>Summary of Representation</i>
Public Protection	Historical map shows that there are two former trial shafts and a trial level on site. Site is also directly located to former quarries/in filled land
Highways	Given the extent of the site frontage onto Newton Nottage Road and the adequate spacing available between the junctions with Austin Avenue and the spur linking onto the A4106, a new adoptable road junction into the site could be provided via the northern site boundary. A Transport Statement would need to be provided for a residential development with amenity uses within this site. Adequate off street parking facilities will need to be provided in accordance with SPG 17. There shall be no means of vehicle and pedestrian access into any dwelling directly via Newton Nottage Road.
Countryside	International & Nationally Important Sites - Site within 1km (2km Cefn Cribwr SAC) of the boundary of the site. SINC - Alternative Site requires further assessment as it overlaps a SINC and could result in direct loss of habitat.
Land Drainage	Site is situated adjacent to Pwll y Waun pond, which is part of a surface water system, which reduces the flood risk for Porthcawl. The attenuation pond, cannot be altered and any application would require special consideration. Any development adjacent to the pond would require a minimum of flood resilient measures. The site is also within flood risk zone C2 & noted by the EA to be susceptible to surface water flooding.

Planning Conclusion

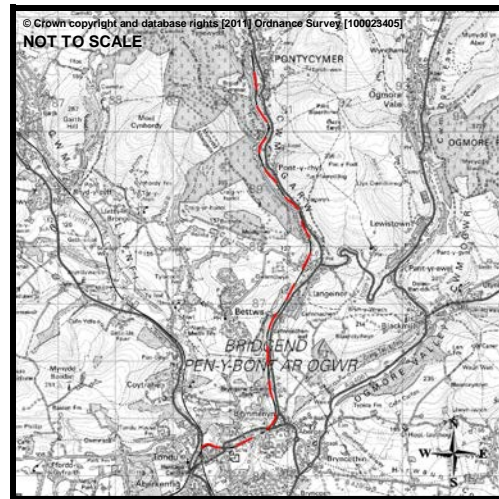
The site is allocated for mixed use development in the Deposit LDP and the following conclusion was reached in connection with Candidate Site ref 800.B1 -This candidate site is located within the settlement of Porthcawl which is identified as an area of Strategic Growth with development within the existing settlement. The UDP currently allocates the site for mixed-use for residential, B1 employment and amenity use associated with the adjacent pond. The employment land review recommends the retention of the employment B1 element, justified on the basis that Porthcawl has a lack of vacant land for this purpose. A substantial part of the site is located within the TAN 15 area of flood risk and the proposer is currently undertaking an FCA which is likely to confirm with the EA that the site is substantially risk free. Notwithstanding this outcome, part of the site is unaffected by flood risk and any residential element could be located here, with less vulnerable B1 on land subject to potential risk of flooding. Retention of natural open space associated with the pond is likely to mitigate any potential biodiversity issues that may be present on the site, including retention of trees. The LDP proposes that the site is allocated for mixed-use as proposed in the UDP (residential/B1 employment/community land) in accordance with the LDP regeneration-led Strategy. It should be noted that updated information from the Environment Agency indicates that this site is no longer subject to flood risk and would therefore be suitable for increased residential development. Notwithstanding this however, this site was recognised in the Employment Land Review as having potential for providing employment development to meet the shortfall in the Porthcawl area and the Council considers that the LDP is sound and does not require any additional housing. The Council does not support this alternative site.

Bridgend Local Development Plan Alternative Sites Consultation Report

AS019

Railway Line from Tondu Junction to Garw

Size	0	Ha
Existing Use		
Proposed Use	New Railway Line	
Settlement	Tondu	
Ward	Llangeinor	
Submitted By	Bridgend Valleys Railway Co Ltd	



Summary of Alternative Site Proposal

PLA7 - The representor considers that the Railway line from Tondu Junction to the Garw Valley should be recognised as an operational railway line in the LDP.

Site Information

<u>Strategy</u>	<input type="checkbox"/>	<u>Environmental Considerations</u>	<input type="checkbox"/>	<u>Additional Considerations</u>	<input type="checkbox"/>
Within SRGA ?	<input type="checkbox"/>	Is the site within or adjacent to SSSI ?	<input type="checkbox"/>	Within Setting of a Listed Building ?	<input type="checkbox"/>
Wholly within Settlement Boundary ?	<input type="checkbox"/>	Is the site within or adjacent to SAC ?	<input type="checkbox"/>	Agricultural Land Classification 1,2 or 3a ?	<input type="checkbox"/>
Partially within Settlement Boundary ?	<input type="checkbox"/>	Is the site within or adjacent to SINC ?	<input type="checkbox"/>	Within or Adjacent to a Mineral Safeguarding Area ?	<input type="checkbox"/>
Adjoining Settlement Boundary ?	<input type="checkbox"/>	Is the site within or adjacent to a LNR ?	<input type="checkbox"/>	Within a Mineral Buffer Zone ?	<input type="checkbox"/>
Beyond Settlement Boundary ?	<input type="checkbox"/>	Is the site within or adjacent to a NNR ?	<input type="checkbox"/>	TPO's	<input type="checkbox"/>
<u>Deliverability</u>		Is the site within or adjacent to a Conservation Area ?	<input type="checkbox"/>	Results in the loss of identified recreational land ?	<input type="checkbox"/>
Support from Landowner ?	<input type="checkbox"/>	Is the site within or adjacent to a Historic Park/Garden ?	<input type="checkbox"/>	Will Alternative Site effect Public Footpath/Community Route/Cycle Route ?	<input type="checkbox"/>
Within C1 or C2 Flood Zone ?	<input type="checkbox"/>	Is the site within or adjacent to a Historic Landscape?	<input type="checkbox"/>		
Contaminated Land Issues ?	<input type="checkbox"/>				

Consultation Responses

Statutory Consultees

<u>Response From</u>	<u>Summary of Representation</u>
Welsh Water	Potential developers would need to liaise with Dwr Cymru Welsh Water at the appropriate time to ensure that no public assets are affected by the construction of this railway line.
Glamorgan Gwent Archaeological Trust	Follows Course of historic railway line Restraint Appropriate development No reason for not allocating in LDP
Environment Agency	Biodiversity - Protect trees, otters and bat habitats. Groundwater and contaminated land - potential for land contamination along route of old railway.

General Consultees

<u>Number Received</u>	<u>Summary of Representation</u>
0	No representations received.

Internal Consultees

<u>Response From</u>	<u>Summary of Representation</u>
Highways	We have no objection to this proposal which represents a sustainable alternative means of transport provided it does not impact upon existing or proposed Community Routes in this former transport corridor (Policy PLA7(6)). The developer would however be liable for any alterations to these routes that his development may necessitate.
Public Protection	Proposed land was a former railway. Potential contamination issues. Comment would be made on any potential noise resulting from the development when a planning application has been submitted.
Countryside	Under the EIA regulations this could be classed as an infrastructure project and require an EIA assessment. Linear nature of this route passes through a number of important sites and could impact on a number of protected species. Also likely to be a large amount of invasive species along the proposed route. Margins of railway, likely to act as an important wildlife corridor
Land Drainage	Appears to be an existing route, any alteration to drainage culverts will require consent, existing systems should be maintained

Planning Conclusion

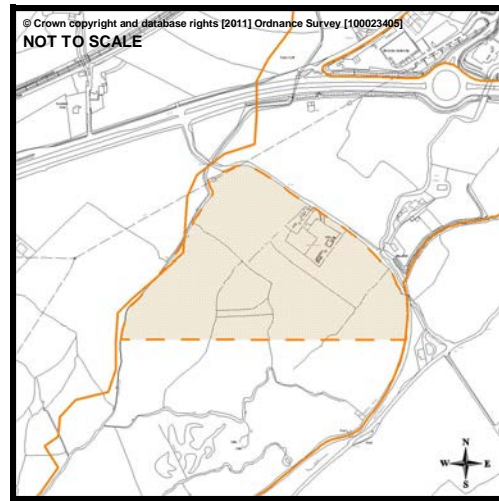
This Alternative Site is not a scheme which is reflected in the Regional Transport Plan (RTP). In addition it is not a local scheme and, given its status as a disused railway link it will be protected by Policy PLA10 of the LDP.

Bridgend Local Development Plan Alternative Sites Consultation Report

AS020

South of Factory Lane, Pencoed

Size 9.8 Ha
Existing Use Agriculture
Proposed Use Amend Sand and Gravel Resource Safeguarding Area (ENV9)
Settlement Pencoed
Ward Coychurch Lower
Submitted By P A and B E Evans



Summary of Alternative Site Proposal

ENV9 - The representor considers that the Mineral safeguarding area identified to the south of Pencoed should be removed on the basis that limited ground investigations have taken place in this location and the allocation is therefore based on assumption rather than fact.

Site Information

<u>Strategy</u>	<u>Environmental Considerations</u>	<u>Additional Considerations</u>
Within SRGA ? <input type="checkbox"/>	Is the site within or adjacent to SSSI ? <input type="checkbox"/>	Within Setting of a Listed Building ? <input type="checkbox"/>
Wholly within Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to SAC ? <input type="checkbox"/>	Agricultural Land Classification 1,2 or 3a ? <input type="checkbox"/>
Partially within Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to SINC ? <input type="checkbox"/>	Within or Adjacent to a Mineral Safeguarding Area ? <input type="checkbox"/>
Adjoining Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to a LNR ? <input type="checkbox"/>	Within a Mineral Buffer Zone ? <input type="checkbox"/>
Beyond Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to a NNR ? <input type="checkbox"/>	TPO's <input type="checkbox"/>
<u>Deliverability</u>	Is the site within or adjacent to a Conservation Area ? <input type="checkbox"/>	Results in the loss of identified recreational land ? <input type="checkbox"/>
Support from Landowner ? <input type="checkbox"/>	Is the site within or adjacent to a Historic Park/Garden ? <input type="checkbox"/>	Will Alternative Site effect Public Footpath/Community Route/Cycle Route ? <input type="checkbox"/>
Within C1 or C2 Flood Zone ? <input type="checkbox"/>	Is the site within or adjacent to a Historic Landscape? <input type="checkbox"/>	
Contaminated Land Issues ? <input type="checkbox"/>		

Consultation Responses

Statutory Consultees

<u>Response From</u>	<u>Summary of Representation</u>
Welsh Water	Dwr Cymru Welsh Water has concern that this area of land is to be safeguarded for Sand and Gravel Resource. Any proposal for such activity would seriously undermine the 2 no. strategic sewers (1 no. 900mm & 1 no. 500mm) that traverse this site. We object to this proposal as these 2 public sewers convey foul flows from several hundreds of properties from the Pencoed and Llanharry area. Given the large diameters of these sewers we advise that the cost of any potential diversions will be exceeding high and uneconomical for a potential developer.
Glamorgan Gwent Archaeological Trust	No reason for not allocating in LDP
Environment Agency	Sewer - Penybont GW & CL - Secondary A Aquifer - may require HIA WFD Status - Moderate for fish.

General Consultees

<u>Number Received</u>	<u>Summary of Representation</u>
0	No representations received.

Internal Consultees

<u>Response From</u>	<u>Summary of Representation</u>
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Planning Conclusion

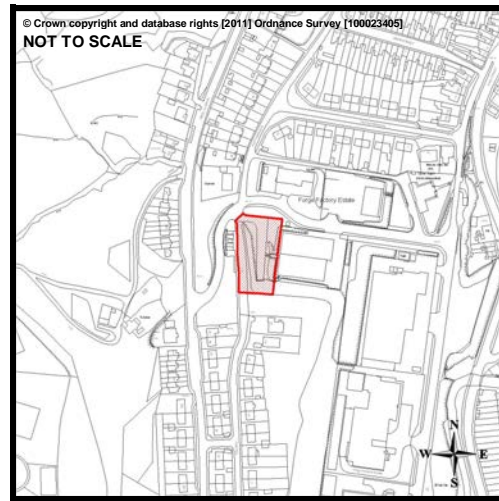
The mineral safeguarding areas have been defined on the proposals maps using the new mineral resource map of Wales produced by the BGS. The Council does not support this Alternative Site.

Bridgend Local Development Plan Alternative Sites Consultation Report

AS021

Land Adjoining Forge Industrial Estate,

Size	0.2 Ha
Existing Use	Car park, garages and vacant land/Partially UDP Employment allocation
Proposed Use	Residential Development
Settlement	Maesteg
Ward	Caerau
Submitted By	Mr Gareth Ames



Summary of Alternative Site Proposal

REG1(11) - The representor considers that this site should be de-allocated as an employment allocation as it is not well related to the industrial estate or suited to be developed for industrial purposes.

COM1 - The representor considers that land adjoining Forge Industrial Estate, Maesteg should be allocated for residential development in the LDP and considers that the reasons for not including the site for this use at stage 2 of the Candidate Site assessment were flawed.

Insufficient consideration was given to the benefits that would accrue from allowing its development for residential purposes would result in considerable and necessary investment to a nearby factory unit on the Forge Industrial Estate.

The development of the land for residential purposes will not have an adverse effect on the well-being of the Forge Industrial Estate and its allocation for residential development would be consistent with the principle of promoting sustainable development, which confirms its status as a site suitable for inclusion in the Bridgend Local Development Plan.

Site Information

<u>Strategy</u>	<input type="checkbox"/>	<u>Environmental Considerations</u>	<input type="checkbox"/>	<u>Additional Considerations</u>	<input type="checkbox"/>
Within SRGA ?	<input checked="" type="checkbox"/>	Is the site within or adjacent to SSSI ?	<input type="checkbox"/>	Within Setting of a Listed Building ?	<input type="checkbox"/>
Wholly within Settlement Boundary ?	<input checked="" type="checkbox"/>	Is the site within or adjacent to SAC ?	<input type="checkbox"/>	Agricultural Land Classification 1,2 or 3a ?	<input type="checkbox"/>
Partially within Settlement Boundary ?	<input type="checkbox"/>	Is the site within or adjacent to SINC ?	<input type="checkbox"/>	Within or Adjacent to a Mineral Safeguarding Area ?	<input type="checkbox"/>
Adjoining Settlement Boundary ?	<input type="checkbox"/>	Is the site within or adjacent to a LNR ?	<input type="checkbox"/>	Within a Mineral Buffer Zone ?	<input type="checkbox"/>
Beyond Settlement Boundary ?	<input type="checkbox"/>	Is the site within or adjacent to a NNR ?	<input type="checkbox"/>	TPO's	<input type="checkbox"/>
<u>Deliverability</u>		Is the site within or adjacent to a Conservation Area ?	<input type="checkbox"/>	Results in the loss of identified recreational land ?	<input type="checkbox"/>
Support from Landowner ?	<input checked="" type="checkbox"/>	Is the site within or adjacent to a Historic Park/Garden ?	<input type="checkbox"/>	Will Alternative Site effect Public Footpath/Community Route/Cycle Route ?	<input checked="" type="checkbox"/>
Within C1 or C2 Flood Zone ?	<input type="checkbox"/>	Is the site within or adjacent to a Historic Landscape?	<input type="checkbox"/>		
Contaminated Land Issues ?	<input type="checkbox"/>				

Consultation Responses

Statutory Consultees

<i>Response From</i>	<i>Summary of Representation</i>
Welsh Water	No problems are envisaged with the provision of water supply and discharge of foul drainage from this site
Glamorgan Gwent Archaeological Trust	Site of Dyffryn Madog Farm a post-medieval farm and could have a medieval precursor. Site of historic building included in National Monuments Register Restraint Buildings have been demolished and road constructed. Archaeological features will not be of sufficient importance to preclude development subject to conditions. No reason for not allocating in LDP Presence of site of historic building shown on National Monuments Register is not included in the sustainability assessment matrix presented in the representation
Environment Agency	Constraints - Minor ground water vulnerability. Sewer - Penybont. Biodiversity - Protect trees. Environment Management - Check sewer capacity. Groundwater and contaminated land - potential brownfield. WFD Status - Moderate status - failing for fish.

General Consultees

<i>Number Received</i>	<i>Summary of Representation</i>
0	No representations received.

Internal Consultees

<i>Response From</i>	<i>Summary of Representation</i>
Highways	I would be prepared to give sympathetic consideration to a proposal that is only provided with a vehicular access from Pentyla. No vehicular access shall be provided via the northern and western boundaries as this road predominantly serves the Forge industrial estate and is located adjacent to a series of bends which limits access and forward visibility. The ground levels along the western boundary would also prevent a vehicle access being provided at that location. The carriageway at the northern end of Pentyla will need to be extended and a common turning facility provided within the site.
Public Protection	Historical maps shows that the land is situated on numerous quarries, coal levels and unknown buildings which formed part of Dyffryn Pit. A full ground investigation will be required. Existing uses are commercial/industrial and may give rise to noise nuisance if site is developed for residential use.
Countryside	More detailed ecological assessment at planning application stage
Land Drainage	Parts of the site noted by EA to be susceptible to surface water flooding.

Planning Conclusion

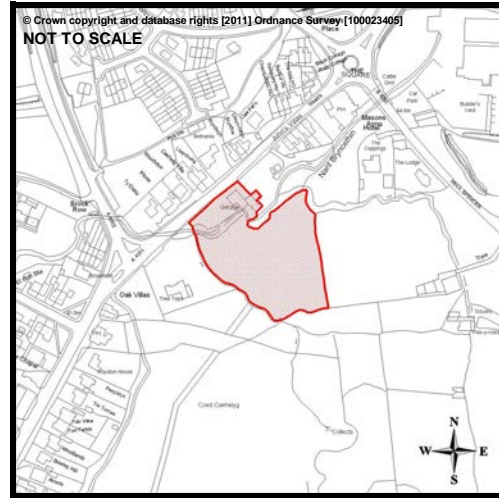
This site was assessed as a Candidate Site (candidate Site ref 184.B1) for residential development and the following conclusion was reached -The candidate site is located within the urban area of Maesteg, however deliverability of the Preferred Strategy is a key element of the LDP, and the Council need to be confident that any allocated site had a realistic prospect of being implemented within the LDP period to 2021. In the first instance it is necessary to ascertain, where possible, the willingness of the land owner(s) to release a site for development for a specific purpose. The Council has no evidence to suggest that all the landowners other than the proposer of this site is willing to release it for the proposed use and it cannot therefore be considered as deliverable within the LDP period. In addition, part of the site in the ownership of the proposer is located within Forge Industrial Estate which is an existing employment allocation and the Employment Land Review 2010 recommends that it is retained for this purpose in the LDP. Part of the site also has considerable constraints in the form of mining/drainage infrastructure, which is likely to make delivery of the site unviable. This site will therefore not be allocated in the LDP for residential purposes. Notwithstanding the representation submitted in support of this alternative site, the Council maintains the position adopted at the Candidate Site stage considers that the LDP is sound and relies on the evidence which supports it.

Bridgend Local Development Plan Alternative Sites Consultation Report

AS022

Land at Blackmill Road, Bryncethin

Size	0.9 Ha
Existing Use	Agriculture/UDP Strategic Coalfield Plateau & Associated Valley Sides designation
Proposed Use	Residential Development
Settlement	Bryncethin
Ward	Bryncoch
Submitted By	Mr E. Avrill



Summary of Alternative Site Proposal

PLA1 - The representor objects to Policy PLA1 on the grounds that their site at Blackmill Road, Bryncethin is excluded from the settlement boundary of Bryncethin.

COM1 - The representor raises an objection to Policy COM1 on the grounds that the site at Blackmill Road is not included. They consider that the inclusion of this site would afford greater flexibility to the delivery of housing in the Valleys Gateway SRGA under the circumstances that other sites like Bryncethin Depot and Ogmere Comprehensive may not come forward within a reasonable timescale.

Proposals Maps, Page 15 - The representor objects Proposals Map 15 on the grounds that their site at Blackmill Road, Bryncethin is excluded from the settlement boundary of Bryncethin.

Site Information

<u>Strategy</u>	<u>Environmental Considerations</u>	<u>Additional Considerations</u>
Within SRGA ? <input checked="" type="checkbox"/>	Is the site within or adjacent to SSSI ? <input type="checkbox"/>	Within Setting of a Listed Building ? <input type="checkbox"/>
Wholly within Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to SAC ? <input type="checkbox"/>	Agricultural Land Classification 1,2 or 3a ? <input type="checkbox"/>
Partially within Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to SINC ? <input type="checkbox"/>	Within or Adjacent to a Mineral Safeguarding Area ? <input checked="" type="checkbox"/>
Adjoining Settlement Boundary ? <input checked="" type="checkbox"/>	Is the site within or adjacent to a LNR ? <input type="checkbox"/>	Within a Mineral Buffer Zone ? <input type="checkbox"/>
Beyond Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to a NNR ? <input type="checkbox"/>	TPO's <input type="checkbox"/>
<u>Deliverability</u>	Is the site within or adjacent to a Conservation Area ? <input type="checkbox"/>	Results in the loss of identified recreational land ? <input type="checkbox"/>
Support from Landowner ? <input checked="" type="checkbox"/>	Is the site within or adjacent to a Historic Park/Garden ? <input type="checkbox"/>	Will Alternative Site effect Public Footpath/Community Route/Cycle Route ? <input type="checkbox"/>
Within C1 or C2 Flood Zone ? <input checked="" type="checkbox"/>	Is the site within or adjacent to a Historic Landscape? <input type="checkbox"/>	
Contaminated Land Issues ? <input type="checkbox"/>		

Consultation Responses

Statutory Consultees

<i>Response From</i>	<i>Summary of Representation</i>
Welsh Water	No problems are envisaged with the provision of water supply and discharge of foul drainage from this site.
Glamorgan Gwent Archaeological Trust	No reason for not allocating in LDP
Environment Agency	Constraints - Ordinary watercourse, Flood Zone 2, Garage. Sewer - Penybont. Biodiversity - 7 meter Buffer of watercourse, no culverting and 3 buffer of drains Environment Management - No detriment to the water environment, check sewer capacity. WFD Status - Good status.

General Consultees

<i>Number Received</i>	<i>Summary of Representation</i>
4	<p>Objections (2)- Encroachment into countryside Adversely affect character of countryside and woodland Increased flood risk More appropriate sites in vicinity Light pollution Increased pressure on local services Traffic generation</p> <p>Support (2)- Neighbours would benefit from less disturbance from residential use than existing bus depot use</p>

Internal Consultees

<i>Response From</i>	<i>Summary of Representation</i>
Highways	I would be prepared to give sympathetic consideration to a residential development at this location with access directly off the A4061 although the provision of a suitable access is likely to require the formation of a 4 leg signal controlled junction at the site of the current junction of the A4061 & A4065. Any development would require a Transportation Assessment to be submitted to support the number of dwellings proposed given the high tidal traffic movements passing the site.
Public Protection	Located 115 metres of a former railway line and 131 metres of an old shaft
Countryside	SINC - Alternative Site requires further assessment as it overlaps SINC's and could result in direct loss of habitat. SINC - Site found to be within the 150m buffer of a SINC.
Land Drainage	Part of proposed area situated in flood risk zone C2, EA noted susceptible to surface water flooding. Drainage channels situated within and around boundary, flow paths must be maintained and any alteration would require consent.

Planning Conclusion

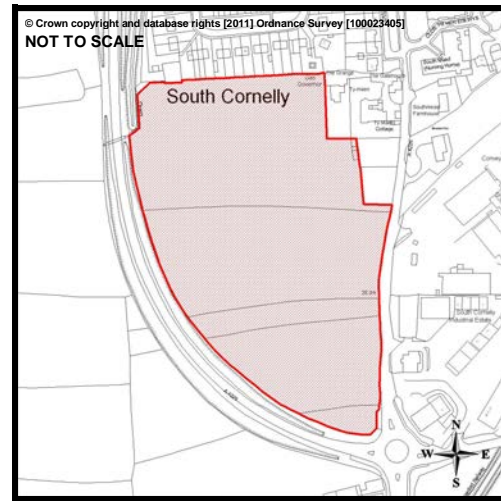
This site was assessed as part of a larger Candidate Site (candidate Site ref 779.B1) for residential development and the following conclusion was reached -This candidate site is immediately adjacent to the settlement of Bryncethin, defined as a settlement for Strategic Growth, where amendments to the settlement boundary are considered more flexibly. Notwithstanding this a significant part of the site is heavily wooded and forms part of an area of importance for nature conservation in Bridgend's LBAB as being of importance for nature conservation. Information has not been submitted to overcome this possible constraint to development. Furthermore the required level of growth can be accommodated on less sensitive alternative brownfield sites and serve this area. The Council has recently undertaken a review of all SINC's in the County Borough and the status of this site remains unchanged. However, the Council notes that the representor has substantially reduced the site of the proposed site which may allow for mitigation measures to be accommodated on the site to overcome any biodiversity issues. Notwithstanding the representation submitted in support of this alternative site, the Council maintains the position adopted at the Candidate Site stage considers that the LDP is sound and relies on the evidence which supports it. In this respect, the Council does not support this Alternative Site.

Bridgend Local Development Plan Alternative Sites Consultation Report

AS023

Land South of Cornelly

Size	5.1 Ha
Existing Use	Pasture Land/UDP Mineral Protection Buffer Zone
Proposed Use	Residential Development
Settlement	South Cornelly
Ward	Cornelly
Submitted By	Mr G. Thomas / Redrow Homes South Wales



Summary of Alternative Site Proposal

PLA1 - The representor considers that their site South of South Cornelly should be included within the designated settlement boundary of South Cornelly as it would comprise a logical extension to the settlement and ensure that the community will continue to have sufficient good quality housing in a safe neighbourhood.

The representor states that the land at Porthcawl Road, South Cornelly is suitable, available and viable for development and provides a clear logical extension, which will round-off the settlement, leaving the defensible boundaries of the A4229 and the quarry.

COM2 - The representor considers that the land at Porthcawl Road, South Cornelly should be allocated for residential development in Policy COM2 of the LDP.

The representor states that the land at Porthcawl Road, South Cornelly is suitable, available and viable for development and provides a clear logical extension, which will round-off the settlement, leaving the defensible boundaries of the A4229 and the quarry.

Site Information

<u>Strategy</u>	<u>Environmental Considerations</u>	<u>Additional Considerations</u>
Within SRGA ? <input type="checkbox"/>	Is the site within or adjacent to SSSI ? <input type="checkbox"/>	Within Setting of a Listed Building ? <input checked="" type="checkbox"/>
Wholly within Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to SAC ? <input type="checkbox"/>	Agricultural Land Classification 1,2 or 3a ? <input checked="" type="checkbox"/>
Partially within Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to SINC ? <input type="checkbox"/>	Within or Adjacent to a Mineral Safeguarding Area ? <input checked="" type="checkbox"/>
Adjoining Settlement Boundary ? <input checked="" type="checkbox"/>	Is the site within or adjacent to a LNR ? <input type="checkbox"/>	Within a Mineral Buffer Zone ? <input checked="" type="checkbox"/>
Beyond Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to a NNR ? <input type="checkbox"/>	TPO's <input type="checkbox"/>
	Is the site within or adjacent to a Conservation Area ? <input type="checkbox"/>	Results in the loss of identified recreational land ? <input type="checkbox"/>
Support from Landowner ? <input checked="" type="checkbox"/>	Is the site within or adjacent to a Historic Park/Garden ? <input type="checkbox"/>	Will Alternative Site effect Public Footpath/Community Route/Cycle Route ? <input type="checkbox"/>
Within C1 or C2 Flood Zone ? <input type="checkbox"/>	Is the site within or adjacent to a Historic Landscape? <input type="checkbox"/>	
Contaminated Land Issues ? <input type="checkbox"/>		

Consultation Responses

Statutory Consultees

<u>Response From</u>	<u>Summary of Representation</u>
Welsh Water	A water supply can be provided to service this proposed development however off-site water mains may be required. There are no problems with the disposal of foul drainage but given the size of this proposal an hydraulic modelling assessment is required to determine the point of connection to the public sewerage. Potential developers are advised that there is a strategic water main (1no. 350mm) and public sewer (1 no. 150mm) which traverses this site and this will restrict and density proposed. Protection measures or possibly diversions will need to be agreed with DCWW.
Glamorgan Gwent Archaeological Trust	In Registered Historic Landscape. Fairly Significant Restraint If this site was to be included in LDP ASIDHOL assessment on impact on historic landscape would be required prior to its inclusion. Registered landscape is not included in the sustainability assessment matrix presented in the representation
Environment Agency	Constraints - Pim Biodiversity - Protect trees and hedgerows. Environment Management - Concerns regarding sewer disposal. Groundwater and contaminated land - Parts of the site are Principal Aquifer. WFD Status - Moderate status - failing for fish.
Cornelly Community Council	The representor objects to the alternative site proposal as they consider that large scale residential development in South Cornelly would not be consistent with the strategy of the plan in so much as there is sufficient land already allocated for residential development within existing settlement boundaries and South Cornelly is recognised as a small settlement with no strategic growth and no recognised community, service or retail role. They also recognise the location of the proposed site within a mineral safeguarding zone as defined by Policy ENV10. The representors submission also includes a detailed rebuttal of the evidence submitted by the proposer.

General Consultees

<u>Number Received</u>	<u>Summary of Representation</u>
54	Objections (54)- Problems with sewage systems unable to accommodate increased housing Issues with accessibility Increased pressure on local services No employment or community infrastructure to support increased housing in small settlement Traffic generation Loss of green space and agricultural land Land acts as buffer between South Cornelly and Bypass road Noise from development Impact on wildlife Devaluation of local properties Exacerbation of problems caused by dust from local quarry

Internal Consultees

<u>Response From</u>	<u>Summary of Representation</u>
Highways	Any residential development on this extensive site will require a comprehensive Transport Assessment to assess the impact of additional traffic at the junctions between the A4229/Heol Y Splott and the A4229/Porthcawl Road. The site is not located in close proximity to many community facilities and as such, should any development be considered acceptable, there will be a requirement to enhance the sustainability credentials of the site by improving public transport services and facilities in the area. The developer may also wish to provide community facilities within the site, such a shop, post office, community centre etc.
Public Protection	Site is located adjacent to a former cement and tiles works and railway line. Potential contaminated land site. Land is adjacent to a bypass road and South Cornelly industrial estate which may give rise to noise levels unsuitable for residential development.
Countryside	Site currently agricultural use, bounded by a regulated and potentially important hedgerow under the Hedgerow Regs 97. Site would need to be assessed for ecological potential including protected species and invasive species.
Land Drainage	The whole site is noted by EA to be susceptible to surface water flooding. Also noted is the potential culverted watercourse within the vicinity of the site - further investigation should be undertaken. Ground conditions may not suitable for SUDS infiltration scheme, but other SUDs schemes can be utilised

Planning Conclusion

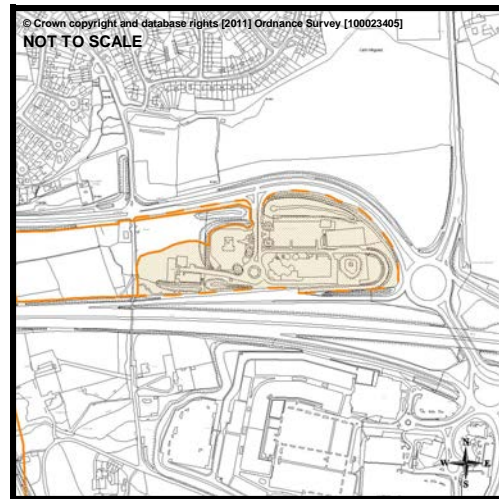
This site was assessed as a Candidate Site (candidate Site ref 746.B1) for residential development and the following conclusion was reached -The LDP Strategy does not identify South Cornelly as a location for strategic growth with development located within the existing settlement boundary. The Candidate Site represents an extension to the existing settlement of South Cornelly that would not support the preferred strategy. Notwithstanding the representation submitted in support of this alternative site, the Council maintains the position adopted at the Candidate Site stage considers that the LDP is sound and relies on the evidence which supports it. In this respect, the Council does not support this Alternative Site.

Bridgend Local Development Plan Alternative Sites Consultation Report

AS024

Sarn Park Services

Size	6.8 Ha
Existing Use	Motorway Services/UDP Lorry Park
Proposed Use	Amend boundary of Employment allocation REG1 (22) Sarn Park Services / Adjacent Land
Settlement	Sarn
Ward	Sarn
Submitted By	Welcome Break



Summary of Alternative Site Proposal

REG1(22)/REG9 - The representor considers that Sarn Park Services MSA should be included within the employment allocation REG1(22) and include an element of retail under Policy REG9.

REG1(22)/Para 2.3.80 - The representor considers that the uses permitted on the site should be widened to allow for greater flexibility and therefore enable the delivery of the employment allocation. The uses proposed include a range and choice of A3 uses, a crèche, a health club/gym, retail and a hotel and conference facilities.

The representor considers that paragraph 2.3.80 is expanded to include the following text:

'An opportunity also exists to deliver additional retail and commercial development on the site to compliment the necessary Motorway Service Area (MSA) facility and the proposed business park (REG9(x)). This may include facilities such as a hotel, conferencing facilities, A3 uses, leisure facility and retail use, in addition to the integration of the existing pedestrian connection across the M4 motorway to connect to adjacent facilities. These uses will be accessible to the communities of the Valley's Gateway and the Ogmore, Garw and Llynfi Valley's

Site Information

<u>Strategy</u>	<input type="checkbox"/>	<u>Environmental Considerations</u>	<input type="checkbox"/>	<u>Additional Considerations</u>	<input type="checkbox"/>
Within SRGA ?	<input checked="" type="checkbox"/>	Is the site within or adjacent to SSSI ?	<input type="checkbox"/>	Within Setting of a Listed Building ?	<input type="checkbox"/>
Wholly within Settlement Boundary ?	<input type="checkbox"/>	Is the site within or adjacent to SAC ?	<input type="checkbox"/>	Agricultural Land Classification 1,2 or 3a ?	<input checked="" type="checkbox"/>
Partially within Settlement Boundary ?	<input type="checkbox"/>	Is the site within or adjacent to SINC ?	<input checked="" type="checkbox"/>	Within or Adjacent to a Mineral Safeguarding Area ?	<input type="checkbox"/>
Adjoining Settlement Boundary ?	<input type="checkbox"/>	Is the site within or adjacent to a LNR ?	<input type="checkbox"/>	Within a Mineral Buffer Zone ?	<input type="checkbox"/>
Beyond Settlement Boundary ?	<input checked="" type="checkbox"/>	Is the site within or adjacent to a NNR ?	<input type="checkbox"/>	TPO's	<input checked="" type="checkbox"/>
<u>Deliverability</u>		Is the site within or adjacent to a Conservation Area ?	<input type="checkbox"/>	Results in the loss of identified recreational land ?	<input type="checkbox"/>
Support from Landowner ?	<input type="checkbox"/>	Is the site within or adjacent to a Historic Park/Garden ?	<input type="checkbox"/>	Will Alternative Site effect Public Footpath/Community Route/Cycle Route ?	<input type="checkbox"/>
Within C1 or C2 Flood Zone ?	<input type="checkbox"/>	Is the site within or adjacent to a Historic Landscape?	<input type="checkbox"/>		
Contaminated Land Issues ?	<input type="checkbox"/>				

Consultation Responses

Statutory Consultees

<u>Response From</u>	<u>Summary of Representation</u>
Welsh Water	We have no comment to make on this proposal.
Glamorgan Gwent Archaeological Trust	No reason for not allocating in LDP
Environment Agency	Constraints - Greenfield site Sewer - Penybont WFD Status - Moderate for fish.

General Consultees

<u>Number Received</u>	<u>Summary of Representation</u>
0	No representations received.

Internal Consultees

<u>Response From</u>	<u>Summary of Representation</u>
Highways	This site is currently is use as a motorway service station which has an access directly from the M4 Motorway. It is likely that any redevelopment of the site for purpose other than a service station / rest area would require the removal of this access such that the site would be served by the existing signalled access onto the A4063 Sarn Link. I may be prepared to give sympathetic consideration to a mixed use development at this location, subject to improved public transport facilities and pedestrian routes to the site. However, to ensure the operation of the nearby A4061 and the M4 junction 36 are not adversely affected by such a development, I will require a Transport Impact Assessment to be undertaken to evaluate such concerns.
Public Protection	Any office development will have to consider noise implications from the busy A4063 road and the M4. Potential Contaminated Land due to the location of a petrol station on the site which is a permitted process.
Countryside	International & Nationally Important Sites - CS within 1km buffer. SINC - Site found to be within the 150m buffer of a SINC.
Land Drainage	Drainage channels within area of development, flow paths of which must be maintained, any alteration requires consent, area known to have historically been wet/marsh type land.

Planning Conclusion

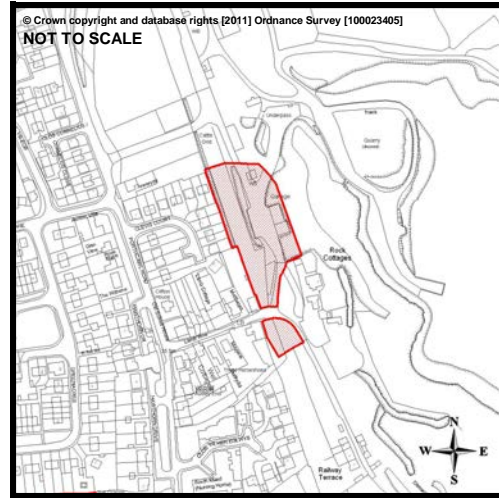
This site was assessed as a Candidate Site (candidate Site ref 797.B1) for mixed use development, comprising employment / offices, or bulky goods retail uses development and the following conclusion was reached -Since the submission of this candidate site, a decision has been made to retain/rationalise the existing MSA thereby making part of that brownfield site available for alternative development. Given its strategic location B1 businesses uses would complement the existing service station and given its strategic location at junction 36 of the M4 would be a potentially viable and attractive prospect to create employment growth in a location that is accessible and capable of serving an area of strategic growth in the Valleys Gateway and the Bridgend Valleys immediately to the north which are particularly constrained in terms of new employment opportunities. In order to make such an opportunity viable the MSA site has been coupled with land immediately to the west, in order to create a business park environment that would be attractive to investors and prestigious businesses that require such a high profile location within the M4 corridor. The extent of the proposal respects the overall integrity of the green wedge at this location and careful landscaping will ensure that the development can be sensitively assimilated into the environment. Bulky goods retail use is not considered to be an appropriate use for such a prime development opportunity and these uses are allocated on alternative sites by the LDP. These combined candidate sites (797.B1/802.B1 and 844.B1) are partly allocated for employment purposes in the LDP. The alternative site comprises of 2 elements; 1 is the widening of the uses on the land allocated for employment uses by Deposit Policy REG1(22) and; 2 is the expansion of the employment area to include the existing MSA. The first element of the proposal is not considered to be appropriate and the Council considers that the Policies in the LDP and national guidance are appropriately flexible to accommodate those uses which are deemed acceptable on employment sites, which include those uses proposed as part of the alternative site submission (A3 uses, health club/gym and a crèche and the possibility of a hotel use). Therefore this element of the alternative site is not supported. With regards the second element and expanding the employment use to include the existing MSA, the Council accepts the need for improved facilities to be accommodated on this site but considers that, given the complicated land use implications on the site (i.e. the need for very specific forms of retailing which serve the use as an MSA and the future employment site, whilst not adversely impacting on the vitality and viability of the wider retail services in the County Borough) would be more realistically considered in the context of an operational brownfield site in the countryside with the isolated and unique considerations of being an MSA. In this respect, the Council would consider that the most appropriate way forward for the site would be through the formulation of a comprehensive masterplan/development brief for the site (including the adjacent employment allocation) which would provide a rational and agreed framework for the development of the area as a whole in the context of the LDP. Therefore, the Council does not support this element of the alternative site but would be happy to work with the landowners with the intention of producing the masterplan/development brief for the site(s).

Bridgend Local Development Plan Alternative Sites Consultation Report

AS025

Land at Lamb Row / Devon View, South

Size	0.6 Ha
Existing Use	Garages/UDP Mineral Exploration Site and Mineral Protection Buffer Zone
Proposed Use	Mixed Use Residential and Employment Development
Settlement	South Cornelly
Ward	Cornelly
Submitted By	PJK Developments



Summary of Alternative Site Proposal

PLA1 - The representor considers that their site at Lamb Row / Devon View, South Cornelly should be included within the settlement boundary of South Cornelly.

PLA3 - The representor considers that their site at Lamb Row/Devon View, South Cornelly should be included as a mixed use development in PLA3 to provide a range of choice of housing and employment opportunities in settlements surrounding Porthcawl SRGA.

Proposals Maps, Page 25 - Whilst it is noted that Policies ENV 9 (Development in Mineral Safeguarding Zones) and ENV 11 (Mineral Development) do not necessarily restrict development if it complies with the criteria in the policies, the Proposals map (Page 25) is objected to as a significant proportion of the site is shown as within a Mineral Site Quarry Boundary.

REG1 - The representor considers that their site should be included as an employment allocation in Policy REG1 due to local demand.

COM2 - The representor considers that their site should be included as a residential allocation in Policy COM2 to accommodate appropriate forms of housing growth with the strategy area as there is an over reliance on SRGA's to deliver the required housing target.

Site Information

<u>Strategy</u>	<input type="checkbox"/>	<u>Environmental Considerations</u>	<input type="checkbox"/>	<u>Additional Considerations</u>	<input type="checkbox"/>
Within SRGA ?	<input type="checkbox"/>	Is the site within or adjacent to SSSI ?	<input type="checkbox"/>	Within Setting of a Listed Building ?	<input type="checkbox"/>
Wholly within Settlement Boundary ?	<input type="checkbox"/>	Is the site within or adjacent to SAC ?	<input type="checkbox"/>	Agricultural Land Classification 1,2 or 3a ?	<input type="checkbox"/>
Partially within Settlement Boundary ?	<input checked="" type="checkbox"/>	Is the site within or adjacent to SINC ?	<input checked="" type="checkbox"/>	Within or Adjacent to a Mineral Safeguarding Area ?	<input checked="" type="checkbox"/>
Adjoining Settlement Boundary ?	<input type="checkbox"/>	Is the site within or adjacent to a LNR ?	<input type="checkbox"/>	Within a Mineral Buffer Zone ?	<input checked="" type="checkbox"/>
Beyond Settlement Boundary ?	<input type="checkbox"/>	Is the site within or adjacent to a NNR ?	<input type="checkbox"/>	TPO's	<input checked="" type="checkbox"/>
<u>Deliverability</u>		Is the site within or adjacent to a Conservation Area ?	<input type="checkbox"/>	Results in the loss of identified recreational land ?	<input type="checkbox"/>
Support from Landowner ?	<input checked="" type="checkbox"/>	Is the site within or adjacent to a Historic Park/Garden ?	<input type="checkbox"/>	Will Alternative Site effect Public Footpath/Community Route/Cycle Route ?	<input type="checkbox"/>
Within C1 or C2 Flood Zone ?	<input type="checkbox"/>	Is the site within or adjacent to a Historic Landscape?	<input type="checkbox"/>		
Contaminated Land Issues ?	<input checked="" type="checkbox"/>				

Consultation Responses

Statutory Consultees

<i>Response From</i>	<i>Summary of Representation</i>
Welsh Water	No problems are envisaged with the provision of water supply and discharge of foul drainage from this site.
Glamorgan Gwent Archaeological Trust	Post-Medieval industrial activity, Minimal Restraint Conditions may be placed on planning consent. No reason for not allocating in LDP
Environment Agency	Biodiversity - Protect mature woodland to the east and on the boundary. Environment Management - Check sewerage arrangements. Groundwater and contaminated land - Principal Aquifer. WFD Status - Moderate status - failing for fish.
Cornelly Community Council	Notwithstanding the "brownfield" nature of the site, lawful use of a commercial garage on part of the land and a small section of the area being included within the revised settlement boundary of South Cornelly, it is not located within the existing urban area. Its development for the various forms of activities suggested by the proposer, therefore, would be at odds with Preferred Strategy. Reasons given for the 'Alternative Site' to be included in the Local Development Plan falls short of compliance with sustainable requirements in that (a) the inclusion of the site within a revised settlement boundary would not compromise a logical rounding off of South Cornelly, (b) flexibility concerning housing provision will be provided throughout the County Borough by development opportunities within existing settlements on an infill/windfall basis, (c) any land has the potential to accommodate a range of uses (including employment) but expectations in this respect should not be fulfilled unless the land in question is suitably located and the development would not be subject to unacceptable constraints, (d) the site has several constraints, not least of which is that a significant proportion of the land is shown as being within a Mineral Site - Quarry boundary, (e) achieving a suitable/safe access would be difficult, (f) suggested employment uses (particularly B1 General Industrial Use) would have serious implications for occupiers of dwellings positioned along the site's western boundary and (g) the site would intrude into a Green Wedge.

General Consultees

<i>Number Received</i>	<i>Summary of Representation</i>
57	<p>Support (1)-</p> <p>Site well suited for mixed use development in terms of access to the M4 and the regional road network. Ideally located on settlement edge to accommodate expanded mixed-use development. More appropriately allocated for employment purposes than Pwll Y Waun in Porthcawl as lack of demand for employment uses at that location. Allocation for mixed use would make allocations more realistic and appropriate and make LDP more robust.</p> <p>Objections (56)-</p> <p>Problems with sewage systems unable to accommodate increased housing</p> <p>Issues with accessibility</p> <p>Increased pressure on local services</p> <p>No employment or community infrastructure to support increased housing in small settlement</p> <p>Traffic generation</p> <p>Loss of green space and agricultural land</p> <p>Land acts as buffer between South Cornelly and Bypass road</p> <p>Noise from development</p> <p>Impact on wildlife</p> <p>Devaluation of local properties</p> <p>Exacerbation of problems caused by dust from local quarry</p>

Internal Consultees

<i>Response From</i>	<i>Summary of Representation</i>
Highways	Lamb Row suffers from substandard footway and carriageway widths. Any additional residential or employment development at this split site will generate a material increase in primary vehicle and pedestrian traffic to the detriment of highway safety. I would therefore be unable to support such a proposal.
Public Protection	Former railway land and adjacent to disused quarries. Potential contaminated land site. Land is adjacent to a South Cornelly quarry which may give rise to noise and vibration levels unsuitable for residential development.
Countryside	Significant ecological buffer on eastern side of South Cornelly. Partially located in a SINC. TPO trees on site. Site would need to be assessed for ecological potential including protected species and invasive species.
Land Drainage	Ground conditions may not be suitable for SUDS infiltration scheme, but other SUDS schemes can be utilised. Disused quarry mining within the vicinity may have unrecorded drainage channels - further site investigation should be undertaken

Planning Conclusion

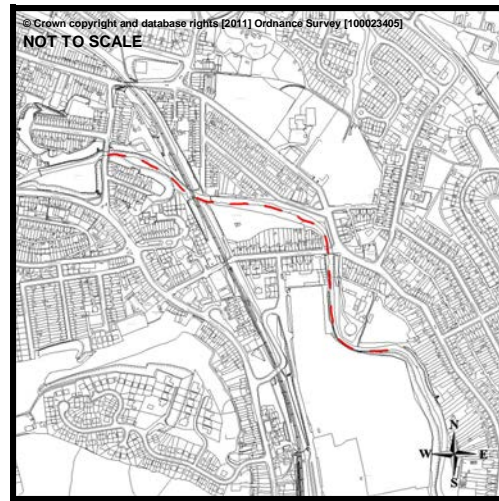
The LDP Strategy does not identify South Cornelly as a location for strategic growth with development located within the existing settlement boundary. The majority of the Alternative Site represents an illogical extension to the existing settlement of South Cornelly. A small section of the site has been included within the settlement boundary as part of the Settlement Boundary Review (see Background Paper 3). This parcel of land is not large enough to warrant a residential allocation but could come forward as a windfall development site for residential development provided it is acceptable in the context of the criteria based policies of LDP. The Council does not support this alternative site.

Bridgend Local Development Plan Alternative Sites Consultation Report

AS026

Llynfi Valley Community Route

Size	0	Ha
Existing Use	UDP Community Route	
Proposed Use	Include Riverside Footpath on Proposals Map	
Settlement	Maesteg	
Ward	Maesteg West	
Submitted By	Llynfi Valley Rivercare Environment Group	



Summary of Alternative Site Proposal

PLA7(1) - The representor considers that the footpath from Tylers Arms in Llangynwyd to Croeserw should be re-routed to reflect the information contained in the Llynfi Valley Riverside Walk Feasibility Study.

Site Information

<u>Strategy</u>	<u>Environmental Considerations</u>	<u>Additional Considerations</u>
Within SRGA ? <input type="checkbox"/>	Is the site within or adjacent to SSSI ? <input type="checkbox"/>	Within Setting of a Listed Building ? <input type="checkbox"/>
Wholly within Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to SAC ? <input type="checkbox"/>	Agricultural Land Classification 1,2 or 3a ? <input type="checkbox"/>
Partially within Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to SINC ? <input type="checkbox"/>	Within or Adjacent to a Mineral Safeguarding Area ? <input type="checkbox"/>
Adjoining Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to a LNR ? <input type="checkbox"/>	Within a Mineral Buffer Zone ? <input type="checkbox"/>
Beyond Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to a NNR ? <input type="checkbox"/>	TPO's <input type="checkbox"/>
<u>Deliverability</u>	Is the site within or adjacent to a Conservation Area ? <input type="checkbox"/>	Results in the loss of identified recreational land ? <input type="checkbox"/>
Support from Landowner ? <input type="checkbox"/>	Is the site within or adjacent to a Historic Park/Garden ? <input type="checkbox"/>	Will Alternative Site effect Public Footpath/Community Route/Cycle Route ? <input type="checkbox"/>
Within C1 or C2 Flood Zone ? <input type="checkbox"/>	Is the site within or adjacent to a Historic Landscape? <input type="checkbox"/>	
Contaminated Land Issues ? <input type="checkbox"/>		

Consultation Responses

Statutory Consultees

<u>Response From</u>	<u>Summary of Representation</u>
Welsh Water	We have no comment to make on this proposal.
Glamorgan Gwent Archaeological Trust	No reason for not allocating in LDP
Environment Agency	Constraints - Crosses ordinary watercourse. Biodiversity - protect otters and bats. No culverting. Environment Management - Check sewer capacity WFD Status - Moderate status - failing for fish.

General Consultees

<u>Number Received</u>	<u>Summary of Representation</u>
0	No representations received.

Internal Consultees

<u>Response From</u>	<u>Summary of Representation</u>
Highways	I note the consent granted for an extension to the river walkway south of Cwmdru street under application 11/0689. I would be prepared to give sympathetic consideration to this proposal, providing adequate pedestrian and cycle crossing facilities are implemented where the route links into or crosses over any highway.
Public Protection	Historical maps shows that the land was formerly utilised as Maesteg Merthyr Colliery. Coke ovens were also present on the site. The land was later developed as industrial use and is contaminated with asbestos following the factory's demolition. Full ground investigation required.
Countryside	Support subject to invasive species control and details of scheme compliant with protected species legislation which will be addressed through the planning application process.
Land Drainage	Local drainage ditches/channels should not be altered without consultation & agreement flows must be maintained

Planning Conclusion

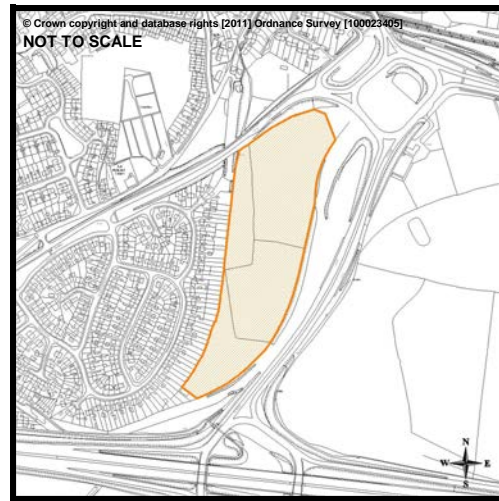
This Alternative Site does is not a scheme which is reflected in the Regional Transport Plan (RTP). In addition it is not identified as a specific local scheme. However, given its status as an existing footpath it will be protected and potentially enhanced for this use by Policy PLA9 of the LDP and potentially developed for this purpose, subject to ongoing masterplanning work associated with the mixed-use allocation PLA3(7) at Ewenny Road, Maesteg. The Council does not support this alternative site.

Bridgend Local Development Plan Alternative Sites Consultation Report

AS027

Ty Draw Farm, Pyle

Size	6.1 Ha
Existing Use	Agriculture/UDP Employment allocation
Proposed Use	Mixed Use Employment and Residential Allocation
Settlement	Pyle
Ward	Cornelly
Submitted By	Regeneration Investment Fund for Wales



Summary of Alternative Site Proposal

PLA3 - Representation provides an alternative approach to the site proposing to develop the site for a mixture of employment and housing. The Representor suggests that strategic employment sites are usually c. 12 hectares plus and therefore this site has the potential to fulfil a more local employment role as part of a mixed use development.

SP9/REG1/COM2 - The Representor requests that Ty Draw Farm be taken out of policy SP9 and placed in Policy REG1 employment sites. They also request that the site be listed under Policy COM2 to accommodate approximately 90 units.

Site Information

<u>Strategy</u>	<u>Environmental Considerations</u>	<u>Additional Considerations</u>
Within SRGA ? <input type="checkbox"/>	Is the site within or adjacent to SSSI ? <input type="checkbox"/>	Within Setting of a Listed Building ? <input type="checkbox"/>
Wholly within Settlement Boundary ? <input checked="" type="checkbox"/>	Is the site within or adjacent to SAC ? <input type="checkbox"/>	Agricultural Land Classification 1,2 or 3a ? <input type="checkbox"/>
Partially within Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to SINC ? <input type="checkbox"/>	Within or Adjacent to a Mineral Safeguarding Area ? <input type="checkbox"/>
Adjoining Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to a LNR ? <input type="checkbox"/>	Within a Mineral Buffer Zone ? <input type="checkbox"/>
Beyond Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to a NNR ? <input type="checkbox"/>	TPO's <input type="checkbox"/>
<u>Deliverability</u>	Is the site within or adjacent to a Conservation Area ? <input type="checkbox"/>	Results in the loss of identified recreational land ? <input type="checkbox"/>
Support from Landowner ? <input checked="" type="checkbox"/>	Is the site within or adjacent to a Historic Park/Garden ? <input type="checkbox"/>	Will Alternative Site effect Public Footpath/Community Route/Cycle Route ? <input type="checkbox"/>
Within C1 or C2 Flood Zone ? <input type="checkbox"/>	Is the site within or adjacent to a Historic Landscape? <input type="checkbox"/>	
Contaminated Land Issues ? <input type="checkbox"/>		

Consultation Responses

Statutory Consultees

<u>Response From</u>	<u>Summary of Representation</u>
Welsh Water	A water supply can be provided to service this proposed development however off-site water mains may be required. There are no problems with the disposal of foul drainage but given the size of this proposal an hydraulic modelling assessment is required to determine the point of connection to the public sewerage.
Glamorgan Gwent Archaeological Trust	No reason for not allocating in LDP
Environment Agency	Sewer - Penybont. WFD Status - Moderate for fish.
Cornelly Community Council	The Strategic Employment Site at Ty Draw Farm (SP9(a)) provides an opportunity to serve the local economy in the western part of the County Borough. It should be retained for such purpose as it will provide high quality employment opportunities close to nearby communities particularly Marlas which is a designated Communities First Area. The proposer seeks to discredit the lands long standing status as a Strategic Employment Site on the basis of insufficient area being available to accommodate a high quality business park. In this case, emphasis should be placed on the need to retain all of the land for employment purposes. The mixed development proposal (incorporating ninety dwellings) is not supported by Cornelly Community Council.

General Consultees

<u>Number Received</u>	<u>Summary of Representation</u>
1	Objection (1)- Land should remain a green area. Negative impact on neighbouring property and their residential amenity.

Internal Consultees

<u>Response From</u>	<u>Summary of Representation</u>
Highways	In light of the highway comments provided for an outline application for 150 dwellings on this site in 2000 (under application 00/0813), I would be prepared to support a development on this site that is only accessed via Fairfield (the road linking onto the adjacent A48/A4229 roundabout). A substantial new junction would need to be created to serve the site; and a Transport Assessment would need to be provided so that the impact on the surrounding highway network can be fully evaluated.
Public Protection	Located directly adjacent to a former railway line. Land is adjacent to the M4 corridor which may give rise to noise levels for part of the site unsuitable for residential development.
Countryside	International & Nationally Important Sites - Site within 1km (2km Cefn Cribwr SAC) of the boundary of the site. CS within 1km buffer
Land Drainage	Part of site situated within area noted by EA to be susceptible to surface water flooding. Ground conditions are not suitable for SUDS infiltration scheme, but other SUDs schemes can be utilised

Planning Conclusion

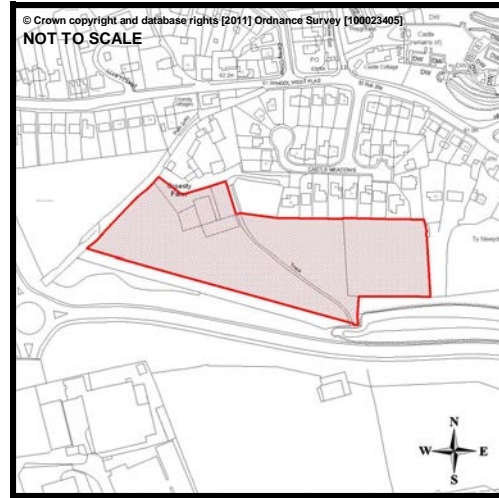
This site was assessed as a Candidate Site (candidate Site ref 825.B5) for employment development and the following conclusion was reached -This 6 hectare greenfield site, owned by the Welsh Assembly Government, is located west of the A4429 within the north west quadrant of junction 37 of the M4 motorway. The site is bounded to the west by residential development and is well screened by a dense tree belt from the A4429. It offers an opportunity to provide much needed high quality employment opportunities within a landscaped environment, close to the deprived community of Marlas, which is a designated Communities First Area. It also provides a strategic employment opportunity to serve the local economy in the western part of the County Borough and is designated as such as part of the LDP Preferred Strategy. Notwithstanding the representation received as part of this alternative site proposal, the Council considers the LDP is sound and this site is of strategic importance for providing strategic employment opportunities in the area and does not support this alternative site.

Bridgend Local Development Plan Alternative Sites Consultation Report

AS028

Croesty Farm, Coity, Bridgend.

Size	2 Ha
Existing Use	Agriculture/UDP Green Wedge designation
Proposed Use	Residential Development
Settlement	Coity
Ward	Coity
Submitted By	Mr D. L. Thomas



Summary of Alternative Site Proposal

PLA1 - The representor considers that Croesty Farm should be included within the designated settlement boundary of Coity.

ENV2(1) - The representor considers that the green wedge designation between Coity and Bridgend is not justified the land does not function as an open area of countryside and has more relation in character to the urban area than the rural. In this respect they do not consider that the green wedge designation prevents the coalescence of settlement.

COM2 - The representor considers that Croesty Farm should be included as a residential allocation in COM2 of the LDP.

Site Information

<u>Strategy</u>	<u>Environmental Considerations</u>	<u>Additional Considerations</u>
Within SRGA ? <input type="checkbox"/>	Is the site within or adjacent to SSSI ? <input type="checkbox"/>	Within Setting of a Listed Building ? <input type="checkbox"/>
Wholly within Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to SAC ? <input type="checkbox"/>	Agricultural Land Classification 1,2 or 3a ? <input type="checkbox"/>
Partially within Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to SINC ? <input type="checkbox"/>	Within or Adjacent to a Mineral Safeguarding Area ? <input checked="" type="checkbox"/>
Adjoining Settlement Boundary ? <input checked="" type="checkbox"/>	Is the site within or adjacent to a LNR ? <input type="checkbox"/>	Within a Mineral Buffer Zone ? <input type="checkbox"/>
Beyond Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to a NNR ? <input type="checkbox"/>	TPO's <input checked="" type="checkbox"/>
<u>Deliverability</u>	Is the site within or adjacent to a Conservation Area ? <input checked="" type="checkbox"/>	Results in the loss of identified recreational land ? <input type="checkbox"/>
Support from Landowner ? <input checked="" type="checkbox"/>	Is the site within or adjacent to a Historic Park/Garden ? <input type="checkbox"/>	Will Alternative Site effect Public Footpath/Community Route/Cycle Route ? <input type="checkbox"/>
Within C1 or C2 Flood Zone ? <input type="checkbox"/>	Is the site within or adjacent to a Historic Landscape? <input type="checkbox"/>	
Contaminated Land Issues ? <input type="checkbox"/>		

Consultation Responses

Statutory Consultees

<u>Response From</u>	<u>Summary of Representation</u>
Welsh Water	No problems are envisaged with the provision of water supply and discharge of foul drainage from this site. □ Potential developers are advised that there is a strategic water main (1no. 150mm) which traverses this site and this will restrict and density proposed. Protection measures or possibly diversions will need to be agreed with DCWW.
Glamorgan Gwent Archaeological Trust	Inside Area of Archaeological Significance. Evidence of Prehistoric burials and medieval activity nearby. Fairly Significant Restraint Will need archaeological evaluation prior to planning permission being granted. Allocation could be included in LDP but subject to results of archaeological evaluation.
Environment Agency	Constraints - Minor ground water vulnerability Sewer - Penybont. Biodiversity - Protect trees and hedgerows Environment Management - check sewer capacity. WFD Status - Moderate status - failing for fish.
Coity Higher Community Council	The Community Council objects to any further sites within or adjoining Coity Village being developed and objects to this application in particular for the following reasons:- This green wedge lying between Croesty Farm and the Coity By-pass was identified as an essential measure required to reduce the impact of the development of Parc Derwen and the Coity By-pass. It must be persevered to reduce the effect of these developments on residents and to protect the Village from further development. Coity By-pass will have to cope with extra traffic generated not only by the Parc Derwen development but also the 250-350 dwellings to be provided as part of the Brackla Business Park Development; and this additional development of green wedge will exacerbate traffic problems. The Coity Village envelope should be extended to include this green wedge to reinforce its status as a green wedge and hopefully protect the Village, especially residents of Castle Meadows and neighbours, from future proposals to develop the land, which will be detrimental to the reduced amenity they now enjoy. The rural nature and historical importance of Coity Village will suffer as a result of developing the Parc Derwen and Brackla Business Park sites. □ Further development, especially of this green wedge designed for the very purpose of protecting the Village and its nature, must be prohibited. Further development adjacent to Brackla Business Park, apart from its detrimental affect upon the reduced amenity enjoyed by residents and exacerbating traffic problems, will also lead to Coity becoming a suburb/industrial estate of Bridgend.

General Consultees

<u>Number Received</u>	<u>Summary of Representation</u>
35	Objections (35 - including 34 signature petition)- Exacerbate problems relating to noise, traffic pollution, congestion and highway safety. Questions over accessibility. Detrimental to area of archaeological significance. Green Wedge protects identity of Coity as small settlement.

Internal Consultees

<u>Response From</u>	<u>Summary of Representation</u>
Highways	Whilst the site abuts a maintainable highway on its North Western boundary this is a substandard lane serving a dwelling, allotment gardens the small number of farm dwellings and outbuildings. The access is substandard in width alignment has no pedestrian facilities and its junction with Heol West Plas is also substandard. I do not consider that there are suitable highway improvements that could be gained from the development to mitigate the increase in vehicle and pedestrian flows. As such I would not be prepared to support the use of the site for residential purposes.
Public Protection	Land part of Croesty Farm and located 86 metres from Brackla Industrial Estate which was formerly utilised as Brackla Arsenal. Possible contamination and noise issues. Land is adjacent to the main road which may give rise to noise levels unsuitable for residential development.
Countryside	Site currently agricultural use, bounded by a regulated and potentially important hedgerow under the Hedgerow Regs 97. Site would need to be assessed for ecological potential including protected species and invasive species.
Land Drainage	Ground conditions may not be suitable for SUDS infiltration scheme, but other SUDS schemes can be utilised

Planning Conclusion

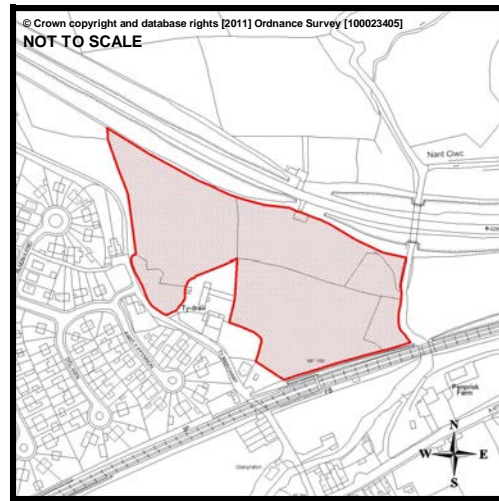
This site was assessed as a Candidate Site (candidate Site ref 850.B2) for residential development and the following conclusion was reached -The LDP Strategy does not identify Coity as a location for strategic growth with development located within the existing settlement boundary. The Candidate Site represents an extension to the existing settlement of Coity that would undermine the preferred strategy. In addition to the representation made at the Candidate Site stage, it should additionally be noted that this site is also included in an area which has been designated as a Green Wedge as defined by Policy ENV2(1) of the LDP. Notwithstanding the representation submitted in support of this alternative site, the Council maintains the position adopted at the Candidate Site stage considers that the LDP is sound and relies on the evidence which supports it. In this respect, the Council does not support this Alternative Site.

Bridgend Local Development Plan Alternative Sites Consultation Report

AS029

Land at Ty Draw Farm, Ty Merchant,

Size	2.7 Ha
Existing Use	Agriculture
Proposed Use	Residential Development
Settlement	Pencoed
Ward	Penprysg
Submitted By	Dr D. H. C. Evans



Summary of Alternative Site Proposal

PLA1 - The representor objects to Policy PLA1 on the basis that the site at Ty Draw Farm, Pencoed was not included within the settlement boundary.

COM2 - The representor objects to Policy COM2 on the basis that the site at Ty Draw Farm was not included as a residential allocation.

There is a need for Pencoed to accommodate appropriate forms of housing growth in relation to its size and function. In not identifying the site for development, opportunities have not been maximised.

Proposals Maps, Page 23 - The representor objects to the proposals map on the basis that the site at Ty Draw Farm, Pencoed was not included within the settlement boundary.

Site Information

<u>Strategy</u>	<u>Environmental Considerations</u>	<u>Additional Considerations</u>
Within SRGA ? <input type="checkbox"/>	Is the site within or adjacent to SSSI ? <input type="checkbox"/>	Within Setting of a Listed Building ? <input type="checkbox"/>
Wholly within Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to SAC ? <input type="checkbox"/>	Agricultural Land Classification 1,2 or 3a ? <input type="checkbox"/>
Partially within Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to SINC ? <input type="checkbox"/>	Within or Adjacent to a Mineral Safeguarding Area ? <input checked="" type="checkbox"/>
Adjoining Settlement Boundary ? <input checked="" type="checkbox"/>	Is the site within or adjacent to a LNR ? <input type="checkbox"/>	Within a Mineral Buffer Zone ? <input type="checkbox"/>
Beyond Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to a NNR ? <input type="checkbox"/>	TPO's <input checked="" type="checkbox"/>
<u>Deliverability</u>	Is the site within or adjacent to a Conservation Area ? <input type="checkbox"/>	Results in the loss of identified recreational land ? <input type="checkbox"/>
Support from Landowner ? <input checked="" type="checkbox"/>	Is the site within or adjacent to a Historic Park/Garden ? <input type="checkbox"/>	Will Alternative Site effect Public Footpath/Community Route/Cycle Route ? <input type="checkbox"/>
Within C1 or C2 Flood Zone ? <input checked="" type="checkbox"/>	Is the site within or adjacent to a Historic Landscape ? <input type="checkbox"/>	
Contaminated Land Issues ? <input checked="" type="checkbox"/>		

Consultation Responses

Statutory Consultees

<u>Response From</u>	<u>Summary of Representation</u>
Welsh Water	A water supply can be provided to service this proposed development however off-site water mains may be required. There are no problems with the disposal of foul drainage but given the size of this proposal an hydraulic modelling assessment is required to determine the point of connection to the public sewerage. Foul drainage can be accommodated at our Penybont WwTW. Potential developers are advised that there is a strategic water main (1no. 150mm) which traverses this site and this will restrict and density proposed. Protection measures or possibly diversions will need to be agreed with DCWW.
Glamorgan Gwent Archaeological Trust	No reason for not allocating in LDP
Environment Agency	Constraints - Minor groundwater vulnerability, main River Ewenny, Watercourse. Sewer - Penybont. Biodiversity - Priority habitat - lowland dry acid, Howlands calcarius grassland. <input type="checkbox"/> <input type="checkbox"/> Environment Management - No detriment to the water environment, check sewer capacity. Flood Risk and Analysis - Partial Flood zone east of site. <input type="checkbox"/> WFD Status - Good status.
Pencoed Town Council	Pencoed Town Council believe that 90% of the proposed site at Ty Draw Farm is considered as floodplain. There are concerns over the location of access roads, as well as the impact due to the additional development planned at nearby Llanilid. The Town Council would ask officers of BCBC to anticipate the traffic increase and to consider appropriate highway improvements from RCT into the County Borough of Bridgend.

General Consultees

<u>Number Received</u>	<u>Summary of Representation</u>
6	Objections (6)- Other area of Pencoed identified for development. Development on Greenfield sites should only be considered as last resort. Accessibility, traffic congestion and highway safety. Destruction of habitats. Impact on local amenity. This parcel of land is a buffer between the main train line and the residential and urban area.

Internal Consultees

<u>Response From</u>	<u>Summary of Representation</u>
Highways	Whilst the site abuts a maintainable highway on its Western boundary the access road linking through from Ty Merchant to Pant y Ffynnon is of substandard width to serve any material intensification. Furthermore the route between the site and the wider highway network has sections which are constrained and are substandard particularly the junctions of Pentwyn Road / Minffrwd Road, Minffrwd Road / Penprysg Road, Penybont Road / Penprysg Road / Hendre Road Relief Road. As such I would not be prepared to support the use of the site for any development.
Public Protection	The site is currently farm land and located directly adjacent to an in filled quarry. Potential contamination issues. Land is adjacent to the main railway line and a main road which may give rise to noise levels unsuitable for residential development.
Countryside	Site currently agricultural use, bounded by a regulated and potentially important hedgerow under the Hedgerow Regs 97. Site would need to be assessed for ecological potential including protected species and invasive species. TPO trees on site
Land Drainage	Site next to EA main river, any proposal to dispose of surface water to the river will require attenuation & consent. Due to ground conditions infiltration SUDs may not be appropriate, although other SUDS schemes can be utilised.

Planning Conclusion

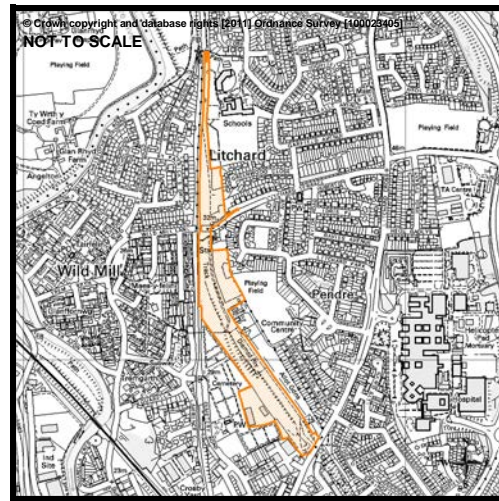
This site was assessed as a Candidate Site (candidate Site ref 753.B2) for residential development and the following conclusion was reached -The LDP Strategy does not identify Pencoed as a location for strategic growth with development located within the existing settlement boundary. The Candidate Site represents an extension to the existing settlement of Pencoed that would undermine the preferred strategy. Notwithstanding the representation submitted in support of this alternative site, the Council maintains the position adopted at the Candidate Site stage considers that the LDP is sound and relies on the evidence which supports it. In this respect, the Council does not support this Alternative Site.

Bridgend Local Development Plan Alternative Sites Consultation Report

AS030

Coity Road Sidings

Size	6.5 Ha
Existing Use	Brownfield, vacant land, partly developed for employment/UDP Employment and Community Route allocations
Proposed Use	Delete Regeneration and Mixed Use Development Scheme PLA3 (3) and allocate for Allotment Gardens
Settlement	Bridgend
Ward	Morfa
Submitted By	Bridgend Town Council



Summary of Alternative Site Proposal

PLA3(3) - The Representor considers that Coity Sidings should be considered for new allotment site to address under-provision in the town.

The consequential changes associated with this proposal would result in the deletion of Policies COM1(4), REG1(3) and PLA7(8).

Site Information

<u>Strategy</u>	<u>Environmental Considerations</u>	<u>Additional Considerations</u>
Within SRGA ? <input checked="" type="checkbox"/>	Is the site within or adjacent to SSSI ? <input checked="" type="checkbox"/>	Within Setting of a Listed Building ? <input type="checkbox"/>
Wholly within Settlement Boundary ? <input checked="" type="checkbox"/>	Is the site within or adjacent to SAC ? <input checked="" type="checkbox"/>	Agricultural Land Classification 1,2 or 3a ? <input type="checkbox"/>
Partially within Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to SINC ? <input type="checkbox"/>	Within or Adjacent to a Mineral Safeguarding Area ? <input type="checkbox"/>
Adjoining Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to a LNR ? <input type="checkbox"/>	Within a Mineral Buffer Zone ? <input type="checkbox"/>
Beyond Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to a NNR ? <input type="checkbox"/>	TPO's <input type="checkbox"/>
<u>Deliverability</u>	Is the site within or adjacent to a Conservation Area ? <input type="checkbox"/>	Results in the loss of identified recreational land ? <input type="checkbox"/>
Support from Landowner ? <input type="checkbox"/>	Is the site within or adjacent to a Historic Park/Garden ? <input type="checkbox"/>	Will Alternative Site effect Public Footpath/Community Route/Cycle Route ? <input checked="" type="checkbox"/>
Within C1 or C2 Flood Zone ? <input type="checkbox"/>	Is the site within or adjacent to a Historic Landscape? <input type="checkbox"/>	
Contaminated Land Issues ? <input checked="" type="checkbox"/>		

Consultation Responses

Statutory Consultees

<i>Response From</i>	<i>Summary of Representation</i>
Welsh Water	We have no comment to make on this proposal
Glamorgan Gwent Archaeological Trust	No reason for not allocating in LDP
Environment Agency	Constraints - Minor groundwater vulnerability. Sewer - Penybont GW & CL - Secondary A Aquifer WFD Status - Moderate for fish.
Coity Higher Community Council	The Community Council has no objection to the provision of Allotment Gardens within part of the site, but objects to the whole of the site being developed for that purpose for the following reasons:- -The site runs from Litchard Infants School past Wildmill Halt and the rear of Tanyrallt Avenue until it meets the Bridgend Town Council boundary and then until it runs into the existing light industrial units. This area is far too large to solely accommodate Allotment Gardens. -Vehicular access would be extremely difficult, especially near Wildmill Halt and Litchard Infants School. This could only be achieved at considerable expense and the development of Allotment Gardens could not justify such expenditure. -The desire to provide Allotments is supported in principle and there would be no objection to a significant part of the site being developed for Allotments where vehicular access would be more feasible i.e. within the area of the boundary between the two councils. - The Community Council would prefer to see mixed use on the remainder of the site

General Consultees

<i>Number Received</i>	<i>Summary of Representation</i>
1	Support (1)- The proposal would have benefits in terms of providing opportunities for social cohesion, improvements to health, the local economy and the environment.

Internal Consultees

<i>Response From</i>	<i>Summary of Representation</i>
Highways	No objection to the proposal for allotments provided this does not impact upon the future implementation of a Park and Ride facility (Policy PLA7(21)) which should be safeguarded together with suitable access provision. Furthermore Community route provision (PLA7(12)) should also be safeguarded.
Public Protection	Land was previously utilised as a railway and engine shed. Directly adjacent is also a former foundry, brickworks and in filled quarries. Full ground investigation required.
Countryside	Brownfield site. Support subject to compliance with allotment strategy and natural open green space strategy

Planning Conclusion

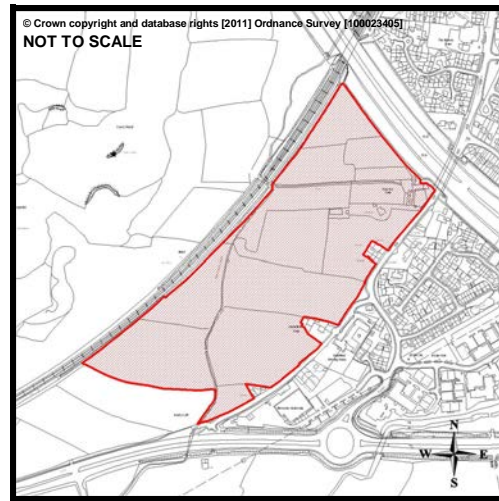
There has been no evidence submitted to show how this use would be realistic and deliverable within the plan period. Therefore the Council cannot support this alternative site. However, Policy COM14 states that the Council will promote the provision of allotments...wherever suitable opportunities arise. Additionally, Policy SP14, in conjunction with emerging recreation Supplementary Planning Guidance, provides the policy framework whereby the Council can work with developers to secure contribution towards recreational facilities (including allotments) where justified. The Council has an adopted Allotment Strategy and Allotment Audit which provides a sound basis on which to justify a contribution sought.

Bridgend Local Development Plan Alternative Sites Consultation Report

AS031

Land at Pencoed Farm and Broomfield

Size	13.7 Ha
Existing Use	Agriculture/UDP Green Wedge Designation
Proposed Use	Residential Led Mixed-Use Development
Settlement	Pencoed
Ward	Felindre
Submitted By	Redrow Homes South Wales



Summary of Alternative Site Proposal

PLA1 - The representor considers that the settlement boundaries should be extended in Pencoed to allow for the release of Greenfield sites, specifically referencing the Land at Pencoed Farm and Broomfield Farm.

ENV2(3) - The representor considers that the Land at Pencoed Farm and Broomfield Farm should be removed from the green wedge designation as its development would not narrow the gap between the settlement any more than already exists.

PLA3 - The representor considers that the Land at Pencoed Farm and Broomfield Farm should be included as a mixed-use development site in PLA3 of the LDP including residential, B1 employment and local retail development, including public open space.

REg1 - The representor considers that the Land at Pencoed Farm and Broomfield Farm should be recognised for potential to provide employment development as part of a mixed-use development scheme in Policy REG1 of the LDP as the deliverability of a number of the employment sites allocated in the LDP is questionable and the allocation of this site would provide flexibility in this prominent location.

Site Information

<u>Strategy</u>	<u>Environmental Considerations</u>	<u>Additional Considerations</u>
Within SRGA ? <input type="checkbox"/>	Is the site within or adjacent to SSSI ? <input type="checkbox"/>	<input checked="" type="checkbox"/> Within Setting of a Listed Building ? <input type="checkbox"/>
Wholly within Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to SAC ? <input type="checkbox"/>	<input type="checkbox"/> Agricultural Land Classification 1,2 or 3a ? <input type="checkbox"/>
Partially within Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to SINC ? <input type="checkbox"/>	<input type="checkbox"/> Within or Adjacent to a Mineral Safeguarding Area ? <input type="checkbox"/>
Adjoining Settlement Boundary ? <input checked="" type="checkbox"/>	Is the site within or adjacent to a LNR ? <input type="checkbox"/>	<input type="checkbox"/> Within a Mineral Buffer Zone ? <input type="checkbox"/>
Beyond Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to a NNR ? <input type="checkbox"/>	<input type="checkbox"/> TPO's <input checked="" type="checkbox"/>
<u>Deliverability</u>	Is the site within or adjacent to a Conservation Area ? <input type="checkbox"/>	<input type="checkbox"/> Results in the loss of identified recreational land ? <input type="checkbox"/>
Support from Landowner ? <input checked="" type="checkbox"/>	Is the site within or adjacent to a Historic Park/Garden ? <input type="checkbox"/>	<input type="checkbox"/> Will Alternative Site effect Public Footpath/Community Route/Cycle Route ? <input checked="" type="checkbox"/>
Within C1 or C2 Flood Zone ? <input checked="" type="checkbox"/>	Is the site within or adjacent to a Historic Landscape? <input type="checkbox"/>	
Contaminated Land Issues ? <input type="checkbox"/>		

Consultation Responses

Statutory Consultees

<i>Response From</i>	<i>Summary of Representation</i>
Welsh Water	A water supply can be provided to service this proposed development however off-site water mains may be required. There are no problems with the disposal of foul drainage but given the size of this proposal an hydraulic modelling assessment is required to determine the point of connection to the public sewerage. Potential developers are advised that there is an outfall sewer pipe in the southern tip of this proposed site that will restrict and density proposed. Protection measures or possibly diversions will need to be agreed with DCWW.
Glamorgan Gwent Archaeological Trust	No reason for not allocating in LDP
Environment Agency	Constraints - SPZ1 (inner protection zone), Major groundwater vulnerability, watercourse. Sewer - Penybont Biodiversity - Protect hedgerows and trees, and otter habitat. 7m buffer from watercourse. Environment Management - No detriment to the water environment, check sewer capacity. Groundwater and contaminated land - SPZ1, Primary Aquifer. WFD Status - Poor - failing for diatoms.
CCW	The proposed allocation is located within an area proposed as a Green Wedge in the Deposit LDP Policy ENV2 (3) which seeks to prevent coalescence between Coychurch and Bridgend. We consider that residential development at this location would significantly undermine the purpose of this Green Wedge and would be contrary to the proposed LDP strategy. We therefore consider that the proposed allocation does not meet Test of Soundness CE1.
Pencoed Town Council	Pencoed Town Council reminds officers of BCBC of the Greenbelt Agreement between settlements, and considers the Pencoed settlement boundary should not be extended to include land at Pencoed Farm and Bloomfield Farm. The Town Council notes that this and other proposed developments will impact of the education, health and other services provided in Pencoed.

General Consultees

<i>Number Received</i>	<i>Summary of Representation</i>
9	Objections - Loss of green wedge could result in coalescence with Coychurch. Removal of hedgerows. Urban sprawl Loss of open space. Located on a flood plain.

Internal Consultees

<i>Response From</i>	<i>Summary of Representation</i>
Highways	This site is fronted by the Classified unnumbered route Coychurch Road. Any significant development is likely to require a roundabout / signalised junction arrangement and would need to be supported by a Transport Impact Assessment to ensure that there would be no material impact on capacity on the A473 corridor and the nearby M4 junction 35 together with the Coychurch Road / Penybont Road Corridor. There may also be a requirement for improvements to the adjacent Bocam Park roundabout.
Public Protection	Land is currently used for agricultural purposes. May potentially be contaminated due to pesticide use. Land is adjacent to the M4 corridor and the main railway line which may give rise to noise levels unsuitable for residential development.
Countryside	Site currently agricultural use, bounded by a regulated and potentially important hedgerow Regs 97. Located to South East of Coed-y-Mwstwr Woodlands SSSI, therefore may need to be considered under the Conservation of Habitats and Species Regulations 2010.
Land Drainage	Proposed area of development within flood risk zone C2 and DAM maps. Site known to be wet with existing surface water issues. Watercourse, with associate inlet/outlet structures which will require attention if site is agreed on inspection & maintenance accessibility due to potential increase in flood risk if culvert grid becomes blocked

Planning Conclusion

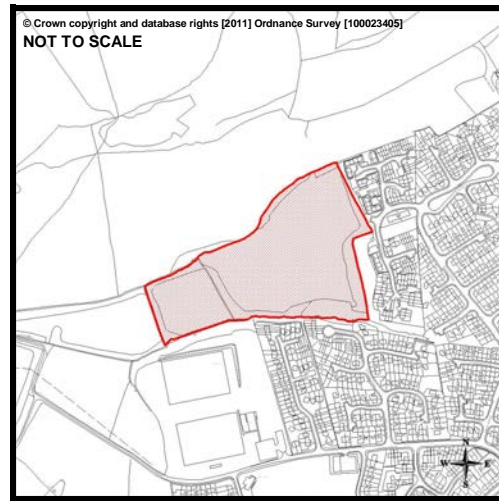
This site was assessed as a Candidate Site (candidate Site ref 851.B1) for a residential led mixed use scheme and the following conclusion was reached -The LDP Strategy does not identify Pencoed as a location for strategic growth with development located within the existing settlement boundary. The Candidate Site is deemed to be a large-scale urban extension on greenfield land that would undermine the preferred strategy. In addition to the representation made at the Candidate Site stage, it should additionally be noted that this site is also included in an area which has been designated as a Green Wedge as defined by Policy ENV2(3) of the LDP. Notwithstanding the representation submitted in support of this alternative site, the Council maintains the position adopted at the Candidate Site stage considers that the LDP is sound and relies on the evidence which supports it. In this respect, the Council does not support this Alternative Site.

Bridgend Local Development Plan Alternative Sites Consultation Report

AS032

Land at Llangewydd Road, Cefn Glas

Size	6.5 Ha
Existing Use	Pasture Land/UDP Landscape Conservation Area
Proposed Use	Residential Development
Settlement	Bridgend
Ward	Bryntirion, Laleston & Merthyr Mawr
Submitted By	Redrow Homes South Wales



Summary of Alternative Site Proposal

PLA1 - The representor considers that the Land at Llangewydd Road, Cefn Glas should be included within the settlement boundary of Bridgend.

They state that land at Llangewydd Road, Cefn Glas is suitable, available and viable for development and represents a clear opportunity to provide sustainable development within the Primary Key settlement of Bridgend whilst helping to meet housing need requirements.

It is therefore recommended that the proposed settlement boundary for Bridgend be amended in order to include Land at Llangewydd Road, Cefn Glas as an allocation for residential development.

ENV3(7) - The representor considers that the Land at Llangewydd Road, Cefn Glas should be de-designated as a Special Landscape Area as it is considered that the site relates more strongly to the built form than the open countryside.

COM2 - The representor considers that the Land at Llangewydd Road, Cefn Glas should be allocated for residential development in COM2 of the LDP.

They state that the land at Llangewydd Road, Cefn Glas is suitable, available and viable for development and represents a clear opportunity to provide sustainable development within the Primary Key settlement of Bridgend whilst helping to meet housing need requirements.

The representor recommends that the Land at Llangewydd Road, Cefn Glas is allocated for residential development.

Site Information

<u>Strategy</u>	<u>Environmental Considerations</u>	<u>Additional Considerations</u>
Within SRGA ? <input type="checkbox"/>	Is the site within or adjacent to SSSI ? <input type="checkbox"/>	Within Setting of a Listed Building ? <input type="checkbox"/>
Wholly within Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to SAC ? <input type="checkbox"/>	Agricultural Land Classification 1,2 or 3a ? <input type="checkbox"/>
Partially within Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to SINC ? <input type="checkbox"/>	<input checked="" type="checkbox"/> Within or Adjacent to a Mineral Safeguarding Area ? <input type="checkbox"/>
Adjoining Settlement Boundary ? <input checked="" type="checkbox"/>	Is the site within or adjacent to a LNR ? <input type="checkbox"/>	Within a Mineral Buffer Zone ? <input type="checkbox"/>
Beyond Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to a NNR ? <input type="checkbox"/>	TPO's <input type="checkbox"/> <input checked="" type="checkbox"/>
<u>Deliverability</u>	Is the site within or adjacent to a Conservation Area ? <input type="checkbox"/>	Results in the loss of identified recreational land ? <input type="checkbox"/>
Support from Landowner ? <input checked="" type="checkbox"/>	Is the site within or adjacent to a Historic Park/Garden ? <input type="checkbox"/>	Will Alternative Site effect Public Footpath/Community Route/Cycle Route ? <input type="checkbox"/>
Within C1 or C2 Flood Zone ? <input type="checkbox"/>	Is the site within or adjacent to a Historic Landscape? <input type="checkbox"/>	
Contaminated Land Issues ? <input type="checkbox"/>		

Consultation Responses

Statutory Consultees

<i>Response From</i>	<i>Summary of Representation</i>
Welsh Water	A water supply can be provided to service this proposed development however off-site water mains may be required. There are no problems with the disposal of foul drainage but given the size of this proposal an hydraulic modelling assessment is required to determine the point of connection to the public sewerage.
Glamorgan Gwent Archaeological Trust	No reason for not allocating in LDP
Environment Agency	Constraints - Minor groundwater vulnerability, ordinary watercourse. Biodiversity - Trees on boundary, no culverting, keep bats and otters. Environment Management - Known miss-connections on site. WFD Status - Moderate status - failing for fish.
CCW	Should it be decided to allocate the site, we recommend that existing landscape features at the northern and western edges of the site should be retained to mitigate any landscape impact and protect habitat connectivity into the surrounding countryside. For improved clarity, we advise that the requirement for such a provision should be incorporated into 'Chapter 9: Delivery and Implementation' of the LDP.

General Consultees

<i>Number Received</i>	<i>Summary of Representation</i>
3	Objections (3) - Lack of deliverability and technical information. Impact on SLA. Poorly related to settlement and facilities. Traffic generation/congestion. Impact on wildlife and biodiversity. Increased flood risk. There is no justification for this parcel of land to be developed as brown field site should be used not green field sites, more protection for the open countryside is needed not less.

Internal Consultees

<i>Response From</i>	<i>Summary of Representation</i>
Highways	Given the extent of this site, it is considered that a significant number of dwellings could be accommodated. Such a development would require the submission of a Transport Assessment to enable the impact at the junctions serving the site, namely the A473 / B4622 signalised crossroad junction to be fully evaluated. Vehicular access into the site is assumed to be via Westward Close and / or Heol-Ty-Maen.
Public Protection	Open waste land by/or Bolands land to the rear of Bryntirion football club. Possible contamination issues from fly tipping and motor vehicle use
Countryside	SINC - Site found to be within the 150m buffer of a SINC. Alternative Site requires further investigation as it is located within Special Landscape Area.
Land Drainage	Site situated in area noted by EA to be susceptible to surface water flooding. The site surrounded by drainage channels, the flow paths must be maintained and any alterations requires consent.

Planning Conclusion

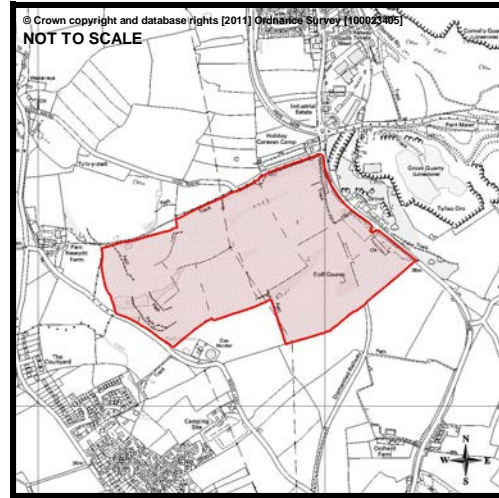
This site was assessed as a Candidate Site (candidate Site ref 796.B1) for a residential /recreation development and the following conclusion was reached - The LDP Strategy identifies Bridgend as a location for strategic growth with development located within the existing settlement boundary. The Candidate Site represents an extension to the existing settlement of Bridgend that would undermine the preferred strategy. In addition to the representation made at the Candidate Site stage, it should additionally be noted that this site is also included in an area which has been designated as a Special Landscape Area as defined by Policy ENV3(7) of the LDP. Notwithstanding the representation submitted in support of this alternative site, the Council maintains the position adopted at the Candidate Site stage considers that the LDP is sound and relies on the evidence which supports it. In this respect, the Council does not support this Alternative Site.

Bridgend Local Development Plan Alternative Sites Consultation Report

AS033

Grove Golf Club, Porthcawl

Size	41.3 Ha
Existing Use	Countryside/UDP Mineral Protection Buffer Zone
Proposed Use	Tourism Development - Hotel
Settlement	South Cornelly
Ward	Nottage
Submitted By	Grove Golf Club Limited



Summary of Alternative Site Proposal

REG12 - The representor considers that a new allocation for tourist accommodation at Grove Golf Club should be included in Policy REG12 of the LDP.

The hotel would be sited close to the existing club house, ideally at a position immediately adjacent, subject to further negotiation regarding the effects of the quarry safeguarding zone.

SP11 - The provision of a new 60 bedroom Hotel / Leisure facility would meet various objectives in line with the plan. In the first instance, such a provision would be complementary to the existing recreational facility, and would help promote local tourism related breaks. Without such an allocation the plan would not be sound when measured against test CE2

It would also add to the quality and stock of hotel accommodation to service Porthcawl and would generally be in accordance with the aims of Strategic Policy SP11.

Site Information

<u>Strategy</u>	<u>Environmental Considerations</u>	<u>Additional Considerations</u>
Within SRGA ? <input type="checkbox"/>	Is the site within or adjacent to SSSI ? <input type="checkbox"/>	Within Setting of a Listed Building ? <input type="checkbox"/>
Wholly within Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to SAC ? <input type="checkbox"/>	Agricultural Land Classification 1,2 or 3a ? <input checked="" type="checkbox"/>
Partially within Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to SINC ? <input type="checkbox"/>	Within or Adjacent to a Mineral Safeguarding Area ? <input checked="" type="checkbox"/>
Adjoining Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to a LNR ? <input type="checkbox"/>	Within a Mineral Buffer Zone ? <input checked="" type="checkbox"/>
Beyond Settlement Boundary ? <input checked="" type="checkbox"/>	Is the site within or adjacent to a NNR ? <input type="checkbox"/>	TPO's <input type="checkbox"/>
<u>Deliverability</u>	Is the site within or adjacent to a Conservation Area ? <input type="checkbox"/>	Results in the loss of identified recreational land ? <input type="checkbox"/>
Support from Landowner ? <input checked="" type="checkbox"/>	Is the site within or adjacent to a Historic Park/Garden ? <input type="checkbox"/>	Will Alternative Site effect Public Footpath/Community Route/Cycle Route ? <input checked="" type="checkbox"/>
Within C1 or C2 Flood Zone ? <input type="checkbox"/>	Is the site within or adjacent to a Historic Landscape? <input type="checkbox"/>	
Contaminated Land Issues ? <input checked="" type="checkbox"/>		

Consultation Responses

Statutory Consultees

<u>Response From</u>	<u>Summary of Representation</u>
Welsh Water	A water supply can be provided to service this proposed development however off-site water mains may be required. Potential developers are advised that there are no public sewers in close proximity to this development and this proposal may need to accord with Welsh Office Circular 10/99 Planning Requirements in respect of the use of Non-Mains Sewerage incorporating Septic Tanks in New Development. Potential developers are advised that there is a strategic water main (1 no. 350mm) which traverses this site and will restrict any density proposed. Protection measures or possibly diversions will need to be agreed with DCWW.
Glamorgan Gwent Archaeological Trust	No reason for not allocating in LDP
Environment Agency	Constraints - Major groundwater vulnerability. Biodiversity - Wetland at north of site to be protected. Groundwater and contaminated land - Principal Aquifer / previous use as a landfill - parts of the site brownfield. WFD Status - Moderate status - failing for fish.
Porthcawl Town Council	Members advised they had no objection to the development of this site provided it is for tourism development only. Members did not want there to be the possibility of future commercial/residential developments.

General Consultees

<u>Number Received</u>	<u>Summary of Representation</u>
0	No representations received.

Internal Consultees

<u>Response From</u>	<u>Summary of Representation</u>
Highways	Depending on the number of guest rooms provided and the extent of the facilities available at the hotel (such as conference and exhibition rooms) there may be a need for a Transport Assessment to be undertaken to ensure the additional turning movements generated at the site access to and from the A4229 does not have an adverse impact on highway safety or the free flow of traffic.
Public Protection	Part of a former railway goes through the site. In addition to this, there are also two in filled quarries and the part of the site is located directly adjacent to a former gas works site. Potential contaminated land site.
Countryside	Principle supported by BCBC Tourism development team - fits Tourism strategy, provision of golf accommodation. Site would need to be assessed for ecological potential including protected species and invasive species.
Land Drainage	Ground conditions may not be suitable for SUDS infiltration scheme, but other SUDs schemes can be utilised. Disused quarry mining's within the vicinity may have unrecorded drainage channels - further site investigation should be undertaken

Planning Conclusion

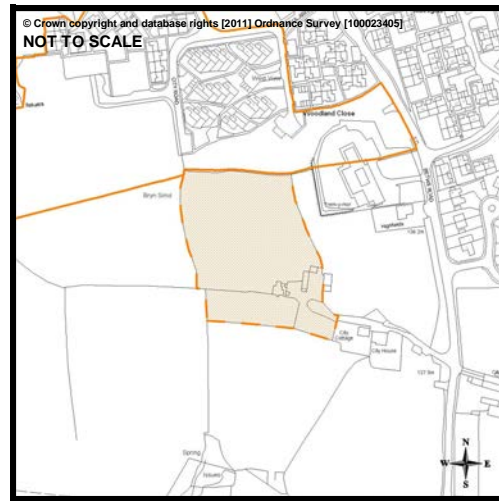
Whilst the Council does not consider enough evidence has been submitted to support an allocation for the proposed use in the LDP, Policies SP11 and REG12 provide the policy context for an appropriate proposal of this nature to be considered in the form of a detailed planning application.

Bridgend Local Development Plan Alternative Sites Consultation Report

AS034

Land at City Farm, Bettws

Size	1.4 Ha
Existing Use	Agriculture
Proposed Use	Amend boundary of Regeneration and Mixed Use Development Scheme PLA3 (16) and increase housing provision.
Settlement	Bettws
Ward	Bettws
Submitted By	Woodstock Homes



Summary of Alternative Site Proposal

PLA1 - The representor considers that Candidate Site 787.B1 at City Farm, Bettws is included within the settlement boundary of Bettws.

COM2 - The representor considers that Policy COM2 is reviewed to include Candidate Site 787.B1 land at City Farm, Bettws, for residential development.

SP1 - The representor considers that Policy SP1 should be amended to provide greater flexibility to allow for modest, appropriate expansion of settlements such as Bettws which will directly address housing need and deliver community regeneration opportunities within the settlement which is unlikely to be fully achievable through focussing growth on four strategic areas within the County Borough.

PLA3(16) - The representor considers that Policy PLA3(16) should be extended to include Candidate Site 787.B1 Land at City Farm Bettws.

Site Information

<u>Strategy</u>	<u>Environmental Considerations</u>	<u>Additional Considerations</u>
Within SRGA ? <input type="checkbox"/>	Is the site within or adjacent to SSSI ? <input type="checkbox"/>	Within Setting of a Listed Building ? <input type="checkbox"/>
Wholly within Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to SAC ? <input type="checkbox"/>	Agricultural Land Classification 1,2 or 3a ? <input type="checkbox"/>
Partially within Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to SINC ? <input type="checkbox"/>	Within or Adjacent to a Mineral Safeguarding Area ? <input checked="" type="checkbox"/>
Adjoining Settlement Boundary ? <input checked="" type="checkbox"/>	Is the site within or adjacent to a LNR ? <input type="checkbox"/>	Within a Mineral Buffer Zone ? <input type="checkbox"/>
Beyond Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to a NNR ? <input type="checkbox"/>	TPO's <input type="checkbox"/>
	Is the site within or adjacent to a Conservation Area ? <input type="checkbox"/>	Results in the loss of identified recreational land ? <input type="checkbox"/>
Support from Landowner ? <input checked="" type="checkbox"/>	Is the site within or adjacent to a Historic Park/Garden ? <input type="checkbox"/>	Will Alternative Site effect Public Footpath/Community Route/Cycle Route ? <input checked="" type="checkbox"/>
Within C1 or C2 Flood Zone ? <input type="checkbox"/>	Is the site within or adjacent to a Historic Landscape? <input type="checkbox"/>	
Contaminated Land Issues ? <input checked="" type="checkbox"/>		

Consultation Responses

Statutory Consultees

<i>Response From</i>	<i>Summary of Representation</i>
Welsh Water	We have no comment to make on this proposal
Glamorgan Gwent Archaeological Trust	City Farm is a post-medieval farm and could have a medieval precursor. Fairly Significant Restraint Will need archaeological evaluation prior to planning permission being granted. Allocation could be included in LDP but subject to results of archaeological evaluation. Presence of site of historic farm is not included in the sustainability assessment matrix presented in the representation
Environment Agency	Constraints - Minor groundwater vulnerability, greenfield site. Sewer - Penybont.
CCW	WFD Status - Moderate for diatoms and fish. Should the proposed boundary change be incorporated in the plan, we recommend that development within this enlarged allocation area should be designated to ensure the provision of green-space is linked through the site, and that existing hedgerows are retained to ensure the retention of habitat connectivity throughout the site into the surrounding countryside (To meet Test of Soundness CE1).

General Consultees

<i>Number Received</i>	<i>Summary of Representation</i>
3	Support (1)- Site is accessible, in sustainable location and would provide benefits to Bettws in the form of local services and choice of housing. Objection (1)- A development in the open countryside. This development is inappropriate to the village of Bettws. City Farm should be protected as it forms part of the beautiful landscape around Bettws. Farming has taken place on this land for generations and should remain so, as Brownfield sites should be developed first to protect the openness of the Countryside. Comment (1)- Any development should recognise the importance for heritage and tourism in the context of the Celtic Trail The Public Right of Way running through the site should be retained. Setting surrounding the site should be preserved.

Internal Consultees

<i>Response From</i>	<i>Summary of Representation</i>
Highways	The site is not served by any maintainable highway although it does abut allocation PLA3(16) for 80 units and could reasonably be served by that development in due course. This allocation will increase total to a level where any application will need to be supported by a Transport Assessment to ensure that there is no adverse impact on the highway network.
Public Protection	An in filled quarry is located 283 metres from the site. This may indicate that the site could potentially be contaminated.
Countryside	Site currently agricultural use, bounded by a regulated and potentially important hedgerow under the Hedgerow Regs 97. Site would need to be assessed for ecological potential including protected species and invasive species.
Land Drainage	Area considered to be very wet, infiltration drainage may not be suitable

Planning Conclusion

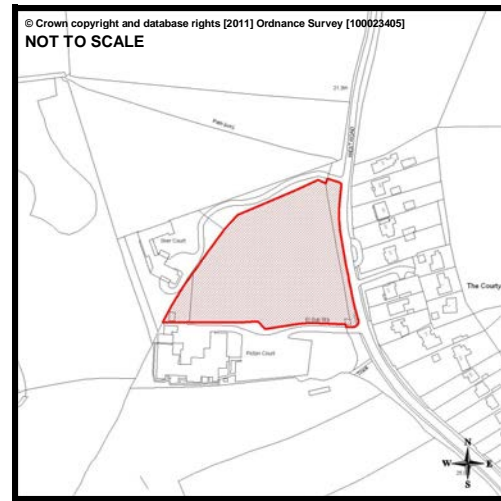
This site was assessed as a Candidate Site (candidate Site ref 787. B1) for residential development and the following conclusion was reached - The LDP Strategy does not identify Bettws as a location for strategic growth with development located within the existing settlement boundary. The Candidate Site represents an extension to the existing settlement of Bettws that would not support the preferred strategy. Notwithstanding the additional evidence that has been submitted in support of the proposed Alternative Site, the Council maintains the position adopted at the Candidate Site stage considers that the LDP is sound and relies on the evidence which supports it. In this respect, the Council does not support this Alternative Site. In this respect, the Council does not support this Alternative Site.

Bridgend Local Development Plan Alternative Sites Consultation Report

AS035

Land adjacent Sker Court, Nottage,

Size	1.4 Ha
Existing Use	Countryside/UDP Coastal Zone Boundary
Proposed Use	Residential Development
Settlement	Porthcawl
Ward	Nottage
Submitted By	Mr Henry Best



Summary of Alternative Site Proposal

PLA1 - The representor considers that their site adjacent to Sker Court, Nottage, Porthcawl should be included within the settlement boundary of Porthcawl. The site represents a logical extension to the settlement of Nottage, providing an opportunity to bring forward residential development on a small site, to meet the housing land requirement of the County Borough within the plan period (2006-2021), through its inclusion within the settlement boundary.

Site Information

<u>Strategy</u>	<input type="checkbox"/>	<u>Environmental Considerations</u>	<input type="checkbox"/>	<u>Additional Considerations</u>	<input type="checkbox"/>
Within SRGA ?	<input checked="" type="checkbox"/>	Is the site within or adjacent to SSSI ?	<input type="checkbox"/>	Within Setting of a Listed Building ?	<input type="checkbox"/>
Wholly within Settlement Boundary ?	<input type="checkbox"/>	Is the site within or adjacent to SAC ?	<input type="checkbox"/>	Agricultural Land Classification 1,2 or 3a ?	<input checked="" type="checkbox"/>
Partially within Settlement Boundary ?	<input type="checkbox"/>	Is the site within or adjacent to SINC ?	<input type="checkbox"/>	Within or Adjacent to a Mineral Safeguarding Area ?	<input checked="" type="checkbox"/>
Adjoining Settlement Boundary ?	<input checked="" type="checkbox"/>	Is the site within or adjacent to a LNR ?	<input type="checkbox"/>	Within a Mineral Buffer Zone ?	<input type="checkbox"/>
Beyond Settlement Boundary ?	<input type="checkbox"/>	Is the site within or adjacent to a NNR ?	<input type="checkbox"/>	TPO's	<input type="checkbox"/>
<u>Deliverability</u>		Is the site within or adjacent to a Conservation Area ?	<input type="checkbox"/>	Results in the loss of identified recreational land ?	<input type="checkbox"/>
Support from Landowner ?	<input checked="" type="checkbox"/>	Is the site within or adjacent to a Historic Park/Garden ?	<input type="checkbox"/>	Will Alternative Site effect Public Footpath/Community Route/Cycle Route ?	<input type="checkbox"/>
Within C1 or C2 Flood Zone ?	<input type="checkbox"/>	Is the site within or adjacent to a Historic Landscape?	<input type="checkbox"/>		
Contaminated Land Issues ?	<input checked="" type="checkbox"/>				

Consultation Responses

Statutory Consultees

<i>Response From</i>	<i>Summary of Representation</i>
Glamorgan Gwent Archaeological Trust	No reason for not allocating in LDP
Environment Agency	Constraints - Major groundwater vulnerability. Sewer - Private pumping station. Biodiversity - Protect trees and hedgerows. Environment Management - Concerns regarding sewer disposal. Groundwater and contaminated land - Non mains drainage query. WFD Status - Moderate status - failing for fish.
CCW	Whilst the proposed allocation is adjacent to Picton Court, Sker Court and the northern edge of the settlement boundary, we do not consider that development at the proposed site will represent a well integrated extension to Nottage. Development at this location would result in an inappropriate extension of the built environment into the countryside to the north of Nottage. We therefore consider the proposal to be contrary to the LDP strategy and test of soundness CE1.
Porthcawl Town Council	Members noted there would be an intrusion into the countryside. The current boundary is logical and there is no need for development this side of the road. If development is allowed this might result in urban sprawl. It is Greenfield site.
Welsh Water	No problems are envisaged with the provision of water supply and discharge of foul drainage from this site

General Consultees

<i>Number Received</i>	<i>Summary of Representation</i>
7	Objections (7)- Traffic generation/highway safety. Increased pressure on local services. Adverse impact on neighbouring residential amenity. Previous planning applications refused on site. Concerns over ability of drainage/sewerage system to accommodate increased capacity.

Internal Consultees

<i>Response From</i>	<i>Summary of Representation</i>
Highways	Any residential development on this site will require a detailed Transport Statement to be submitted which must establish how the proposal will not rely on the use of the private car. Should any development be considered acceptable, there is likely to be a requirement to enhance the sustainability credentials of the site by improving public transport services and facilities in the area.
Public Protection	Site is located directly adjacent to an in filled pond/quarry. This may indicate that the site could potentially be contaminated.
Countryside	Site currently agricultural use, bounded by a regulated and potentially important hedgerow under the Hedgerow Regs 97. Site would need to be assessed for ecological potential including protected species and invasive species.
Land Drainage	Parts of the site noted by EA to be susceptible to surface water flooding.

Planning Conclusion

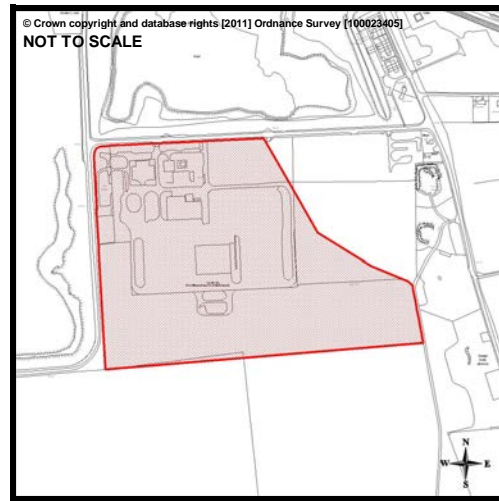
The LDP Strategy identifies Porthcawl as a location for strategic growth with development located within the existing settlement boundary. The site represents an extension to the existing settlement of Porthcawl that would undermine the preferred strategy, and in this respect the Council does not support this Alternative Site.

Bridgend Local Development Plan Alternative Sites Consultation Report

AS036

Former Stormy Down Airfield

Size	16.4 Ha
Existing Use	Green Industry/UDP Future Mineral Development - Safeguarded area and Mineral Protection Buffer Zone
Proposed Use	Future Limestone Extraction
Settlement	South Cornelly
Ward	Bryntirion, Laleston & Merthyr Mawr
Submitted By	Tythegston Green Ventures/ Tythegston Millennium Trust / Pembroke Manor / TS Rees Ltd / Tarmac



Summary of Alternative Site Proposal

SP6 - The representor considers that Policy SP6(2) should be amended to include reference to a new policy which continues the safeguarding allocations set out in Policy M4 of the UDP (see rep no. D5)

Para 4.3.1 - The representor considers that para 4.3.1 should be amended to read: "at present the total aggregate reserve is approximately 40 years, but a substantial proportion of the total reserve will be required as non aggregate high purity limestone in the Port Talbot Steelworks. Extensions to Cornelly Quarry will be required to ensure that long-term reserves of high purity limestone will be available for steel manufacture. The extent of reserves to be released at any time will depend on the output prevailing at the time together with an assessment of available permitted reserves

Para 4.3.1 - The representor considers that the 3rd, 4th, 5th and 6th sentences from para 4.3.1 should be deleted.

ENV9 - The representor considers that Policy ENV9 should be deleted and replaced with existing UDP Policy M4 as a new Policy ENV9 to read: "Land shown on the proposal map will be safeguarded from all permanent building development for future limestone extraction as follows:

East of Gaens Quarry;
East of Cornelly Quarry at Stormy Airfield.

Proposals Map - The representor considers that Proposals map page no. 25 should be amended to include mineral safeguarding areas as currently defined on UDP Map 25 as M4(1) and M4(3).

Paras 4.3.4. and 4.3.5 - The representor considers that paras 4.3.4 and 4.3.5 should be deleted.

REG4 - The representor objects to Policy REG4 on the grounds that the specific identification of the site for 'innovative green industries' may prejudice future mineral working and that the imposition of temporary consents do not represent adequate and effective measures in safeguarding valuable mineral reserves in itself.

Site Information

<u>Strategy</u>		<u>Environmental Considerations</u>		<u>Additional Considerations</u>	
Within SRGA ?	<input type="checkbox"/>	Is the site within or adjacent to SSSI ?	<input type="checkbox"/>	Within Setting of a Listed Building ?	<input type="checkbox"/>
Wholly within Settlement Boundary ?	<input type="checkbox"/>	Is the site within or adjacent to SAC ?	<input type="checkbox"/>	Agricultural Land Classification 1,2 or 3a ?	<input type="checkbox"/>
Partially within Settlement Boundary ?	<input type="checkbox"/>	Is the site within or adjacent to SINC ?	<input type="checkbox"/>	Within or Adjacent to a Mineral Safeguarding Area ?	<input checked="" type="checkbox"/>
Adjoining Settlement Boundary ?	<input type="checkbox"/>	Is the site within or adjacent to a LNR ?	<input type="checkbox"/>	Within a Mineral Buffer Zone ?	<input checked="" type="checkbox"/>
Beyond Settlement Boundary ?	<input checked="" type="checkbox"/>	Is the site within or adjacent to a NNR ?	<input type="checkbox"/>	TPO's	<input type="checkbox"/>

Deliverability

- | | | | | | |
|------------------------------|-------------------------------------|--|--------------------------|--|--------------------------|
| Support from Landowner ? | <input checked="" type="checkbox"/> | Is the site within or adjacent to a Conservation Area ? | <input type="checkbox"/> | Results in the loss of identified recreational land ? | <input type="checkbox"/> |
| Within C1 or C2 Flood Zone ? | <input type="checkbox"/> | Is the site within or adjacent to a Historic Park/Garden ? | <input type="checkbox"/> | Will Alternative Site effect Public Footpath/Community Route/Cycle Route ? | <input type="checkbox"/> |
| Contaminated Land Issues ? | <input type="checkbox"/> | Is the site within or adjacent to a Historic Landscape? | <input type="checkbox"/> | | |

Consultation Responses

Statutory Consultees

<i>Response From</i>	<i>Summary of Representation</i>
Welsh Water	We have no comment of the proposal.
Glamorgan Gwent Archaeological Trust	Remains of Prehistoric burials, Roman road and WW2 airfield in vicinity Fairly Significant Restraint□ Will need archaeological evaluation prior to planning permission being granted. Allocation could be included in LDP but subject to results of archaeological evaluation.
Environment Agency	Biodiversity - Protect purple moorgrass and rushgrass. Groundwater and contaminated land - Would require a HIA.
CCW	WFD Status - Moderate status - failing for fish. Given the potential for mineral extraction at this site to impact on the hydrology that supports the Kenfig SAC, any new application for mineral extraction at the proposed allocation will need to be the subject of a project level HRA to ensure that the development of the site will not adversely affect the integrity of the SAC. We advise that this requirement is clearly stated in Chapter 9 of the Plan. In addition, as part of the LDP process, any allocation at the site will need to be considered as part of the Habitat Regulations Assessment (HRA) of the Plan.

General Consultees

<i>Number Received</i>	<i>Summary of Representation</i>
0	No representations received.

Internal Consultees

<i>Response From</i>	<i>Summary of Representation</i>
Public Protection	Site was historically utilised as aerodrome site and has had numerous industrial activities. Potential contaminated land site. Comment would be made on any potential noise and vibration resulting from the development when a planning application has been submitted
Countryside	A number of quarrying activities in the area, therefore will need to be considered in combination and considered under the Habitats Directive 1992, & Conservation of Habitats and Species regulations 2010 to identify potential affect on Kenfig Special Areas of Conservation.

Planning Conclusion

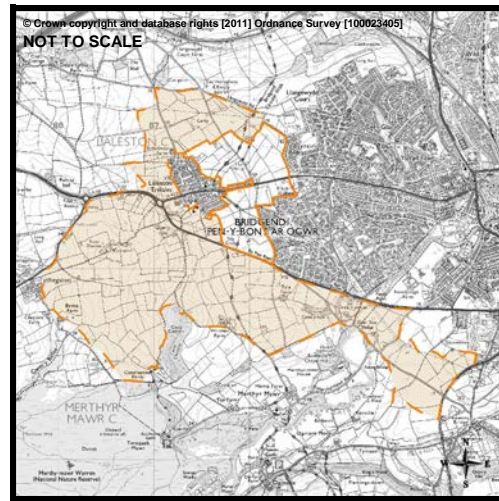
This site was assessed as a Candidate Site (candidate Site ref 853. B1) for safeguarding as a preferred area for future quarrying and the following conclusion was reached - All mineral safeguarding areas identified through the British Geological Survey will be defined in the LDP and all applications of this nature can be determined on a case-by-case basis against the criteria of the relevant policies contained in the LDP. Therefore this site does not require further consideration as part of the Candidate Site assessment procedure. The Council maintains this stance and considers that there is no need for a site specific safeguarding policy as a county-wide safeguarding policy is in place and is more appropriate (see Policy ENV9) and favoured in line with national guidance. The Council does not support this alternative Site.

Bridgend Local Development Plan Alternative Sites Consultation Report

AS037

Land between Laleston, Bridgend and

Size	485.7 Ha
Existing Use	Countryside/UDP Landscape Conservation Area
Proposed Use	Amend boundary of Green Wedge ENV2 (4) Bridgend and Laleston
Settlement	Bridgend
Ward	Bryntirion, Laleston & Merthyr Mawr
Submitted By	Merthyr Mawr Community Council



Summary of Alternative Site Proposal

ENV2(4) - The representor considers that Policy ENV2(4) should be extended down to PLA7(26) to link with Historic Parkland at Merthyr Mawr.

ENV2 - The representor considers that a green Wedge allocation should be included at Island Farm, south of high technology site at area SP9(2) down to conservation area at Merthyr Mawr village. They consider that this would form a viable zone to prevent creeping piecemeal building development around Merthyr Mawr and its environs. This includes Craig-Y-Parcau and Llanerch.

Site Information

<u>Strategy</u>	<u>Environmental Considerations</u>	<u>Additional Considerations</u>
Within SRGA ? <input type="checkbox"/>	Is the site within or adjacent to SSSI ? <input type="checkbox"/>	Within Setting of a Listed Building ? <input type="checkbox"/>
Wholly within Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to SAC ? <input type="checkbox"/>	Agricultural Land Classification 1,2 or 3a ? <input type="checkbox"/>
Partially within Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to SINC ? <input type="checkbox"/>	Within or Adjacent to a Mineral Safeguarding Area ? <input type="checkbox"/>
Adjoining Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to a LNR ? <input type="checkbox"/>	Within a Mineral Buffer Zone ? <input type="checkbox"/>
Beyond Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to a NNR ? <input type="checkbox"/>	TPO's <input type="checkbox"/>
<u>Deliverability</u>	Is the site within or adjacent to a Conservation Area ? <input type="checkbox"/>	Results in the loss of identified recreational land ? <input type="checkbox"/>
Support from Landowner ? <input type="checkbox"/>	Is the site within or adjacent to a Historic Park/Garden ? <input type="checkbox"/>	Will Alternative Site effect Public Footpath/Community Route/Cycle Route ? <input type="checkbox"/>
Within C1 or C2 Flood Zone ? <input type="checkbox"/>	Is the site within or adjacent to a Historic Landscape? <input type="checkbox"/>	
Contaminated Land Issues ? <input type="checkbox"/>		

Consultation Responses

Statutory Consultees

<u>Response From</u>	<u>Summary of Representation</u>
Welsh Water	We have no comment to make on the proposal.
Glamorgan Gwent Archaeological Trust	Area contains prehistoric, Roman, medieval, and post-medieval sites and parts are within Registered Historic Landscape
Environment Agency	No reason for not allocating in LDP Sewer - Penybont. GW & CL - Principal Aquifer in parts.
Merthyr Mawr Community Council	WFD Status - Moderate for fish. MMCC submitted this proposal for Green Wedge designation to be extended around Laleston and south of the A48 in the Merthyr Mawr area MMCC maintains this submission for the reasons already given.

General Consultees

<u>Number Received</u>	<u>Summary of Representation</u>
1	Objection (1) - The proposed Green Wedge is unrealistic and unjustifiable given the extensive existing development / brownfield nature of the site. Given the Brownfield nature of the site, direct accessibility from the A48 and Broadlands roundabout and its location adjoining Bridgend's settlement boundary the representor believes that this site should be allocated in accordance with their previous representation and not with those listed above.

Internal Consultees

<u>Response From</u>	<u>Summary of Representation</u>
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Planning Conclusion

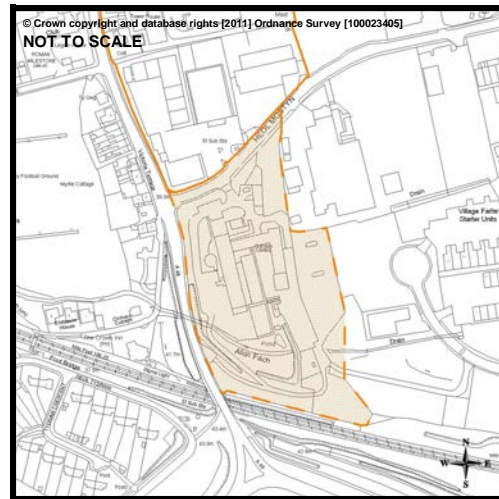
The Council relies on the methodology and results outlined in Background Paper 4: Green Wedge Designation and the Council does not support this Alternative Site.

Bridgend Local Development Plan Alternative Sites Consultation Report

AS038

Pyle Garden Centre

Size 2.4 Ha
Existing Use Garden Centre/UDP Employment allocation
Proposed Use Amend boundary of Pyle District Centre SP10
Settlement Pyle
Ward Pyle
Submitted By Cliff Patten



Summary of Alternative Site Proposal

SP10 - The representor considers that Pyle Garden Centre should be included within Pyle District Centre. The representor states that the site has been used as A1 retail use for over 35 years and is an important element in the vitality, viability and attractiveness of the Pyle District shopping area.

Site Information

Strategy

- Within SRGA ?
- Wholly within Settlement Boundary ?
- Partially within Settlement Boundary ?
- Adjoining Settlement Boundary ?
- Beyond Settlement Boundary ?

Environmental Considerations

- Is the site within or adjacent to SSSI ?
- Is the site within or adjacent to SAC ?
- Is the site within or adjacent to SINC ?
- Is the site within or adjacent to a LNR ?
- Is the site within or adjacent to a NNR ?
- Is the site within or adjacent to a Conservation Area ?
- Is the site within or adjacent to a Historic Park/Garden ?
- Is the site within or adjacent to a Historic Landscape?

Additional Considerations

- Within Setting of a Listed Building ?
- Agricultural Land Classification 1,2 or 3a ?
- Within or Adjacent to a Mineral Safeguarding Area ?
- Within a Mineral Buffer Zone ?
- TPO's
- Results in the loss of identified recreational land ?
- Will Alternative Site effect Public Footpath/Community Route/Cycle Route ?

Deliverability

- Support from Landowner ?
- Within C1 or C2 Flood Zone ?
- Contaminated Land Issues ?

Consultation Responses

Statutory Consultees

<u>Response From</u>	<u>Summary of Representation</u>
Welsh Water	We have no comment to make on this proposal.
Glamorgan Gwent Archaeological Trust	Roman road adjacent, associated features could be in area Fairly Significant Restraint Will need archaeological evaluation prior to planning permission being granted. Allocation could be included in LDP but subject to results of archaeological evaluation.
Environment Agency	Sewer - Penybont. GW & CL - Potential for some brownfield areas - Suspected that Industrial Estate was built on PFA. □ WFD Status - Moderate for fish.

General Consultees

<u>Number Received</u>	<u>Summary of Representation</u>
0	No representations received.

Internal Consultees

<u>Response From</u>	<u>Summary of Representation</u>
Highways	Given the location of this site adjacent to the A48 and the main access serving Village Farm industrial estate, any development that generates a material increase in traffic movements in comparison with the previous use will require the submission of a Transport Assessment to enable the impact at the adjacent junction and the A48/Ffald Road and A48/A4229 junctions to be fully evaluated. There may be a requirement for the adjacent priority junction to be significantly redesigned with a roundabout or signalised junction. There is also likely to be a need to enhance the sustainability credentials of the site by improving public transport services and facilities in the area.
Land Drainage	The site is crossed by a main river which will require accommodation in any development proposal and is in an area susceptible to surface water flooding

Planning Conclusion

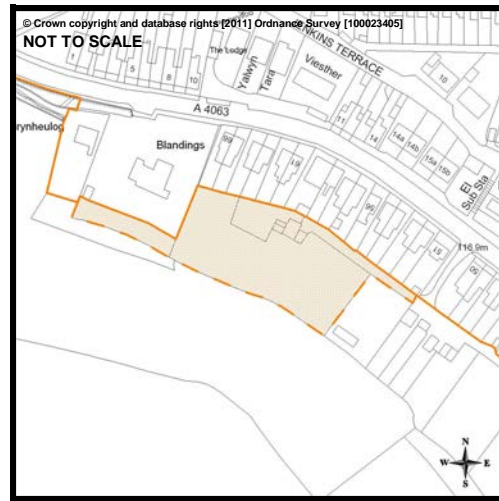
The Council relies on evidence contained in Background Paper 7: Retail Review and does not support this Alternative Site.

Bridgend Local Development Plan Alternative Sites Consultation Report

AS039

Rear of Maesteg Road, Cwmfelin, Maesteg.

Size	0.4 Ha
Existing Use	Countryside and domestic/UDP Green Wedge designation
Proposed Use	Amend boundary of Green Wedge ENV2 (7) Cwmfelin, Llangynwyd and Pontrhydydyff
Settlement	Cwmfelin
Ward	Llangynwyd
Submitted By	Mr Leighton Tanner



Summary of Alternative Site Proposal

ENV2(7) -The representor feels that the area of land at Maesteg Road, Cwmfelin should be removed from the Green Wedge.

Site Information

<u>Strategy</u>	<u>Environmental Considerations</u>	<u>Additional Considerations</u>
Within SRGA ? <input type="checkbox"/>	Is the site within or adjacent to SSSI ? <input type="checkbox"/>	Within Setting of a Listed Building ? <input type="checkbox"/>
Wholly within Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to SAC ? <input type="checkbox"/>	Agricultural Land Classification 1,2 or 3a ? <input type="checkbox"/>
Partially within Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to SINC ? <input type="checkbox"/>	Within or Adjacent to a Mineral Safeguarding Area ? <input type="checkbox"/>
Adjoining Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to a LNR ? <input type="checkbox"/>	Within a Mineral Buffer Zone ? <input type="checkbox"/>
Beyond Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to a NNR ? <input type="checkbox"/>	TPO's <input type="checkbox"/>
<u>Deliverability</u>	Is the site within or adjacent to a Conservation Area ? <input type="checkbox"/>	Results in the loss of identified recreational land ? <input type="checkbox"/>
Support from Landowner ? <input type="checkbox"/>	Is the site within or adjacent to a Historic Park/Garden ? <input type="checkbox"/>	Will Alternative Site effect Public Footpath/Community Route/Cycle Route ? <input type="checkbox"/>
Within C1 or C2 Flood Zone ? <input type="checkbox"/>	Is the site within or adjacent to a Historic Landscape? <input type="checkbox"/>	
Contaminated Land Issues ? <input type="checkbox"/>		

Consultation Responses

Statutory Consultees

<i>Response From</i>	<i>Summary of Representation</i>
Welsh Water	We have no comment to make on the proposal.
Glamorgan Gwent Archaeological Trust	No reason for not allocating in LDP
Environment Agency	Sewer - Penybont. WFD Status - Moderate for fish.

General Consultees

<i>Number Received</i>	<i>Summary of Representation</i>
6	Objection (4)- Concern over the intended uses of the land and the accuracy of the evidence submitted in support of the Alternative Site. Support (2)- Objection to the methodology which supports the designation of the Green Wedge in the LDP.

Internal Consultees

<i>Response From</i>	<i>Summary of Representation</i>
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Planning Conclusion

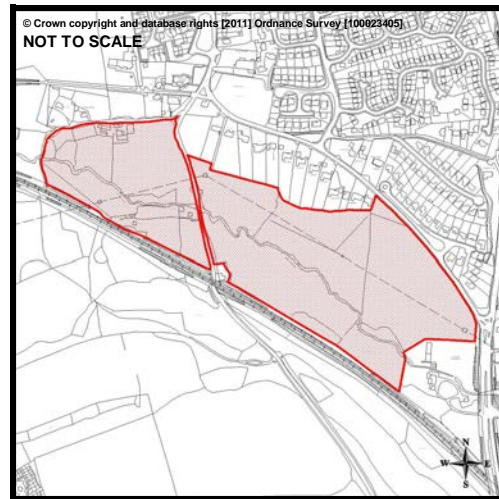
The Council relies on the methodology and results outlined in Background Paper 4: Green Wedge Designation and the Council does not support this Alternative Site.

Bridgend Local Development Plan Alternative Sites Consultation Report

AS040

Land at Heol Pen Y Fai, Pen Y Fai, Bridgend

Size	14.1 Ha
Existing Use	Countryside/UDP Green Wedge and Landscape Conservation Area designations
Proposed Use	Residential Development
Settlement	Penyfai
Ward	Penyfai
Submitted By	IGH Properties



Summary of Alternative Site Proposal

PLA1 - The representor considers that their site at Heol Penyfai, Penyfai should be included within the settlement boundary of Penyfai.

ENV2(9) - The representor objects to the Green Wedge designation between Penyfai and Bridgend.

ENV3 - The representor objects to the inclusion of the site at Heol Penyfai, within the SLA.

COM2 - The representor considers that their land at Heol Pen Y Fai, Pen Y Fai should be included as a residential allocation.

Site Information

<u>Strategy</u>	<u>Environmental Considerations</u>	<u>Additional Considerations</u>
Within SRGA ? <input type="checkbox"/>	Is the site within or adjacent to SSSI ? <input type="checkbox"/>	Within Setting of a Listed Building ? <input type="checkbox"/>
Wholly within Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to SAC ? <input type="checkbox"/>	Agricultural Land Classification 1,2 or 3a ? <input checked="" type="checkbox"/>
Partially within Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to SINC ? <input type="checkbox"/>	Within or Adjacent to a Mineral Safeguarding Area ? <input checked="" type="checkbox"/>
Adjoining Settlement Boundary ? <input checked="" type="checkbox"/>	Is the site within or adjacent to a LNR ? <input type="checkbox"/>	Within a Mineral Buffer Zone ? <input type="checkbox"/>
Beyond Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to a NNR ? <input type="checkbox"/>	TPO's <input checked="" type="checkbox"/>
<u>Deliverability</u>	Is the site within or adjacent to a Conservation Area ? <input type="checkbox"/>	Results in the loss of identified recreational land ? <input type="checkbox"/>
Support from Landowner ? <input checked="" type="checkbox"/>	Is the site within or adjacent to a Historic Park/Garden ? <input type="checkbox"/>	Will Alternative Site effect Public Footpath/Community Route/Cycle Route ? <input checked="" type="checkbox"/>
Within C1 or C2 Flood Zone ? <input checked="" type="checkbox"/>	Is the site within or adjacent to a Historic Landscape? <input type="checkbox"/>	
Contaminated Land Issues ? <input checked="" type="checkbox"/>		

Consultation Responses

Statutory Consultees

<i>Response From</i>	<i>Summary of Representation</i>
Welsh Water	<p>A water supply can be provided to service this proposed development however off-site water mains may be required.</p> <p>There are no problems with the disposal of foul drainage but given the size of this proposal an hydraulic modelling assessment is required to determine the point of connection to the public sewerage.</p> <p>Potential developers are advised that there is a strategic water main (1 no. 400mm) which traverses this site and this will restrict any density proposed. Protection measures or possibly diversions will need to be agreed with DCWW.</p>
Glamorgan Gwent Archaeological Trust	<p>Area contains known medieval occupation sites. Fairly Significant Restraint</p> <p>Extensive archaeological work will be required prior to any positive determination of any planning application and parts of the area may need to be left as open space. Could be allocated in LDP with proviso that archaeological features could restrict development.</p> <p>Presence of site of archaeological sites is not included in the sustainability assessment matrix presented in the representation</p>
Environment Agency	<p>Constraints - Minor Groundwater vulnerability.</p> <p>Biodiversity - Protect trees and hedgerows and otters and bats.</p> <p>Environment Management - Check sewer capacity with Dwr Cymru Welsh Water.</p> <p>WFD Status - Moderate status - failing for fish.</p>
CCW	<p>The proposed allocation is within an area proposed as a Green Wedge in the Deposit LDP Policy ENV2 (9) which seeks to prevent coalescence between Pen-y-fai and Bridgend. We consider that residential development of this scale, at this location would represent a disproportionate extension of Pen-y-fai, significantly undermine the purpose of this Green Wedge and would be contrary to the proposed LDP strategy. We therefore consider that the proposed allocation does not meet Test of Soundness CE1.</p> <p>Notwithstanding the above, should the site be allocated, development should ensure that the existing right of way which runs across the site should be protected, and the requirement for such provision included in 'Chapter 9: Delivery and Implementation' of the LDP (to meet Test of Soundness CE1).</p>
Newcastle Higher Community Council"	<p>The Council wishes to make representations on the following alternative site:-</p> <p>This is stated to be a new site, however there is a history of applications proposing to extend the village of Penyfai on this site. It is in the green wedge area between Bridgend and Penyfai, and is immediately adjacent the railway track, and the rural lane entering Penyfai from the A4063.</p> <p>The Community Council feel that to use this area as residential development would be detrimental to the open countryside adjoining Penyfai, and would be contrary to planning precedent of maintaining the green area between Penyfai and Bridgend would be to the detriment of the environment if damaged. It is suggested that officers research the previous planning history of this site.</p> <p>It is also suggested to take this in the context of the adjoining proposed site, reference AS042, also from IGH Properties, joining AS040 to the other side of the railway line. The same objections apply, and taken together the two sites would represent a significant detriment to the countryside separating the communities of Bridgend and Penyfai.</p>

General Consultees

<i>Number Received</i>	<i>Summary of Representation</i>
11	<p>Objections (11)-</p> <p>Penyfai is not identified as an area for strategic growth.</p> <p>Proposal is outside the curtilage of Penyfai and erodes the Green Wedge which protect the identity of Penyfai as small settlement.</p> <p>Traffic generation/Highway safety.</p> <p>More suitable locations for development.</p> <p>Impact on wildlife and potential flooding issues.</p> <p>Noise and pollution resulting from development.</p> <p>Impact on local residential amenity.</p> <p>Loss of railway line.</p> <p>Impact on public footpath.</p> <p>Lack of local infrastructure in Penyfai to support development.</p> <p>Site located in setting of SINC and within SLA.</p> <p>High-voltage power lines overhead.</p>

Internal Consultees

<i>Response From</i>	<i>Summary of Representation</i>
Highways	<p>Given the extent of this site, it is considered that a substantial residential proposal could be accommodated. Such a development would require the submission of a Transport Assessment to enable the impact at the junctions serving the site, namely the A4063 / Heol Penyfai signalised junction to be fully evaluated; together with assessing the impact of additional traffic travelling through the centre of Penyfai and along the lane linking Penyfai and Cefn Glas. The site is split by the above lane and given the substandard nature of this route, I would not wish to support any access into the western site from the lane. This view consequently sterilises this part of the site. Vehicular access into the eastern site would only be considered via the northern boundary abutting Heol Penyfai via a new junction arrangement. Significant improvements may be required along Heol Penyfai and at the signalised junction to the east of the site, together with appropriate traffic orders along the above lane.</p>

Public Protection	Site has an in filled quarry and pond. Potential contaminated land site. Land is adjacent to the main railway line which may give rise to noise levels unsuitable for residential development.
Countryside	Site would need to be assessed for ecological potential including protected species and invasive species. Site is also part of wildlife corridor. Site bounded by regulated and potentially important hedgerows under the Hedgerow Regs 97.
Land Drainage	The site is crossed by a watercourse which would require accommodation in any development proposal and is in an area susceptible to surface water flooding with much of the site falling within the flood risk zone.

Planning Conclusion

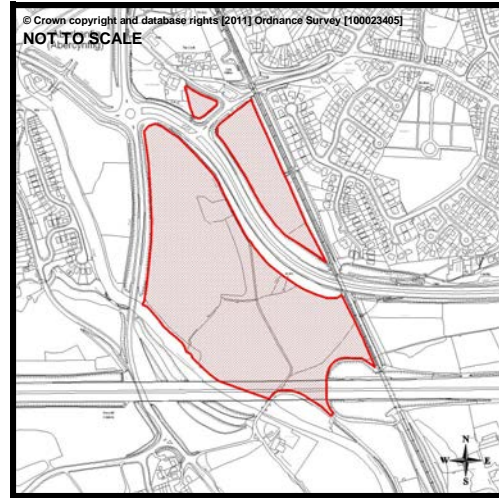
This site was assessed as a Candidate Site (candidate Site ref 854. B2) for a Primary School, Elderly Care, Housing and Public Open Space and the following conclusion was reached - The LDP Strategy does not identify Penyfai as a location for strategic growth with development located within the existing settlement boundary. The Candidate Site is deemed to be a large-scale urban extension into the open countryside which is unrelated to the existing built form of development. The site represents an extension to the existing settlement of Penyfai that would undermine the preferred strategy. Notwithstanding the additional evidence that has been submitted in support of the proposed Alternative Site, the Council maintains the position adopted at the Candidate Site stage considers that the LDP is sound and relies on the evidence which supports it. In this respect, the Council does not support this Alternative Site.

Bridgend Local Development Plan Alternative Sites Consultation Report

AS041

Land at Wern Ddu, Aberkenfig

Size	11.1 Ha
Existing Use	Countryside/UDP Green Wedge designation and National Cycle Route
Proposed Use	New Out of Centre Retail Development
Settlement	Aberkenfig
Ward	Sarn
Submitted By	IGH Properties



Summary of Alternative Site Proposal

REG10. The representor objects to Policy REG10 on the basis that it concentrates out of centre retail development to existing locations. The representor considers that their site should be included for retail development.

PLA1- The representor considers that their land at Wern Du, Aberkenfig should be included with the settlement boundary of Aberkenfig.

ENV2(10). The representor objects to the green wedge designation between Aberkenfig and Sarn.

Site Information

<u>Strategy</u>	<u>Environmental Considerations</u>	<u>Additional Considerations</u>
Within SRGA ? <input checked="" type="checkbox"/>	Is the site within or adjacent to SSSI ? <input type="checkbox"/>	Within Setting of a Listed Building ? <input checked="" type="checkbox"/>
Wholly within Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to SAC ? <input type="checkbox"/>	Agricultural Land Classification 1,2 or 3a ? <input checked="" type="checkbox"/>
Partially within Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to SINC ? <input type="checkbox"/>	Within or Adjacent to a Mineral Safeguarding Area ? <input checked="" type="checkbox"/>
Adjoining Settlement Boundary ? <input checked="" type="checkbox"/>	Is the site within or adjacent to a LNR ? <input type="checkbox"/>	Within a Mineral Buffer Zone ? <input type="checkbox"/>
Beyond Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to a NNR ? <input type="checkbox"/>	TPO's <input checked="" type="checkbox"/>
<u>Deliverability</u>	Is the site within or adjacent to a Conservation Area ? <input type="checkbox"/>	Results in the loss of identified recreational land ? <input type="checkbox"/>
Support from Landowner ? <input checked="" type="checkbox"/>	Is the site within or adjacent to a Historic Park/Garden ? <input type="checkbox"/>	Will Alternative Site effect Public Footpath/Community Route/Cycle Route ? <input checked="" type="checkbox"/>
Within C1 or C2 Flood Zone ? <input checked="" type="checkbox"/>	Is the site within or adjacent to a Historic Landscape? <input type="checkbox"/>	
Contaminated Land Issues ? <input checked="" type="checkbox"/>		

Consultation Responses

Statutory Consultees

<u>Response From</u>	<u>Summary of Representation</u>
Welsh Water	<p>A water supply can be provided to service this proposed development however off-site water mains may be required.</p> <p>There are no problems with the disposal of foul drainage but given the size of this proposal an hydraulic modelling assessment is required to determine the point of connection to the public sewerage. Foul drainage can be accommodated at our Penybont WwTw.</p> <p>Potential developers are advised that there is a strategic water main (1 no. 400mm, 1no, 660mm & no. 40 inch) and sewers (1no. 750mm) traverses this site and this will restrict any density proposed. Protection measures or possibly diversions will need to be agreed with DCWW.</p>
Glamorgan Gwent Archaeological Trust	No reason for not allocating in LDP
Environment Agency	<p>Constraints - Zone C2, Flood zone 2 & 3, Main River Ogmor ordinary Watercourse. Greenfield, Minor Groundwater vulnerability.</p> <p>Sewer - Penybont.</p> <p>Biodiversity - greenfield site, 7m buffer required along the Ogmor.</p> <p>Flood Risk and Analysis - Objection, Flood storage area and flood zone C2.</p> <p>WFD Status - Moderate status - failing for fish.</p>
CCW	<p>The proposed allocation is located within an area proposed as a Green Wedge in the Deposit LDP Policy, ENV2(10), which seeks to prevent coalescence between Aberkenfig and Sarn. We consider that retail development at this location would significantly undermine the purpose of this Green Wedge, and would be contrary to this important element of the proposed LDP strategy. We therefore consider that the proposed allocation does not meet Test of Soundness CE1.</p> <p>Notwithstanding the above, the Ogmor River adjacent to the site is likely to support otters, a European protected species. Development at the site will be required to comply with the requirements of the Conservation of Habitats and Species Regulations 2010 and ensure that the favourable conservation status of the protected species is maintained.</p>
Newcastle Higher Community Council	<p>The Council wishes to make representations on the following alternative site:-</p> <p>The proposed New Out of Centre Retail Development from IGH Properties at the land at Wern DU, Aberkenfig while it is stated to be a new site, has a history of previous application on it, which have been refused for the good reason that the site is on the flood plain of the river Ogmor, so the site is not suitable, as prone to flooding. Applications on sites such as this have been refused by BCBC as they are contrary to the policy against building on the flood plain. It is suggested that officers research the previous planning history of this site.</p>

General Consultees

<u>Number Received</u>	<u>Summary of Representation</u>
20	<p>Objections (20)-</p> <p>Impact on residential amenity in terms of noise, light and air pollution.</p> <p>Exacerbate existing problems associated with flood risk.</p> <p>Impact on status of Green Wedge resulting in urban coalescence.</p> <p>Loss of wildlife/Habitats.</p> <p>Traffic generation.</p> <p>Impact on cycle track.</p> <p>Loss of land for recreational use.</p> <p>Recently spent money on railway station which would be wasted.</p> <p>No need for retail development in this area due to proximity to existing out-of-centre retail park, vacant units in Bridgend Town Centre and retail needs study only identifying a need for a 'small commercial element' in this area.</p> <p>Proposal is contrary to Policy REG10.</p>

Internal Consultees

<u>Response From</u>	<u>Summary of Representation</u>
Highways	This site is served by the A4061 and Sarn Hill which is likely to make the largest parcel to the South the only viable parcel in terms of vehicular access. In this regard there should be no access off the A4061 and any access off the A4063 is likely to require a roundabout / signalised junction arrangement and would need to be supported by a Transport Impact Assessment to ensure that there were no material impact on capacity on the A4061 / A4063 corridors and the nearby M4 junction 36.
Public Protection	Land is possibly contaminated due to a recent oil spillage from a domestic tank. Furthermore, the land in question is primarily agricultural, therefore investigation will be necessary.
Countryside	International & Nationally Important Sites - CS within 1km (2km Cefn Cribwr SAC) of the boundary of the site. Site within 1km buffer. SINC - Site requires further assessment as they overlap SINC's and could result in direct loss of habitat. UDP Policy EV19 recommends that this site should be rejected if it results in direct loss of SINC habitat and cannot be mitigated against. SINC - Site found to be within the 150m buffer of a SINC.
Land Drainage	Part of the site situated within flood zone C2 & noted by the EA to be susceptible to surface water flooding. Complex drainage channels within the development site, flow paths of which must be maintained, any alteration requires consent.

Planning Conclusion

This site was assessed as a Candidate Site (candidate Site ref 854. B1) for a Primary Health Care / Commercial Sport and Rail Halt and the following conclusion was reached:

"The site is located beyond the settlement boundary of Aberkenfig and a large proportion of the site is located within a C2 flood zone. In accordance with Technical Advice Note (TAN) 15 – Development and Flood Risk (July 2004), sites promoted for 'highly vulnerable uses' (including health care facilities) which are located in areas of high flood risk will be discounted from any further consideration. In addition the site is located in an area recommended for a green wedge allocation in the green wedge review to protect the settlement of Aberkenfig and Sarn from coalescence. The area is already well served by a railway station and need for rugby and football stadia here is not supported by evidence. The need for small commercial element to serve this area of growth is outweighed by the above considerations and the findings of the Employment Land Review which considers more appropriate alternatives for allocation in the LDP. In this respect it will not be allocated for the purposes proposed".

The Council is confident that both original 2007 and 2010 update retail needs reports undertaken by CACI Ltd (which form the evidence on which retail allocations are based) follow a well-established and robust procedure for assessing future retail need.

Policy REG5 does allocate land for new local-convenience food shopping opportunities on a variety of its mixed use regeneration sites. Policy REG9 allocates sites within and adjacent to town and district centres for retail and commercial developments. These will help to meet the day-to-day needs of residents of the area, enabling local communities to undertake a proportion of their shopping needs in a sustainable way.

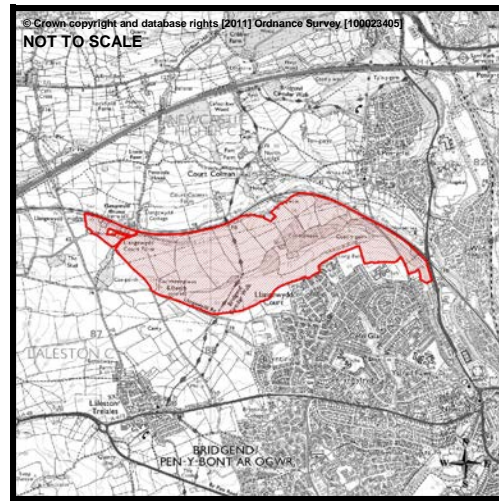
Notwithstanding the nature of the proposed use as part of this Alternative Site no longer being a highly vulnerable use in the context of TAN15 the Council maintains its position that, taking into account those sites allocated in Policy REG5 and REG10, and the application of the national retail planning policy tests, that there is no requirement to allocate this site for future retail development. The Council relies on its evidence to support this stance and the remaining reasons (i.e. the green wedge and settlement boundary review) for not including this area of land for the purposes proposed in the LDP. In this respect the Council does not support this Alternative Site.

Bridgend Local Development Plan Alternative Sites Consultation Report

AS042

Land to the North of Cefn Glas, Bridgend

Size	149.1 Ha
Existing Use	Agriculture/UDP Landscape Conservation Area, Historic Park and Garden and Green Wedge
Proposed Use	Residential Development
Settlement	Bridgend
Ward	Bryntirion, Laleston & Merthyr Mawr
Submitted By	IGH Properties



Summary of Alternative Site Proposal

PLA1 - The representor considers that their land to the North of Cefn Glas, Bridgend should be included within the settlement boundary of Bridgend.

ENV2(9) - The representor consider that their site on land north of Cefn Glas, Bridgend should not be included within the Green Wedge designation.

ENV3(7) - The representor considers that their site, north of Cefn Glas, Bridgend should not be included within the SLA designation.

COM2 - The representor considers that their land to the north of Cefn Glas, Bridgend should be included as a residential allocation.

Site Information

<u>Strategy</u>	<u>Environmental Considerations</u>	<u>Additional Considerations</u>
Within SRGA ? <input type="checkbox"/>	Is the site within or adjacent to SSSI ? <input type="checkbox"/>	Within Setting of a Listed Building ? <input type="checkbox"/>
Wholly within Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to SAC ? <input type="checkbox"/>	Agricultural Land Classification 1,2 or 3a ? <input type="checkbox"/>
Partially within Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to SINC ? <input type="checkbox"/>	<input checked="" type="checkbox"/> Within or Adjacent to a Mineral Safeguarding Area ? <input type="checkbox"/>
Adjoining Settlement Boundary ? <input checked="" type="checkbox"/>	Is the site within or adjacent to a LNR ? <input type="checkbox"/>	Within a Mineral Buffer Zone ? <input type="checkbox"/>
Beyond Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to a NNR ? <input type="checkbox"/>	TPO's <input checked="" type="checkbox"/>
<u>Deliverability</u>	Is the site within or adjacent to a Conservation Area ? <input type="checkbox"/>	Results in the loss of identified recreational land ? <input type="checkbox"/>
Support from Landowner ? <input checked="" type="checkbox"/>	Is the site within or adjacent to a Historic Park/Garden ? <input checked="" type="checkbox"/>	Will Alternative Site effect Public Footpath/Community Route/Cycle Route ? <input checked="" type="checkbox"/>
Within C1 or C2 Flood Zone ? <input checked="" type="checkbox"/>	Is the site within or adjacent to a Historic Landscape? <input type="checkbox"/>	
Contaminated Land Issues ? <input checked="" type="checkbox"/>		

Consultation Responses

Statutory Consultees

<u>Response From</u>	<u>Summary of Representation</u>
Welsh Water	<p>This is a significant size development and whilst we are able to provide a water supply to service the site, we would need to undertake an hydraulic modelling assessment to understand the extent of off-site mains that would be required.</p> <p>Similarly, we would need to undertake an hydraulic modelling assessment to understand where the point(s) of connections(s) are to the public sewerage system.</p> <p>Foul drainage would ultimately be treated at our Penybont WwTW and dependant on the rate of growth, there will ultimately be a time when we will need to upgrade this WwTW.</p>
Glamorgan Gwent Archaeological Trust	<p>Area includes remains of Llangewydd Church and churchyard a scheduled ancient monument and other non designated medieval sites. Large part of the area is inside the essential setting of the registered garden of Court Colman and is also in the significant view. Major Restraint</p> <p>Impact of development on scheduled ancient monument and its setting along with the essential setting and significant view of Registered Historic Park would be severe. THE AREA SHOULD NOT BE INCLUDED IN THE LDP</p>
Environment Agency	<p>The presence of a scheduled ancient monument and the essential setting of a Registered Historic garden are not included in the sustainability assessment matrix presented in the representation</p> <p>Constraints - Some flooding along Nant Ffornwg. Large greenfield area.</p> <p>Biodiversity - Priority habitat - grass, woodlands, drains.</p> <p>Environment Management - Sewer capacity?</p>
CCW	<p>WFD Status - Moderate status - failing for fish.</p> <p>We consider that development at the proposed allocation would represent a significant encroachment of the built environment into the open countryside to the north-west of Bridgend. Further, the proposed allocation includes an area proposed as a Green Wedge in the Deposit LDP Policy, ENV2 (9), which seeks to prevent coalescence between Pen-y-fai and Bridgend. We consider that residential development at this location would significantly undermine the purpose of this Green Wedge, and have an adverse effect on the setting of Bridgend.</p> <p>Given provisions set out in Deposit LDP Policies SP4, ENV1 and ENV2 in relation to the protection of the countryside, and setting of settlements, we consider the proposed allocation to be contrary to the proposed LDP strategy, and therefore does not meet Test of Soundness CE1.</p> <p>The proposed allocation also includes an area of ancient and semi-natural woodland which are irreplaceable habitats of high biodiversity value. Paragraph 5.2.9 of Planning Policy Wales (Edition 4, 2011) states that such habitats should be protected from development which would result in significant damage to them. Further the proposed allocation includes an area of the Coed-Ty-Maen SINC which is designated for semi-natural woodland and small areas of marshy grassland. Should it be decided to allocate this site in the Plan, we recommend that 'Chapter 9: Delivery and Implementation' of the LDP should, to reflect Deposit LDP Policy ENV6, clarify the need for development to avoid the loss of these habitats. Where avoidance is not possible, habitat loss should be minimised by mitigation measures and offset as far as possible by compensation measures to ensure there is no reduction in the overall nature conservation value of the area.</p>

General Consultees

<u>Number Received</u>	<u>Summary of Representation</u>
7	<p>Objections (7)-</p> <p>Lack of evidence to support proposal in terms of deliverability and impact on surrounding communities.</p> <p>Traffic generation/highway safety.</p> <p>Impact on wildlife and habitats.</p> <p>Adverse impact on visual amenity.</p> <p>Noise and air pollution.</p> <p>Impact on SLA.</p> <p>Impact on integrity of Green Wedge and the identity of surrounding communities.</p> <p>Impact on Historic Park and Garden.</p> <p>Lack of information to support proposal.</p>

Internal Consultees

<u>Response From</u>	<u>Summary of Representation</u>
Highways	<p>There are concerns about the impact of this development on the A4063 and the junctions to the north and south. Initial views are that this site should not be progressed in view of the potential adverse impact upon the highway network. Should development be encouraged at this site, a comprehensive Transport Assessment will be required to enable the impact at the main junctions in the area to be fully evaluated. The main access point into the site would appear to be from the A4063, although it would be located in close proximity to a rail bridge which limits the forward visibility for motorists travelling to the south. A suitable access may therefore be difficult to achieve. The lanes abutting the site to the west would not be regarded as being a suitable means of access into the site.</p>
Public Protection	<p>Site has an in filled quarries. Potential contaminated land site.</p> <p>Land is adjacent to the main railway line which may give rise to noise levels unsuitable for residential development.</p>
Countryside	<p>Site would need to be assessed for ecological potential including protected species and invasive species. Site is also part of wildlife corridor. Site bounded by regulated and potentially important hedgerows under the Hedgerow Regs 97. TPO trees on site. Development area includes a SINC</p>

Land Drainage The site is crossed by watercourses which would require accommodation in any development proposal and is in an area susceptible to surface water flooding with parts of the site falling within the flood risk zone.

Planning Conclusion

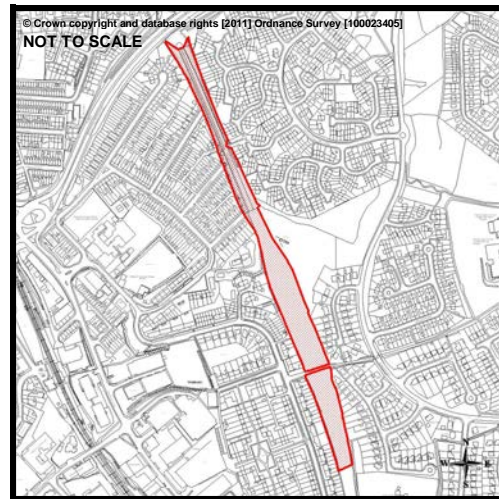
This site was assessed as a Candidate Site (candidate Site ref 836. B1) for Residential/Employment and the following conclusion was reached - The LDP Strategy identifies Bridgend as a location for strategic growth with development located within the existing settlement boundary. The Candidate Site is deemed to be a large-scale urban extension into the open countryside which is unrelated to the existing built form of development. The site represents an extension to the existing settlement of Bridgend that would undermine the preferred strategy. Notwithstanding the additional evidence that has been submitted in support of the proposed Alternative Site, the Council maintains the position adopted at the Candidate Site stage considers that the LDP is sound and relies on the evidence which supports it. In addition, it should be noted that this site has been identified in the LDP as a Green Wedge and the Council relies on evidence in Background Paper 4 to support and justify its designation. Part of the site is also a Site of Importance for Nature Conservation (SINC). In this respect the Council does not support this Alternative Site.

Bridgend Local Development Plan Alternative Sites Consultation Report

AS043

Land off Waunscil Avenue, Brackla,

Size	2.6 Ha
Existing Use	Open Space in urban area/UDP Open Space and Community Route allocations
Proposed Use	Residential Development
Settlement	Bridgend
Ward	Brackla
Submitted By	Paddle Ltd



Summary of Alternative Site Proposal

COM1 - The representor considers that the land off Waunscil Avenue should be allocated for residential development in COM1 of the LDP in light of previous planning applications and inspectors comments which, although refused/dismissed, have endorsed the principle for residential development on the site.

The representor outlines the planning history of the site and submits detailed submissions in the form of a Planning Statement and Environmental Statement to support the submission.

COM13(9) - The representor considers that the Land off Waunscil Avenue should be de-allocated as an outdoor recreation facility in light of previous planning applications and inspectors comments which, although refused/dismissed, have endorsed the principle for residential development on the site.

The representor outlines the planning history of the site and submits detailed submissions in the form of a Planning Statement and Environmental Statement to support the submission.

Site Information

<u>Strategy</u>		<u>Environmental Considerations</u>		<u>Additional Considerations</u>	
Within SRGA ?	<input checked="" type="checkbox"/>	Is the site within or adjacent to SSSI ?	<input type="checkbox"/>	Within Setting of a Listed Building ?	<input type="checkbox"/>
Wholly within Settlement Boundary ?	<input checked="" type="checkbox"/>	Is the site within or adjacent to SAC ?	<input type="checkbox"/>	Agricultural Land Classification 1,2 or 3a ?	<input type="checkbox"/>
Partially within Settlement Boundary ?	<input type="checkbox"/>	Is the site within or adjacent to SINC ?	<input type="checkbox"/>	Within or Adjacent to a Mineral Safeguarding Area ?	<input type="checkbox"/>
Adjoining Settlement Boundary ?	<input type="checkbox"/>	Is the site within or adjacent to a LNR ?	<input type="checkbox"/>	Within a Mineral Buffer Zone ?	<input type="checkbox"/>
Beyond Settlement Boundary ?	<input type="checkbox"/>	Is the site within or adjacent to a NNR ?	<input type="checkbox"/>	TPO's	<input checked="" type="checkbox"/>
<u>Deliverability</u>		Is the site within or adjacent to a Conservation Area ?	<input type="checkbox"/>	Results in the loss of identified recreational land ?	<input checked="" type="checkbox"/>
Support from Landowner ?	<input checked="" type="checkbox"/>	Is the site within or adjacent to a Historic Park/Garden ?	<input type="checkbox"/>	Will Alternative Site effect Public Footpath/Community Route/Cycle Route ?	<input checked="" type="checkbox"/>
Within C1 or C2 Flood Zone ?	<input type="checkbox"/>	Is the site within or adjacent to a Historic Landscape?	<input type="checkbox"/>		
Contaminated Land Issues ?	<input checked="" type="checkbox"/>				

Consultation Responses

Statutory Consultees

<i>Response From</i>	<i>Summary of Representation</i>
Welsh Water	<p>We note the supporting Environmental Statement and previous correspondence in relation to this proposed residential development. The developer, Paddle Homes Ltd is aware of the existence of our twin 14 inch diameter trunk water mains that are located within the former railway embankment . For information, these water mains feed two of our service reservoirs, which in turn supplies water to our customers in Bridgend, the hospital and key employment facilities such as Sony and Fords.</p> <p>We see that Section 10 of the Environmental Statement entitled ' Utilities' includes a Service Plan (Plan no. 2811/SERV/01 Rev A) showing the route for the diversion of these strategic water mains. Your Authority is advised that Dwr Cymru Welsh Water has not been party to this information. Our records indicate that whilst there was contact with the developer back around the year 2001/02, the developer was provided with an approved list of contactors to undertake such work. Given the passage of time, DCWW have new procurement policies and inform your Authority, that if this proposed diversion route has emanated from third party, then this is a private matter and not one with DCWW as a statutory undertaker has approved.</p> <p>Any proposal to divert these strategic water mains needs to comply with Section 185 Water Industry Act 1991 (as amended) whereby the developer needs to serve Notice for such removal and/or alteration. Additionally, the cost associated with such a Notice will rest with the person serving the Notice. Paddle Homes have been advised previously that the cost to divert these water mains will run into several hundreds of thousands of pounds and the engineering work associated with such a diversion is extremely complicated. Furthermore, a water undertaker can refuse to divert its apparatus if it considers it unreasonable to do so.</p> <p>If this site is to be promoted as an allocation within the Bridgend LDP then these issues need to be addressed.</p>
Glamorgan Gwent Archaeological Trust	Route of the Coity Branch of the Vale of Glamorgan Railway Minor Restraint
Environment Agency	<p>Conditions may be placed on planning consent. No reason for not allocating in LDP</p> <p>Constraints - Woodland, Contaminated Land.</p> <p>Sewer - Penybont.</p> <p>Biodiversity - Woodland habitat.</p> <p>Groundwater and contaminated land - Previous objection.</p> <p>WFD Status - Moderate status - failing for fish.</p>

General Consultees

<i>Number Received</i>	<i>Summary of Representation</i>
2	<p>Objections (2) -</p> <p>Impact on residential amenity.</p> <p>Loss of wildlife/habitats.</p> <p>Land has recreational value and there is a lack of green space in locality.</p> <p>Ground contamination issues.</p>

Internal Consultees

<i>Response From</i>	<i>Summary of Representation</i>
Highways	There is significant planning history on this site including refusals of consent and subsequent appeal decisions which have included highway related objections but have most recently been confined to details of the estate layout. At present there is an appeal decision pending. In principle however I would be prepared to give sympathetic consideration to a residential development on this site with the vast majority of units served off Waunscil Avenue with potential for limited movements off Charles St, Vernon St and Herbert St subject to improvements to those routes.
Public Protection	Former railway line and landfill site. Contamination issues. Northern part of the area is located directly adjacent to A4061 dual carriageway.
Countryside	Potential noise nuisance due to location of dual carriageway at Northern end
Land Drainage	Site would need to be assessed for ecological potential including protected species and invasive species. Site functions as a wildlife corridor with link to Lime Kiln Wood. TPO trees on site.
	Previous land use (railway line) could have an existing drainage system, ground conditions are not suitable for SUDS infiltration scheme, but other SUDS schemes can be utilised

Planning Conclusion

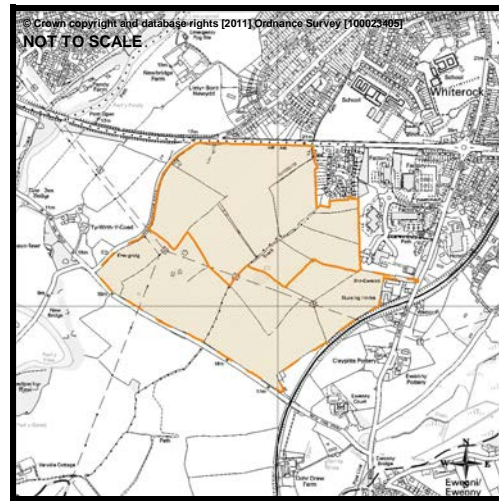
This site was assessed as a Candidate Site (candidate Site ref 756. B1) for Amenity open space (RC9-13); Community route (RC11) and residential and the following conclusion was reached -The candidate site is located on an area of proposed informal recreation space allocated in the Bridgend Unitary Development Plan. Given the need for recreation space within the Bridgend Sub Area and the requirement for the site to include a walking and cycling route the candidate site will continue to be safeguarded for these purposes in the LDP. A residential allocation at this location would seriously undermine the provision and development of public open space in conjunction with adjoining land. Therefore the site will not be allocated for residential development in the Local Development Plan. Notwithstanding the additional evidence that has been submitted in support of the proposed Alternative Site, the Council maintains the position adopted at the Candidate Site stage considers that the LDP is sound and relies on the evidence which supports it. In this respect, the Council does not support this Alternative Site.

Bridgend Local Development Plan Alternative Sites Consultation Report

AS044

Island Farm, Bridgend

Size	52.3 Ha
Existing Use	Countryside/UDP employment land allocation and Conservation of land-won sand and gravel designation
Proposed Use	Regeneration and Mixed Use Development Scheme - Mixed Use Sports / Leisure / Commercial / Offices
Settlement	Bridgend
Ward	Bryntirion, Laleston & Merthyr Mawr
Submitted By	HD Limited / CCW



Summary of Alternative Site Proposal

SP9(2) - The representors consider that Island Farm should be de-allocated as a Strategic Employment Site.

PLA3 - The representors consider that Island Farm should be allocated as a Mixed Use Regeneration Site in Policy PLA3 of the LDP to reflect the current planning status of the site.

PLA1 - The representor considers that the settlement boundary at Island Farm should be extended to reflect the current planning status of the site.

Site Information

<u>Strategy</u>	<u>Environmental Considerations</u>	<u>Additional Considerations</u>
Within SRGA ? <input type="checkbox"/>	Is the site within or adjacent to SSSI ? <input type="checkbox"/>	Within Setting of a Listed Building ? <input checked="" type="checkbox"/>
Wholly within Settlement Boundary ? <input checked="" type="checkbox"/>	Is the site within or adjacent to SAC ? <input type="checkbox"/>	Agricultural Land Classification 1,2 or 3a ? <input checked="" type="checkbox"/>
Partially within Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to SINC ? <input type="checkbox"/>	Within or Adjacent to a Mineral Safeguarding Area ? <input checked="" type="checkbox"/>
Adjoining Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to a LNR ? <input type="checkbox"/>	Within a Mineral Buffer Zone ? <input type="checkbox"/>
Beyond Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to a NNR ? <input type="checkbox"/>	TPO's <input checked="" type="checkbox"/>
<u>Deliverability</u>	Is the site within or adjacent to a Conservation Area ? <input type="checkbox"/>	Results in the loss of identified recreational land ? <input type="checkbox"/>
Support from Landowner ? <input checked="" type="checkbox"/>	Is the site within or adjacent to a Historic Park/Garden ? <input type="checkbox"/>	Will Alternative Site effect Public Footpath/Community Route/Cycle Route ? <input type="checkbox"/>
Within C1 or C2 Flood Zone ? <input type="checkbox"/>	Is the site within or adjacent to a Historic Landscape? <input checked="" type="checkbox"/>	
Contaminated Land Issues ? <input checked="" type="checkbox"/>		

Consultation Responses

Statutory Consultees

<u>Response From</u>	<u>Summary of Representation</u>
Welsh Water	A water supply can be provided to service this proposed development however off-site water mains may be required. There are no problems with the disposal of foul drainage but given the size of this proposal an hydraulic modelling assessment is required to determine the point of connection to the public sewerage. Potential developers are advised that there are sewers that skirt the northern and eastern boundary of this proposal. Protection measures or possibly diversions will need to be agreed with DCWW.
Glamorgan Gwent Archaeological Trust	In Registered Historic Landscape. Fairly Significant Restraint If this site was to be included in LDP ASIDHOL assessment on impact on historic landscape would be required prior to its inclusion.
Environment Agency	Registered landscape is not included in the sustainability assessment matrix presented in the representation Constraints - greenfield, pond on site. Sewer - Penybont. GW & CL - Principal Aquifer in parts. WFD Status - Moderate for fish.
CCW	Given the Deposit LDP's objective to protect the county's natural heritage, as outlined in Objective 2a, we recommend that the LDP should make provision to ensure that development at this site will be required to protect the Island Farm POW Camp SINC and any European Protected Species interests within the site. We recommend that this requirement is identified in 'Chapter 9: Delivery and Implementation of the LDP' (to meet Test of soundness CE1).
Merthyr Mawr Community Council	MMCC opposed this planning application and re-affirms its opposition to proposal AS044 in the LDP Alternative Sites Register, for the reasons submitted in all letters sent by MMCC in objection to planning application P/08/1114/OUT

General Consultees

<u>Number Received</u>	<u>Summary of Representation</u>
0	No representations received.

Internal Consultees

<u>Response From</u>	<u>Summary of Representation</u>
Highways	There is currently a planning application pending on this site for such uses (P/08/1114/OUT) which is currently being assessed. That proposal has a new signalised junction onto the A48 corridor with a portion of the site being fed by an extension of the existing science park access road. Given highway capacity issues on the A48 corridor to the West of Waterton roundabout the developer is in the process of amending the Transportation assessment to identify and incorporate suitable highway improvements between Waterton roundabout in the east to the Broadlands (B4622) roundabout to mitigate the development.
Public Protection	Land investigation needed as there is historic contamination issues here. Potential noise nuisance due to location of A48 bypass
Countryside	SINC - Site requires further assessment as they overlap SINC's and could result in direct loss of habitat. UDP Policy EV19 recommends that this site should be rejected if it results in direct loss of SINC habitat and cannot be mitigated against. SINC - Site found to be within the 150m buffer of a SINC. Site within 150m of an LNR or RIG.
Land Drainage	Parts of the site noted by EA to be susceptible to surface water flooding. Drainage channels & ponds noted within the development site, flow paths of which must be maintained, any alteration requires consent. Due to the geology of the development site, SUDS infiltration schemes will not be considered suitable without extensive geotechnical investigation and supporting report, but other SUDS schemes can be utilised.

Planning Conclusion

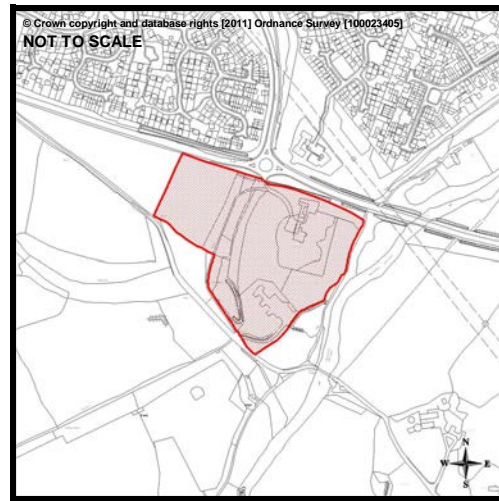
This site was assessed as a Candidate Site (candidate Site ref 804.B1) for Mixed use development comprising employment / residential and leisure / recreation and the following conclusion was reached - This candidate site forms part of Island Farm which is a prestigious greenfield site in an accessible location along the A48, adjacent to the Bridgend Science Park, 5 miles from junction 35 and 37 of the M4 motorway. Part of the site comprises of a former Prisoner of War camp. New access to the site will be required off the A48. Use of the site will be restricted to high technology or prestige firms of employment which requires high design standards. Hut 9 of the former Prisoner of War camp is to be retained & is now a listed building. Any development would have to take into account the building & if necessary incorporate it into design and layout. There would be a requirement for high quality landscaping and architectural design in any development, similar to the existing Science Park developments. The site is designated as a Strategic Employment Site in the LDP Preferred Strategy and a Special Employment Site in the UDP. It is currently subject of a planning application for a mix of uses, centred on a new rugby league stadium and training facilities as well as other leisure, commercial and office uses. As part of the planning application process, detailed ecological assessments and other assessments / impact analysis has taken place that can be adequately mitigated. A substantial area of the site is to be dedicated as natural green space to adequately protect any protected species that maybe present on the site. Notwithstanding the additional evidence that has been submitted in support of the proposed Alternative Site, the Council maintains the position adopted at the Candidate Site stage as still valid, considers that the LDP is sound and relies on the evidence which supports it, maintaining the site as a Strategic Employment Site. In this respect, the Council does not support this Alternative Site.

Bridgend Local Development Plan Alternative Sites Consultation Report

AS045

Craig Y Parcau, Bridgend

Size	6.7 Ha
Existing Use	Residential/Countryside/UPD Landscape Conservation Area designation
Proposed Use	Residential Development and New or Extended Tourist Accommodation
Settlement	Bridgend
Ward	Bryntirion, Laleston & Merthyr Mawr
Submitted By	HD Limited



Summary of Alternative Site Proposal

PLA1 - The representor considers that their site at Craig-Y-Parcau, Bridgend should be included within the settlement boundary of Bridgend to bring it into beneficial use for residential development.

COM1- The representor considers that the land at Craig-Y-Parcau, Bridgend should be allocated for residential development in Policy COM1.

REG12 - The representor considers that the site at Craig-Y-Parcau, Bridgend should be allocated as a tourist facility in the form of a hotel in Policy REG12.

Site Information

<u>Strategy</u>	<u>Environmental Considerations</u>	<u>Additional Considerations</u>
Within SRGA ? <input type="checkbox"/>	Is the site within or adjacent to SSSI ? <input type="checkbox"/>	Within Setting of a Listed Building ? <input checked="" type="checkbox"/>
Wholly within Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to SAC ? <input type="checkbox"/>	Agricultural Land Classification 1,2 or 3a ? <input checked="" type="checkbox"/>
Partially within Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to SINC ? <input type="checkbox"/>	Within or Adjacent to a Mineral Safeguarding Area ? <input checked="" type="checkbox"/>
Adjoining Settlement Boundary ? <input checked="" type="checkbox"/>	Is the site within or adjacent to a LNR ? <input type="checkbox"/>	Within a Mineral Buffer Zone ? <input type="checkbox"/>
Beyond Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to a NNR ? <input type="checkbox"/>	TPO's <input checked="" type="checkbox"/>
	Is the site within or adjacent to a Conservation Area ? <input type="checkbox"/>	Results in the loss of identified recreational land ? <input type="checkbox"/>
Support from Landowner ? <input checked="" type="checkbox"/>	Is the site within or adjacent to a Historic Park/Garden ? <input checked="" type="checkbox"/>	Will Alternative Site effect Public Footpath/Community Route/Cycle Route ? <input type="checkbox"/>
Within C1 or C2 Flood Zone ? <input type="checkbox"/>	Is the site within or adjacent to a Historic Landscape? <input checked="" type="checkbox"/>	
Contaminated Land Issues ? <input checked="" type="checkbox"/>		

Consultation Responses

Statutory Consultees

<i>Response From</i>	<i>Summary of Representation</i>
Welsh Water	No problems are envisaged with the provision of water supply and discharge of foul drainage from this site.
Glamorgan Gwent Archaeological Trust	Postulated site of Roman Fort. Fairly Significant Restraint Will need archaeological evaluation prior to planning permission being granted. Allocation could be included in LDP but subject to results of archaeological evaluation Presence of site of archaeological interest is not included in the sustainability assessment matrix presented in the representation
Environment Agency	Constraints - Edge of Zone C2, Main River Ogmore, Partial SPZ 1 (inner protection zone), Minor Groundwater vulnerability. Sewer - Penybont. Biodiversity - Tree lined site and hedgerows to be protected, habitat for bats and otters. Environment Management - Derelict site, issues with waste. Groundwater and contaminated land - SPZ1. WFD Status - Moderate status - failing for fish.
CCW	The proposed allocation includes an area of the Coed-y-Tyle SINC which is designated for broadleaved semi-natural woodland. Should it be decided to allocate this site in the Plan, we recommend that 'Chapter 9: Delivery and Implementation' of the LDP should clarify the need for development to avoid the loss of this habitat. Where avoidance is not possible, habitat loss should be minimised by mitigation measures and offset as far as possible by compensation measures to ensure there is no reduction in the overall nature conservation value of the area. Further, aerial photographs also indicate that the proposed site consists of habitat which may support bats, a European protected species. Development at the site will be required to comply with the requirements of the Conservation of Habitats and Species Regulations 2010 and ensure that the favourable conservation status of the protected species is maintained (To meet Tests of Soundness CE1 and CE2).
Merthyr Mawr Community Council	MMCC acknowledges the desirability of renovating Craig Y Parcau house but is concerned that any proposals for residential or tourists use should be appropriate, given the limitations to safe vehicular access to the site either from the A48 or New Inn Road and to the character of the location, which is adjacent to a Landscape Conservation area.

General Consultees

<i>Number Received</i>	<i>Summary of Representation</i>
0	No representations received.

Internal Consultees

<i>Response From</i>	<i>Summary of Representation</i>
Highways	This derelict site is separated from the community of Broadlands via the busy A48 transport corridor which discourages sustainable modes of transport to and from the site. The adjacent A48/B4622 roundabout also suffers from congestion problems during the peak periods. Any development at this site will need to address these significant access issues, which may require a S106 contribution to be provided to contribute to significant improvements at this junction. I would not be prepared to support an access via New Inn Road to the south.
Public Protection	Site is located on and near to in filled quarries. Potential contaminated land site. Land is adjacent to A48 bypass road which may give rise to noise levels unsuitable for residential development.
Countryside	Site currently agricultural use, bounded by a regulated and potentially important hedgerow under the Hedgerow Regs 97. Site would need to be assessed for ecological potential including protected species and invasive species. Site overlaps SINC
Land Drainage	Parts of the site noted by EA to be susceptible to surface water flooding. Drainage channels noted within the development site, flow paths of which must be maintained, any alteration requires consent. Due to the geology of the development site, SUDS infiltration schemes will not considered suitable without extensive geotechnical investigation and supporting report, but other SUDs schemes can be utilised.

Planning Conclusion

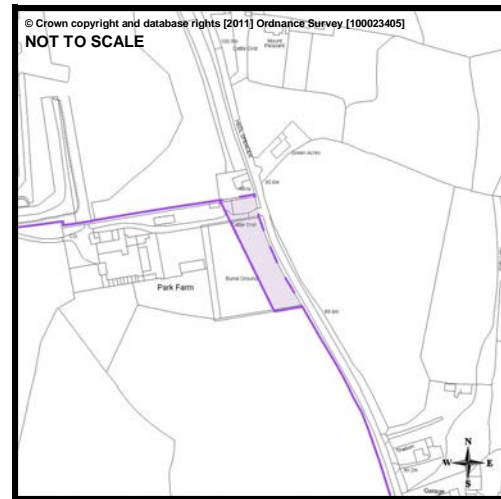
The LDP Strategy identifies Bridgend as a location for strategic growth with development located within the existing settlement boundary. The site represents an illogical extension to the existing settlement of Bridgend and the Council does not support the proposed allocation for inclusion of the site within the settlement boundary and new residential development. Notwithstanding its location outside a settlement boundary, a tourism/hotel and residential proposal utilising primarily existing buildings on the site maybe regarded more favourably depending on satisfying other policies in the plan without specifically allocating the site for this purpose.

Bridgend Local Development Plan Alternative Sites Consultation Report

AS046

Land at Park Farm, Coity, Parc Derwen.

Size	1.5 Ha
Existing Use	Agricultural/Partially UDP housing allocation
Proposed Use	Amend Settlement Boundary (PLA1)
Settlement	Bridgend
Ward	Coity
Submitted By	Messrs. M & R Phipps



Summary of Alternative Site Proposal

PLA1 - The representor considers that the settlement boundary should be extended to include the land up to Heol Spencer, Bridgend as outlined in the Candidate Site submission.

The settlement boundary does not follow a logical boundary, it excludes the long established vehicular access to the site and runs through the middle of a former burial ground. The logical boundary is to bring the site square to Heol Spencer as has been done with the balance of the land to the south.

COM1(12) - The representor considers that the allocation COM1(12) Parc Farm, North East of Parc Derwen, Bridgend should be extended to include the land up to Heol Spencer as outlined in the Candidate Site submission.

Site Information

<u>Strategy</u>		<u>Environmental Considerations</u>		<u>Additional Considerations</u>	
Within SRGA ?	<input checked="" type="checkbox"/>	Is the site within or adjacent to SSSI ?	<input type="checkbox"/>	Within Setting of a Listed Building ?	<input type="checkbox"/>
Wholly within Settlement Boundary ?	<input type="checkbox"/>	Is the site within or adjacent to SAC ?	<input type="checkbox"/>	Agricultural Land Classification 1,2 or 3a ?	<input type="checkbox"/>
Partially within Settlement Boundary ?	<input type="checkbox"/>	Is the site within or adjacent to SINC ?	<input type="checkbox"/>	Within or Adjacent to a Mineral Safeguarding Area ?	<input type="checkbox"/>
Adjoining Settlement Boundary ?	<input checked="" type="checkbox"/>	Is the site within or adjacent to a LNR ?	<input type="checkbox"/>	Within a Mineral Buffer Zone ?	<input type="checkbox"/>
Beyond Settlement Boundary ?	<input type="checkbox"/>	Is the site within or adjacent to a NNR ?	<input type="checkbox"/>	TPO's	<input checked="" type="checkbox"/>
<u>Deliverability</u>		Is the site within or adjacent to a Conservation Area ?	<input type="checkbox"/>	Results in the loss of identified recreational land ?	<input type="checkbox"/>
Support from Landowner ?	<input checked="" type="checkbox"/>	Is the site within or adjacent to a Historic Park/Garden ?	<input type="checkbox"/>	Will Alternative Site effect Public Footpath/Community Route/Cycle Route ?	<input type="checkbox"/>
Within C1 or C2 Flood Zone ?	<input type="checkbox"/>	Is the site within or adjacent to a Historic Landscape?	<input type="checkbox"/>		
Contaminated Land Issues ?	<input checked="" type="checkbox"/>				

Consultation Responses

Statutory Consultees

<u>Response From</u>	<u>Summary of Representation</u>
Welsh Water	We have no comment to make on this proposal.
Glamorgan Gwent Archaeological Trust	Late Victorian Burial Ground Restraint Conditions may be placed on planning consent. Need for plan to deal with burials if this area is to be included. No reason for not allocating in LDP
Coity Higher Community Council	As stated in item 2, above the Community Council is opposed to any further development in or around Coity Village. The Community Council objects to this application in particular for the following reasons:- -The proposal is to extend the existing settlement so as to include the strip of land that runs between the existing boundary and Heol Spencer. This strip of land is earmarked for landscaping and this use must be retained for that purpose in the interest of the visual amenity enjoyed by residents (albeit reduced.) □ -Whilst the development of Parc Derwen cannot be ignored landscaping will at least reduce the impact for residents. -The existing settlement is included in the category 'urban use', presumably because it is on the edge of Parc Derwen Site, but the Community Council will object to any application to develop the Burial ground and feels that this land should serve the purpose of a green wedge.

General Consultees

<u>Number Received</u>	<u>Summary of Representation</u>
1	No objection from neighbouring resident provided the burial ground is not developed on and their property remains separated from the Parc Derwen development to retain residential privacy.

Internal Consultees

<u>Response From</u>	<u>Summary of Representation</u>
Highways	I would be prepared to give sympathetic consideration to a limited residential development at this location with access directly off Heol Spencer subject to suitable vision splays being achieved and a sustainable footway link through to the adjacent Parc Derwen development. The acceptable likely maximum number of dwellings is estimated at 14 so as the development does not materially increase movements along Heol Spencer associated with the previously permitted 120 dwelling enclave and existing movements along the network. Any development would require a Transportation Assessment to be submitted to support the final number of dwellings proposed if greater than this figure.
Public Protection	Formerly Park Farm and has burial grounds within the boundary. Located directly to Parc Prison and within 20 metres of a former quarry which has been in filled with unknown materials.
Countryside	Observations can be provided through planning process.

Planning Conclusion

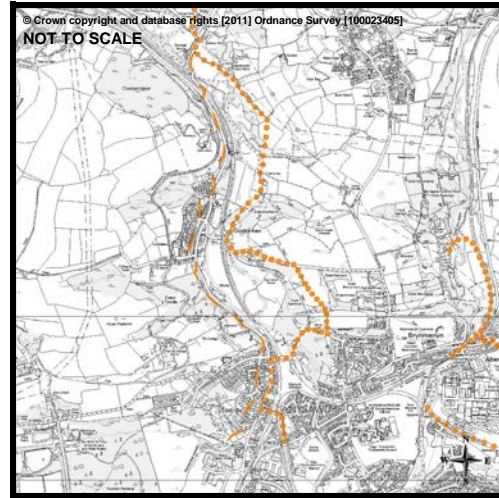
This site was assessed as a Candidate Site (candidate Site ref 798. B1) for Settlement Boundary Change and inclusion within Parc Derwen allocation and the following conclusion was reached -This candidate site is a large 'brownfield' site currently occupied by a range of buildings and a house and is surrounded by the Parc Derwen Housing development which represents a large-scale north-east expansion of the urban area of Bridgend and is committed development comprising of 1500 dwellings and a range of commercial and community / recreation facilities. Heol Spencer represents the appropriate extent of the urban area to the east, which would include this site. Its inclusion within the settlement boundary is also recognised in the settlement boundary review. As the site can accommodate more than 10 dwellings it is allocated for residential purposes in the LDP. The settlement boundary was drawn at this location to reflect continuity of the landscaping buffer in the Parc Derwen Development Brief and will not prejudice the future development of the site. The Council does not support this Alternative Site.

Bridgend Local Development Plan Alternative Sites Consultation Report

AS047

Llynfi Valley Community Route

Size	0 Ha
Existing Use	UDP Community Route allocation
Proposed Use	Amend Route of PLA7 (1)
Settlement	Coytrahen
Ward	Aberkenfig
Submitted By	Mr S. F. Loosmore



Summary of Alternative Site Proposal

PLA7(1) - The representor makes a suggests an alternative route for the southern section of the Llynfi Valley Community Route. The representor considers that the proposed route shown in the plan is unsuitable for the main purpose for which it is intended i.e.. To provide a safe route for cyclists and to encourage cycling as an alternative means of transport in the Llynfi Valley.

Site Information

<u>Strategy</u>	<u>Environmental Considerations</u>	<u>Additional Considerations</u>
Within SRGA ? <input type="checkbox"/>	Is the site within or adjacent to SSSI ? <input type="checkbox"/>	Within Setting of a Listed Building ? <input type="checkbox"/>
Wholly within Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to SAC ? <input type="checkbox"/>	Agricultural Land Classification 1,2 or 3a ? <input type="checkbox"/>
Partially within Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to SINC ? <input type="checkbox"/>	Within or Adjacent to a Mineral Safeguarding Area ? <input type="checkbox"/>
Adjoining Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to a LNR ? <input type="checkbox"/>	Within a Mineral Buffer Zone ? <input type="checkbox"/>
Beyond Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to a NNR ? <input type="checkbox"/>	TPO's <input type="checkbox"/>
<u>Deliverability</u>	Is the site within or adjacent to a Conservation Area ? <input type="checkbox"/>	Results in the loss of identified recreational land ? <input type="checkbox"/>
Support from Landowner ? <input type="checkbox"/>	Is the site withi n or adjacent to a Historic Park/Garden ? <input type="checkbox"/>	Will Alternative Site effect Public Footpath/Community Route/Cycle Route ? <input type="checkbox"/>
Within C1 or C2 Flood Zone ? <input type="checkbox"/>	Is the site within or adjacent to a Historic Landscape? <input type="checkbox"/>	
Contaminated Land Issues ? <input type="checkbox"/>		

Consultation Responses

Statutory Consultees

<u>Response From</u>	<u>Summary of Representation</u>
Welsh Water	We have no comment to make on the proposal.
Glamorgan Gwent Archaeological Trust	No reason for not allocating in LDP
Environment Agency	Sewer - Penybont. GW & CL - Potential for some brownfield areas. WFD Status - Moderate for fish.

General Consultees

<u>Number Received</u>	<u>Summary of Representation</u>
0	No representations received.

Internal Consultees

<u>Response From</u>	<u>Summary of Representation</u>
Highways	I am concerned that pedestrians and cyclists will be required to cross over the heavily trafficked Llynfi Valley transport corridor, route A4063 at a point west of Shwt which would lead to conflict with vulnerable highway users to the detriment of highway safety and the free flow of traffic. I would anticipate that a segregated route above or below the A4063 would be required to overcome the above concerns. A crossing facility within the settlements of Coytrahen and Tondu would be supported.
Public Protection	Comment would be made on any potential contamination resulting from historic use of the site when a planning application has been submitted
Countryside	Under the EIA regulations this could be classed as an infrastructure project and require an EIA assessment. Linear nature of this route passes through a number of important sites and could impact on a number of protected species. Also likely to be a large amount of invasive species along the proposed route. Margins of railway, likely to act as an important wildlife corridor
Land Drainage	Any alteration to drainage ditches or culverts will require consent, existing flows must be maintained

Planning Conclusion

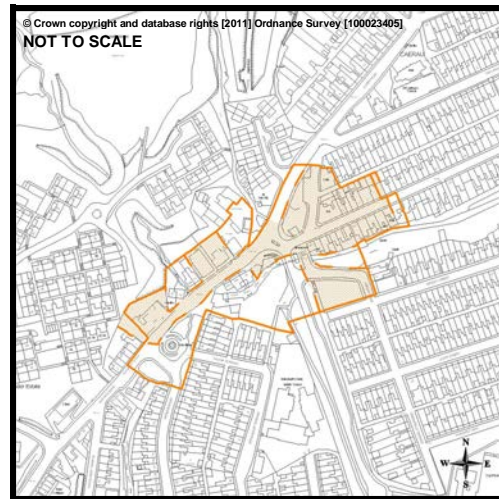
The routes of all the Walking and Cycling Proposals, as shown on the Proposals Map, are indicative of their most desirable locations on the basis of the best information available. In due course, the final alignments of all the Walking and Cycling Proposals will reflect the outcome of planning applications for their proposed development, having taken into account all detailed material planning considerations, for example, local amenity considerations, drainage investigations, accessibility audits etc. It is the holistic approach taken by the Council to the development of the Walking and Cycling route provision in the County Borough which the LDP seeks to convey, the actual alignment may vary from that currently portrayed. The Council does not support this Alternative Site.

Bridgend Local Development Plan Alternative Sites Consultation Report

AS048

Caerau Local Service Centre

Size	1.2 Ha
Existing Use	Retail Centre/UDP Established Commercial Centre designation
Proposed Use	Amend boundary of Caerau Local Service Centre SP10
Settlement	Caerau
Ward	Caerau
Submitted By	Mr and Mrs R Llewellyn



Summary of Alternative Site Proposal

SP10 - The representor considers that the boundary of the Caerau Local Service Centre should be amended and has submitted a plan showing suggested amendments which they consider would more appropriately encourage retail development.

Site Information

<u>Strategy</u>	<u>Environmental Considerations</u>	<u>Additional Considerations</u>
Within SRGA ? <input type="checkbox"/>	Is the site within or adjacent to SSSI ? <input type="checkbox"/>	Within Setting of a Listed Building ? <input type="checkbox"/>
Wholly within Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to SAC ? <input type="checkbox"/>	Agricultural Land Classification 1,2 or 3a ? <input type="checkbox"/>
Partially within Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to SINC ? <input type="checkbox"/>	Within or Adjacent to a Mineral Safeguarding Area ? <input type="checkbox"/>
Adjoining Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to a LNR ? <input type="checkbox"/>	Within a Mineral Buffer Zone ? <input type="checkbox"/>
Beyond Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to a NNR ? <input type="checkbox"/>	TPO's <input type="checkbox"/>
<u>Deliverability</u>	Is the site within or adjacent to a Conservation Area ? <input type="checkbox"/>	Results in the loss of identified recreational land ? <input type="checkbox"/>
Support from Landowner ? <input type="checkbox"/>	Is the site within or adjacent to a Historic Park/Garden ? <input type="checkbox"/>	Will Alternative Site effect Public Footpath/Community Route/Cycle Route ? <input type="checkbox"/>
Within C1 or C2 Flood Zone ? <input type="checkbox"/>	Is the site within or adjacent to a Historic Landscape? <input type="checkbox"/>	
Contaminated Land Issues ? <input type="checkbox"/>		

Consultation Responses

Statutory Consultees

<u>Response From</u>	<u>Summary of Representation</u>
Welsh Water	We have no comment to make on the proposal.
Glamorgan Gwent Archaeological Trust	No reason for not allocating in LDP
Environment Agency	Sewer - Penybont. WFD Status - Moderate for fish.

General Consultees

<u>Number Received</u>	<u>Summary of Representation</u>
0	No representations received.

Internal Consultees

<u>Response From</u>	<u>Summary of Representation</u>
Highways	This would appear to be a very sustainable proposal and I would be prepared to support its inclusion on this basis, although detailed consideration would need to be given to the proposed access arrangements via the existing network; and the need for adequate servicing and delivery facilities for each retail unit.
Public Protection	Former railway cuts across the site. However is currently partially utilised as a road. No contamination impact unless redeveloped
Land Drainage	Site situated adjacent to Lynfi river and parts are within flood zone B & C2 & noted by the EA to be susceptible to surface water flooding. Ground conditions are unlikely to be suitable for SUDS infiltration scheme, but other Suds schemes can be utilised

Planning Conclusion

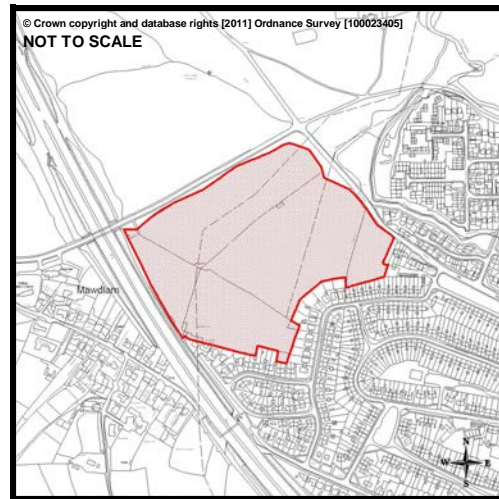
The Council relies on evidence contained in Background Paper 7: Retail Review and does not support this Alternative Site.

Bridgend Local Development Plan Alternative Sites Consultation Report

AS049

Land at Heol Maendy, North Cornelly.

Size	10.2 Ha
Existing Use	Countryside/UDP Recreation Space allocation
Proposed Use	Residential Development
Settlement	North Cornelly
Ward	Cornelly
Submitted By	Bellway Homes (Wales) Ltd



Summary of Alternative Site Proposal

PLA1 - The representor considers that the land at Heol Maendy, North Cornelly should be included as a residential allocation.

COM2 - The representor considers that the land at Heol Maendy, North Cornelly should be included as a residential allocation.

ENV9 - The representor considers that the northern section of the land to the west of Heol Maendy, North Cornelly should be excluded from the mineral safeguarding area given the level of reserves in this area and the need for additional housing.

SP5 - The representor notes that a section of land at Heol Maendy, North Cornelly, forms an area of archaeological significance for which mitigation measures could be taken if development was to proceed.

Site Information

<u>Strategy</u>		<u>Environmental Considerations</u>		<u>Additional Considerations</u>	
Within SRGA ?	<input type="checkbox"/>	Is the site within or adjacent to SSSI ?	<input checked="" type="checkbox"/>	Within Setting of a Listed Building ?	<input type="checkbox"/>
Wholly within Settlement Boundary ?	<input type="checkbox"/>	Is the site within or adjacent to SAC ?	<input checked="" type="checkbox"/>	Agricultural Land Classification 1,2 or 3a ?	<input type="checkbox"/>
Partially within Settlement Boundary ?	<input type="checkbox"/>	Is the site within or adjacent to SINC ?	<input type="checkbox"/>	Within or Adjacent to a Mineral Safeguarding Area ?	<input checked="" type="checkbox"/>
Adjoining Settlement Boundary ?	<input checked="" type="checkbox"/>	Is the site within or adjacent to a LNR ?	<input type="checkbox"/>	Within a Mineral Buffer Zone ?	<input type="checkbox"/>
Beyond Settlement Boundary ?	<input type="checkbox"/>	Is the site within or adjacent to a NNR ?	<input checked="" type="checkbox"/>	TPO's	<input type="checkbox"/>
		Is the site within or adjacent to a Conservation Area ?	<input type="checkbox"/>	Results in the loss of identified recreational land ?	<input type="checkbox"/>
Support from Landowner ?	<input checked="" type="checkbox"/>	Is the site within or adjacent to a Historic Park/Garden ?	<input type="checkbox"/>	Will Alternative Site effect Public Footpath/Community Route/Cycle Route ?	<input checked="" type="checkbox"/>
Within C1 or C2 Flood Zone ?	<input type="checkbox"/>	Is the site within or adjacent to a Historic Landscape?	<input checked="" type="checkbox"/>		
Contaminated Land Issues ?	<input checked="" type="checkbox"/>				

Consultation Responses

Statutory Consultees

<i>Response From</i>	<i>Summary of Representation</i>
Welsh Water	<p>A water supply can be provided to service this proposed development however off-site water mains may be required.</p> <p>There are no problems with the disposal of foul drainage but given the size of this proposal an hydraulic modelling assessment is required to determine the point of connection to the public sewerage.</p>
Glamorgan Gwent Archaeological Trust	<p>In Registered Historic Landscape. Fairly Significant Restraint</p> <p>If this site was to be included in LDP ASIDHOL assessment on impact on historic landscape would be required prior to its inclusion.</p>
Environment Agency	<p>Registered landscape is not included in the sustainability assessment matrix presented in the representation</p> <p>Constraints - Major and minor groundwater vulnerability, Afon Fach.</p> <p>Sewer - Penybont.</p> <p>Biodiversity - Kenfig SSSI and SAC, Hedgerows.</p> <p>Environment Management - Check sewer capacity.</p> <p>Groundwater and contaminated land - parts of the site are Principal Aquifer.</p>
CCW	<p>WFD Status - Moderate status - failing for fish.</p> <p>The proposed site is adjacent to Kenfig SSSI and Kenfig SAC. CCW has concerns regarding the potential adverse impact on the these protected sites from increased inappropriate recreational activity resulting from residential development at this proposed allocation.</p> <p>Given its location, any application at the proposed allocation will be need to be the subject of a project level HRA to ensure that the development of the site will not adversely affect the integrity of Kenfig SAC. We advise that this requirement is clearly stated in Chapter 9 of the Plan. In addition, as part of the LDP process, any allocation at the site will need to be considered as part of the Habitat Regulations Assessment (HRA) of the Plan.</p> <p>As the features and boundaries of the Kenfig SSSI are different to the SAC we also recommend that Chapter 9 of the LDP should be amended to include a requirement for development to also demonstrate how potential adverse impacts on the SSSI have been avoided or mitigated.</p> <p>Further, should this site be allocated in the LDP, any future development should ensure that the existing rights of way which cross the site should be protected in line with Deposit LDP Policy PLA9, and the requirement for such provision included in 'Chapter 9: Delivery and Implementation' of the LDP (to meet Test of Soundness CE1).</p>
Cornelly Community Council	<p>Cornelly Community Council has requested that the site be allocated for the provision of playing fields and ancillary facilities in the Local Development Plan. The Preferred Strategy of the emerging Local Development Plan sets out where growth should be directed and whether respective settlement boundaries will need to be amended. Notwithstanding that the land is in a juxtaposition with the urban area of North Cornelly, the survey results of spatial distribution of growth and impact on settlement boundaries undertaken by the Local Planning Authority indicates that no strategic growth should take place in the Pyle/Kenfig/Cornelly area with development opportunities focused within the existing settlements. The site would not comprise rounding off and does not offer a potential development opportunity as an extension to the existing urban area that would sit comfortably with Preferred Strategy. The land suggested for inclusion in the Local Development Plan will accommodate up to 250 dwellings which would comprise a significant departure from the Preferred Strategy. In addition, the adjoining highway network is considered substandard and unsuitable to cater for additional traffic generated by such a large housing project.</p> <p>The land presently provides a green buffer between North Cornelly and an area of SSSI which should be protected against further urban expansion. Its development for sport and recreation facilities to serve the existing community would be an appropriate alternative opportunity that would not undermine the Preferred Strategy.</p>

General Consultees

<i>Number Received</i>	<i>Summary of Representation</i>
242	<p>Objection (242) -</p> <p>Increased pressure on local infrastructure and services.</p> <p>Traffic generation/Highway safety.</p> <p>Present housing need being met in area.</p> <p>Lack of employment opportunities to support increased housing.</p> <p>Site identified as Area of Archaeological Significance.</p> <p>Adverse impact on Kenfig Nature Reserve.</p> <p>Loss of wildlife/Habitats.</p> <p>Fear of crime.</p> <p>Land valued for recreational use.</p>

Internal Consultees

<i>Response From</i>	<i>Summary of Representation</i>
Highways	<p>Given the extent of this site, it is considered that a significant number of dwellings could be accommodated. Such a development would require the submission of a Transport Assessment to enable the impact at the junctions serving the site, namely the A48/Ffald Road junction, Marlas Road signalised rail bridge crossing and the affect along Marlas Lane and through the centre of North</p>

	Cornelly to be fully evaluated. Vehicular and pedestrian access into the site is anticipated to be via Heol Fach which will require this section of highway abutting the eastern boundary to be widened and provided with segregated pedestrian footway and crossing facilities.
Public Protection	Historical map shows an object which could potentially be in filled land. Potentially contaminated site.
	Land is adjacent to the M4 corridor which may give rise to noise levels unsuitable for residential development.
Countryside	Site currently agricultural use, bounded by a regulated and potentially important hedgerow Regs 97. Agricultural buffer to SSSI, therefore would need to be considered under the Conservation of Habitats and Species Regulations 2010.
Land Drainage	Parts of the site noted by EA to be susceptible to surface water flooding. Due to the geology of the development site, SUDS infiltration schemes will not considered suitable without extensive geotechnical investigation and supporting report, but other SUDs schemes can be utilised.

Planning Conclusion

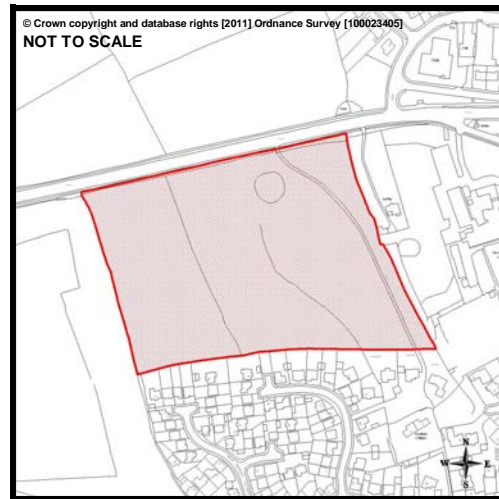
This site was assessed as a Candidate Site (candidate Site ref 788. B1) for housing and the following conclusion was reached - The LDP Strategy does not identify North Cornelly as a location for strategic growth with development located within the existing settlement boundary. The Candidate Site represents an extension to the existing settlement of North Cornelly that would undermine the preferred strategy. Notwithstanding the additional evidence that has been submitted in support of the proposed Alternative Site, the Council maintains the position adopted at the Candidate Site stage considers that the LDP is sound and relies on the evidence which supports it. In this respect, the Council does not support this Alternative Site.

Bridgend Local Development Plan Alternative Sites Consultation Report

AS050

Broadlands, Bridgend.

Size	4.2 Ha
Existing Use	Countryside/UDP Green Wedge allocation
Proposed Use	Residential Development
Settlement	Bridgend
Ward	Bryntirion, Laleston & Merthyr Mawr
Submitted By	Persimmon Homes (Wales) Ltd



Summary of Alternative Site Proposal

PLA1 - The representor wishes to see land at Broadlands, Bridgend included within the settlement boundary of Bridgend. The omission of this land is contrary to the CE1, CE2 and CE4 tests of soundness.

ENV2(4) & Proposals Maps, Page 27 - The representor requests the Bridgend - Laleston Green Wedge boundary on Proposals Plan 27 be amended by omitting the land at Broadlands, Bridgend.

COM2 - The representor objects to the omission of land at Broadlands, Bridgend as a residential allocation in Policy COM2 on the basis that it fails tests of soundness: C2, CE2 and CE4.

Site Information

<u>Strategy</u>	<u>Environmental Considerations</u>	<u>Additional Considerations</u>
Within SRGA ? <input type="checkbox"/>	Is the site within or adjacent to SSSI ? <input type="checkbox"/>	Within Setting of a Listed Building ? <input type="checkbox"/>
Wholly within Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to SAC ? <input type="checkbox"/>	Agricultural Land Classification 1,2 or 3a ? <input checked="" type="checkbox"/>
Partially within Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to SINC ? <input type="checkbox"/>	Within or Adjacent to a Mineral Safeguarding Area ? <input type="checkbox"/>
Adjoining Settlement Boundary ? <input checked="" type="checkbox"/>	Is the site within or adjacent to a LNR ? <input type="checkbox"/>	Within a Mineral Buffer Zone ? <input type="checkbox"/>
Beyond Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to a NNR ? <input type="checkbox"/>	TPO's <input checked="" type="checkbox"/>
<u>Deliverability</u>	Is the site within or adjacent to a Conservation Area ? <input type="checkbox"/>	Results in the loss of identified recreational land ? <input type="checkbox"/>
Support from Landowner ? <input checked="" type="checkbox"/>	Is the site within or adjacent to a Historic Park/Garden ? <input type="checkbox"/>	Will Alternative Site effect Public Footpath/Community Route/Cycle Route ? <input type="checkbox"/>
Within C1 or C2 Flood Zone ? <input type="checkbox"/>	Is the site within or adjacent to a Historic Landscape? <input type="checkbox"/>	
Contaminated Land Issues ? <input type="checkbox"/>		

Consultation Responses

Statutory Consultees

<u>Response From</u>	<u>Summary of Representation</u>
Welsh Water	A water supply can be provided to service this proposed development however off-site water mains may be required. There are no problems with the disposal of foul drainage but given the size of this proposal an hydraulic modelling assessment is required to determine the point of connection to the public sewerage. Foul drainage can be accommodated at our Penny bont WwTW
Glamorgan Gwent Archaeological Trust	No reason for not allocating in LDP
Environment Agency	Constraints - Greenfield, Minor groundwater vulnerability. Biodiversity - Protect trees and hedgerows. Environment Management - Check sewer capacity. Groundwater and contaminated land - x. WFD Status - Moderate status - failing for fish.
CCW	The proposed allocation includes an area proposed as a Green Wedge in the Deposit LDP Policy, ENV2(4), which seeks to prevent coalescence between Laleston and Bridgend. We consider that residential development at this location would significantly undermine the purpose of this Green Wedge, and be contrary to the proposed LDP strategy to protect the integrity of settlements. We therefore consider that the proposed allocation does not meet Test of Soundness CE1.

General Consultees

<u>Number Received</u>	<u>Summary of Representation</u>
1	Objection (1) - Land is unsuitable for development due to drainage constraints and it forms a buffer between Laleston and Broadlands.

Internal Consultees

<u>Response From</u>	<u>Summary of Representation</u>
Highways	Given the extent of this site, it is considered that a substantial number of dwellings could be accommodated. There will be no vehicular link supported between the A473 and the streets within the Broadlands estate. Vehicular and pedestrian access into the site is anticipated to be via Clos Henblas and a new access via the A473. Such a development would require the submission of a Transport Assessment to enable the impact at the junctions serving the Broadlands site, namely the A473/B4622 signalised junction and A48/B4622 to be fully evaluated. Any development at this site is likely to require a S106 contribution to be provided to contribute to capacity improvements at the above junctions. I would not wish to encourage an excessive level of additional traffic to be generated via Clos Henblas and the highway infrastructure serving the Broadlands estate. Pedestrian and cycle links between the A473 and Clos Henblas will be encouraged.
Public Protection	No known issues in respect of land contamination. Land is adjacent to a main road which may give rise to noise levels unsuitable for residential development.
Countryside	Site currently agricultural use, bounded by a regulated and potentially important hedgerow under the Hedgerow Regs 97. Site would need to be assessed for ecological potential including protected species and invasive species. TPOs on site.
Land Drainage	Part of the site situated within zone noted by the EA to be susceptible to surface water flooding. Ground conditions may not be suitable for SUDS infiltration scheme, but other SUDs schemes can be utilised. Flows must be maintained in any watercourse/ditch crossing the site

Planning Conclusion

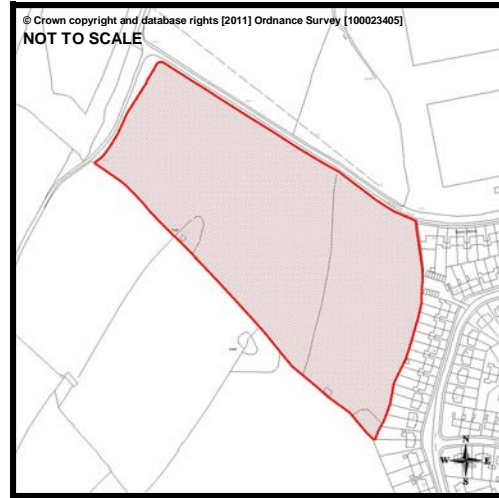
This site was assessed as a Candidate Site (candidate Site ref 784. B1) for residential development and the following conclusion was reached -The LDP Strategy identifies Bridgend as a location for strategic growth with development located within the existing settlement boundary. The Candidate Site represents an extension to the existing settlement of Bridgend that would undermine the preferred strategy. Notwithstanding the additional evidence that has been submitted in support of the proposed Alternative Site, the Council maintains the position adopted at the Candidate Site stage considers that the LDP is sound and relies on the evidence which supports it. In addition, it should be noted that this site has been identified as a Green Wedge and relies on the evidence and justification to designate these in Background Paper 4. In light of the above, the Council does not support this Alternative Site.

Bridgend Local Development Plan Alternative Sites Consultation Report

AS051

Land at Llangewydd Road, Bryntirion

Size	4.3 Ha
Existing Use	Countryside/UDP Green Wedge Designation
Proposed Use	Residential Development
Settlement	Bridgend
Ward	Bryntirion, Laleston & Merthyr Mawr
Submitted By	IGH Properties



Summary of Alternative Site Proposal

PLA1 - The representor considers that the Land at Llangewydd Road should be included with the settlement boundary of Bridgend.

ENV2(4) - The representor considers that the Land at Llangewydd Road should be excluded from the Green Wedge designation.

ENV3(7) - The representor considers that the Land at Llangewydd Road should be excluded from the SLA designation

COM2 - The representor considers that the Land at Llangewydd Road should be included as a residential allocation outside a SRGA.

Site Information

<u>Strategy</u>	<u>Environmental Considerations</u>	<u>Additional Considerations</u>
Within SRGA ? <input type="checkbox"/>	Is the site within or adjacent to SSSI ? <input type="checkbox"/>	Within Setting of a Listed Building ? <input type="checkbox"/>
Wholly within Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to SAC ? <input type="checkbox"/>	Agricultural Land Classification 1,2 or 3a ? <input checked="" type="checkbox"/>
Partially within Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to SINC ? <input type="checkbox"/>	Within or Adjacent to a Mineral Safeguarding Area ? <input type="checkbox"/>
Adjoining Settlement Boundary ? <input checked="" type="checkbox"/>	Is the site within or adjacent to a LNR ? <input type="checkbox"/>	Within a Mineral Buffer Zone ? <input type="checkbox"/>
Beyond Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to a NNR ? <input type="checkbox"/>	TPO's <input checked="" type="checkbox"/>
<u>Deliverability</u>	Is the site within or adjacent to a Conservation Area ? <input type="checkbox"/>	Results in the loss of identified recreational land ? <input type="checkbox"/>
Support from Landowner ? <input checked="" type="checkbox"/>	Is the site within or adjacent to a Historic Park/Garden ? <input type="checkbox"/>	Will Alternative Site effect Public Footpath/Community Route/Cycle Route ? <input type="checkbox"/>
Within C1 or C2 Flood Zone ? <input type="checkbox"/>	Is the site within or adjacent to a Historic Landscape? <input type="checkbox"/>	
Contaminated Land Issues ? <input type="checkbox"/>		

Consultation Responses

Statutory Consultees

<i>Response From</i>	<i>Summary of Representation</i>
Welsh Water	A water supply can be provided to service this proposed development however off-site water mains may be required. There are no problems with the disposal of foul drainage but given the size of this proposal an hydraulic modelling assessment is required to determine the point of connection to the public sewerage. Foul drainage can be accommodated at our Penybont WwTW
Glamorgan Gwent Archaeological Trust	No reason for not allocating in LDP
Environment Agency	Constraints - Minor groundwater vulnerability. Biodiversity - Protect trees and hedgerows, and 7 meter buffer around pond. Environment Management - Check sewer capacity.
CCW	We do not consider that the proposed allocation represents a well-integrated extension to Bridgend. □ Residential development at this location will represent an inappropriate extension of the built environment into the open countryside to the north-west of Bridgend, which would not reflect the settlement form. We therefore do not consider that the proposed allocation reflects the Plan's strategy for protecting the countryside as set out in Deposit Plan Policy SP4, and fails to meet Test of Soundness CE1.

General Consultees

<i>Number Received</i>	<i>Summary of Representation</i>
1	Objection (1) - Lack of evidence to support the proposal in terms of deliverability, accessibility and why the site should be de-allocated as green wedge and an SLA. The SA Matrix submitted by the representor provided does not consider the matters in detail and is not founded on a robust evidence base. Poorly related to existing settlement. It is considered that AS050 (Broadlands) would be a more suitable site.

Internal Consultees

<i>Response From</i>	<i>Summary of Representation</i>
Highways	Given the extent of this site, it is considered that a significant number of dwellings could be accommodated. Such a development would require the submission of a comprehensive Transport Assessment to enable the impact at the main junctions in the area to be fully evaluated. There is potential to access the site from the A473 and Llangewydd Road. The lanes abutting the site to the west would not be regarded as being a suitable means of access into the site. Any new access via the A473 will need to be carefully assessed. Any proposal that increases vehicular traffic along the surrounding lanes will not be supported.
Public Protection	No known issues in respect of land contamination.
Countryside	Site currently agricultural use, bounded by a regulated and potentially important hedgerow under the Hedgerow Regs 97. Hedgerows under TPO. Site would need to be assessed for ecological potential including protected species and invasive species. Due to surrounding habitat and connectivity
Land Drainage	The steeply sloping nature of the site may preclude the use of certain types of SUDS.

Planning Conclusion

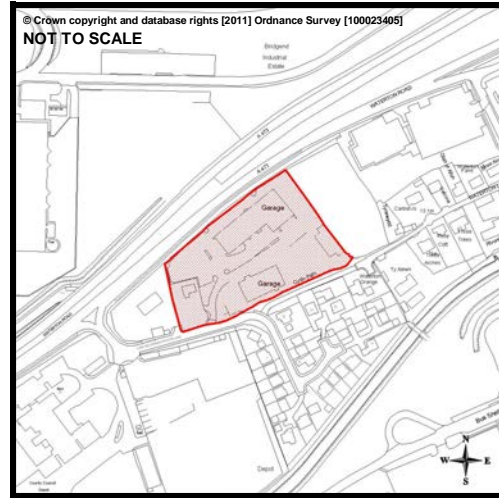
The LDP strategy identifies Bridgend as a location for strategic growth with development located within the existing settlement boundary. This site represents an extension to the existing settlement of Bridgend that would undermine the preferred strategy. In addition, it should be noted that this site has been identified as a Green Wedge and the Council relies on the evidence and justification to designate these in Background Paper 4. In light of the above, the Council does not support this Alternative Site.

Bridgend Local Development Plan Alternative Sites Consultation Report

AS052

Land at Waterton Lane, Bridgend

Size	1.2 Ha
Existing Use	Industrial/UDP Employment Land allocation
Proposed Use	Residential Development
Settlement	Bridgend
Ward	Coychurch Lower
Submitted By	Lee and Turner



Summary of Alternative Site Proposal

COM1 - The representor considers that the Land at Waterton Lane, Bridgend should be included as residential allocation in the Bridgend SRGA.

Proposals Maps, Page 28 - The representor objects to the proposal map as their site at Waterton Lane, Bridgend is not identified as a residential land allocation.

Site Information

<u>Strategy</u>	<u>Environmental Considerations</u>	<u>Additional Considerations</u>
Within SRGA ? <input checked="" type="checkbox"/>	Is the site within or adjacent to SSSI ? <input type="checkbox"/>	Within Setting of a Listed Building ? <input type="checkbox"/>
Wholly within Settlement Boundary ? <input checked="" type="checkbox"/>	Is the site within or adjacent to SAC ? <input type="checkbox"/>	Agricultural Land Classification 1,2 or 3a ? <input type="checkbox"/>
Partially within Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to SINC ? <input type="checkbox"/>	Within or Adjacent to a Mineral Safeguarding Area ? <input type="checkbox"/>
Adjoining Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to a LNR ? <input type="checkbox"/>	Within a Mineral Buffer Zone ? <input type="checkbox"/>
Beyond Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to a NNR ? <input type="checkbox"/>	TPO's <input checked="" type="checkbox"/>
<u>Deliverability</u>	Is the site within or adjacent to a Conservation Area ? <input type="checkbox"/>	Results in the loss of identified recreational land ? <input type="checkbox"/>
Support from Landowner ? <input checked="" type="checkbox"/>	Is the site within or adjacent to a Historic Park/Garden ? <input type="checkbox"/>	Will Alternative Site effect Public Footpath/Community Route/Cycle Route ? <input type="checkbox"/>
Within C1 or C2 Flood Zone ? <input type="checkbox"/>	Is the site within or adjacent to a Historic Landscape? <input type="checkbox"/>	
Contaminated Land Issues ? <input checked="" type="checkbox"/>		

Consultation Responses

Statutory Consultees

<u>Response From</u>	<u>Summary of Representation</u>
Welsh Water	No problems are envisaged with the provision of water supply and discharge of foul drainage from this site.
	Potential developers are advised that there is a strategic public sewer (1 no. 750mm) traversing this site and this will restrict any density proposed. Protection measures or possibly diversions will need to be agreed with DCWW.
Glamorgan Gwent Archaeological Trust	No reason for not allocating in LDP
Environment Agency	Constraints - Edge of flood zone C2, Minor Groundwater Vulnerability, Main River Ewenny. Potential Contaminated Land.
	Environment Management - Check sewer capacity.
	Groundwater and contaminated land - potential brownfield.
	WFD Status - Poor status - failing for Diatoms.

General Consultees

<u>Number Received</u>	<u>Summary of Representation</u>
0	No representations received.

Internal Consultees

<u>Response From</u>	<u>Summary of Representation</u>
Highways	Given the location of this site adjacent to the A473 any development that generates a material increase in traffic movements in comparison with the previous use at the junction of Waterton Lane with the A473 will require the submission of a Transport Assessment to enable the impact at the adjacent junction with the A473 to be fully evaluated. In time this site could be linked to the proposed Parc Afon Ewenny Development. There is likely to be a need to enhance the limited sustainability credentials of the site by improving public transport services and facilities in the area.
Public Protection	Site is located directly adjacent to a former Arsenal and large unknown buildings. Potential contaminated land site.
	Land is adjacent a bypass road and commercial premises which may give rise to noise levels unsuitable for residential development.
Countryside	More detailed ecological assessment at planning app stage
Land Drainage	Part of the site situated within zone noted by the EA to be susceptible to surface water flooding. Ground conditions may not be suitable for SUDS infiltration scheme, but other SUDs schemes can be utilised. Flows must be maintained in any culvert/watercourse/ditch crossing the site

Planning Conclusion

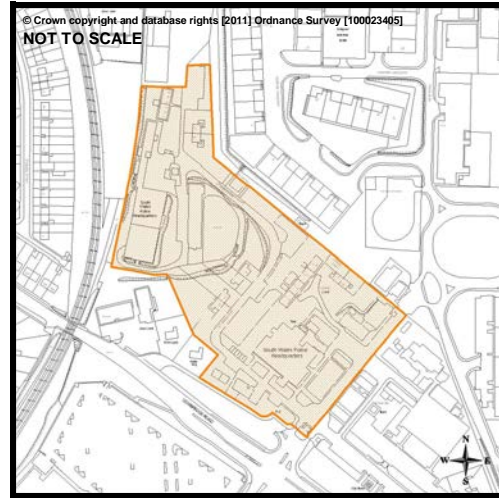
The LDP Strategy identifies Bridgend as a location for strategic growth with development located within the existing settlement boundary. Notwithstanding the appropriateness of this site, particularly its association with the Bridgend Strategic Regeneration Growth Area, the Council considers that the LDP is sound and does not require any additional sites for residential development allocations. However, the site could be delivered as a windfall site in the context of the relevant criteria-based policies of the LDP. The Council does not support this Alternative Site.

Bridgend Local Development Plan Alternative Sites Consultation Report

AS053

South Wales Police Headquarters

Size	3.7 Ha
Existing Use	Police Headquarters/Urban Land
Proposed Use	Delete Residential Allocation COM1 (5) and allocate for Food Retail
Settlement	Bridgend
Ward	Coychurch Lower
Submitted By	Waterstones Estates Ltd



Summary of Alternative Site Proposal

REG5 - The representor considers that CACI retail needs report is flawed and that there is additional retail need in the Bridgend area. They therefore consider that the South Wales Police Headquarters site should be allocated for retail development.

COM1(5) - The representor considers that CACI retail needs report is flawed and that there is additional retail need in the Bridgend area. They therefore consider that the South Wales Police Headquarters site should be allocated for retail development and removed from COM1.

Proposals Maps, Page 27 - The representor considers that CACI retail needs report is flawed and that there is additional retail need in the Bridgend area. They therefore consider that the South Wales Police Headquarters site should be allocated for retail development and request Proposal Map 27 is changed.

Site Information

<u>Strategy</u>	<input type="checkbox"/>	<u>Environmental Considerations</u>	<input type="checkbox"/>	<u>Additional Considerations</u>	<input type="checkbox"/>
Within SRGA ?	<input checked="" type="checkbox"/>	Is the site within or adjacent to SSSI ?	<input type="checkbox"/>	Within Setting of a Listed Building ?	<input type="checkbox"/>
Wholly within Settlement Boundary ?	<input checked="" type="checkbox"/>	Is the site within or adjacent to SAC ?	<input type="checkbox"/>	Agricultural Land Classification 1,2 or 3a ?	<input type="checkbox"/>
Partially within Settlement Boundary ?	<input type="checkbox"/>	Is the site within or adjacent to SINC ?	<input type="checkbox"/>	Within or Adjacent to a Mineral Safeguarding Area ?	<input type="checkbox"/>
Adjoining Settlement Boundary ?	<input type="checkbox"/>	Is the site within or adjacent to a LNR ?	<input type="checkbox"/>	Within a Mineral Buffer Zone ?	<input type="checkbox"/>
Beyond Settlement Boundary ?	<input type="checkbox"/>	Is the site within or adjacent to a NNR ?	<input type="checkbox"/>	TPO's	<input type="checkbox"/>
<u>Deliverability</u>		Is the site within or adjacent to a Conservation Area ?	<input type="checkbox"/>	Results in the loss of identified recreational land ?	<input type="checkbox"/>
Support from Landowner ?	<input checked="" type="checkbox"/>	Is the site within or adjacent to a Historic Park/Garden ?	<input type="checkbox"/>	Will Alternative Site effect Public Footpath/Community Route/Cycle Route ?	<input type="checkbox"/>
Within C1 or C2 Flood Zone ?	<input type="checkbox"/>	Is the site within or adjacent to a Historic Landscape?	<input type="checkbox"/>		
Contaminated Land Issues ?	<input checked="" type="checkbox"/>				

Consultation Responses

Statutory Consultees

<i>Response From</i>	<i>Summary of Representation</i>
Welsh Water	No problems are envisaged with the provision of water supply and discharge of foul drainage from this site.
Glamorgan Gwent Archaeological Trust	No reason for not allocating in LDP
Environment Agency	Sewer - Penybont. GW & CL - Secondary A Aquifer. WFD Status - Poor for Diatoms.

General Consultees

<i>Number Received</i>	<i>Summary of Representation</i>
0	No representations received.

Internal Consultees

<i>Response From</i>	<i>Summary of Representation</i>
Highways	Given the location of this site adjacent to the A473 any development that generates a material increase in traffic movements in comparison with the previous use at the junction of Cowbridge Road (A473) will require the submission of a Transport Assessment to enable the impact at the adjacent junction with the A473 and the A48 / A473 Corridors to be fully evaluated. Any proposal is likely to require a complete upgrading of the junction and improvements to the corridor in the vicinity particularly.
Public Protection	Site is located on a former Arsenal. Full ground investigation required. Land is adjacent to the main railway line and industrial estate which may give rise to noise levels unsuitable for residential development.
Countryside	More detailed ecological assessment at planning application stage
Land Drainage	Part of the site situated within zone noted by the EA to be susceptible to surface water flooding. Ground conditions may not be suitable for SUDS infiltration scheme, but other SUDs schemes can be utilised. Flows must be maintained in any culvert/watercourse/ditch crossing the site

Planning Conclusion

The Council is confident that both original 2007 and 2010 update retail needs reports undertaken by CACI Ltd (which form the evidence on which retail allocations are based) follow a well-established and robust procedure for assessing future retail need.

Policy REG5 does allocate land for new local-convenience food shopping opportunities on a variety of its mixed use regeneration sites. Policy REG9 allocates sites within and adjacent to town and district centres for retail and commercial developments. These will help to meet the day-to-day needs of residents of the area, enabling local communities to undertake a proportion of their shopping needs in a sustainable way.

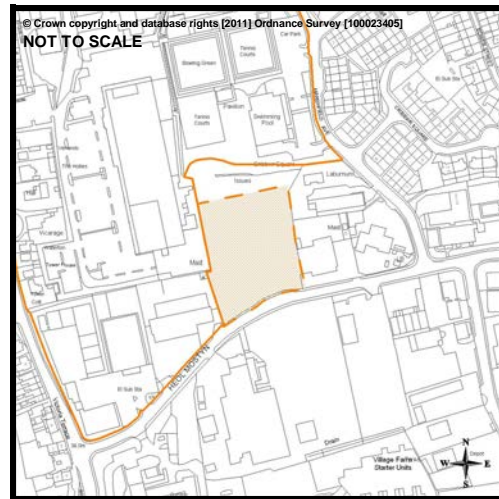
The representor seeks that part of the current South Wales Police HQ site on Cowbridge Road, Bridgend is allocated for convenience retail development on the basis of that the CACI study is not robust. However, the Council maintains its position that, taking into account those sites allocated in Policy REG5 and REG10, and the application of the national retail planning policy tests, that there is no requirement to allocate this site for future retail development.

Bridgend Local Development Plan Alternative Sites Consultation Report

AS054

Land at Heol Mostyn, Pyle.

Size	0.8 Ha
Existing Use	Vacant employment land/UDP employment land allocation
Proposed Use	Amend boundary of Pyle District Centre SP10
Settlement	Pyle
Ward	Pyle
Submitted By	K & W Development Ltd



Summary of Alternative Site Proposal

REG1(37) - The representor objects to the inclusion of their site at Heol Mostyn, Pyle within Village Farm Industrial estate employment allocation.

There is no market for speculative employment development in Pyle. Where demand does exist for employment space, there is a ready supply of Grade A and B accommodation within Pyle and other estates in the locality to meet current and foreseeable need that do not carry the cost that developing this site would carry.

SP10 - The representor considers that their site at Heol Mostyn, Pyle, should be included within the District Centre of Pyle.

The proposed district centre is drawn too tightly around existing built development and takes no account of the contribution that the subject site can make to supporting and promoting the vitality and viability of that centre. In particular the site may contribute to accommodating new retail investment and providing the potential for improved highway access.

Site Information

<u>Strategy</u>	<u>Environmental Considerations</u>	<u>Additional Considerations</u>
Within SRGA ? <input type="checkbox"/>	Is the site within or adjacent to SSSI ? <input type="checkbox"/>	Within Setting of a Listed Building ? <input type="checkbox"/>
Wholly within Settlement Boundary ? <input checked="" type="checkbox"/>	Is the site within or adjacent to SAC ? <input type="checkbox"/>	Agricultural Land Classification 1,2 or 3a ? <input type="checkbox"/>
Partially within Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to SINC ? <input type="checkbox"/>	Within or Adjacent to a Mineral Safeguarding Area ? <input type="checkbox"/>
Adjoining Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to a LNR ? <input type="checkbox"/>	Within a Mineral Buffer Zone ? <input type="checkbox"/>
Beyond Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to a NNR ? <input type="checkbox"/>	TPO's <input type="checkbox"/>
<u>Deliverability</u>	Is the site within or adjacent to a Conservation Area ? <input type="checkbox"/>	Results in the loss of identified recreational land ? <input type="checkbox"/>
Support from Landowner ? <input checked="" type="checkbox"/>	Is the site within or adjacent to a Historic Park/Garden ? <input type="checkbox"/>	Will Alternative Site effect Public Footpath/Community Route/Cycle Route ? <input type="checkbox"/>
Within C1 or C2 Flood Zone ? <input type="checkbox"/>	Is the site within or adjacent to a Historic Landscape? <input type="checkbox"/>	
Contaminated Land Issues ? <input checked="" type="checkbox"/>		

Consultation Responses

Statutory Consultees

<u>Response From</u>	<u>Summary of Representation</u>
Welsh Water	We have no comment to make on this proposal.
Glamorgan Gwent Archaeological Trust	No reason for not allocating in LDP
Environment Agency	Sewer - Penybont. WFD Status - Moderate for fish.

General Consultees

<u>Number Received</u>	<u>Summary of Representation</u>
0	No representations received.

Internal Consultees

<u>Response From</u>	<u>Summary of Representation</u>
Highways	A limited retail development may be given sympathetic consideration on this site providing adequate delivery/servicing facilities are provided for larger LGV and HGV's, together with adequate off street parking and turning facilities for employees and customers. Where possible, a pedestrian link should be provided between the site and the retail complex abutting the north western corner boundary so as to encourage cross visitation and the use of sustainable modes of transport between similar land uses in the area. There may be a need for a Transport Assessment to be carried out at the nearby A48/Heol Mostyn junction to ensure the additional traffic does not adversely affect the safe and efficient operation of this main industrial estate access point. Should congestion/queuing problems be identified or worsened as a result of the proposal, there will be a need for junction improvement works to be carried out.
Public Protection	The layby abutting the site frontage should be retained as part of any redevelopment proposal as this facility provides a convenient and functional short term off street parking/waiting area for cars and larger vehicles associated with the surrounding industrial estate . Potential Contaminated Land old railway lines nearby.
Countryside	International & Nationally Important Sites - CS within 1km (2km Cefn Cribwr SAC) of the boundary of the site.
Land Drainage	Part of the site situated within zone noted by the EA to be susceptible to surface water flooding. Ground conditions are not suitable for SUDS infiltration scheme, but other SUDs schemes can be utilised. Land drainage issues noted within the vicinity of the development.

Planning Conclusion

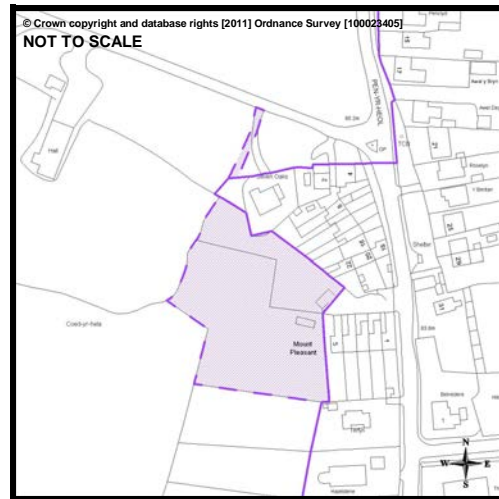
This site was assessed as a Candidate Site (candidate Site ref 827. B1) for retail development and the following conclusion was reached - This candidate site forms part of Village Farm Industrial Estate which is recognised as having a strategic role in delivering an employment function not only to the surrounding Pyle/Kenfig/Cornelly sub areas but also to serve Porthcawl which has a large shortfall in available employment land. In this respect it is considered that all available vacant employment land within this industrial estate should be protected for this use and this site will not be allocated for a retail land-use in the LDP. Notwithstanding the additional evidence that has been submitted in support of the proposed Alternative Site, the Council maintains the position adopted at the Candidate Site stage and relies on the methodology and results outlined in Background Paper 7: Retail Review. In this respect, the Council does not support this Alternative Site.

Bridgend Local Development Plan Alternative Sites Consultation Report

AS055

Land Rear Of Penyfai Post Office.

Size	0.4 Ha
Existing Use	Countryside/UDP Landscape Conservation Area
Proposed Use	Amend Settlement Boundary (PLA1)
Settlement	Penyfai
Ward	Penyfai
Submitted By	UIW (Penyfai) Ltd



Summary of Alternative Site Proposal

PLA1 - The representor would like their land at the rear of Penyfai Post Office to be included within the settlement boundary of Penyfai making it suitable for residential development.

The inclusion of the site within the settlement boundary for residential development would be sustainable in the sense that the site lies close to public transport links and local amenities.

Proposals Maps, Page 21 - The representor states that the settlement boundary for the village of Penyfai, as shown on the Proposals Map 21 is incorrect. The representor would like their land, at the rear of Penyfai Post Office, to be included within the settlement boundary of Penyfai making it suitable for residential development.

ENV3 - The representor states that there would be no adverse affect on the Special Landscape Area by removing their site in the context of such a large designation and would not impact on the principles set out in paragraph 4.1.8.

Site Information

<u>Strategy</u>	<u>Environmental Considerations</u>	<u>Additional Considerations</u>
Within SRGA ? <input type="checkbox"/>	Is the site within or adjacent to SSSI ? <input type="checkbox"/>	Within Setting of a Listed Building ? <input type="checkbox"/>
Wholly within Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to SAC ? <input type="checkbox"/>	Agricultural Land Classification 1,2 or 3a ? <input checked="" type="checkbox"/>
Partially within Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to SINC ? <input type="checkbox"/>	Within or Adjacent to a Mineral Safeguarding Area ? <input type="checkbox"/>
Adjoining Settlement Boundary ? <input checked="" type="checkbox"/>	Is the site within or adjacent to a LNR ? <input type="checkbox"/>	Within a Mineral Buffer Zone ? <input type="checkbox"/>
Beyond Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to a NNR ? <input type="checkbox"/>	TPO's <input type="checkbox"/>
<u>Deliverability</u>	Is the site within or adjacent to a Conservation Area ? <input type="checkbox"/>	Results in the loss of identified recreational land ? <input type="checkbox"/>
Support from Landowner ? <input checked="" type="checkbox"/>	Is the site within or adjacent to a Historic Park/Garden ? <input type="checkbox"/>	Will Alternative Site effect Public Footpath/Community Route/Cycle Route ? <input type="checkbox"/>
Within C1 or C2 Flood Zone ? <input type="checkbox"/>	Is the site within or adjacent to a Historic Landscape? <input type="checkbox"/>	
Contaminated Land Issues ? <input type="checkbox"/>		

Consultation Responses

Statutory Consultees

<i>Response From</i>	<i>Summary of Representation</i>
Welsh Water	We have no comment to make on this proposal.
Glamorgan Gwent Archaeological Trust	No reason for not allocating in LDP

General Consultees

<i>Number Received</i>	<i>Summary of Representation</i>
5	<p>Objection (5)-</p> <p>There is sufficient land allocated for housing within the designated settlement boundary. The proposal would adversely impact on the visual amenity. Loss of important habitats and landscape. The development of modern housing would have an adverse impact on the unique character of the area. The proposer does not have a freehold on the land but simply has a right of way through it as stated by the proposer. There is no existing footpath as stated by the proposer. The caravan that the proposer refers to has not been used for At least 7 years and therefore has no residential status. The countryside should be protected at all cost and its own sake, for its beauty, landscape quality. There is no access to this land across Penyfai Common off Court Colman Road as defined in the Alternative Site Plan.</p>

Internal Consultees

<i>Response From</i>	<i>Summary of Representation</i>
Highways	Any residential development on this site will require a detailed Transport Statement to be submitted which must establish how the proposal will not rely on the use of the private car. Should any development be considered acceptable, there is likely to be a requirement to enhance the sustainability credentials of the site by improving public transport services and facilities in the area. A segregated pedestrian footway will be required into the site from Heol Eglwys. Due to limited visibility, I would not be prepared to support a vehicular access along the access track serving Nos. 1 to 5 Mount Pleasant.
Public Protection	No known issues in respect of land contamination.
Countryside	More detailed ecological assessment at planning app stage
Land Drainage	Historic data indicates the presence of springs in the vicinity which may preclude the use of infiltration SUDS, although other SUDS schemes can be utilised

Planning Conclusion

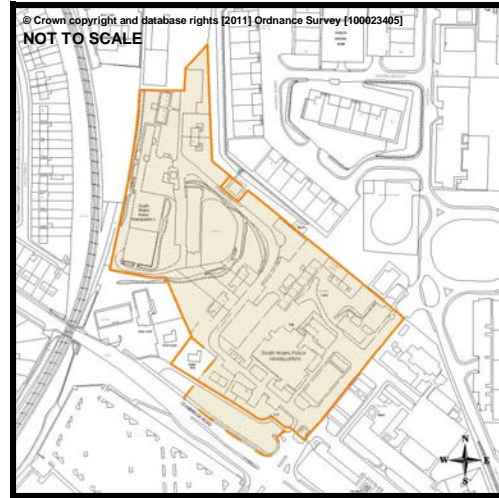
The LDP Strategy does not identify Penyfai as a location for strategic growth with development located within the existing settlement boundary. The Candidate Site represents an illogical extension to the existing settlement of Penyfai in the context of the settlement Boundary Review and this area of land is additionally designated as a Special Landscape Area by Policy ENV3(7) of the LDP. The Council relies on the methodology adopted in the Designation of Special Landscape Areas Report in this regard. This stance is also supported by an Inspectors decision to dismiss an appeal against the refusal of planning consent for residential development on the site (planning application no. P/06/543/OUT and appeal no 1503 refer). In light of the above, the Council does not support this Alternative Site.

Bridgend Local Development Plan Alternative Sites Consultation Report

AS056

Land at Cowbridge Road

Size	4 Ha
Existing Use	Police Headquarters/Urban Land
Proposed Use	Amend boundary of Residential allocation COM1 (5)
Settlement	Bridgend
Ward	Coychurch Lower
Submitted By	South Wales Police



Summary of Alternative Site Proposal

COM1(5) - The Representer supports the proposed residential land allocation on part of the South Wales Police Headquarters site at Cowbridge Road, Bridgend. However, they consider that the allocation could be extended to Cowbridge Road to include the existing car parking area.

Site Information

<u>Strategy</u>	<u>Environmental Considerations</u>	<u>Additional Considerations</u>
Within SRGA ? <input checked="" type="checkbox"/>	Is the site within or adjacent to SSSI ? <input type="checkbox"/>	Within Setting of a Listed Building ? <input type="checkbox"/>
Wholly within Settlement Boundary ? <input checked="" type="checkbox"/>	Is the site within or adjacent to SAC ? <input type="checkbox"/>	Agricultural Land Classification 1,2 or 3a ? <input type="checkbox"/>
Partially within Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to SINC ? <input type="checkbox"/>	Within or Adjacent to a Mineral Safeguarding Area ? <input type="checkbox"/>
Adjoining Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to a LNR ? <input type="checkbox"/>	Within a Mineral Buffer Zone ? <input type="checkbox"/>
Beyond Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to a NNR ? <input type="checkbox"/>	TPO's <input type="checkbox"/>
<u>Deliverability</u>	Is the site within or adjacent to a Conservation Area ? <input type="checkbox"/>	Results in the loss of identified recreational land ? <input type="checkbox"/>
Support from Landowner ? <input checked="" type="checkbox"/>	Is the site within or adjacent to a Historic Park/Garden ? <input type="checkbox"/>	Will Alternative Site effect Public Footpath/Community Route/Cycle Route ? <input type="checkbox"/>
Within C1 or C2 Flood Zone ? <input type="checkbox"/>	Is the site within or adjacent to a Historic Landscape? <input type="checkbox"/>	
Contaminated Land Issues ? <input checked="" type="checkbox"/>		

Consultation Responses

Statutory Consultees

<u>Response From</u>	<u>Summary of Representation</u>
Welsh Water	No problems are envisaged with the provision of water supply and discharge of foul drainage from this site.
Glamorgan Gwent Archaeological Trust	No reason for not allocating in LDP
Environment Agency	Sewer - Penybont. GW & CL - Secondary A Aquifer. WFD Status - Poor for Diatoms.

General Consultees

<u>Number Received</u>	<u>Summary of Representation</u>
0	No representations received.

Internal Consultees

<u>Response From</u>	<u>Summary of Representation</u>
Highways	The minimal increase in area of this allocation is unlikely to generate any significant concerns over and above those of the original allocation.
Public Protection	Site is located on a former Arsenal. Full ground investigation required. Land is adjacent to the main railway line and industrial estate which may give rise to noise levels unsuitable for residential development.
Countryside	More detailed ecological assessment at planning app stage
Land Drainage	Part of the site situated within zone noted by the EA to be susceptible to surface water flooding. Ground conditions may not be suitable for SUDS infiltration scheme, but other SUDs schemes can be utilised. Flows must be maintained in any culvert/watercourse/ditch crossing the site

Planning Conclusion

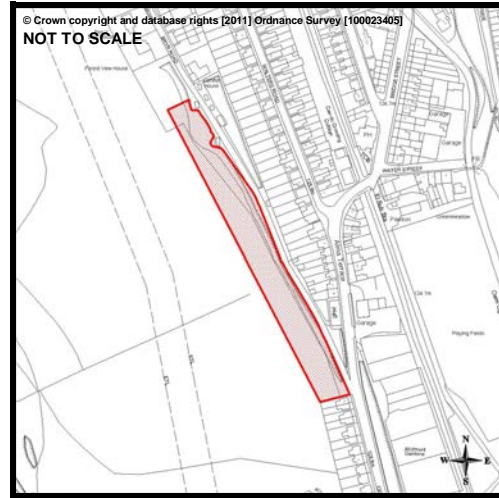
This Alternative Site represents an extension to an allocated residential site in the LDP within Bridgend which is identified as an area for strategic growth. Whilst the Council would raise no objection to this proposed alternative site it does not consider that a change is necessary as the LDP has sufficient land allocated for residential development and considers that this site could be considered as additional 'windfall' development in the context of the relevant criteria-based policies in the LDP.

Bridgend Local Development Plan Alternative Sites Consultation Report

AS057

Land at Bryn Road, Ogmore Vale.

Size	0.8 Ha
Existing Use	Countryside/Strategic Coalfield Plateau & Associated Valley Sides designation
Proposed Use	Residential Development
Settlement	Ogmore Vale
Ward	Ogmore Vale
Submitted By	Mr David Jones



Summary of Alternative Site Proposal

COM2 - The representor considers that the Land at Bryn Road should be allocated for residential development.

The representor considers that there is already a precedent for development on Bryn Road with recent residential development granted planning permission. There is a demand for residential development in the village and the allocation of the site for housing would assist with the regeneration aims of the Council and encourage local people to stay in their local community rather than be forced to move elsewhere, resulting in depopulation issues for this Valley community.

Site Information

<u>Strategy</u>	<u>Environmental Considerations</u>	<u>Additional Considerations</u>
Within SRGA ? <input type="checkbox"/>	Is the site within or adjacent to SSSI ? <input type="checkbox"/>	Within Setting of a Listed Building ? <input type="checkbox"/>
Wholly within Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to SAC ? <input type="checkbox"/>	Agricultural Land Classification 1,2 or 3a ? <input type="checkbox"/>
Partially within Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to SINC ? <input type="checkbox"/>	Within or Adjacent to a Mineral Safeguarding Area ? <input checked="" type="checkbox"/>
Adjoining Settlement Boundary ? <input checked="" type="checkbox"/>	Is the site within or adjacent to a LNR ? <input type="checkbox"/>	Within a Mineral Buffer Zone ? <input type="checkbox"/>
Beyond Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to a NNR ? <input type="checkbox"/>	TPO's <input type="checkbox"/>
<u>Deliverability</u>	Is the site within or adjacent to a Conservation Area ? <input type="checkbox"/>	Results in the loss of identified recreational land ? <input type="checkbox"/>
Support from Landowner ? <input checked="" type="checkbox"/>	Is the site within or adjacent to a Historic Park/Garden ? <input type="checkbox"/>	Will Alternative Site effect Public Footpath/Community Route/Cycle Route ? <input type="checkbox"/>
Within C1 or C2 Flood Zone ? <input type="checkbox"/>	Is the site within or adjacent to a Historic Landscape? <input type="checkbox"/>	
Contaminated Land Issues ? <input type="checkbox"/>		

Consultation Responses

Statutory Consultees

<u>Response From</u>	<u>Summary of Representation</u>
Welsh Water	No problems are envisaged with the provision of water supply and discharge of foul drainage from this site.
Glamorgan Gwent Archaeological Trust	No reason for not allocating in LDP
Environment Agency	Constraints - Minor groundwater vulnerability. Sewer - Penybont. Environment Management - Check sewer capacity. Flood Risk and Analysis - Edge of Flood Zone. WFD Status - Moderate status - failing for fish.
CCW	The proposed allocation site mostly consists of open country land protected under the Countryside and Rights of Way (CROW) Act 2000 (as amended). Residential development at this location would therefore prevent access to this area of land. Given the provision of Deposit LDP Policy COM13 to promote accessible natural greenspace, we have concerns as to how this allocation meets Test of Soundness CE1.

General Consultees

<u>Number Received</u>	<u>Summary of Representation</u>
0	No representations received.

Internal Consultees

<u>Response From</u>	<u>Summary of Representation</u>
Highways	Significant problems have been encountered by developers of other sites on the Western side of Bryn road due to topography and geology of the sites which has resulted in breaches of planning conditions and then compromises in highway design standards. Whilst Highway improvements could be sought these would seriously undermine the viability of the site. Under the circumstances I would not be prepared to support the use of the site for residential purposes.
Public Protection	Potential Contaminated Land as the historic maps indicates that the land in question was linked to and used by Rhondda Main Colliery.
Countryside	Site requires further investigation as it overlaps SLA 2.
Land Drainage	The site is steeply sloping, the area is noted for high levels of groundwater with springs emerging. Infiltration SUDs schemes are unlikely to be suitable, although other SUDs drainage systems would be possible.

Planning Conclusion

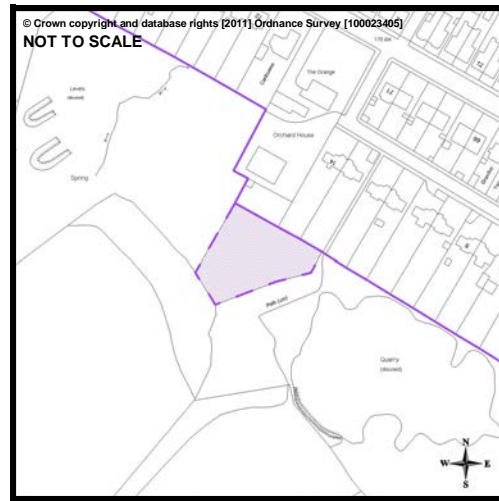
This site was assessed as a Candidate Site (candidate Site ref 732. B1) for residential development and the following conclusion was reached -This candidate site is located outside of the settlement boundary of Ogmere Vale which is not identified for strategic growth with development focussed within the existing settlement, but where minor amendments to the settlement boundary are allowed. However this proposal would unacceptably impinge upon the landscape which is designated as a Special Landscape Area in a highly visible location. Topographical issues relating to the steepness of the slope, forming as it does part of the mountainside would mean that development here would be highly obtrusive requiring substantial engineering works in the form of retaining walls. The LDP does not therefore allocate the site for residential development or include the site within the settlement boundary as considered through the Settlement Boundary Review Process. Notwithstanding the additional evidence that has been submitted in support of the proposed Alternative Site, the Council maintains the position adopted at the Candidate Site stage considers that the LDP is sound and relies on the evidence which supports it. In this respect, the Council does not support this Alternative Site.

Bridgend Local Development Plan Alternative Sites Consultation Report

AS058

Land at Orchard House, Vicarage Terrace,

Size 0.1 Ha
Existing Use Residential Garden/Strategic Coalfield Plateau & Associated Valley Sides designation
Proposed Use Amend Settlement Boundary (PLA1)
Settlement Maesteg
Ward Maesteg West
Submitted By Mr Mark Stevens



Summary of Alternative Site Proposal

PLA1 - The representor considers that the curtilage of Orchard House, Vicarage Terrace, Maesteg should be included within the settlement boundary of Maesteg. The representor states that it is both logical and acceptable to include the area in question within the Maesteg settlement boundary as this will not cause any harm in planning terms but will facilitate associated provision of appropriate means of boundary enclosure and other residential garden paraphernalia.

Site Information

<u>Strategy</u>	<u>Environmental Considerations</u>	<u>Additional Considerations</u>
Within SRGA ? <input type="checkbox"/>	<input checked="" type="checkbox"/> Is the site within or adjacent to SSSI ?	<input type="checkbox"/> Within Setting of a Listed Building ? <input type="checkbox"/>
Wholly within Settlement Boundary ? <input type="checkbox"/>	<input type="checkbox"/> Is the site within or adjacent to SAC ?	<input type="checkbox"/> Agricultural Land Classification 1,2 or 3a ? <input type="checkbox"/>
Partially within Settlement Boundary ? <input type="checkbox"/>	<input type="checkbox"/> Is the site within or adjacent to SINC ?	<input checked="" type="checkbox"/> Within or Adjacent to a Mineral Safeguarding Area ? <input checked="" type="checkbox"/>
Adjoining Settlement Boundary ? <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Is the site within or adjacent to a LNR ?	<input type="checkbox"/> Within a Mineral Buffer Zone ? <input type="checkbox"/>
Beyond Settlement Boundary ? <input type="checkbox"/>	<input type="checkbox"/> Is the site within or adjacent to a NNR ?	<input type="checkbox"/> TPO's <input type="checkbox"/>
<u>Deliverability</u>	<input type="checkbox"/> Is the site within or adjacent to a Conservation Area ?	<input type="checkbox"/> Results in the loss of identified recreational land ? <input type="checkbox"/>
Support from Landowner ? <input checked="" type="checkbox"/>	<input type="checkbox"/> Is the site within or adjacent to a Historic Park/Garden ?	<input type="checkbox"/> Will Alternative Site effect Public Footpath/Community Route/Cycle Route ? <input type="checkbox"/>
Within C1 or C2 Flood Zone ? <input type="checkbox"/>	<input type="checkbox"/> Is the site within or adjacent to a Historic Landscape?	
Contaminated Land Issues ? <input checked="" type="checkbox"/>		

Consultation Responses

Statutory Consultees

<i>Response From</i>	<i>Summary of Representation</i>
Welsh Water	We have no comment to make on this proposal
Glamorgan Gwent Archaeological Trust	No reason for not allocating in LDP

General Consultees

<i>Number Received</i>	<i>Summary of Representation</i>
1	Objections (1) - Land stability issues. Impact on neighbouring amenity.

Internal Consultees

<i>Response From</i>	<i>Summary of Representation</i>
Highways	Providing the existing access serving Orchard House can be improved to shared private drive standards, I may be prepared to support a limited residential development of 1 additional dwelling within this site. Such a proposal would not generate a material increase in vehicle movements along the narrow carriageways or nearby constrained junction with the B4282.
Public Protection	Site is adjacent to old quarries, and coal levels. Potential contaminated land site.
Countryside	Boundary extension extends into Y Parc North SINC and could result in direct loss of habitat. UDP Policy EV19 recommends that this candidate site should be rejected if it results in direct loss of SINC habitat and cannot be mitigated against. SINC.
Land Drainage	The site is steeply sloping, the area is noted for high levels of groundwater with springs emerging. Infiltration SUDs schemes are unlikely to be suitable, although other SUDS drainage systems would be possible.

Planning Conclusion

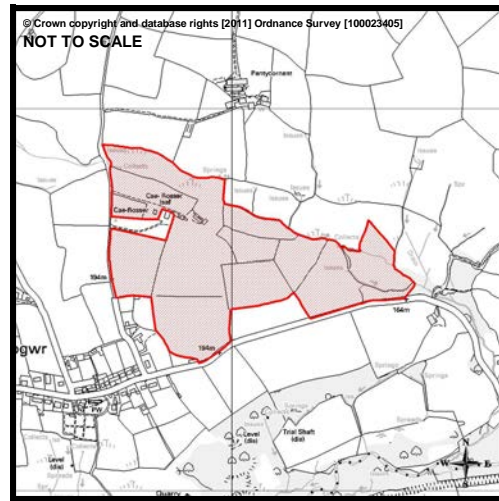
The LDP strategy identifies Maesteg as an area for strategic growth with development focussed within the existing settlement with minor amendments to settlement boundaries. However, this site represents an illogical extension to the settlement boundary in the context of the settlement boundary review and is located within a Site of Importance for Nature Conservation (SINC). In light of the above, the Council does not support this Alternative Site.

Bridgend Local Development Plan Alternative Sites Consultation Report

AS059

Land at Cae Rosser Farm, Glynogwr,

Size	21.7 Ha
Existing Use	Countryside/UDP Strategic Coalfield Plateau & Associated Valley Sides designation
Proposed Use	Tourism Development
Settlement	Glynogwr
Ward	Blackmill
Submitted By	Griffith Williams



Summary of Alternative Site Proposal

REG12 - The representor considers that his site at Cae Rosser Farm, Glynogwr should be included as a tourism facility. The representor feels the site should be included in the LDP to gain greater council support, public awareness and make it more eligible to access funding.

The facility would be run on a similar basis as Folly Farm (a working farm open to the public).

Site Information

<u>Strategy</u>	<u>Environmental Considerations</u>	<u>Additional Considerations</u>
Within SRGA ? <input type="checkbox"/>	Is the site within or adjacent to SSSI ? <input type="checkbox"/>	Within Setting of a Listed Building ? <input checked="" type="checkbox"/>
Wholly within Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to SAC ? <input type="checkbox"/>	Agricultural Land Classification 1,2 or 3a ? <input type="checkbox"/>
Partially within Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to SINC ? <input type="checkbox"/>	Within or Adjacent to a Mineral Safeguarding Area ? <input checked="" type="checkbox"/>
Adjoining Settlement Boundary ? <input checked="" type="checkbox"/>	Is the site within or adjacent to a LNR ? <input type="checkbox"/>	Within a Mineral Buffer Zone ? <input type="checkbox"/>
Beyond Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to a NNR ? <input type="checkbox"/>	TPO's <input type="checkbox"/>
<u>Deliverability</u>	Is the site within or adjacent to a Conservation Area ? <input type="checkbox"/>	Results in the loss of identified recreational land ? <input type="checkbox"/>
Support from Landowner ? <input checked="" type="checkbox"/>	Is the site within or adjacent to a Historic Park/Garden ? <input type="checkbox"/>	Will Alternative Site effect Public Footpath/Community Route/Cycle Route ? <input checked="" type="checkbox"/>
Within C1 or C2 Flood Zone ? <input type="checkbox"/>	Is the site within or adjacent to a Historic Landscape? <input type="checkbox"/>	
Contaminated Land Issues ? <input checked="" type="checkbox"/>		

Consultation Responses

Statutory Consultees

<i>Response From</i>	<i>Summary of Representation</i>
Welsh Water	No problems are envisaged with the provision of water supply and discharge of foul drainage from this site.
Glamorgan Gwent Archaeological Trust	Cae Rosser a post-medieval farm and could have a medieval precursor. Restraint May need archaeological evaluation prior to planning permission being granted or conditions could be attached to consent depending on detailed design. Allocation could be included in LDP but subject to results of archaeological evaluation
Environment Agency	Constraints - Minor ground water vulnerability, drains. Sewer - private? Biodiversity - Priority habitat - wet grassland, purple moorgrass. Environment Management - No detriment to the water environment, check sewer capacity. WFD Status - Good status.
CCW	Given the information provided in support of this allocation, we consider that development at this location should be assessed against the criteria set out in Deposit LDP Policy REG12, and any other relevant Plan policies, rather than a specific allocation in the Plan.

General Consultees

<i>Number Received</i>	<i>Summary of Representation</i>
3	Objections (3) - Cae Rosser is agricultural land and the proposed development of a tourism facility will be out of keeping with intended use. Development will be on prime agricultural land. Impact on neighbouring amenity. Access issues. Traffic generation. Set precedent for 'back land development' in locality. No demand for development.

Internal Consultees

<i>Response From</i>	<i>Summary of Representation</i>
Highways	This site is regarded as broadly acceptable for the leisure / tourism on the basis of Farm diversification although the form of that proposal and the means of access would need to be considered further. There are significant concerns related to the standard of sections of the network to and from this site and its general sustainability which will need to be addressed by the developer in a supporting Transportation Assessment.
Public Protection	Land currently utilised for agricultural/farm land purposes. May potentially be a contaminated site.
Countryside	Site currently agricultural use, bounded by a regulated and potentially important hedgerow under the Hedgerow Regs 97. Site would need to be assessed for ecological potential including protected species and invasive species.
Land Drainage	The site is sloping in an area noted for high levels of groundwater with springs emerging. Infiltration SUDs schemes are unlikely to be suitable, although other SUDS drainage systems would be possible.

Planning Conclusion

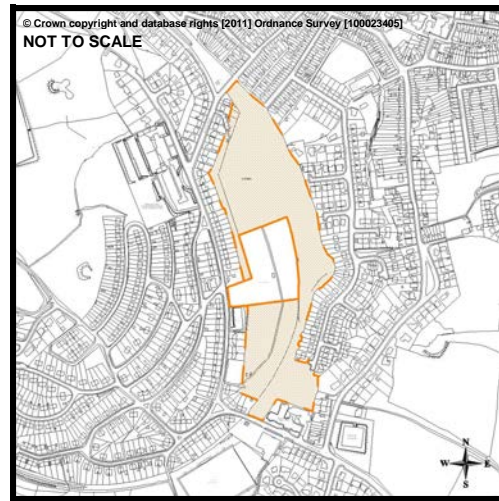
This site was assessed as a Candidate Site (candidate Site ref 856. B1) for residential development and the following conclusion was reached -The LDP Strategy does not identify Glynogwr as a location for strategic growth with development located within the existing settlement boundary. The Candidate Site represents an illogical extension to the existing settlement of Glynogwr and it will not go forward to Stage 2. In terms of tourism development, whilst the Council does not consider enough evidence has been submitted to support an allocation in the LDP, Policies SP11 and REG12 provide the policy context for the consideration of an appropriate proposal of this nature to be considered in the form of a detailed planning application.

Bridgend Local Development Plan Alternative Sites Consultation Report

AS060

Y Parc, Maesteg.

Size	5.7 Ha
Existing Use	Urban land/UDP community route
Proposed Use	Amend boundary of Residential Allocation COM1 (20) Y Parc, Maesteg
Settlement	Maesteg
Ward	Maesteg West
Submitted By	Coytrahen Estates



Summary of Alternative Site Proposal

COM1(20) - The representor considers that Policy COM1(20) is unsound and does not meet CE2 as the evidence base indicates a higher capacity of at least 51 dwellings and potentially 150 dwellings which should be investigated with the highways department as part of a road improvement for the area.

Site Information

<u>Strategy</u>	<u>Environmental Considerations</u>	<u>Additional Considerations</u>
Within SRGA ? <input checked="" type="checkbox"/>	Is the site within or adjacent to SSSI ? <input type="checkbox"/>	Within Setting of a Listed Building ? <input type="checkbox"/>
Wholly within Settlement Boundary ? <input checked="" type="checkbox"/>	Is the site within or adjacent to SAC ? <input type="checkbox"/>	Agricultural Land Classification 1,2 or 3a ? <input type="checkbox"/>
Partially within Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to SINC ? <input type="checkbox"/>	Within or Adjacent to a Mineral Safeguarding Area ? <input type="checkbox"/>
Adjoining Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to a LNR ? <input type="checkbox"/>	Within a Mineral Buffer Zone ? <input type="checkbox"/>
Beyond Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to a NNR ? <input type="checkbox"/>	TPO's <input type="checkbox"/>
<u>Deliverability</u>	Is the site within or adjacent to a Conservation Area ? <input type="checkbox"/>	Results in the loss of identified recreational land ? <input checked="" type="checkbox"/>
Support from Landowner ? <input checked="" type="checkbox"/>	Is the site within or adjacent to a Historic Park/Garden ? <input type="checkbox"/>	Will Alternative Site effect Public Footpath/Community Route/Cycle Route ? <input checked="" type="checkbox"/>
Within C1 or C2 Flood Zone ? <input type="checkbox"/>	Is the site within or adjacent to a Historic Landscape? <input type="checkbox"/>	
Contaminated Land Issues ? <input checked="" type="checkbox"/>		

Consultation Responses

Statutory Consultees

<i>Response From</i>	<i>Summary of Representation</i>
Welsh Water	No problems are envisaged with the provision of water supply and discharge of foul drainage from this site.
Glamorgan Gwent Archaeological Trust	Route of the Port Talbot Railway Minor Restraint
Environment Agency	Conditions may be placed on planning consent. No reason for not allocating in LDP Sewer - Penybont.
CCW	WFD Status - Moderate for fish. Aerial imagery indicates that the proposed site consists of habitat which may support bats, a European protected species. Development at the site will be required to comply with the requirements of the Conservation of Habitats and Species is maintained (To meet Tests of Soundness CE1 and CE2).

General Consultees

<i>Number Received</i>	<i>Summary of Representation</i>
0	No representations received.

Internal Consultees

<i>Response From</i>	<i>Summary of Representation</i>
Highways	The surrounding highway network and access opportunities would not support a major residential development at this site. However, given the extent of the site, there is scope to provide accesses onto Bryn Celyn, West Road and Yr Ysfa for a limited development. Having undertaken an analysis of the likely number of dwellings utilising the surrounding roads on a day to day basis, I would be willing to support a residential development which consisted of no more than 51 dwellings (24 via West Road, 20 via Bryn Celyn and 7 accessed via Yr Ysfa). These accesses must not link up as this would encourage rat running and the redistribution of traffic in the area along constrained, substandard routes. The UDP identifies the provision of a community route through the site and the progression of this community facility must be considered and safeguarded as part of any proposal.
Public Protection	The site is located on, and adjacent to, former coal levels, quarries, and tramway. Also located within the near vicinity is a former air shaft and cemetery. Based on this information a full ground investigation will be required.
Countryside	SINC - Site found to be within the 150m buffer of a SINC. Candidate Site requires further investigation as it borders SLA 3.
Land Drainage	Drainage channels within development site, flow paths of which must be maintained, any alteration requires consent.

Planning Conclusion

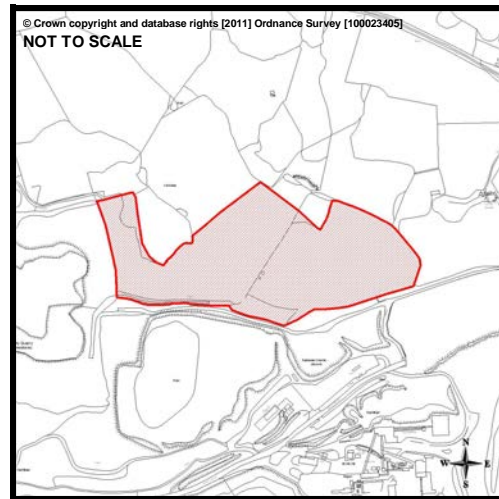
This site was assessed as a Candidate Site (candidate Site ref 813. B1) for residential development and the following conclusion was reached -This candidate site is a Brownfield (but partly regenerated) site within the existing urban area. The site is deliverable, accessible and it is considered that a residential development at this location would conform with the LDP strategy in providing additional housing which meets the needs of the County Borough in a sustainable location. However, the highways issues constrain the development of the site to an area capable of accommodating only 20 units and therefore the allocation will reflect this. Notwithstanding the above, should these issue be resolved within the plan period, part of the site could potentially come forward as a further windfall site providing it was satisfactory in the context of the relevant LDP criteria based polices. A substantial part of the site however would need to be retained as open space recreational purposes, protected by criteria based policies in the Plan. The Council notes the updated evidence in support of the highways issues on the land being substantively resolved. However, the Council considers that the LDP is sound and does not require any additional allocations for residential development and no change is necessary as the development of the site could be considered in the context of the relevant criteria-based policies sin the Plan.

Bridgend Local Development Plan Alternative Sites Consultation Report

AS061

Land East of Gaens Quarry

Size	8.2 Ha
Existing Use	Countryside/UDP Future Mineral Development - Safeguarded area & Mineral Protection Buffer Zone
Proposed Use	Future Limestone Extraction
Settlement	South Cornelly
Ward	Cornelly
Submitted By	TS Rees Ltd / Tarmac



Summary of Alternative Site Proposal

SP6 - The representor considers that Policy SP6(2) should be amended to include reference to a new policy which continues the safeguarding allocations set out in Policy M4 of the UDP (see rep no. D5)

Para 4.3.1 - The representor considers that para 4.3.1 should be amended to read: "at present the total aggregate reserve is approximately 40 years, but a substantial proportion of the total reserve will be required as non aggregate high purity limestone in the Port Talbot Steelworks. Extensions to Cornelly Quarry will be required to ensure that long-term reserves of high purity limestone will be available for steel manufacture. The extent of reserves to be released at any time will depend on the output prevailing at the time together with an assessment of available permitted reserves

Para 4.3.1 - The representor considers that the 3rd, 4th, 5th and 6th sentences from para 4.3.1 should be deleted.

ENV9 - The representor considers that Policy ENV9 should be deleted and replaced with existing UDP Policy M4 as a new Policy ENV9 to read: "Land shown on the proposal map will be safeguarded from all permanent building development for future limestone extraction as follows:

East of Gaens Quarry;
East of Cornelly Quarry at Stormy Airfield.

Proposals Maps, Page 25 - The representor considers that Proposals map page no. 25 should be amended to include mineral safeguarding areas as currently defined on UDP Map 25 as M4(1) and M4(3).

Paras 4.3.4. and 4.3.5 - The representor considers that paras 4.3.4 and 4.3.5 should be deleted.

Site Information

<u>Strategy</u>	<u>Environmental Considerations</u>	<u>Additional Considerations</u>
Within SRGA ? <input type="checkbox"/>	Is the site within or adjacent to SSSI ? <input type="checkbox"/>	Within Setting of a Listed Building ? <input type="checkbox"/>
Wholly within Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to SAC ? <input type="checkbox"/>	Agricultural Land Classification 1,2 or 3a ? <input checked="" type="checkbox"/>
Partially within Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to SINC ? <input type="checkbox"/>	Within or Adjacent to a Mineral Safeguarding Area ? <input checked="" type="checkbox"/>
Adjoining Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to a LNR ? <input type="checkbox"/>	Within a Mineral Buffer Zone ? <input checked="" type="checkbox"/>
Beyond Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to a NNR ? <input type="checkbox"/>	TPO's <input checked="" type="checkbox"/>
<u>Deliverability</u>	Is the site within or adjacent to a Conservation Area ? <input type="checkbox"/>	Results in the loss of identified recreational land ? <input type="checkbox"/>
Support from Landowner ? <input type="checkbox"/>	Is the site within or adjacent to a Historic Park/Garden ? <input type="checkbox"/>	Will Alternative Site effect Public Footpath/Community Route/Cycle Route ? <input checked="" type="checkbox"/>
Within C1 or C2 Flood Zone ? <input type="checkbox"/>	Is the site within or adjacent to a Historic Landscape? <input type="checkbox"/>	
Contaminated Land Issues ? <input checked="" type="checkbox"/>		

Consultation Responses

Statutory Consultees

<u>Response From</u>	<u>Summary of Representation</u>
Welsh Water	We have no comment to make on this proposal
Glamorgan Gwent Archaeological Trust	No reason for not allocating in LDP
Environment Agency	Biodiversity - Protect trees and hedgerows. Groundwater and contaminated land - Would require a HIA. WFD Status - Moderate status - failing for fish.
CCW	Given the potential for mineral extraction at the proposed allocation site to impact on the hydrology which supports the Kenfig SAC, any new application for mineral extraction at the proposed allocation will need to be the subject of a project level HRA to ensure that the development of the site will not adversely affect the integrity of the SAC. We advise that this requirement is clearly stated in the Chapter 9 of the Plan. In addition, as part of the LDP process, any allocation at the site will need to be considered as part of the Habitat Regulations Assessment (HRA) of the Plan.

General Consultees

<u>Number Received</u>	<u>Summary of Representation</u>
0	No representations received.

Internal Consultees

<u>Response From</u>	<u>Summary of Representation</u>
Public Protection	The land is directly adjacent to in filled quarries which had railway sidings connected to them. Potentially contaminated. Comment would be made on any potential noise and vibration resulting from the development when a planning application has been submitted.
Countryside	Proposed extension extends into SINC and ancient woodland site. Site is also adjacent to several SINC sites. This could relate in direct SINC loss. UDP Policy EV19 recommends that this candidate site should be rejected if it results in direct loss of SINC habitat and cannot be mitigated against.

Planning Conclusion

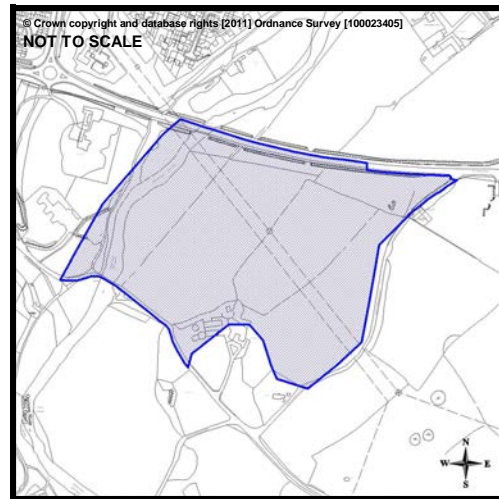
This site was assessed as a Candidate Site (candidate Site ref 855. B1) for 'Preferred area for future quarrying' and the following conclusion was reached - All mineral safeguarding areas identified through the British Geological Survey will be defined in the LDP and all applications of this nature can be determined on a case-by-case basis against the criteria of the relevant policies contained in the LDP. Therefore this site does not require further consideration as part of the Candidate Site assessment procedure. Notwithstanding the additional evidence that has been submitted in support of the proposed Alternative Site, the Council maintains the position adopted at the Candidate Site stage considers that the LDP is sound and relies on the evidence which supports it. In this respect, the Council does not support this Alternative Site.

Bridgend Local Development Plan Alternative Sites Consultation Report

AS062

Land West of Merthyr Mawr Road South

Size	17.1 Ha
Existing Use	Countryside/UDP Landscape Conservation Area designation
Proposed Use	Delete Sand and Gravel Resource Safeguarding Area (ENV9)
Settlement	Bridgend
Ward	Bryntirion, Laleston & Merthyr Mawr
Submitted By	Merthyr Mawr Community Council



Summary of Alternative Site Proposal

ENV9 - The representor raises an objection to the introduction of a minerals safeguarding designation on the land west of Merthyr Mawr Road South and would like to make it clear that extraction in this location would be totally inappropriate given the necessity to maintain a river overflow area, the proximity to the A48 and the impact of the increased quarry traffic on this road, pollution and the loss of a well used public rights of way and historic dipping bridge.

Site Information

<u>Strategy</u>	<u>Environmental Considerations</u>	<u>Additional Considerations</u>
Within SRGA ? <input type="checkbox"/>	Is the site within or adjacent to SSSI ? <input type="checkbox"/>	Within Setting of a Listed Building ? <input type="checkbox"/>
Wholly within Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to SAC ? <input type="checkbox"/>	Agricultural Land Classification 1,2 or 3a ? <input type="checkbox"/>
Partially within Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to SINC ? <input type="checkbox"/>	Within or Adjacent to a Mineral Safeguarding Area ? <input type="checkbox"/>
Adjoining Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to a LNR ? <input type="checkbox"/>	Within a Mineral Buffer Zone ? <input type="checkbox"/>
Beyond Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to a NNR ? <input type="checkbox"/>	TPO's <input type="checkbox"/>
<u>Deliverability</u>	Is the site within or adjacent to a Conservation Area ? <input type="checkbox"/>	Results in the loss of identified recreational land ? <input type="checkbox"/>
Support from Landowner ? <input type="checkbox"/>	Is the site within or adjacent to a Historic Park/Garden ? <input type="checkbox"/>	Will Alternative Site effect Public Footpath/Community Route/Cycle Route ? <input type="checkbox"/>
Within C1 or C2 Flood Zone ? <input type="checkbox"/>	Is the site within or adjacent to a Historic Landscape? <input type="checkbox"/>	
Contaminated Land Issues ? <input type="checkbox"/>		

Consultation Responses

Statutory Consultees

<i>Response From</i>	<i>Summary of Representation</i>
Welsh Water	We have no comments to make on this proposal
Glamorgan Gwent Archaeological Trust	Postulated site of Roman Fort. Fairly Significant Restraint It is understood that the need to safeguard Sand and Gravel Resources is a national requirement and that the alloting of areas with this designation does not give any right to development. Therefore there is no archaeological reason for deleting the area
Merthyr Mawr Community Council	MMCC maintains this proposal for the reasons already given.

General Consultees

<i>Number Received</i>	<i>Summary of Representation</i>
2	Support (2)- Agree with Community Council's consideration that extraction would be inappropriate given the location and environment. It is considered that this area is unsuitable for mineral extraction for reasons such as flooding and impact on local amenity.

Internal Consultees

<i>Response From</i>	<i>Summary of Representation</i>
Countryside	The eastern boundary of the site extends into the Island Farm POW SINC. The western edge of the site includes an element of the River Ogmore, which is known to have otter habitat potential. Site currently agricultural use, bounded by a regulated and potentially important hedgerow under the Hedgerow Regs 97.

Planning Conclusion

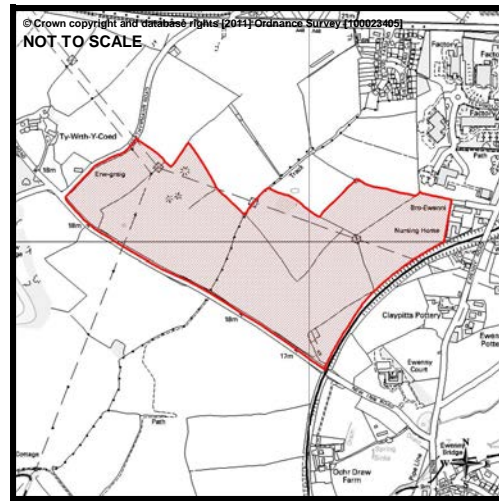
The mineral safeguarding areas have been defined on the proposals maps using the new mineral resource map of Wales produced by the BGS. The Council does not support this Alternative Site.

Bridgend Local Development Plan Alternative Sites Consultation Report

AS063

Land to South of Island Farm

Size	27.4 Ha
Existing Use	Countryside/UDP Conservation of land-won sand and gravel designation
Proposed Use	Green Wedge
Settlement	Bridgend
Ward	Oldcastle
Submitted By	Residents of Island Farm Close



Summary of Alternative Site Proposal

ENV2 - The representor considers that a green wedge should be designated to the south of the Island Farm allocation. This would prevent encroaching developments infringing on the Historic Village of Merthyr Mawr.

Site Information

<u>Strategy</u>	<u>Environmental Considerations</u>	<u>Additional Considerations</u>
Within SRGA ? <input type="checkbox"/>	Is the site within or adjacent to SSSI ? <input type="checkbox"/>	Within Setting of a Listed Building ? <input type="checkbox"/>
Wholly within Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to SAC ? <input type="checkbox"/>	Agricultural Land Classification 1,2 or 3a ? <input type="checkbox"/>
Partially within Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to SINC ? <input type="checkbox"/>	Within or Adjacent to a Mineral Safeguarding Area ? <input type="checkbox"/>
Adjoining Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to a LNR ? <input type="checkbox"/>	Within a Mineral Buffer Zone ? <input type="checkbox"/>
Beyond Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to a NNR ? <input type="checkbox"/>	TPO's <input type="checkbox"/>
<u>Deliverability</u>	Is the site within or adjacent to a Conservation Area ? <input type="checkbox"/>	Results in the loss of identified recreational land ? <input type="checkbox"/>
Support from Landowner ? <input type="checkbox"/>	Is the site within or adjacent to a Historic Park/Garden ? <input type="checkbox"/>	Will Alternative Site effect Public Footpath/Community Route/Cycle Route ? <input type="checkbox"/>
Within C1 or C2 Flood Zone ? <input type="checkbox"/>	Is the site within or adjacent to a Historic Landscape? <input type="checkbox"/>	
Contaminated Land Issues ? <input type="checkbox"/>		

Consultation Responses

Statutory Consultees

<u>Response From</u>	<u>Summary of Representation</u>
Welsh Water	We have no comment to make on this proposal.
Glamorgan Gwent Archaeological Trust	In Registered Historic Landscape. Fairly Significant Restraint
Environment Agency	Inclusion in LDP would give more protection to the Registered Historic Landscape Sewer - Penybont. Biodiversity - If possible include the pond. Environment Management - Check sewer capacity. WFD Status - Moderate status failing for fish.
Merthyr Mawr Community Council	MMCC has previously proposed a Green Wedge for the same area and therefore supports this proposal by Residents of Island Farm Close for the reasons given in their own submission.

General Consultees

<u>Number Received</u>	<u>Summary of Representation</u>
1	Objection - In light of the resolution to grant planning consent for a mixed use development, a green wedge allocation is not considered appropriate or sound.

Internal Consultees

<u>Response From</u>	<u>Summary of Representation</u>
Countryside	The northern boundary comprises the Island Farm POW SINC. Site currently agricultural use. The proposed Green Wedge designation would further support the current use of the land and the SINC designation to the north.
Land Drainage	No comments

Planning Conclusion

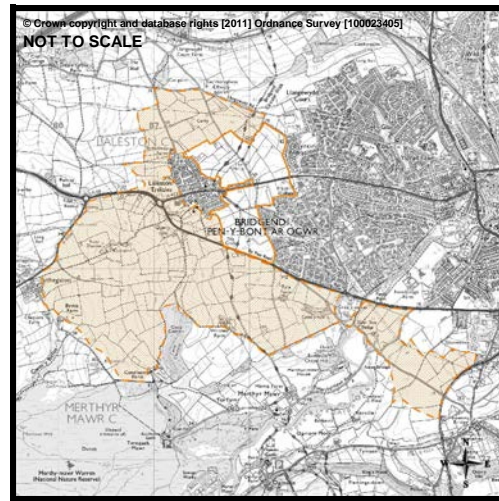
The Council relies on the methodology and results outlined in Background Paper 4: Green Wedge Designation and the Council does not support this Alternative Site.

Bridgend Local Development Plan Alternative Sites Consultation Report

AS064

Land between Laleston, Bridgend and

Size	479.5 Ha
Existing Use	Countryside/UDP Landscape Conservation Area, Historic Park and Garden & Coastal Zone Boundary designations
Proposed Use	Amend boundary of Green Wedge ENV2 (4) Bridgend and Laleston
Settlement	Bridgend
Ward	Bryntirion, Laleston & Merthyr Mawr
Submitted By	Laleston Community Council



Summary of Alternative Site Proposal

ENV2(4) - The representor welcomes the green wedge between Laleston and Bridgend. However they would like it extended over the A48 into Merthyr Mawr Community Council area to the western side of Bridgend. A Green Wedge here would prevent inappropriate development and prevent coalescence with Merthyr Mawr.

Site Information

<u>Strategy</u>	<u>Environmental Considerations</u>	<u>Additional Considerations</u>
Within SRGA ? <input type="checkbox"/>	Is the site within or adjacent to SSSI ? <input type="checkbox"/>	Within Setting of a Listed Building ? <input type="checkbox"/>
Wholly within Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to SAC ? <input type="checkbox"/>	Agricultural Land Classification 1,2 or 3a ? <input type="checkbox"/>
Partially within Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to SINC ? <input type="checkbox"/>	Within or Adjacent to a Mineral Safeguarding Area ? <input type="checkbox"/>
Adjoining Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to a LNR ? <input type="checkbox"/>	Within a Mineral Buffer Zone ? <input type="checkbox"/>
Beyond Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to a NNR ? <input type="checkbox"/>	TPO's <input type="checkbox"/>
<u>Deliverability</u>	Is the site within or adjacent to a Conservation Area ? <input type="checkbox"/>	Results in the loss of identified recreational land ? <input type="checkbox"/>
Support from Landowner ? <input type="checkbox"/>	Is the site within or adjacent to a Historic Park/Garden ? <input type="checkbox"/>	Will Alternative Site effect Public Footpath/Community Route/Cycle Route ? <input type="checkbox"/>
Within C1 or C2 Flood Zone ? <input type="checkbox"/>	Is the site within or adjacent to a Historic Landscape? <input type="checkbox"/>	
Contaminated Land Issues ? <input type="checkbox"/>		

Consultation Responses

Statutory Consultees

<u>Response From</u>	<u>Summary of Representation</u>
Welsh Water	We have no comment to make on this proposal.
Glamorgan Gwent Archaeological Trust	Area contains prehistoric, Roman, medieval, and post-medieval sites and parts are within Registered Historic Landscape
Environment Agency	Appropriate designation. No reason for not allocating in LDP Sewer - Penybont. GW & CL - Principal Aquifer in parts and the rest is Secondary A aquifer.
Merthyr Mawr Community Council	WFD Status - Moderate for fish. MMCC supports this submission for the same reasons already given in relation to AS037.

General Consultees

<u>Number Received</u>	<u>Summary of Representation</u>
1	Objection (1)- The proposed Green Wedge is unrealistic and unjustifiable given the extensive existing development / brownfield nature of the site. Given the Brownfield nature of the site, and direct accessibility from the A48 Broadlands roundabout and its location adjoining Bridgend's settlement boundary the representor believes that this site should be allocated in accordance with their previous representation and not with those listed above.

Internal Consultees

<u>Response From</u>	<u>Summary of Representation</u>
Countryside	The amended Green Wedge boundary includes a number of SINCs and the south western edge of the amended boundary abuts the Merthyr Mawr warren NNR. the land is primarily in agricultural use. The proposed amended Green Wedge designation would further support the current use of the land and the protected sites designations.

Planning Conclusion

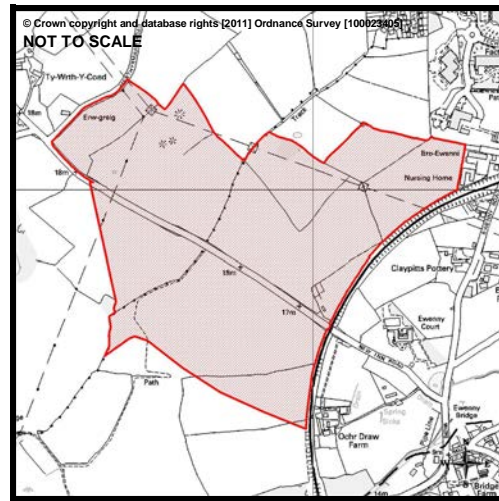
The Council relies on the methodology and results outlined in Background Paper 4: Green Wedge Designation and the Council does not support this Alternative Site.

Bridgend Local Development Plan Alternative Sites Consultation Report

AS065

Land to the South of Island Farm

Size	44 Ha
Existing Use	Countryside/UDP Conservation of land-won sand and gravel designation
Proposed Use	Green Wedge
Settlement	Bridgend
Ward	Oldcastle
Submitted By	Island Farm Campaign for Action



Summary of Alternative Site Proposal

ENV2 - The representor considers that the Green Wedge allocation at this location should be re-instated to restrict further development and act as a continuation of the Green wedge at Herenston and Merthyr Mawr. They also consider that it would reduce disruption to the existing Science Park (REG1(24)).

Site Information

<u>Strategy</u>	<u>Environmental Considerations</u>	<u>Additional Considerations</u>
Within SRGA ? <input type="checkbox"/>	Is the site within or adjacent to SSSI ? <input type="checkbox"/>	Within Setting of a Listed Building ? <input type="checkbox"/>
Wholly within Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to SAC ? <input type="checkbox"/>	Agricultural Land Classification 1,2 or 3a ? <input type="checkbox"/>
Partially within Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to SINC ? <input type="checkbox"/>	Within or Adjacent to a Mineral Safeguarding Area ? <input type="checkbox"/>
Adjoining Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to a LNR ? <input type="checkbox"/>	Within a Mineral Buffer Zone ? <input type="checkbox"/>
Beyond Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to a NNR ? <input type="checkbox"/>	TPO's <input type="checkbox"/>
<u>Deliverability</u>	Is the site within or adjacent to a Conservation Area ? <input type="checkbox"/>	Results in the loss of identified recreational land ? <input type="checkbox"/>
Support from Landowner ? <input type="checkbox"/>	Is the site within or adjacent to a Historic Park/Garden ? <input type="checkbox"/>	Will Alternative Site effect Public Footpath/Community Route/Cycle Route ? <input type="checkbox"/>
Within C1 or C2 Flood Zone ? <input type="checkbox"/>	Is the site within or adjacent to a Historic Landscape? <input type="checkbox"/>	
Contaminated Land Issues ? <input type="checkbox"/>		

Consultation Responses

Statutory Consultees

<u>Response From</u>	<u>Summary of Representation</u>
Welsh Water	We have no comment to make on this proposal.
Glamorgan Gwent Archaeological Trust	In Registered Historic Landscape. Fairly Significant Restraint
Environment Agency	Inclusion in LDP would give more protection to the Registered Historic Landscape Sewer - Penybont. Biodiversity - If possible include the pond. Environment Management - Check sewer capacity.
Merthyr Mawr Community Council	WFD Status- Moderate status - failing for fish. MMCC has previously supported the Green Wedge in site ref AS063 and also supports inclusion of the additional land as proposed by IFCA. The land south of New Inn Road is adjacent to the Historic parkland of Merthyr Mawr House, forms the environs of the Merthyr Mawr Conservation Village and is a gateway to it. It is also near to the Heritage coast and development here would have an adverse effect on the whole character of the area.

General Consultees

<u>Number Received</u>	<u>Summary of Representation</u>
1	Objection (1)- In light of the resolution to grant planning consent for a mixed use development, a green wedge allocation is not considered appropriate or sound.

Internal Consultees

<u>Response From</u>	<u>Summary of Representation</u>
Countryside	The proposed Green Wedge boundary extends into the Island Farm POW SINC. Site currently agricultural use. The proposed Green Wedge designation would further support the current use of the land and the SINC designation.

Planning Conclusion

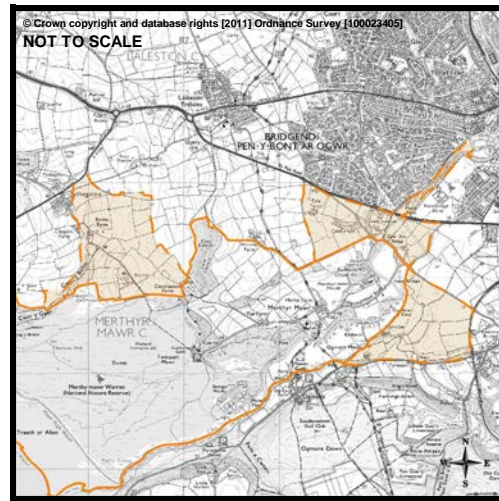
The Council relies on the methodology and results outlined in Background Paper 4: Green Wedge Designation and the Council does not support this Alternative Site.

Bridgend Local Development Plan Alternative Sites Consultation Report

AS066

Land West of Merthyr Mawr Road South

Size	246.4 Ha
Existing Use	Countryside/UDP Landscape Conservation Area designation
Proposed Use	Amend Special Landscape Area ENV3 (9) Merthyr Mawr Warren
Settlement	Bridgend
Ward	Bryntirion, Laleston & Merthyr Mawr
Submitted By	Merthyr Mawr Community Council



Summary of Alternative Site Proposal

ENV3(9) - The representor raises an objection to the removal of the Landscape Conservation Area on the land west of Merthyr Mawr Road South extending to Tythegston Village. They are concerned that downgrading will lead to development pressure.

Site Information

<u>Strategy</u>	<u>Environmental Considerations</u>	<u>Additional Considerations</u>
Within SRGA ? <input type="checkbox"/>	Is the site within or adjacent to SSSI ? <input type="checkbox"/>	Within Setting of a Listed Building ? <input type="checkbox"/>
Wholly within Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to SAC ? <input type="checkbox"/>	Agricultural Land Classification 1,2 or 3a ? <input type="checkbox"/>
Partially within Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to SINC ? <input type="checkbox"/>	Within or Adjacent to a Mineral Safeguarding Area ? <input type="checkbox"/>
Adjoining Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to a LNR ? <input type="checkbox"/>	Within a Mineral Buffer Zone ? <input type="checkbox"/>
Beyond Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to a NNR ? <input type="checkbox"/>	TPO's <input type="checkbox"/>
<u>Deliverability</u>	Is the site within or adjacent to a Conservation Area ? <input type="checkbox"/>	Results in the loss of identified recreational land ? <input type="checkbox"/>
Support from Landowner ? <input type="checkbox"/>	Is the site within or adjacent to a Historic Park/Garden ? <input type="checkbox"/>	Will Alternative Site effect Public Footpath/Community Route/Cycle Route ? <input type="checkbox"/>
Within C1 or C2 Flood Zone ? <input type="checkbox"/>	Is the site within or adjacent to a Historic Landscape? <input type="checkbox"/>	
Contaminated Land Issues ? <input type="checkbox"/>		

Consultation Responses

Statutory Consultees

<u>Response From</u>	<u>Summary of Representation</u>
Welsh Water	We have no comment to make on this proposal.
Glamorgan Gwent Archaeological Trust	Area contains prehistoric, Roman, medieval, and post-medieval sites and parts are within Registered Historic Landscape
Environment Agency	Appropriate designation. No reason for not allocating in LDP Sewer - Penybont. GW & CL - Principal Aquifer in parts and the rest is Secondary A aquifer.
Merthyr Mawr Community Council	WFD Status - Moderate for fish. MMCC maintains this submission for the reason already given.

General Consultees

<u>Number Received</u>	<u>Summary of Representation</u>
2	Objections(2) - The proposed Green Wedge is unrealistic and unjustifiable given the extensive existing development / brownfield nature of the site. Given the Brownfield nature of the site, and direct accessibility from the A48 Broadlands roundabout and its location adjoining Bridgend's settlement boundary the representor believes that this site should be allocated in accordance with their previous representation and not with those listed above. Proposal is unrealistic and unjustifiable given the extensive existing development/ Brownfield nature of the site. Site not identified in SLA Review. Site is afforded sufficient protection by Policy ENV7 and Policy SP2 of the LDP.

Internal Consultees

<u>Response From</u>	<u>Summary of Representation</u>
Countryside	This proposal needs to be considered in terms of the SLA assessment process to ensure that sites are consistently assessed.

Planning Conclusion

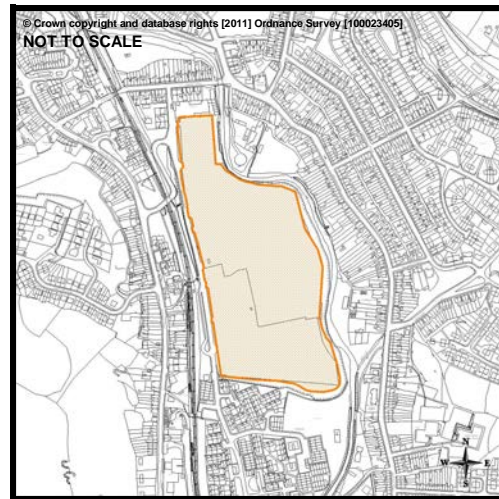
The Council relies on the methodology and results of the Designation of Special Landscape Areas Review 2010 and does not support this Alternative Site.

Bridgend Local Development Plan Alternative Sites Consultation Report

AS067

Ewenny Industrial Estate, Maesteg

Size	7.7 Ha
Existing Use	Former industrial site now vacant/UDP Employment allocation
Proposed Use	Amend PLA3 (7) Ewenny Road, Maesteg - Increase housing provision, increase the size of local service centre and more flexibility required with employment provision.
Settlement	Maesteg
Ward	Maesteg West
Submitted By	Persimmon Homes



Summary of Alternative Site Proposal

PLA3 - The representor is generally supportive of the Ewenny Road, Maesteg's inclusion within the proposed allocation in Policy PLA3 for Regeneration and Mixed Use Development.

The representor agrees that the wider site could provide an appropriate mix of land uses. However, they consider the text of the Plan places a significant and unclear responsibility on the site and may raise aspirations which may be difficult to achieve.

The representor considers that either Policy PLA3 is amended to read 'Provision of a comprehensive residential, employment and commercial development to meet the identified need for such uses, whilst providing new transportation, community, education or recreation facilities to serve the respective sites and existing communities subject to viability'.

They also recommend that Para 3.1.21 could be amended as an alternative to amending Policy PLA3

REG1(10) - The representor considers that the Ewenny Road, Maesteg site and other regeneration sites included in both policies PLA3 and REG1 and specifically that the Ewenny Road site should be de-allocated as an employment site in Policy REG1(10).

REG2 - The representor considers that greater flexibility could be afforded to mixed use regeneration sites which include employment allocations by removing the allocation from REG1 or making it clear that REG2 would not apply to these sites.

REG5(4) - The representor considers that the quantitative target of 1000sqm should be removed from Policy REG5(4) or it should be increased to 2000spm to allow provision to respond to the mixture of uses and add to or improve viability and performance.

REG11(1) - The representor agrees that the site is suitable for this nature of development but considers that it should not be obliged to reserve land to accommodate the retail development should demand not exist do develop it and it could be developed for an alternative use.

COM1(16) - The representor considers that the site at Ewenny Road, Maesteg is capable of accommodating 200-250 dwellings and this should be reflected in the LDP.

COM5 - The representor makes a general point that Policies should have sufficient flexibility in their application to encourage suitable and deliverable regeneration projects. The representor suggests that greater flexibility needs to be allowed, in certain circumstances, in respect of affordable housing. The representor suggests that recognition should be given to alternative forms of 'affordable housing' which do not necessarily reflect the strict definition within TAN2 but do meet the LDP policies.

Site Information

<u>Strategy</u>		<u>Environmental Considerations</u>		<u>Additional Considerations</u>	
Within SRGA ?	<input checked="" type="checkbox"/>	Is the site within or adjacent to SSSI ?	<input type="checkbox"/>	Within Setting of a Listed Building ?	<input type="checkbox"/>
Wholly within Settlement Boundary ?	<input checked="" type="checkbox"/>	Is the site within or adjacent to SAC ?	<input type="checkbox"/>	Agricultural Land Classification 1,2 or 3a ?	<input type="checkbox"/>
Partially within Settlement Boundary ?	<input type="checkbox"/>	Is the site within or adjacent to SINC ?	<input type="checkbox"/>	Within or Adjacent to a Mineral Safeguarding Area ?	<input type="checkbox"/>
Adjoining Settlement Boundary ?	<input type="checkbox"/>	Is the site within or adjacent to a LNR ?	<input type="checkbox"/>	Within a Mineral Buffer Zone ?	<input type="checkbox"/>
Beyond Settlement Boundary ?	<input type="checkbox"/>	Is the site within or adjacent to a NNR ?	<input type="checkbox"/>	TPO's	<input type="checkbox"/>

Deliverability

- | | | | | | |
|------------------------------|-------------------------------------|--|--------------------------|--|-------------------------------------|
| Support from Landowner ? | <input type="checkbox"/> | Is the site within or adjacent to a Conservation Area ? | <input type="checkbox"/> | Results in the loss of identified recreational land ? | <input type="checkbox"/> |
| Within C1 or C2 Flood Zone ? | <input checked="" type="checkbox"/> | Is the site within or adjacent to a Historic Park/Garden ? | <input type="checkbox"/> | Will Alternative Site effect Public Footpath/Community Route/Cycle Route ? | <input checked="" type="checkbox"/> |
| Contaminated Land Issues ? | <input checked="" type="checkbox"/> | Is the site within or adjacent to a Historic Landscape? | <input type="checkbox"/> | | |

Consultation Responses

Statutory Consultees

<i>Response From</i>	<i>Summary of Representation</i>
Welsh Water	No problems are envisaged with the provision of water supply and discharge of foul drainage from this site.
Glamorgan Gwent Archaeological Trust	Site of Oakfield Colliery & Maesteg Canol a post-medieval farm and could have a medieval precursor. Restraint
Environment Agency	Buildings have been demolished and road constructed. Archaeological features will not be of sufficient importance to preclude development subject to conditions. No reason for not allocating in LDP Sewer - Penybont. WFD Status - Moderate for fish.

General Consultees

<i>Number Received</i>	<i>Summary of Representation</i>
0	No representations received.

Internal Consultees

<i>Response From</i>	<i>Summary of Representation</i>
Highways	Given the extent of this site and its location between the A4063 and the B4282, a mixed use development consisting of employment, housing and community facilities will require the submission of a Transport Assessment to enable the impact at key junctions in the area to be fully evaluated. There is also likely to be a need to enhance the sustainability credentials of the site by improving public transport services and facilities in the area.
Public Protection	Historical maps shows that the land was formerly utilised as Maesteg Merthyr Colliery. Coke ovens were also present on the site. The land was later developed as industrial use and is contaminated with asbestos following the factory's demolition. Full ground investigation required. Land is adjacent to the main railway line and commercial premises which may give rise to noise levels unsuitable for residential development.
Countryside	Detailed ecological assessment at planning app stage.
Land Drainage	Site situated adjacent to Llynfi river and parts are within flood zone B & C2 & noted by the EA to be susceptible to surface water flooding. Ground conditions are unlikely to be suitable for SUDS infiltration scheme, but other SUDS schemes can be utilised any development should incorporate flood resilience measures

Planning Conclusion

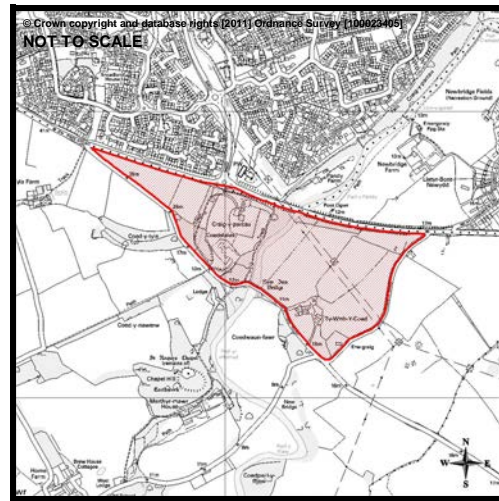
The Council considers that the approach it has taken in allocating its PLA3 sites is sensible and allows for sufficient flexibility in enabling economic development whilst providing for the needs of the County Borough as a whole over the lifetime of the Plan. In order to coordinate the strategic planning of the whole of the County Borough, the Council has needed to attribute specific amounts of development to these individual land uses within the wider mixed use sites. These have been included in the plan and collectively total the strategic requirements over the Plan period. All employment allocations have been assessed prior to their inclusion in the Plan which has resulted in a reduction in the amount of employment land from the adopted UDP position. To not state its policy requirements in the LDP, or to state in policy that the Council's policies will always be relaxed, would not be in the best interests of the County Borough as a whole, and could lead to unbalanced development occurring. The release of employment land for other uses should be undertaken on a holistic basis considering the whole of the County Borough and not on a site-by-site basis. However, It is anticipated that the exact distribution, amount and type of each land use will be subject to more detailed negotiation at the development control stage. The LDP acts as a starting point and outlines the Council's policy requirements which will then be discussed with developers. If developers have evidence to suggest that a particular policy requirement will affect the deliverability of a scheme, then the Council may accept this as a material consideration in the determination of a planning application, provided it does not undermine the LDP strategy and strategic needs as a whole.

Bridgend Local Development Plan Alternative Sites Consultation Report

AS068

Land West of Merthyr Mawr Road South

Size	28.8 Ha
Existing Use	Countryside/UDP Landscape Conservation Area designation
Proposed Use	Green Wedge
Settlement	Bridgend
Ward	Bryntirion, Laleston & Merthyr Mawr
Submitted By	Bridgend Town Council



Summary of Alternative Site Proposal

ENV2 - Extra protection is needed for the triangle of land situated between New Inn Road and the A48, including the former Llanerch and Craig y Parcau homes.

Site Information

<u>Strategy</u>	<u>Environmental Considerations</u>	<u>Additional Considerations</u>
Within SRGA ? <input type="checkbox"/>	Is the site within or adjacent to SSSI ? <input type="checkbox"/>	Within Setting of a Listed Building ? <input type="checkbox"/>
Wholly within Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to SAC ? <input type="checkbox"/>	Agricultural Land Classification 1,2 or 3a ? <input type="checkbox"/>
Partially within Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to SINC ? <input type="checkbox"/>	Within or Adjacent to a Mineral Safeguarding Area ? <input type="checkbox"/>
Adjoining Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to a LNR ? <input type="checkbox"/>	Within a Mineral Buffer Zone ? <input type="checkbox"/>
Beyond Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to a NNR ? <input type="checkbox"/>	TPO's <input type="checkbox"/>
<u>Deliverability</u>	Is the site within or adjacent to a Conservation Area ? <input type="checkbox"/>	Results in the loss of identified recreational land ? <input type="checkbox"/>
Support from Landowner ? <input type="checkbox"/>	Is the site within or adjacent to a Historic Park/Garden ? <input type="checkbox"/>	Will Alternative Site effect Public Footpath/Community Route/Cycle Route ? <input type="checkbox"/>
Within C1 or C2 Flood Zone ? <input type="checkbox"/>	Is the site within or adjacent to a Historic Landscape? <input type="checkbox"/>	
Contaminated Land Issues ? <input type="checkbox"/>		

Consultation Responses

Statutory Consultees

<u>Response From</u>	<u>Summary of Representation</u>
Welsh Water	We have no comment to make on this proposal.
Glamorgan Gwent Archaeological Trust	Postulated site of Roman Fort. Fairly Significant Restraint
Environment Agency	Appropriate designation. No reason for not allocating in LDP Constraints - Ogmere, Flooding. Sewer - Penybont. Environment Management - Check sewer capacity. Groundwater and contaminated land - SPZ1 - Primary Aquifer. WFD Status - Moderate status - failing for fish.
Merthyr Mawr Community Council	Merthyr Mawr Community Council has also submitted this and would therefore support this proposal for the same reasons given previously and by Bridgend Town Council.

General Consultees

<u>Number Received</u>	<u>Summary of Representation</u>
1	Objection (1)- The proposed Green Wedge is unrealistic and unjustifiable given the extensive existing development / brownfield nature of the site. Given the Brownfield nature of the site, and direct accessibility from the A48 Broadlands roundabout and its location adjoining Bridgend's settlement boundary the representor believes that this site should be allocated in accordance with their previous representation and not with those listed above.

Internal Consultees

<u>Response From</u>	<u>Summary of Representation</u>
Countryside	The proposed Green Wedge boundary includes a number of SINCs. The land is primarily in agricultural use. The proposed amended Green Wedge designation would further support the current use of the land and the SINC designations.

Planning Conclusion

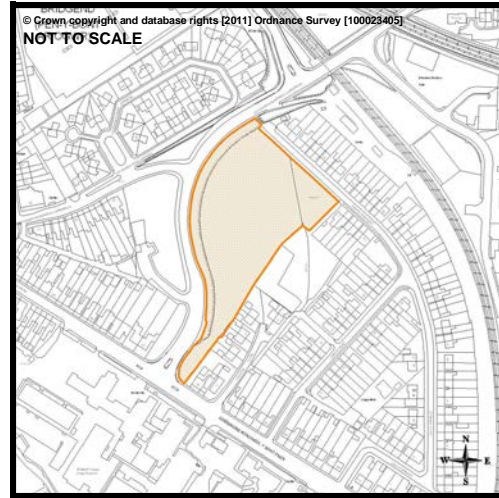
This site was assessed as a Candidate Site (candidate Site ref 46. B1) for Green Wedge and the following conclusion was reached - The site will subject to assessment as part of the Green Wedge Review and requires no further consideration as part of the Candidate Site assessment procedure. The Council maintains the position adopted at the Candidate Site stage and the methodology and results outlined in Background Paper 4: Green Wedge Designation and the Council does not support this Alternative Site.

Bridgend Local Development Plan Alternative Sites Consultation Report

AS069

Land at Jubilee Crescent, Bridgend

Size	1.3 Ha
Existing Use	Informal recreation space/UDP housing allocation
Proposed Use	Amend Residential Allocation COM1 (7) to include Affordable Housing and Allotments
Settlement	Bridgend
Ward	Oldcastle
Submitted By	Bridgend Town Council



Summary of Alternative Site Proposal

COM1(7) - Members agreed to support plans by Bridgend College for a new engineering unit on the former football club site. Failing this, the site should be used for affordable housing and allotments.

Site Information

<u>Strategy</u>	<u>Environmental Considerations</u>	<u>Additional Considerations</u>
Within SRGA ? <input checked="" type="checkbox"/>	Is the site within or adjacent to SSSI ? <input checked="" type="checkbox"/>	Within Setting of a Listed Building ? <input type="checkbox"/>
Wholly within Settlement Boundary ? <input checked="" type="checkbox"/>	Is the site within or adjacent to SAC ? <input checked="" type="checkbox"/>	Agricultural Land Classification 1,2 or 3a ? <input type="checkbox"/>
Partially within Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to SINC ? <input type="checkbox"/>	Within or Adjacent to a Mineral Safeguarding Area ? <input type="checkbox"/>
Adjoining Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to a LNR ? <input type="checkbox"/>	Within a Mineral Buffer Zone ? <input type="checkbox"/>
Beyond Settlement Boundary ? <input type="checkbox"/>	Is the site within or adjacent to a NNR ? <input type="checkbox"/>	TPO's <input type="checkbox"/>
<u>Deliverability</u>	Is the site within or adjacent to a Conservation Area ? <input type="checkbox"/>	Results in the loss of identified recreational land ? <input type="checkbox"/>
Support from Landowner ? <input type="checkbox"/>	Is the site within or adjacent to a Historic Park/Garden ? <input type="checkbox"/>	Will Alternative Site effect Public Footpath/Community Route/Cycle Route ? <input type="checkbox"/>
Within C1 or C2 Flood Zone ? <input type="checkbox"/>	Is the site within or adjacent to a Historic Landscape? <input type="checkbox"/>	
Contaminated Land Issues ? <input checked="" type="checkbox"/>		

Consultation Responses

Statutory Consultees

<i>Response From</i>	<i>Summary of Representation</i>
Welsh Water	'No problems are envisaged with the provision of water supply and discharge of foul drainage from this site. There is a 225mm and 375mm public sewers traversing this site and this will restrict any density proposed. Protection measures or possibly diversions will need to be agreed with DCWW.
Glamorgan Gwent Archaeological Trust	'No reason for not allocating in LDP
Environment Agency	Sewer - Penybont. GW & CL - Secondary A Aquifer. WFD Status - Moderate for fish.

General Consultees

<i>Number Received</i>	<i>Summary of Representation</i>
5	Objections (5) - Outline boundary line does not take account of the small piece of land behind 5 College Close, which belongs to the property. □ Deed no. WA736779. All land adjoining NW of 5 College Close ref to in deed WA778302. Problems with surface water flooding. Poor highway access. Children would be at risk when visiting the Children's playground due to access issues.

Internal Consultees

<i>Response From</i>	<i>Summary of Representation</i>
Highways	The proposed amendment to the allocation for affordable housing and allotments is unlikely to generate any significant concerns over and above those for the original allocation.
Public Protection	Site is located near a former arsenal, electricity works, wagon works, saw mill. In addition to this ammunition parts and a world war II unexploded bomb was found in the immediate vicinity. Potential contaminated land site. Land is adjacent to a main road and main railway line which may give rise to noise levels unsuitable for residential development.
Countryside	Potentially more detailed ecological assessment at planning app stage.
Land Drainage	This site will require special consideration for the drainage of surface water from any development. Infiltration schemes are unsuitable in this location and there is known to be a lack of capacity in the public surface water sewer. It should be noted that part of this site contains an underground surface water attenuation system for the public highway, this must not be altered without consent nor be built over

Planning Conclusion

There has been no evidence submitted to show how this use would be realistic and deliverable within the plan period. In addition, the landowner is actively promoting residential development on the site. Therefore the Council cannot support this alternative site. However, the LDP does make provision for 8 no affordable units on the site which will be secured through Policy COM5 and relevant SPG. With regards the allotment provision, Policy COM14 states that the Council will promote the provision of allotments wherever suitable opportunities arise. Additionally, Policy SP14, in conjunction with emerging Supplementary Planning Guidance, provides the policy framework whereby the Council can work with developers to secure contribution towards recreational facilities (including allotments) where justified. The Council has an adopted Allotment Strategy and Allotment Audit which provides a sound basis on which to justify any contribution sought.

Bridgend Local Development Plan
Alternative Sites Consultation Report

ASGEN

General Comments

Size 0 Ha

Existing Use

Proposed Use

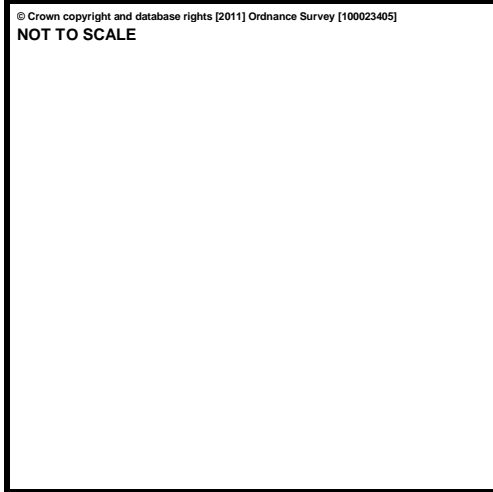
Settlement

Ward

Submitted By

Summary of Alternative Site Proposal

General comments on Alternative Sites.



Consultation Responses

Statutory Consultees

<u>Response From</u>	<u>Summary of Representation</u>
Welsh Government	<p>At this stage, SEED does not wish to make any comments on their merits or otherwise of the allocation of any of the sites on the candidate site register.</p> <p>Welsh Government policy towards the conservation of best and most versatile agricultural land is described at paragraph 4.9.1 of Planning Policy Wales.</p> <p>I note that none of the sites on the candidate site register are proposed by your Authority for development in the Plan. However, should any site on the register come up for consideration for allocation in the Plan, it will be necessary to take into account the agricultural land quality of the land (Agricultural Land Classification - ALC) according to PPW 4.9.1 before the decision to allocate is taken. In this regard, it is noted that the sustainability appraisals attached to some of the sites do not take account of agricultural land quality.</p> <p>Your attention is drawn to the consultation procedure with SEED at Annex B1 of Planning guidance (Wales), Technical Advice Note 6, to ensure that your Authority has the necessary ALC evidence base. I would be pleased to discuss any issue arising out of this response at your convenience.</p>
Western Power	<p>Western Power Distribution has a number of strategic electricity distribution circuits (which can operate at 132,000 Volts, 66,000 Volts and 33,000 Volts) in some of the area's being considered for development. These circuits run both underground and as overhead lines.</p> <p>Generally, Western Power Distribution would expect developers of a site to pay to divert less strategic electricity circuits operating at 11,000 Volts (11kV) or below. This may include undergrounding some 11kV and low voltage overhead lines as necessary.</p> <p>Western Power Distribution would normally seek to retain the position of electricity circuits operating at 123,000 Volts (132kV) and 66,000 Volts (66kV) and in some ccases 33,000 Volts (33kV), particularly if the diversion of such circuits placed a financial obligation on Western Power Distribution to either divert or underground them as this would then go against the requirement on Western Power Distribution to operate an economic and efficient electricity distribution system. Assuming the required minimum statutory clearances can be maintained and WPD can access its pylons / poles, WPD does not generally have any restriction on the type of development possible in proximity to its strategic overhead lines but it would be sensible for planning guidance and layout of developments to take WPD's position into account and consider uses compatible with the retention of strategic overhead lines, for example such as parking, estate roads, commercial uses or open space, within their immediate proximity. It is worth noting that existing circuits crossing the proposed development areas in the document may run both overhead and underground. In any case WPD should be consulted on detail at an early stage.</p>

General Consultees

<u>Number Received</u>	<u>Summary of Representation</u>
3	<p>3 Comments:</p> <p>Comment:</p> <p>Western Power Distribution has a number of strategic electricity distribution circuits (which can operate at 132,000 Volts, 66,000 Volts and 33,000 Volts) in some of the area's being considered for development. These circuits run both underground and as overhead lines.</p> <p>Generally, Western Power Distribution would expect developers of a site to pay to divert less strategic electricity circuits operating at 11,000 Volts (11kV) or below. This may include undergrounding some 11kV and low voltage overhead lines as necessary.</p> <p>Western Power Distribution would normally seek to retain the position of electricity circuits operating at 123,000 Volts (132kV) and 66,000 Volts (66kV) and in some ccases 33,000 Volts (33kV), particularly if the diversion of such circuits placed a financial obligation on Western Power Distribution to either divert or underground them as this would then go against the requirement on Western Power Distribution to operate an economic and efficient electricity distribution system. Assuming the required minimum statutory clearances can be maintained and WPD can access its pylons / poles, WPD does not generally have any restriction on the type of development possible in proximity to its strategic overhead lines but it would be sensible for planning guidance and layout of developments to take WPD's position into account and consider uses compatible with the retention of strategic overhead lines, for example such as parking, estate roads, commercial uses or open space, within their immediate proximity. It is worth noting that existing circuits crossing the proposed development areas in the document may run both overhead and underground. In any case WPD should be consulted on detail at an early stage.</p> <p>Comment:</p> <p>The Coal Authority does not have the resources necessary to comment on all of the Alternative Site consulted upon through the LDP process. Should the Council wish to consider the allocation of any of these sites put forward by other parties then you should assess them against the surface coal resource data and the coal mining risk data that we have previously supplied to the Authority as part of any site assessment process.</p> <p>Should you require any assistance please contact a member of Planning and Local Authority Liaison at The Coal Authority on our direct line."</p> <p>Comment:</p> <p>Comments</p> <p>"Network Rail has been consulted by Bridgend County Borough Council, on the Bridgend Local Development Plan: 'Alternative Sites ' Statutory Public Consultation document. Thank you for providing us with this opportunity to comment on this Planning Policy document.</p>

Please note that Network Rail have a statutory obligation to ensure the availability of safe train paths and as such we are required to take an active interest in any activity adjacent to our property that potentially could affect the safe operation of the railway.

Our key interest is to protect the physical railway infrastructure, where sites bound or are in close proximity to the railway. We would have concerns relating to the safe operation of the railway in these locations.

Any proposed development at sites adjacent to the railway should consider the following points at design stage to eliminate any risk to the railway operations.

- Its is recommended that all buildings be situated at least 2 metres from the boundary fence to allow construction and any future maintenance work to be carried out without involving entry onto Network Rail's infrastructure. Where trees exist on Network Rail land the design of foundations close to the boundary must take into account the effects of root penetration in accordance with the Building Research Establishments guidelines.
- In the interests of safety and development adjacent to Network Rail land; developers may be requested to provide a suitable trespass proof fence (of at least 1.8m in height) adjacent to Network Rail's boundary and make provision for its future maintenance and renewal.
- Additional or increased flows of surface water should not be discharged onto Network Rail or into Network Rail's culvert or drains; it is recommended that soakaways should not be constructed within 10 metres of Network Rail's boundary.
- On development sites that are to be located on an area of land owned/previously under the ownership of Network Rail, then contact must be made to Network Rail's Operational Portfolio Surveyor to understand further the implications this may have. Often these sites are sold and are the subject to a demarcation agreement which may include particular rights in relation to the safe operation of the railway and associated infrastructure.
- Network Rail would need to be consulted on any alterations to ground levels. No excavations should be carried out near railway embankments, retaining walls or bridges.
- The design and siting of buildings should take into account the possible effects of noise and vibration and the generation of airborne dust resulting from the operation of the railway.
- No work should be carried out on the development site that may endanger the safe operation of the railway or the stability of Network Rail's structures and adjoining land.
- In the interests of safety, all new trees to be planted near Network Rail's land should be located at a distance of not less than their mature height from the boundary fence. A comprehensive list of permitted tree species is available upon request for any landscaping proposals.
- Any lighting associated with the development (including vehicle lights) must not interfere with the sighting of signalling equipment and/or train drivers vision on approaching trains. The location and colour of lights must not give rise to the potential for confusion with the signalling arrangements on the railway.
- Children's play areas, open spaces and amenity areas must be protected by a secure fence along the boundary of one of the following kinds, concrete post and panel, iron railings, steel palisade or such other fence approved by the Local Planning Authority acting in consultation with the railway undertaker to a minimum height of 2 metres and the fence should not be able to be climbed."

Internal Consultees

Response From

Summary of Representation

Planning Conclusion

Comments are noted.