
Statement for Bridgend County Borough Council LDP Examination, Including Common Ground

**As agreed between BPM Technology
Corporation Ltd, Persimmon Homes
(West Wales) Ltd and Waterstone
Homes Ltd**

Housing Allocations COM1 (3) Land South-East of Pont
Rhyd Y Cyff, COM 1 (4) Land South of Pont Rhyd Y Cyff
and COM 1 (5) Land South- West of Pont Rhyd Y Cyff



Contents

Introduction	2
Development Proposals and Current Planning Status.....	3
Description of Site.....	3
Planning Status.....	4
Response to issues raised During Deposit LDP Consultation.....	5
Material Impact on Junction 36.....	5
Collective Layout and Active Travel	5
Phasing of Development.....	5
Dwr Cymru Wastewater Treatment Capacity.....	6
Summary and Conclusions.....	6



Introduction

This Statement has been prepared to inform the Examination of the Deposit Bridgend County Borough Council Local Development Plan (LDP) and relates to the area known as **Land South COM 1(4), South-East (COM 1 (3) and South-West COM 1 (5) of Pont Rhyd Y Cyff** (the Sites). It provides the most up to date information available relevant to the site, and aims to provide clarity to the Council and forthcoming Examination Inspectors regarding which elements of the Deposit LDP are agreed between the site promoters.

The sites are allocated under Policy COM1 of the Deposit Plan:

COM1: Housing Allocations						
In order to deliver the housing requirement identified in SP6, the following sites are allocated for residential development in the period up to 2033:						
Site Ref	Site Name	Growth Area	Total Units in Plan Period	Total Affordable Units in Plan Period	Delivery Timescale	Units Beyond LDP Period
Strategic Sites						
SP2(1)	Porthcawl Waterfront	Porthcawl	1,020	335	Year 6-15	95
SP2(2)	Land South of Bridgend	Bridgend	847	169	Year 6-15	0
SP2(3)	Land West of Bridgend	Bridgend	810	170	Year 6-15	40
SP2(4)	Land East of Pencoed	Pencoed	770	154	Year 6-15	0
SP2(5)	Land East of Pyle	Pyle, Kenfig Hill and North Cornely	1,057	300	Year 6-15	943
Housing Allocations						
COM1(1)	Parc Afon Ewenni	Bridgend	675	135	Year 6-15	0
COM1(2)	Craig y Parcau	Bridgend	110	22	Year 6-10	0
COM1(3)	Land South East of Pont Rhyd-y-cyff	Maesteg and the Llynfi Valley	140	21	Year 6-10	0
COM1(4)	Land South of Pont Rhyd-y-cyff	Maesteg and the Llynfi Valley	102	15	Year 6-15	0
COM1(5)	Land South West of Pont Rhyd-y-cyff	Maesteg and the	130	20	Year 6-10	0

This Statement has been prepared in collaboration between the site promoters, **BPM Technology Corporation Ltd, Persimmon Homes (West Wales) Ltd and Waterstone Homes Ltd.**

The purpose of this Statement is to provide the Council, and Examination Inspectors with the agreed position of the site promoter in relation to:

- details of the current stage of planning proposals for the sites
- responses to issues raised during Deposit consultation relating to the site

Development Proposals and Current Planning Status

Description of Site

- The sites are located just south of Pont-Y-Cyff and approximately 2 miles from Maesteg;
- The sites benefit from pedestrian access along the A4063, which links the site to the existing settlement;
- The sites are bound by the existing settlement to the north, and Greenfields to the east, south and west. Further west is an existing farmstead;
- The sites are bisected by the A4063 with two allocations sited to the east of this arterial road, and one to the west;
- The sites currently comprise a mix of undeveloped Greenfield land and an area of brownfield land comprising an area of tarmacadam hardstanding located immediately adjacent to the road.



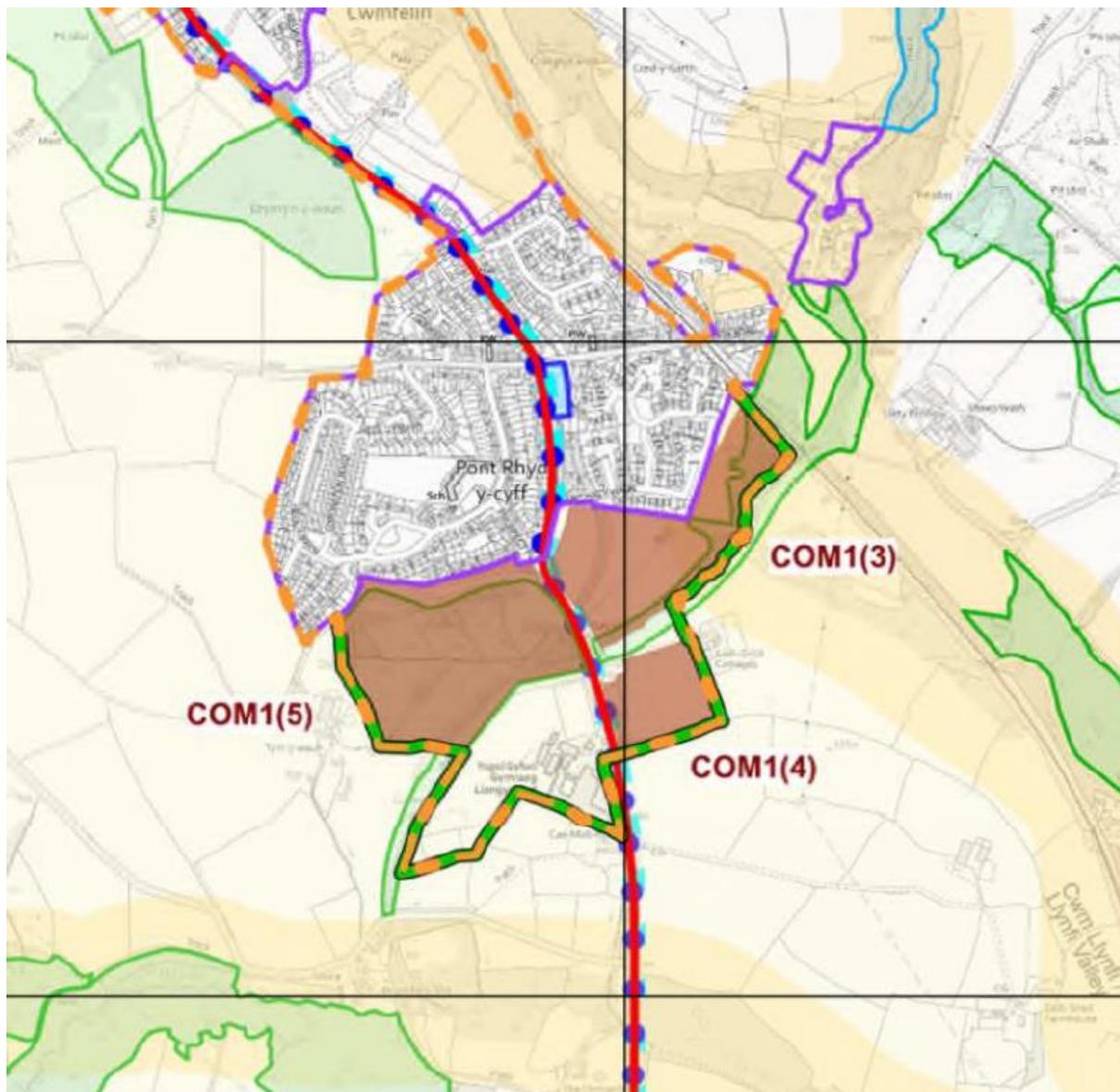
Site Context Showing Approximate Red Line Boundary of Site

Planning Status

The sites are allocated in the Deposit Plan for residential development as follows:

- COM1(3) - Land Southeast of Pont Rhyd-y-Cyff – 140 units (being promoted by Waterstone Homes);
- COM1(4) Land South of Pont Rhyd-y-Cyff – 102 units (Being promoted by BPM Technology Corporation Ltd);
- COM1(5) Land Southwest of Pont Rhyd-y-Cyff – 130 units (Being promoted by Persimmon Homes West Wales)

The sites will collectively contribute 372 units to the Replacement LDP. Extracts of the emerging Deposit LDP Proposals map are provided below to confirm the extent of each allocated site, and how the three will sit in combination:



Response to issues raised During Deposit LDP Consultation

Following a meeting between the three developers and Bridgend County Borough Council on 26th November 2021, it was agreed that the issues raised, as follows, would be explored and commented on as individual items to be reported to BCBC in anticipation of the next stage of the LDP review:

- Material Impact on Junction 36
- Collective Layout and Active Travel
- Phasing of Development
- Dwr Cymru Wastewater Treatment Capacity

Material Impact on Junction 36

The three parties have collectively instructed Asbri Transport to undertake an assessment on the cumulative impacts of the development on Junction 36. This document is attached for submission to this Statement, where the findings can be reviewed in detail. To summarise, the collective impact of the development is not significant to the operation of junction and the local facilities in Pont Rhyd-y-Cyff and Maesteg will be a significant trip attractor for the site, enabling the development to contribute towards the regeneration of the wider area.

Collective Layout and Active Travel

The three parties have collectively instructed EDP to produce a site wider high-level plan that demonstrates how the collective site will fit into and add to the spatial context, enhance and improve existing and new active travel routes and essentially how the three individual sites will be able to coexist and thrive together as a place and a new community. The plan is attached to this submission for review.

Phasing of Development

The local market has suffered from a lack of investment, including that through the form of new build housing, in the last decade. As such, the local built up demand in the area has not had adequate supply for several years. With regard to viability, the developers have utilised the DMV in collaboration with the local authority, and have demonstrated that the sites are viable at 15% affordable housing contribution.

The developers are confident, and unilaterally agree that the pent-up demand in the area will allow for the delivery of COM1 (3), (4) and (5) in parallel, with circa 90 dwellings per annum being delivered across the sites to 2027, with delivery of the remaining dwellings completing circa 2028 / 2029 based on a 2023 plan adoption.

It is envisaged that sites COM (3) and (5) will start before COM (4) by 1 year, and COM (4) and (5) will be completed in the year 2028/29. An extract of the anticipated trajectory of the sites is provided below (**N.B** – this is an anticipated trajectory which is supported by the developers, but is subject to market changes and developer appetite):



Allocated Site Name	Total Site Capacity	Time lag to construction start in months			Phasing of Development (2018-33)																	
		Time period for pre-application discussions/PAC consultation	Time between submission of planning application and determination	Time taken from planning consent to the discharge of relevant conditions to enable site construction	Completions	U/C	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	Units phased beyond the plan period
Land South West of Pont Rhyd-y-cyff	130	Pre-application: 6 weeks PAC: 6 weeks 4 weeks minimum with a period of 2 weeks to collate and produce a PAC report (per phase)	10 weeks	8 weeks			0	0	0	0	0	0	10	45	45	30	0	0	0	0	0	0
Land South East of Pont Rhyd-y-cyff	140	Pre-application: 6 weeks PAC: 42 days (28 days minimum with a period of 14 days to collate and produce a PAC report)	10 weeks	8 weeks			0	0	0	0	0	0	10	25	40	40	25	0	0	0	0	0
Land South of Pont Rhyd-y-cyff	102	Pre-application: 6 weeks PAC: 6 weeks (4 weeks minimum with a period of 2 weeks to collate and produce a PAC report)	10 weeks	8 weeks			0	0	0	0	0	0	0	15	25	25	37	0	0	0	0	0

Dwr Cymru Wastewater Treatment Capacity

During the consultation period, Welsh Assembly Government noted that *“The Infrastructure Plan identifies that housing allocations in Maesteg and the Llynfi Valley (COM1(3) to COM1(5)) have limited capacity at the wastewater treatment works and upgrades will be costly”*. Following this, the three parties have received confirmation from Dwr Cymru, that there is capacity in the network to accommodate the collective development. This is set out in further detail in the Statement of Common Ground that accompanies this submission.

Summary and Conclusions

This Statement has been prepared jointly by the site promoters of proposed allocations COM1 (3), (4) and (5) which categorically confirm that the issues and points raised in the deposit consultation have been assessed as a collective, with all three parties working collaboratively to assuage said issues and points. The transportation queries raised have been assessed and found to have a negligible impact, with tangible benefits in the form of improved active travel and connectivity being demonstrated by the three sites via the EDP plan. The Wastewater capacity is found to be sufficient as set out in the Dwr Cymru SOCG and the three parties are committed to delivering the anticipated dwelling numbers in parallel to meet the demand of the local area.