

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

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**Hearing Session 9: Good Design and Sustainable Placemaking – Strategic Allocation at Land South of Bridgend (Island Farm) and Housing Allocations at Parc Afon, Ewenny and Craig y Parcau, Bridgend**

<b>Action Point</b>	<b>Council response / proposed MAC</b>	<b>Inspector's Response</b>
<b>AP 9.1</b> – Council to amend Policy PLA2 and its reasoned justification to include revised details in respect of: housing / affordable housing numbers; recreational uses; emergency access arrangements; and landscape matters.	Policy PLA2 and supporting text will be amended as highlighted below:	Changes agreed.

**PLA2: Land South of Bridgend (Island Farm),  
Bridgend Sustainable Growth Area**

Site Size:	49.95 ha
Allocation Type:	Strategic Mixed-use Sustainable Urban Extension
Land Uses:	<ul style="list-style-type: none"> <li>• <del>847</del> 788 residential units</li> <li>• 20% Affordable Housing</li> <li>• 1.8ha to accommodate a 1 Form Entry Primary School plus Co-located Nursery</li> <li>• 4ha to relocate Heronsbridge Special Education Needs School</li> <li>• Outdoor Recreation Facilities</li> <li>• Leisure and ancillary commercial uses (B1)</li> <li>• Active Travel Routes</li> </ul>
Phasing Tranche	Refer to trajectory 2018-2022: 0 2023-2027: <del>269</del> 188 2028-2022: <del>587</del> 600

Land south of Bridgend (Island Farm), shown on the Proposals Map, is allocated for a comprehensive green infrastructure-led mixed-use development. The site will deliver circa ~~847~~ 788 homes (including 20% / ~~169~~ 158 affordable homes), incorporating a new one form entry primary school with co-located nursery, the re-location of Heronsbridge Special School, leisure facilities, recreation facilities, public open space, plus appropriate community facilities, employment and commercial uses.

**MASTERPLAN DEVELOPMENT PRINCIPLES**

This development must accord with the following principles, which are considered instrumental to achieving sustainable places, delivering socially inclusive developments and promoting cohesive communities. A masterplan must be prepared and agreed with the Council prior to the sites development to demonstrate how these principles will be delivered in an appropriately phased manner:

- a) Create a well-connected, sustainable mixed-use urban extension to Bridgend, comprising a number of character areas that integrate positively with the existing landscape, SINC, adjacent Grade II\* listed Merthyr Mawr House, existing housing clusters, community facilities, Active Travel Networks and public transport facilities;
- b) 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;
- c) Create a multi-functional green infrastructure network within the site that facilitates active travel, enhances biodiversity, provides sustainable drainage and fosters healthy communities. There must be particular emphasis on retaining existing trees and hedgerows within the public realm, incorporating appropriate landscaping, protecting biodiversity, providing habitats for local species and supporting a range of opportunities for formal and informal play in addition to community-led food growing;
- d) Pursue high quality, well-planned development in the vicinity of the overhead power lines, ensuring the land beneath and adjacent to the overhead line route is used to make a significant, positive contribution to the development's green infrastructure network. This must be achieved by creating a linear park that incorporates landscaping areas, nature conservation and pedestrian linkages to avoid the unnecessary sterilisation of land near the overhead lines;

- e) Extend the site's green infrastructure network to Newbridge Fields, capitalising on proposed active travel route INM-BR-49 and establishing a 'green lung' that connects the site to both Bridgend Town Centre and Merthyr Mawr. This will facilitate a key multi-functional network of integrated spaces and features south of Bridgend, providing a plethora of economic, health and wellbeing benefits for new and existing residents;
- f) Ensure the design and layout of the site has regard to the surrounding landscape, minimising visual impacts through the inclusion of mitigation measures that provide links with the existing landscape and access features. Appropriate landscaping treatments must be utilised along the southern fringes of the site in order to minimise visual impacts on adjacent uses;
- g) Orientate buildings to face open spaces and streets to enhance cohesiveness, foster a strong sense of place and ensure community safety; and
- h) 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) Deliver ~~847~~ 788 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) 1.8 hectares of land to accommodate a minimum one form entry primary school and a financial contribution to nursery and primary school 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) 4 hectares of land for the relocation of Heronsbridge Special Education Needs School;
- 4) 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;
- 5) 4.3 hectares of land for leisure and ancillary commercial uses, **which could include a Community Indoor Tennis Centre;**
- 6) Highway improvement to ensure the principal point of vehicular access is off the A48 in a manner that integrates the SINC and adjacent Hut 9 heritage facility;
- 7) An **emergency** access through Bridgend Technology Park that **serves as the primary access for the relocated Heronsbridge SEN school and the Community Indoor Tennis Centre, as well as an emergency access for the residential element of the scheme** ~~also promotes pedestrian and cycling connectivity;~~
- 8) Off-site highway improvements with regard to the requirements arising from the Strategic Transport Assessment and as identified in the Transport Measures Priority Schedule;
- 9) 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 A48, with Brynteg Comprehensive School, Bridgend Industrial Estate and Bridgend Town Centre (including the bus station and train station). Green infrastructure linkages must also be provided with Newbridge Fields. 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 ~~Active Travel Network Maps~~ ATNM: ~~INM-POR-15, INM-BR-46, INM-BR-48, INM-BR-75, INM-BR-45 and INM-BR-49;~~ INM-POR-15, INM-BR-45, INM-BR-46, INM-BR-48, INM-BR-49, INM-BR-75, INM-BR-132 and 2374.

- 10) Retain and provide suitable buffers to habitats, particularly hedgerows, trees (including Ancient and/or Semi-Ancient Woodland), and SINCs;
- 11) 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;
- 12) On and off-site measures including any appropriate upgrades to the clean water supply or public sewerage networks;
- 13) A new on-site heat network in accordance with ENT10; and
- 14) A new local 'hub' with a concentration of appropriate mixed uses and local services. The 'hub' should have active frontages around a pivotal, focal point of the development where it is easily accessible to new and existing residents through Active Travel, thereby limiting the need for private vehicular trips.

**The supporting text of Policy PLA2 has also been amended as highlighted below:**

	<p>5.2.14 The site is located 1.5km (0.9 miles) to the south-west of Bridgend Town Centre, south of the A48, and close to the boundary with Vale of Glamorgan Council. It comprises approximately 49.95 hectares of tree and scrub land to the north, arable farmland to the south and east and grazing land to the north east. The site is bordered to the north east by the Bridgend Science Park, and to the east by a nursing home. The Bridgend - Barry rail line, runs south from Bridgend and marks the south east boundary of the site. New Inn Road provides the southern boundary to the site, beyond which lies agricultural land uses as far as the Ogmores-by-Sea road. Merthyr Mawr Road and the flood plain of the Ogmores River borders the western boundary, beyond which lie small to medium fields interspersed by woodland and farms, Merthyr Mawr House (Grade II*) and the small picturesque village of Merthyr Mawr, which lie 600m and 1.2km from the site respectively. The boundaries of the site mark a physical constraint to further expansion and provide a logical maximum extent of development.</p> <p>5.2.15 The site was allocated within the existing LDP as a Strategic Employment Site (11ha) and the wider site has outline planning consent for a mixed sport, leisure and office development with appropriate access improvements. The outline permission included the standard time limit conditions for the submission of reserved matters and the commencement of development and the final approval of reserved matters was issued in 2015. Enabling works have been undertaken at this site and constitute a material operation, meaning that respective reserved matters permissions are extant. Hence, re-allocation of this site as a mixed use scheme (including residential) will not result in the loss of any additional BMV agricultural land as detailed further within the BMV Agricultural Land Background Paper. Moreover, re-allocation of this site will enable delivery of sustainable growth enshrined in placemaking principles, deliver affordable housing in the highest need part of the County Borough and enable delivery of two schools on the site. It will also enrich active travel and green infrastructure networks within Bridgend through creation of a 'green lung' that will connect the site to the Town Centre via Newbridge Fields. On this basis, there is considered to be an overriding need for the development.</p>	
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|  | <p>5.2.16 The site is now allocated for mixed use development and will deliver approximately <del>847</del> 788 new houses, an indoor tennis centre (with associated outdoor courts and other ancillary uses), public open space, appropriate community facilities, employment and commercial uses combined with access improvements. In addition, the site will provide a new special school to replace the existing Heronsbridge School and incorporate a new 1-form entry Primary School to provide for the needs of the associated residential development. Provision of both schools will provide key community facilities in a central location for use by the existing and new community. The latter contribution will necessitate 1.8ha of land being set aside for construction of the new school, inclusive of a land buffer to enable future expansion.</p> <p>5.2.17 A future planning application must be accompanied by an 'Energy Masterplan' that demonstrates that the most sustainable heating and cooling systems have been selected. This should include consideration of the proposed system as a whole, including the impact of its component materials on greenhouse gas emissions. The Renewable Energy Assessment identifies this site as suitable for installing a new District Heat Network. If this development requirement is proven to be financially or technically unviable then development proposals must follow the sequential approach to identify low carbon heating technologies in accordance with ENT10.</p> <p>5.2.18 The site is located within the 'Merthyr Mawr Farmland, Warren and Coastline' which runs north-eastwards up from the coast to the southwestern fringe of Bridgend. Much of the wider landscape is designated as of Outstanding Historic Importance and all of the coastal area lies within the Glamorgan Heritage Coast. The Replacement LDP has carefully considered key landscape sensitivities to development-led change. The importance of this landscape, and the need for landscape mitigation measures for any local development proposal, is clearly recognised within the Replacement LDP's evidence base. Policy PLA2 stresses the importance of protecting the nationally important archaeological and cultural</p> |  |
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heritage of the landscape as an integral part of the wider Landscape of Outstanding Historic Importance, including prehistoric and medieval remains, the dunes' ancient buried archaeology and the Grade II\* Merthyr Mawr Estate. In particular, the southern boundary of the Land South of Bridgend (Island Farm) allocation is important as it lies adjacent to an historic landscape as identified by the Landscape Character Assessment. The Replacement LDP seeks to protect and conserve this landscape's character and features by appropriate development mitigation measures. Policy PLA2 will ensure the design and layout of the site has regard to the surrounding landscape, with appropriate mitigation measures and landscaping treatments order to minimise visual impacts on adjacent uses. It should also be noted that the proposed mixed-use development at Land South of Bridgend (Island Farm) will result in significantly reduced building heights and a reduced feeling of massing when compared to the previously permitted sports village scheme. A detailed, updated Landscape and Visual Impact Assessment will be required to inform and accompany further masterplanning work (as part of a future planning application). This more detailed assessment will include finer details relating to roofscapes and landscaping. Elements of the existing planning consent will be incorporated into new proposals for the use of the site, and development will take into account known biodiversity interests and the listed building, ensuring the design and layout is sensitive to these factors. Specifically, the development will protect and incorporate both the SINC and Hut 9 (former prisoner of war camp) within the site layout.

5.2.19 The development will be green infrastructure led and will require high quality landscaping and architectural design to capitalise on accessibility to Bridgend Town Centre. A carefully designed green infrastructure network will run through and extend beyond the site to link with Newbridge Fields, thereby providing a continuous 'green lung' that connects the site with both Bridgend Town Centre and Merthyr Mawr. This will complement the improvements to existing and proposed active travel routes that will render walking, cycling and use of public transport viable alternatives to private vehicle use. Linked to this will be the protection and enhancement of the existing biodiversity value of the site, ensuring

	<p>appropriate provision for, and protection of, existing wildlife in the area. This green infrastructure-led development will therefore provide multi-functional benefits relating to recreation, biodiversity, sustainable drainage and the use of non-car routes to address public health and quality of life issues.</p>																																				
<p><b>AP 9.2</b> – Council to delete Policy COM1(1) land at Parc Afon, Ewenny.</p>	<p>In agreement with the inspector, the Council will delete Policy COM1(1) Land at Parc Afon Ewenni.</p>	<p>Change agreed.</p>																																			
<p><b>AP 9.3</b> – Council to amend Policy COM1(2) Craig y Parcau, Bridgend to reflect the change in housing numbers.</p>	<p>Policy COM1(2) Craig y Parcau, Bridgend will be amended as highlighted below:</p> <table border="1" data-bbox="506 603 1621 1385"> <thead> <tr> <th>Site Ref</th> <th>Site Name</th> <th>Growth Area</th> <th>Total Units in Plan Period</th> <th>Total Affordable Units in Plan Period</th> <th>Delivery Timescale</th> <th>Units Beyond LDP Period</th> </tr> </thead> <tbody> <tr> <td>COM1(1)</td> <td>Parc Afon Ewenni</td> <td>Bridgend</td> <td>675</td> <td>135</td> <td>Year 6-15</td> <td>0</td> </tr> <tr> <td>COM1(21)</td> <td>Craig y Parcau</td> <td>Bridgend</td> <td>110 108</td> <td>22</td> <td>Year 6-10</td> <td>0</td> </tr> <tr> <td>COM1(32)</td> <td>Land South East of Pont Rhyd-y-cyff</td> <td>Maesteg and the Llynfi Valley</td> <td>140</td> <td>21</td> <td>Year 6-15 15</td> <td>0</td> </tr> <tr> <td>COM1(43)</td> <td>Land South of Pont Rhyd-y-cyff</td> <td>Maesteg and the Llynfi Valley</td> <td>102</td> <td>15</td> <td>Year 6 - 15</td> <td>0</td> </tr> </tbody> </table>	Site Ref	Site Name	Growth Area	Total Units in Plan Period	Total Affordable Units in Plan Period	Delivery Timescale	Units Beyond LDP Period	COM1(1)	Parc Afon Ewenni	Bridgend	675	135	Year 6-15	0	COM1(21)	Craig y Parcau	Bridgend	110 108	22	Year 6-10	0	COM1(32)	Land South East of Pont Rhyd-y-cyff	Maesteg and the Llynfi Valley	140	21	Year 6-15 15	0	COM1(43)	Land South of Pont Rhyd-y-cyff	Maesteg and the Llynfi Valley	102	15	Year 6 - 15	0	<p>Changes to Policy in relation to COM 1(1), COM 1(2) and consequential amendments are agreed.</p>
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	COM1(54)	Land South West of Pont Rhyd-y-cyff	Maesteg and the Llynfi valley	130	20	Year 6-10	0		
<p><b>AP9.4</b> – Council to provide details of the planning history of Policy COM1(2) Craig y Parcau, Bridgend.</p>	<p>The planning history of land relating to Policy COM1(2) Craig y Parcau, Bridgend is set out below:</p> <p><b>Planning Reference:</b> P/06/1473/OUT – 6 high quality homes and lake – <b>Withdrawn</b></p> <p><b>Planning Reference:</b> P/06/1297/FUL – Change of use from office/storage to children’s day nursery – <b>Refused</b> (<i>Reason: 1. The proposed development, located outside any designated settlement boundary, would represent an unsustainable form of development contrary to Policy T1 of the Bridgend Unitary Development Plan.</i></p> <p><i>2. The proposed development would generate additional vehicle movements at the overcapacity roundabout junction of the A48 and B4622 to the detriment of highway and pedestrian safety contrary to Policy EV6 of the Bridgend Unitary Development Plan.)</i></p> <p><b>Planning Reference:</b> P/07/1367/OUT – 3 high quality residential homes – <b>Refused</b> (<i>Reason: The site lies in a rural area and the proposal which constitutes an undesirable extension of urban development outside any settlement boundary, would be prejudicial to the character of the area in which it is intended that the existing uses of land shall remain for the most part undisturbed, would be contrary to established national and local planning policies and would set an undesirable precedent for further applications for similar development in this area to the detriment of visual amenities, contrary to Policies EV1, EV10 and EV12 of the Bridgend Unitary Development Plan.)</i></p>							<p>Planning history noted.</p>	

Inspector's additional action point	Council's response / proposed MAC	Inspector's comments
<p><b>AP9.5</b> Council to amend the reasoned justification of Policy PLA2 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 PLA2 below, with the additional text highlighted in green:</p> <p>5.2.19 The development will be green infrastructure led and will require high quality landscaping and architectural design to capitalise on accessibility to Bridgend Town Centre. A carefully designed green infrastructure network will run through and extend beyond the site to link with Newbridge Fields, thereby providing a continuous 'green lung' that connects the site with both Bridgend Town Centre and Merthyr Mawr. This will complement the improvements to existing and proposed active travel routes that will render walking, cycling and use of public transport viable alternatives to private vehicle use. Linked to this will be the protection and enhancement of the existing biodiversity value of the site, ensuring appropriate provision for, and protection of, existing wildlife in the area. <b>A number of enhancement measures have already been implemented on site relating to the previous consent including tree and scrub planting, hedgerow enhancement, a bat roosting building, dormice nest boxes and the creation of ponds and grasslands. The scheme will retain these existing enhancements alongside other existing nature conservation, wildlife and landscape features (including trees, hedgerows, sink holes and the existing SINC), create internal green movement corridors for wildlife and feature a sustainable urban drainage system. Policy PLA2 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). Policy PLA2 also requires the development to retain and provide suitable buffers to habitats, particularly hedgerows, trees (including Ancient and/or Semi-Ancient Woodland) and SINC.</b></p>	<p>Changes agreed.</p>

	<p>In total, the site includes a diverse range of habitats, providing 24.22ha of blue/green infrastructure including attenuation ponds, swales, 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. This green infrastructure-led development will therefore provide multi-functional benefits relating to recreation, biodiversity, sustainable drainage and the use of non-car routes to address public health and quality of life issues.</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.