

**BRIDGEND**  
**REPLACEMENT LOCAL DEVELOPMENT PLAN (2018-2033)**  
**EXAMINATION**

**Hearing Session 11: Good Design and Sustainable Placemaking – Strategic Allocation at Land East of Pencoed**

Action Point	Council response / proposed MAC	Inspector Comments										
<p><b>AP 11.1</b> – Council to amend Policy PLA4 and its reasoned justification to include revised details in respect of: housing / affordable housing numbers; and highway improvements.</p>	<p>Policy PLA4 and supporting text will be amended as highlighted below:</p> <table border="1" data-bbox="605 617 1923 1129"> <thead> <tr> <th colspan="2" data-bbox="605 617 1923 701"><b>PLA4: Land East of Pencoed, Pencoed Sustainable Growth Area</b></th> </tr> </thead> <tbody> <tr> <td data-bbox="605 707 1231 741">Site Size:</td> <td data-bbox="1240 707 1923 741">44.27ha</td> </tr> <tr> <td data-bbox="605 747 1231 781">Allocation Type:</td> <td data-bbox="1240 747 1923 781">Strategic Mixed-use Sustainable Urban Extension</td> </tr> <tr> <td data-bbox="605 787 1231 993">Land Uses:</td> <td data-bbox="1240 787 1923 993"> <ul style="list-style-type: none"> <li>• <del>770</del> 804 residential units</li> <li>• 20% Affordable Housing</li> <li>• 2.3ha to accommodate a 1.5 FE Primary School</li> <li>• Outdoor Recreation Facilities</li> <li>• Active Travel routes</li> </ul> </td> </tr> <tr> <td data-bbox="605 999 1231 1129">Phasing Tranche</td> <td data-bbox="1240 999 1923 1129">           Refer to trajectory            2018-2022: 0            2023-2027: <del>290</del> 204            2028-2022: <del>480</del> 600         </td> </tr> </tbody> </table> <p>Land East of Pencoed, as shown on the Proposals Map, is allocated for a comprehensive mixed-use development. The site will deliver circa <del>770</del> 804 homes during the Plan period (20% / <del>154</del> 161 of which will be affordable housing units), incorporating a new 1.5 form entry primary school, recreation facilities, public open space, plus appropriate community facilities and commercial uses.</p> <p><b>MASTERPLAN DEVELOPMENT PRINCIPLES</b></p> <p>This development must accord with the following principles, which are considered instrumental to achieving sustainable places, delivering socially inclusive developments and promoting more cohesive communities. These principles should be delivered in an appropriately phased manner and be formally tied into planning consent:</p> <p>a) Create a well-connected sustainable urban extension to Pencoed, comprising a number of character areas that integrate positively with the existing Town Centre, existing housing clusters, community facilities, Active Travel networks, Pencoed Technology Park, Pencoed Comprehensive School and public transport facilities;</p>	<b>PLA4: Land East of Pencoed, Pencoed Sustainable Growth Area</b>		Site Size:	44.27ha	Allocation Type:	Strategic Mixed-use Sustainable Urban Extension	Land Uses:	<ul style="list-style-type: none"> <li>• <del>770</del> 804 residential units</li> <li>• 20% Affordable Housing</li> <li>• 2.3ha to accommodate a 1.5 FE Primary School</li> <li>• Outdoor Recreation Facilities</li> <li>• Active Travel routes</li> </ul>	Phasing Tranche	Refer to trajectory 2018-2022: 0 2023-2027: <del>290</del> 204 2028-2022: <del>480</del> 600	<p>Change agreed.</p>
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- b) Create a multi-functional green infrastructure network within the site that facilitates active travel, taking account of the need to create healthy communities. There must be particular emphasis on: creating a linear park or road network along the route of the high pressure gas main, retaining existing trees and hedgerows within the public realm, incorporating appropriate landscaping, protecting biodiversity, facilitating habitat creation and supporting a range of opportunities for formal and informal play in addition to community-led food growing;
- c) Pursue transit-orientated development that prioritises walking, cycling and public transport use, whilst reducing private motor vehicle dependency. Well-designed, safe walking and cycling routes must be incorporated throughout the site to foster community orientated, healthy, walkable neighbourhoods;
- d) Orientate buildings to face open spaces and streets to enhance cohesiveness, foster a strong sense of place and ensure community safety; and
- e) Provide a mix of higher densities at key points in the layout and lower densities on the rural/sensitive edges.

#### **DEVELOPMENT REQUIREMENTS**

The development must provide the following requirements:

- 1) ~~770~~ 804 homes, incorporating an appropriate mix of dwelling sizes and types to meet local housing needs, including 20% affordable housing units to be integrated throughout the development in sustainable clusters of no more than ten units as per the Council's requirements;
- 2) 2.3 hectares of land to accommodate a 1.5 form entry primary school with co-located nursery facility and a financial contribution to nursery, primary, secondary and post-16 education provision as required by the Local Education Authority. The financial contribution (including timing and phasing thereof) must be secured through Section 106 Planning Obligations in accordance with the Education Facilities and Residential Development SPG. The school must be accessible to new and existing residents by all travel modes, enabled by the development;
- 3) Green Infrastructure and Outdoor Recreation Facilities to be delivered in accordance with Policy COM10 and Outdoor Recreation Facilities and New Housing Development Supplementary Planning Guidance;
- 4) Deliver highway improvement to ensure the principal point of vehicular access is from the south of the site (off Felindre Road), with secondary access from the north of the site (off the A473); ~~off the A473~~;
- 5) Provide off-site highway improvements with regard to the requirements arising from the Transport Assessment and as identified in the Transport Measures Priority Schedule.
- 6) Provide on-site and off-site measures to provide good quality, attractive, legible, safe and accessible pedestrian and cycle linkages in accordance with Active Travel design. Improved linkages must be provided along the A473, with Pencoed Comprehensive School, Pencoed Technology Park and Pencoed Town Centre (including the train station and bus stops).

	<p>Connections must therefore be made to existing active travel routes and new routes should be provided to accord with the proposed routes within the Council's <del>Active Travel Network Maps ATNM: INM-PE-2, INM-PE-8, INM-PE-13 and INM-PE15</del> INM-PE-2, INM-PE-8, INM-PE-12, INM-PE-13, INM-PE-20 and INM-PE-26</p> <p>7) Retain and provide suitable buffers to habitats, particularly hedgerows, trees (including Ancient and/or Semi-Ancient Woodland), and SINCs;</p> <p>8) Submit and agree ecological management plans including proposals for mitigation, enhancement and maintenance for retained habitats and protected species (including for bats and dormouse) and provide appropriate compensatory and replacement habitat;</p> <p>9) On and off-site measures including any appropriate upgrades to the clean water supply or public sewerage networks; and</p> <p>Follow the sequential approach to identify low carbon heating technologies in accordance with ENT10.</p> <p>The supporting text paragraph 5.2.26 of Policy PLA4 has also been amended as highlighted below:</p> <p>The site is allocated for mixed use development and will deliver approximately <del>770</del> 804 new homes, a significant area of public open space, a small commercial element and a new one form entry primary school. The latter contribution will necessitate 2.3ha of land being set aside for construction of the new school, inclusive of a land buffer to enable future expansion. A buffer to the eastern and southern edges of the existing campus will also be retained, to allow for future flexibility for the expansion of the college. This will allow the potential relocation of the playing fields, either to locations to the east of the main site or, to land west of the A473.</p>		
<p><b>AP 11.2</b> – Council to amend the reasoned justification of Policy PLA4 to include details of the nature and scale of the biodiversity enhancement that will be secured as part of the development of the strategic site.</p>	<p>The Council suggest the following amendments to the reasoned justification of Policy PLA4 below, with the additional text highlighted in green:</p> <p>5.2.7 The site is allocated for mixed use development and will deliver approximately 804 new homes, a significant area of public open space, a small commercial element and a new one form entry primary school. The latter contribution will necessitate 2.3ha of land being set aside for construction of the new school, inclusive of a land buffer to enable future expansion. A buffer to the eastern and southern edges of the existing campus will also be retained, to allow for future flexibility for the expansion of the college. This will allow the potential relocation of the playing fields, either to locations to the east of the main site or, to land west of the A473. <b>The development will also deliver biodiversity enhancements ensuring that any identified ecological constraints are mitigated and enhanced. The development concept takes account of the semi-rural landscape creating a network of green public open space.</b></p>		<p>Changes agreed.</p>

	<p>This will retain existing landscape features (hedgerows and trees), create an east to west nature corridor, enhance the existing north to south tree belt to the east of the site and feature a sustainable urban drainage system. PLA4 requires the developer to submit and agree ecological management plans including proposals for mitigation, enhancement and maintenance for retained habitats and protected species (including for bats and dormouse). PLA4 also requires the development to retain and provide suitable buffers to habitats, particularly hedgerows, trees (including Ancient and/or Semi-Ancient Woodland) and SINCs. In total, the site will include a diverse range of habitats, providing approximately 12.4 hectares of attenuation ponds, rain gardens, hedgerows, woodlands and open space. Proposals must work creatively with nature and must demonstrate how decisions on the built environment including design, siting, scale density and other key considerations have been informed by and incorporate biodiversity and ecosystem resilience considerations. Such considerations will be required to be demonstrated within a green infrastructure assessment as part of a planning application.</p>	
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General note on Action Points (APs):

These will normally be agreed in principle by the Inspector and the Council, and any other participant as required, at the end of the relevant hearing session. Where possible the AP will specify an agreed timeframe for completion. If it is not possible to determine the timeframe at the time of discussion, the Council will liaise with the Inspector over this via the Programme Officer. The Inspector will send the suggested form of wording for the APs to the Council via the Programme Officer as soon as practicable after the end of a hearing session. Once the Council is satisfied that the contents are accurate, they will be published to the Examination website as soon as possible in the interests of transparency. The Council will work on the schedule of Matters Arising Changes (MACs) in parallel with the APs and their AP responses, ensuring that MACs are accurately recorded at the earliest possible stage. The Inspector will confirm when she expects to be sent an up-to-date MAC Schedule; this will normally be in advance of the final hearing session.