

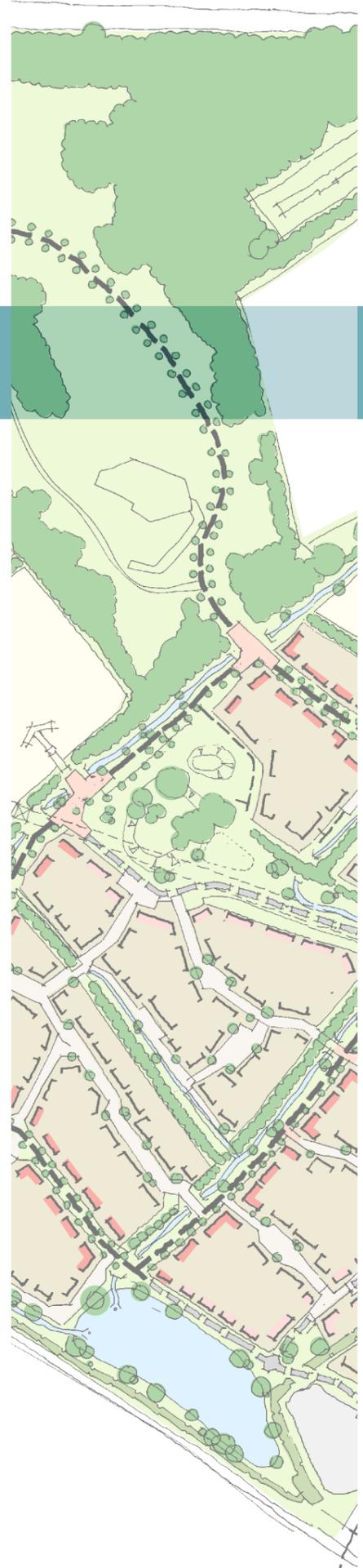
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ISLAND FARM

PROPOSED MASTERPLAN

June 2020



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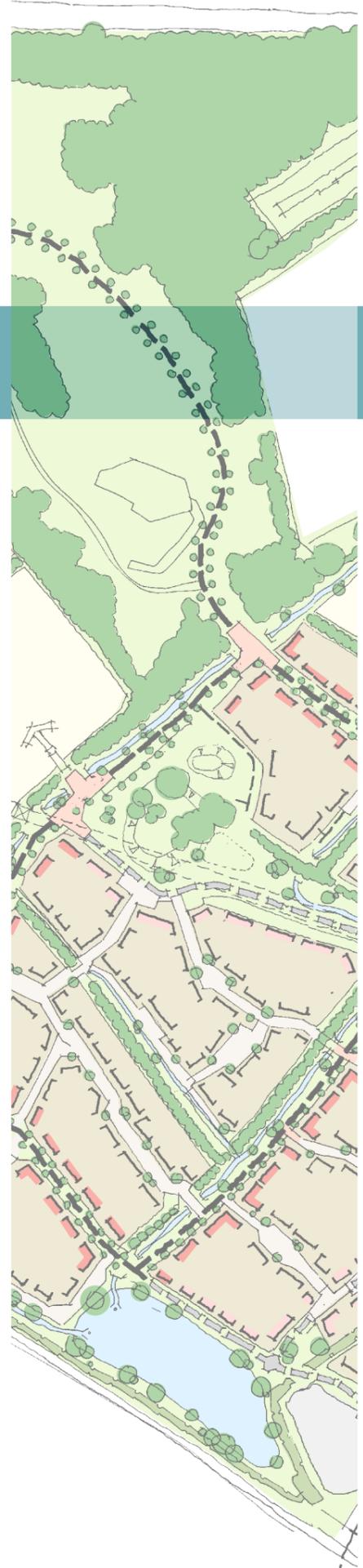
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01

INTRODUCTION



1.1 INTRODUCTION AND VISION

Roberts Limbrick Architects were commissioned by HD Ltd to help prepare a masterplan framework to support Bridgend County Borough Council's (BCBC) site assessment work to inform its emerging Local Development Plan (LDP). The site is known as Island Farm, as identified on the adjacent plan.

Island Farm: 51 Hectares

The Brief

To prepare a masterplan framework for the development of the site to provide:

- Residential
- Commercial / community hub
- Tennis Centre
- New 1 form entry primary school
- Replacement site for Heronsbridge School

Broad Vision

To create a new mixed use community which is focused around the site's natural assets, including existing and proposed green and blue infrastructure.

A development that has placemaking as its focus and that is a product of the site itself: a bespoke and specific place with a robust structure that is a product of the site and its issues and opportunities.

The development will strive to be low carbon by making optimum use of local renewable resources, the energy efficiency of its buildings and through an innovative site-wide energy strategy, including consideration of district heating options.



Site location plan

1.2 THE SITE IN CONTEXT

The site is very well located on the edge of Bridgend Town Centre. It has an outline planning consent for a large mixed use leisure development and, as such, the principle of its development has been established on this site.

The site has good road access, being located directly adjacent to the A48.

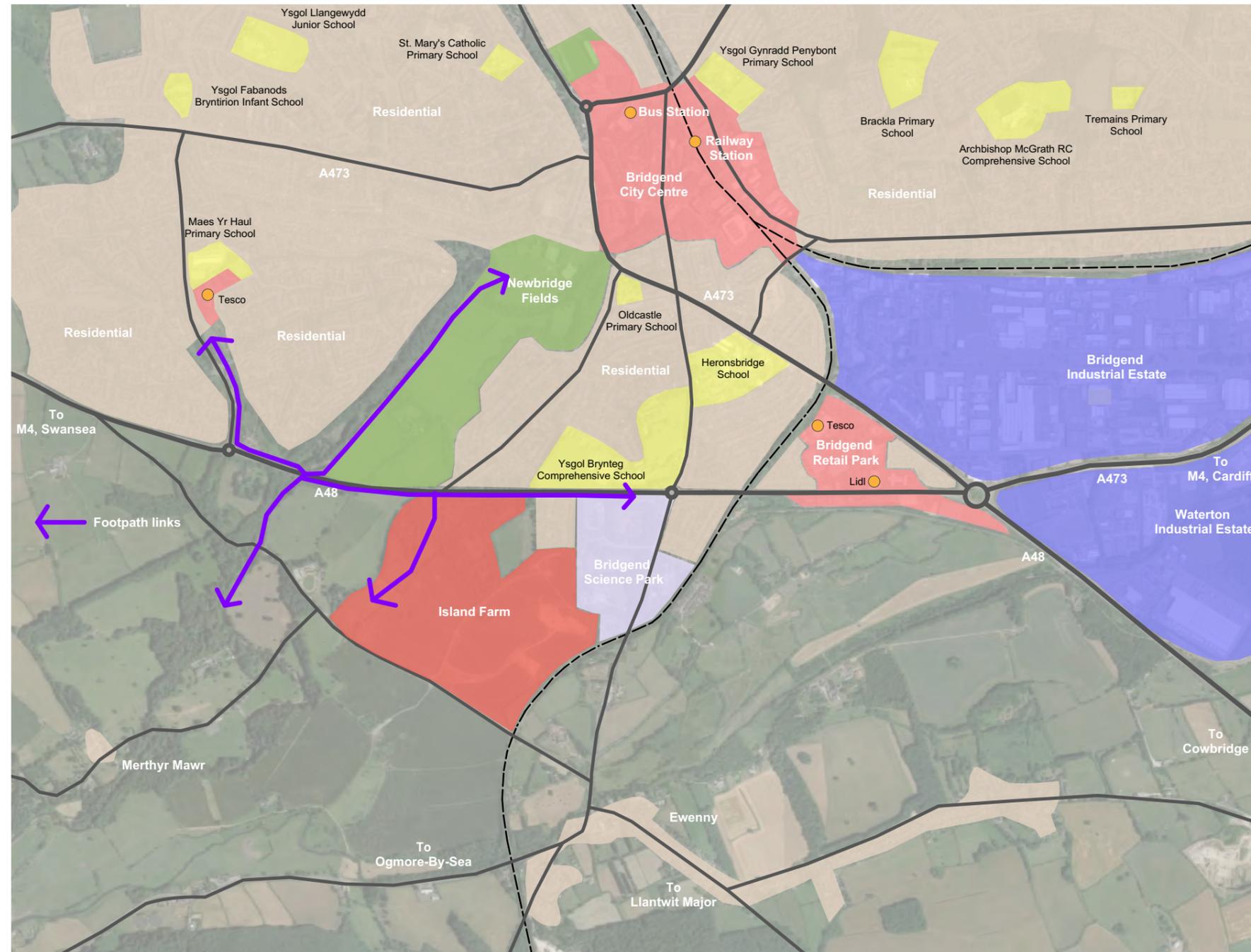
As can be seen from the adjacent plan, the site has access to a series of uses and facilities within close proximity, including:

- Bridgend Innovation / Technology Park
- Hotel
- Brynteg school
- Retail park including Tesco, Lidl, Homebase etc
- Newbridge Fields recreation
- Town Centre itself and all the facilities it has to offer.

As indicated on the adjacent plan, the above are all accessible by good footpath links, thus reducing reliance on car travel. This includes green leisure links to the town centre in the north and Merthyr Mawr in the south.

Wider access can be gained through road and rail links:

- Main line train station in the town centre
- Main bus station in the town centre in addition to local stops within 10 minutes walk
- M4 approximately 15 minutes drive to the east
- M4 approximately 15 minutes drive to the west.

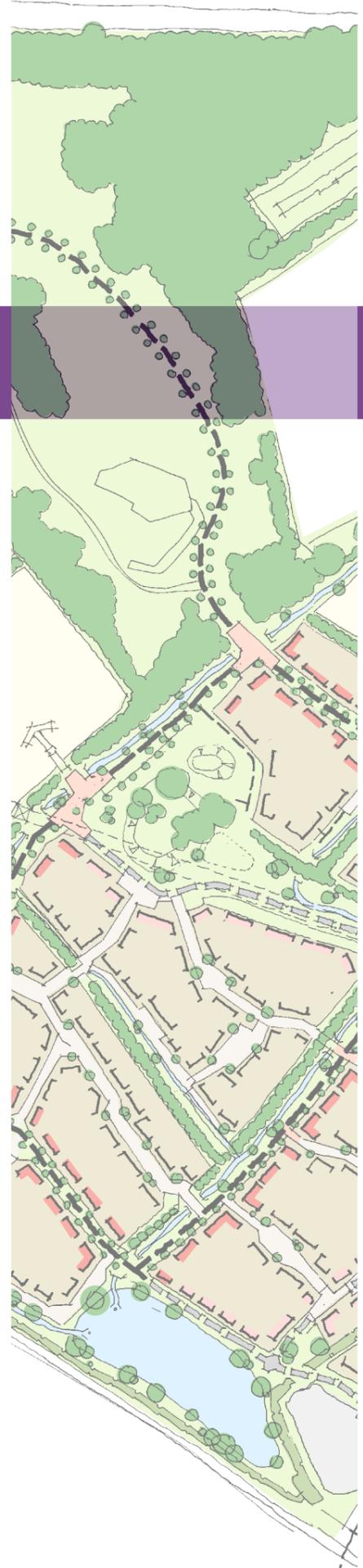


Site context



02

DESIGN PROCESS



2.1 SITE ANALYSIS

The Island Farm part of the site is large covering some 51 hectares. It is bounded to the north and north west by a SINC with is within the ownership of BCBC. As previously discussed, the site benefits for a consent for leisure which includes a vehicle access from the A48 through the SINC. In addition to the SINC, an ecological area has been created along the south western boundary which includes ponds, habitat creation and a bat house. This was undertaken as part of the existing consent.

The remainder of the site is agricultural being mainly fields divided by hedgerows. These hedgerows help to create a landscape infrastructure. There are a number of sink holes which have appeared over the years. These have been allowed to naturalise and now create specific landscape features within the site.

Along a small section of northern boundary there is a small cul-de-sac of existing housing, at Island Farm Close. This backs onto to site.

To the north east of the site is the Bridgend Technology Park. There is the opportunity to create a pedestrian and, if required, vehicular link between this and the site.

Whilst the site is undulating, it generally falls from north to south. This creates south facing site with wider views towards Merthyr Mawr.



Island Farm analysis

2.2 DEVELOPMENT CONCEPT

The proposed development concept for Island Farm follows the same principles as Craig y Parcau: It seeks to work with the sites constraints, opportunities and assets to create a development that is robust and of the place.

The key principles of the concept are:

- 1 Primary vehicle access off the A48
- 2 Retention and enhancement of the SINC
- 3 Retention and enhancement of the existing hedgerow network: introduction of swales to create blue infrastructure
- 4 Introduction of attenuation basins linked to new swale network
- 5 New Heronsbridge school site adjacent to existing business park: opportunity for dedicated access through business park
- 6 New tennis centre in location previously approved: Opportunity for dedicated access off Ewenny Road to the east
- 7 New community hub located within easy access of proposed schools, tennis centre and existing business park
- 8 New primary school close to site access
- 9 Existing sink hole areas retained as key landscape features within the development



Development Concept: Island Farm

2.3 GREEN AND BLUE INFRASTRUCTURE

The adjacent diagram clearly illustrates how the development concept principle of working with the sites existing natural features could be taken forward.

The existing hedgerows have been retained. They have been allowed for within the public realm, rather than to rear gardens, thus helping to create a mature landscape setting.

The hedgerows create green movement corridors within the site for people and wildlife. They can also, through the introduction of swales, form part of the sites sustainable urban drainage system.

As per the development concept, the existing sink hole areas have also been retained. Again, they are within the public realm so that they can contribute to the setting of the proposed development.

The development of the site also offers the opportunity to establish green links along it's western edge. These could include public access which connect the A48 footpath with a wider network of connections towards Merthyr Mawr to the south.



2.4 MOVEMENT HIERARCHY

The existing consent for the Island Farm site includes an access off the A48 to the north. It is intended that a version of this access be used for the primary access, linking through to existing SINC in the main development area of the site.

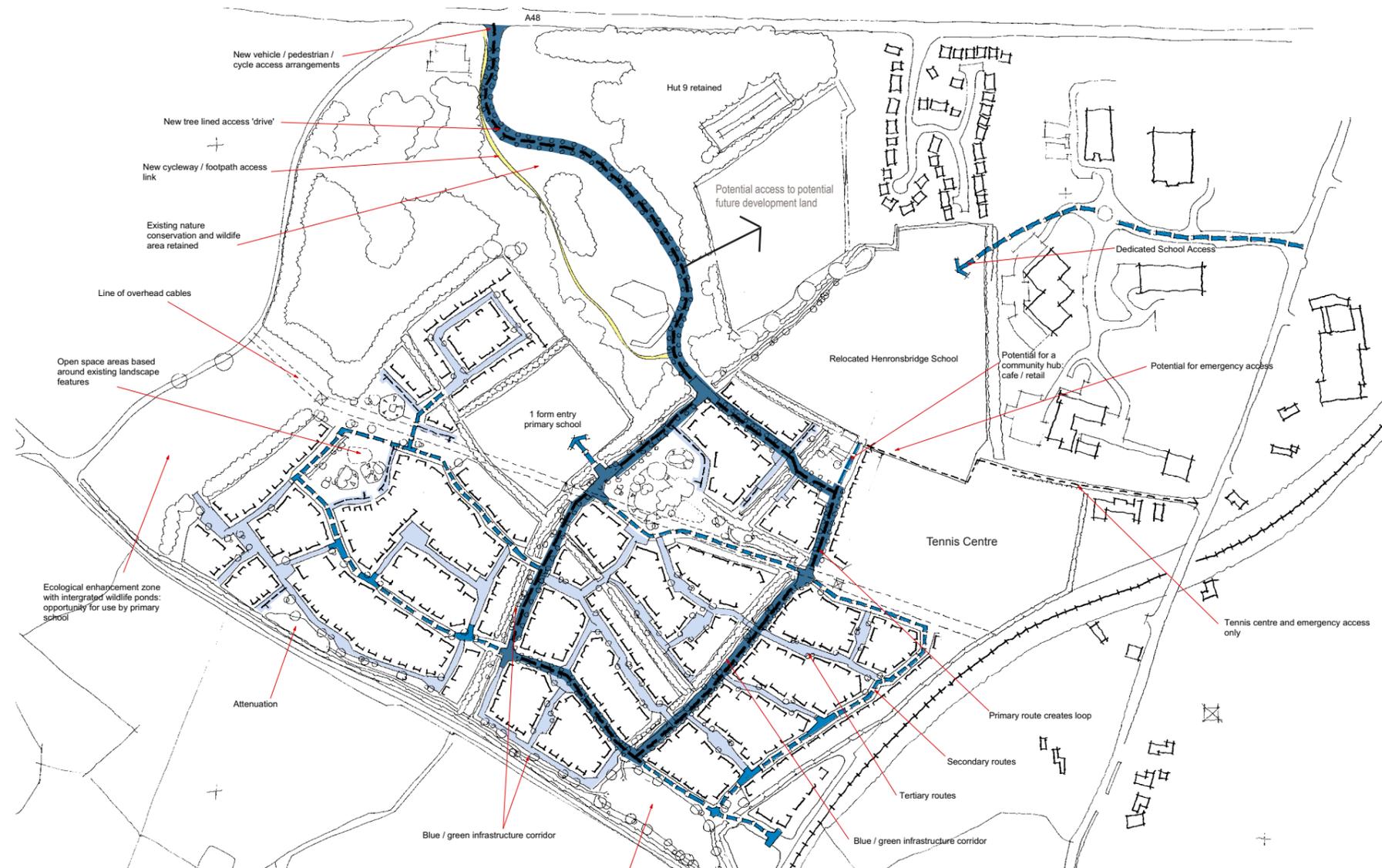
On entering the main part of the site, this route follows the existing hedgerow network, helping to illustrate the mature landscape setting. The route creates a primary loop within the proposed development.

Secondary loops spring off the primary loop giving wider access to the development parcels. Tertiary links and private drives feed into the edges of the development and masterplan.

It is proposed that the new Heronsbridge school site has its own dedicated access. This is shown coming through the existing business park to the east.

A dedicated access to the proposed tennis centre is illustrated coming off Ewenny Road to the east.

The above will help to create a hierarchy of routes through the development. It is anticipated that this hierarchy will be reflected in the treatment of the built form and densities across the site. The landscape treatment will also reflect the hierarchy character: more urban along the primary route becoming softer and more natural at the development edges.



2.5 MASTERPLAN FRAMEWORK

The adjacent Masterplan Framework is the result of the sites opportunities and constraints and is reflective of the development concept. As such, the framework is robust and reflects the characteristics and nature of the site. It is bespoke to the site.

The key principles of the development framework are:

- 1 Primary vehicle access off the A48
- 2 Retention and enhancement of the SINC
- 3 Retention and enhancement of the existing hedgerow network: introduction of swales to create blue infrastructure
- 4 Introduction of attenuation basins linked to new swale network
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2.6 LAND BUDGET

The total area for the Island farm part of the site is 51 hectares.

The existing SINC to the north, enhanced ecological area to the south west and the retained / enhanced hedgerow corridors give a total green and blue infrastructure of just under 25 hectares. This, together with the playing fields associated with the proposed schools, accounts for in excess of 50% of the site area.

In terms of residential, it is anticipated the area would be suited to a mixture of housing types based around family living. This would result in a development mix of primarily 2, 3 and 4 bed homes with an average density. Based on 35-40 dwellings per hectare, the site could accommodate approximately 640-740 new homes.

The full land budget is set out below.

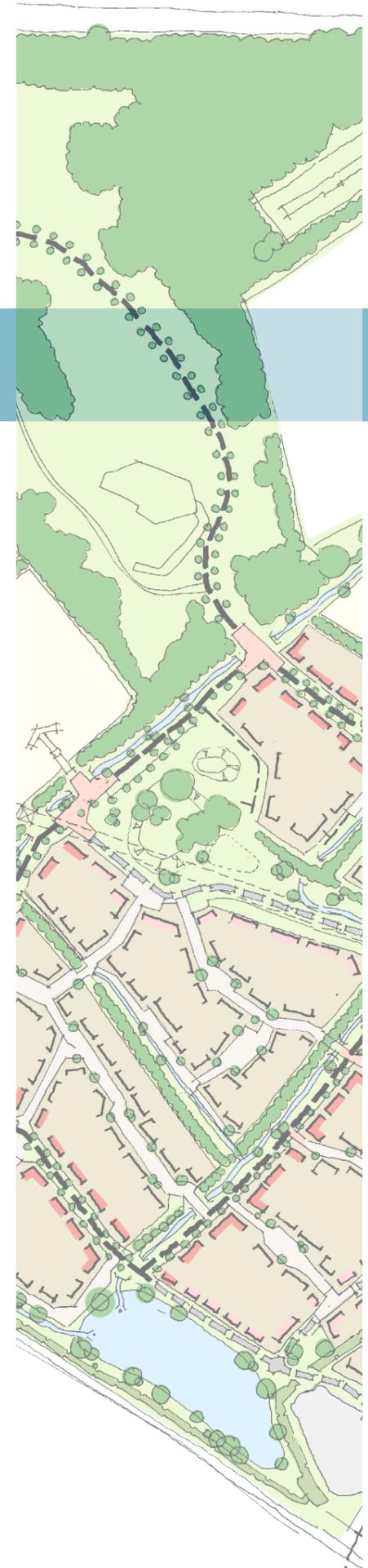
- Total site area: 51.00 ha
- Tennis Centre: 2.69 ha
- Community Hub: 0.18 ha
- Special needs school: 4.07 ha
- Primary school: 1.42 ha
- Residential: 18.33 ha
@ 35dph - 641 units
@ 40 dph - 733 units
- Remaining blue / green infrastructure, ecological enhancement, nature conservation, heritage and public open space
24.31 ha





03

SUMMARY



4.0 SUMMARY

This document has set out a proposed Masterplan Framework for the development of Island Farm. It has set the development process through site opportunities and constraints, development concept and a series of design layers resulting in a robust framework which responds to the the sites characters and features.

As is set out in this document, an exciting and attractive GI-led, mixed use development is proposed for allocation in the emerging LDP.

The Island Farm development would:

- Create approximately 640-740 new homes
- Create a new 1 form entry primary school
- Provide a new home for the existing Heronsbridge school
- Provide much needed high quality indoor tennis facilities for Bridgend County Borough (n.b. which are planned to progress in the short term following HD Limited's current collaboration with the LTA).
- Create / retain approximately 25 hectares of green space for nature, play and movement, including blue infrastructure



SUMMARY **03**



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