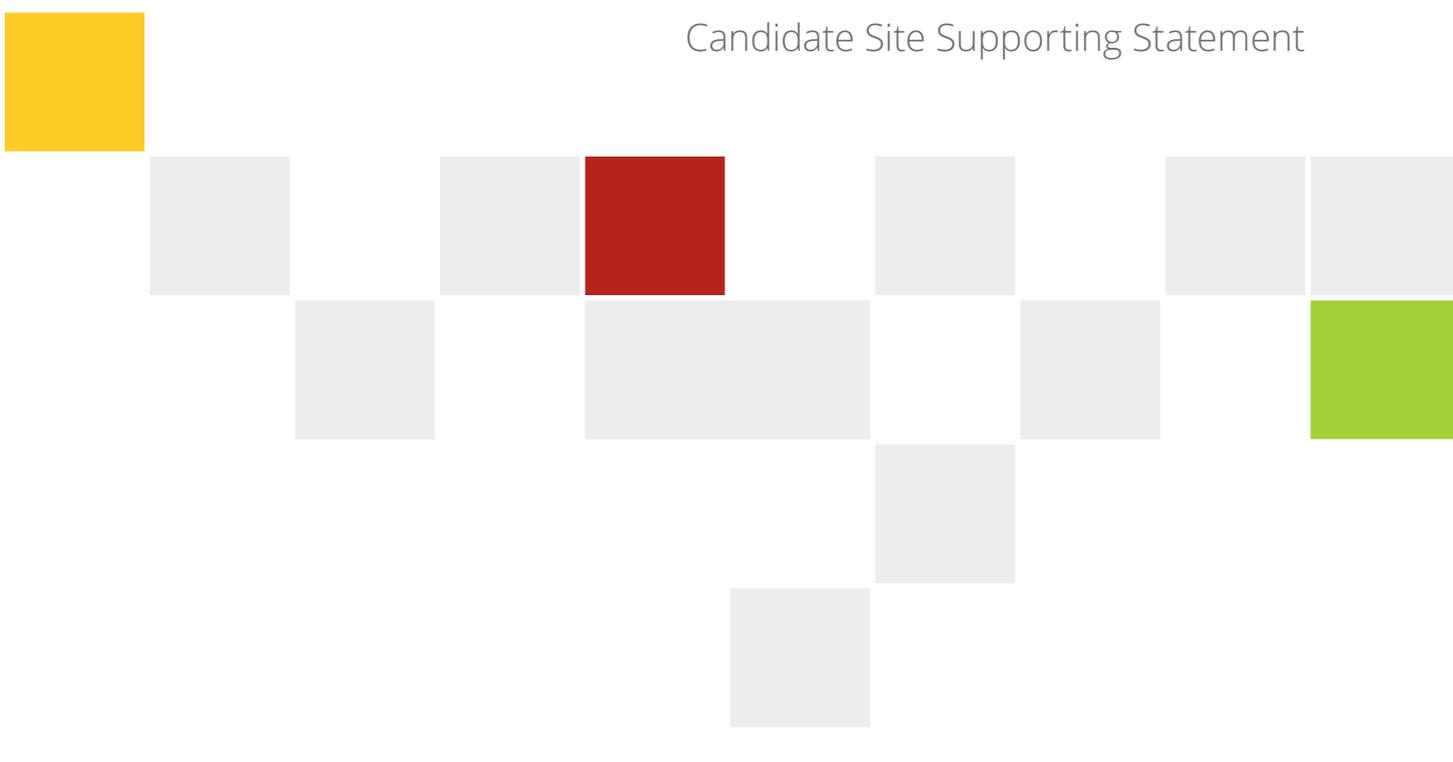


Parc Llangewydd, Land at West Bridgend

Candidate Site Supporting Statement



Boyer

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1. INTRODUCTION

- 1.1 This document provides the overarching details of the opportunity for 850 dwelling residential development at Parc Llangwydd, Land at West Bridgend.
- 1.2 The submission is made on behalf of Llanmoor Development Co. Ltd ('Llanmoor') in response to the current consultation on the Bridgend County Borough Local Development Plan (LDP) 2018-2033 Phase 2 Candidate Site Consultation.
- 1.3 The document describes the development site as well as outlining the importance of the sites roll as a suitable, deliverable and viable strategic allocation for residential development within the Bridgend Local Development Plan Review.
- 1.4 In accordance with the requirements for the Stage 2 Candidate Site submission this report is supported by a number of technical reports and surveys from the consultant team, comprising of the following:

- Llanmoor Development Co. Ltd



- Hammonds Architectural Ltd



- Kernon Countryside Consultants



- EDP



- Utilitas



- JBA Consulting



- Vectos



- Air Quality Consultants



- Integral Geotechnique



- Boyer



- Crompton Land & Development



- 1.5 This document provides headlines from the consultant team for the environmental and technical findings relating to the site and demonstrates the suitability of the site for development when assessed against national and local planning policy, as well as relevant standards and legislation.

2. SITE DESCRIPTION

2.1 This candidate site submission relates to the 36ha site identified as Parc Llangwydd.



Figure 1 – Site Location: Parc Llangwydd

- 2.2 Figure 1 above illustrates the location of the site and its boundaries. The site is located immediately adjoining the western boundary of Bridgend, and the built development at Bryntirion. The smaller settlement of Laleston is further to the west.
- 2.3 The site is bordered by the A473 to the south; an un-named country lane to the west; the Llangwydd Road to the north; and the settlement edge of Bryntirion to the east. There are existing properties on the edge of Bryntirion which form part of the south-eastern boundary of the site and three dwellings at the south western boundary which are accessed via the country lane.
- 2.4 The majority of the site comprises open farmland pasture with an area of woodland with enclosed marshland fields to the north east. The open farmland comprises irregular shaped, small to medium fields of improved grassland with vegetated field boundaries. The wooded part of the site to the north east is covered by the Laleston Meadows SINC, a local ecological designation. The site and its internal field boundaries in the open farmland include livestock fencing, maintained hedgerows and hedgebanks, a tree belt and a stone wall.

- 2.5 There are a number of existing private agricultural gate entrances allowing access to the wider site from each boundary, as well as 2 no. pedestrian access points from the north east to the south western boundary. The first is a narrow and enclosed byway which has a double hedgebank running approximately through the centre of the site. The second is a Public Right of Way which forms part of the Bridgend Circular Walk, a Long Distance Walking Route, which crosses the site from approximately midway along the western edge of the site running north-east through the SINC before joining Llangewydd Road.
- 2.6 Further full site descriptions are provided in the individual supporting technical documents and surveys outlined in Section 4.

3. LOCAL DEVELOPMENT PLAN REVIEW

Preferred Strategy

- 3.1 This supporting document and the accompanying technical documents for the Phase 2 Candidate Site Assessment, sit alongside the recent representations made on behalf of Llanmoor in response to the Bridgend County Borough Local Development Plan (LDP) 2018-2033 Preferred Strategy (PS) Consultation.
- 3.2 As noted in the previous representations, since the submission of initial candidate sites in 2018, Llanmoor has secured an interest in a considerably larger area of land than their original candidate site submission (Ref 308.C1), which now includes some land as submitted by Boyer (Ref 349.C1).
- 3.3 Further to this there has been a continued discussion with landowners – as outlined in the Llanmoor Landowners Note in Section 4 – which has resulted in Llanmoor securing an interest in the whole of the proposed 36ha site as identified in Section 2. Llanmoor have progressed their technical assessments in relation to this area, however, there has been significant consideration so as to not prejudice the further development of the surrounding land if required.

Spatial Strategy

- 3.4 The PS identified Regeneration Growth Areas (RGAs) and Sustainable Growth Areas (SGAs) which are to be the main focus of planned development. Bridgend was identified as the Primary Key Settlement for the Borough and a SGA. The PS described Bridgend as “*a highly accessible, major employment and retail centre*”.
- 3.5 Llanmoor continue to support the status Bridgend is attributed within the PS and agree that as the Primary Key Settlement in the LDP and the most sustainable location for new development, it is considered appropriate that a sustainable urban extension is allocated in Bridgend.
- 3.6 This is ratified in the spatial distribution which recommends the largest proportion (54% = 1,589 units) will be provided within the Bridgend Sustainable Growth Area.

Strategic Site Options

- 3.7 The PS confirmed that strategic sites have the potential to underpin the spatial strategy. While there is a role for edge of settlement, local settlement and affordable housing exception sites in the strategy, Llanmoor continue to consider it appropriate that the strategy is underpinned with a small number of strategic sites that have the ability to deliver necessary supporting infrastructure.

- 3.8 In this regard Appendix 2 of the consultation document identified the Land West of Bridgend as a strategic site that was capable of development for 1000-1500 dwellings on land to the north of the A473. The PS noted that the site could include a school and green spaces, as well as new access points which could be achieved on the southern and eastern boundaries.
- 3.9 Given the identification of the site within the PS, Llanmoor is wholly supportive of the allocation of land West of Bridgend as a sustainable urban extension within the Deposit Plan and is committed to promoting their land interests for residential development and delivering homes to meet Bridgend's needs.
- 3.10 Furthermore, deliverability is crucial to whether sites should be allocated and this is emphasised even further when considering strategic sites; if they do not come forward, a huge proportion of the housing requirement will not be met. In the case of the land West of Bridgend, the site is being promoted by Llanmoor Homes, a long-established and reputable regional housebuilder that has delivered a significant number of homes in South Wales including Broadlands, Parc Derwen and Tondy in Bridgend and a wide range of other sites throughout South Wales, including recently a large scale strategic allocation for 1,950 homes in Swansea.
- 3.11 Llanmoor are committed to the promotion and development of the site as evidenced by the significant investment both to secure an interest in the site and to provide the required information for the Phase 2 Candidate Site Assessment. A summary of the reports/documents provided alongside this report are outlined in Chapter 4.

4. TECHNICAL ASSESSMENTS

- 4.1 In accordance with the requirements for the Stage 2 Candidate Site Assessments a number of technical supporting studies have been prepared and are submitted to clearly demonstrate the site's deliverability.
- 4.2 The full documents are provided separately, however for ease a summary of main conclusions of each technical discipline is provided below.
- 4.3 Given the current situation regarding Covid 19, where there have been limitations to the production of some final reports, these are noted. However, it is clear that Llanmoor have progressed with the evidence base requested, and that the additional surveys/information required to complete the technical documents will be undertaken in due course, and provided to the Authority for review.

Masterplan

- 4.4 In combination with the consultant team, and their technical reports outlined within this section, Hammonds Architectural Ltd have produced the accompanying Drawings Booklet which provides the Masterplan and Land-use Framework, as well as covering issues such as constraints and opportunities; character areas; movement; open space; urban design and phasing.
- 4.5 The Drawing Booklet illustrates the key features and constraints on site, highlighting many which have been outlined in the site description. The accompanying drawings demonstrate the edge of settlement location adjoining the western boundary of Bridgend at Bryntirion, as well as providing context in terms of the site accessibility and landscape features. The outcome of the assessment is that development can be accommodated within the existing field parcels which form the site as a whole, whilst respecting the existing natural landscape and vegetation framework.
- 4.6 As part of the submission a detailed masterplan is provided which clearly outlines the proposed mix of complementary land uses and areas on site. Of the circa 36ha site it is proposed to provide the following:
 - Residential: 22.46ha providing a high quality, mixed tenure residential community of circa 850 open market & affordable homes, with distinct character areas responding to the site context and creating a sense of place. The masterplan has been designed so that it does not prejudice the development of adjoining land and has the potential to increase the number of dwellings as part of the allocation.
 - Education: 1.5 form entry Primary School and 45 nursery places, set within 1.6ha green space, incorporating playing fields and SUDS and sensitively integrated within existing hedgerows and tree planting screening views from Laleston.

- **Woodland Area / SINIC:** The retention of 7.82ha of natural / semi natural areas in the north eastern section of the site for nature conservation / new wetland habitat / SUDS / informal green space for people to experience nature.
- **Formal Public Recreation & Open Space:** The provision of 2.1ha children's play space / Informal amenity space provided over a combination of Local Equipped Areas of Play (LEAP), Local Areas of Play (LAP), Local Landscape Area of Play (Softer landscape forms and features) and Trim Trail Adventure Play Zone. The proposal includes a number of distinct areas of public open space, including natural parks such as the Southern Park, Eastern Park and Corner Park, as well as more civic parks at the Community Green and Grow Garden, and natural edges such as Western Linear Park. Further details are outlined in the supporting Hammonds Drawings Booklet.
- **Green Infrastructure:** A network of 2.87ha of attractively landscaped Green Streets and Spaces provided across the development which will accommodate and link the essential green infrastructure for the site. Moreover, landscaped SUDS features will be integrated to manage surface water and create an aesthetically pleasing area to travel through. Other 'green elements' including generous gardens, hedges, trees, street trees and planting will provide further amenity space and help increase habitat and biodiversity.
- **Vehicular Access:** A new vehicular access is proposed at the southern boundary with the A473. In terms of the internal vehicular access the Drawings Booklet provides a street hierarchy indicating a number of primary streets (Main Street and The Avenue), secondary streets (The Crescent and Green Street), tertiary streets (Inner Street) as well as shared streets (Community Street) as well as lanes and private drives. The masterplan also provides for an indicative bus stop location on Main Street/The Crescent (opposite the school) as well as potential emergency access at the north eastern and south western boundaries.
- **Pedestrian Access:** The existing pedestrian access is retained. The masterplan includes provision for the Laleston Link through the site which forms part of the wider Bridgend Circular Walk Public Right of Way. Furthermore, the enclosed byway with the existing hedgerow corridor will be retained as the Y Berth cross link. In terms of active travel the masterplan retains the existing access points along the boundaries, includes provision for shared foot/cycle routes, an indicative informal path/nature trail to the north as well as a trim/play trail to the west.

4.7 It is evident that a significant amount of time and investment has been committed to demonstrating the deliverability of the site and producing the proposed masterplan.

4.8 In taking the masterplan forward, Hammonds have created 4 distinct character areas. These are outlined as follows.

4.9 1. Southern Fringe:

- Bryntirion Greenway - SUDS corridor
- Main Street (SUDS/ATR/Bus link/retained hedgerow)
- Southern Park - SUDS / LLAP
- The Residential Character is medium to higher density, more formal building line, boundaries, structural landscaping / SUDS features.

4.10 2. Community Heart:

- Focused around Community Green containing LAP & LEAP and 1.5 Form Entry Primary School
- School Lane, providing a safe route to school from Laleston.
- The Residential Character is medium to higher density, more formal building line and boundaries.

4.11 3. The Hedgerows:

- 'Laleston Trail' - foraging trail, part of Bridgend Circular Walk
- Community 'Grow Garden' and LAP
- 'Y Berth informal cross Link aligned with retained hedgerow
- Retained wildlife corridors
- Eastern Park - SUDS / LLAP
- Western Linear Park / Laleston Trim Trail
- The Avenue - Continuation of ATR / SUDS corridor
- Green Street - SUDS / Street planting
- Residential Character is medium density, semi-formal character structured by retained existing hedgerows, softening of boundary treatments, outward facing, and reducing in density along western edge.

4.12 4. Woodland Edge:

- Woodland / SINC (informal woodland walk)
- Western Linear Park Trim Trail / Natural play

- Residential Character is medium to lower density along outward facing edge. More informal character, open boundary treatments/ hedgerows softening streetscape/ outer edge.
- 4.13 In combination, these 4 no. character areas provide a wide and varied approach to the overall design of the development which are complementary to the existing landscape and surroundings.
- 4.14 Within the residential land parcels, consideration has also been given to proposed onsite density. The accompanying Drawings Booklet outlines a combination of medium to higher density providing a more formal pattern of development; medium density providing a less formal pattern of development and medium to lower creating an informal pattern that respects the setting of Laleston and the woodland edge.
- 4.15 An indicative phasing plan is also provided which illustrates that phase 1 would comprise of the Southern Fridge and Community Heart, with phase 2 being the southern section of The Hedgerows to Y Berth and phase 3 being the northern section. Phase 4 would be the Woodland Edge.
- 4.16 A full and detailed overview of the site, and the approach to the masterplan is provided within the Hammonds Drawings Booklet.

Transport

- 4.17 A Transport Assessment, as well as an Interim Travel Plan, have been produced by Vectos. It has not been possible to undertake the full survey works required, due to the current situation, however the reports prepared provide a significant amount of information, and will be updated in due course.
- 4.18 The assessment confirms that Parc Llangewydd, Land at West Bridgend is a well-located sustainable site taking advantage of the numerous nearby facilities, many of which are located a short distance away from the site within Bryntirion and Broadlands, with greater numbers also located within Bridgend Town Centre. Furthermore, the site is accessible via a number of modes of travel and links well to the existing urban boundary to the east.
- 4.19 In terms of the development of the site, a new signalised junction with the A473 at the southern boundary will provide the vehicular access. The proposed junction can accommodate the needs of all users, providing attractive pedestrian and cyclist links to their respective existing transport networks. This junction can also be developed to accommodate a fourth arm to access the land to the south of the A473, should that come forward for development.
- 4.20 The assessment confirms that the traffic effect of 850 dwellings is forecast, to be in the order of 355 and 508 two-way movements in the AM and PM peak hours respectively, although this is considered a worst case, as attitudinal change towards travel progresses. This quantum of trips equates to just over 9 vehicles per minute two-way, diluted across the local highway network.

- 4.21 The assessment concludes that the development provides opportunities to create a new western edge to Bridgend in a self-sustaining site offering community facilities suitable for day-to-day living. In this way the transport case for mobility provides the options necessary to promote sustainable travel modes before the private vehicle.
- 4.22 The design of the environment, the travel planning and the locational advantages, together with the Mobility Strategy means there is a major benefit for existing and new residents, significantly improving travel choice, for commuting, leisure and social journeys and hence social inclusion.
- 4.23 Moreover, there is a changing nature of travel, accelerated by the Covid-19 events, which has been influenced by generational mindsets, as well as the changing priorities reflected in policy. Consequently, the potential to create sustainable travel habits for all residents from the outset is excellent. Therefore, delivery of this site will likely see far fewer vehicular trips than forecasted.

Agricultural Land Classification

- 4.24 A statement is submitted from Kernon Countryside Consultants Ltd regarding the agricultural land classification analysis. As identified in the statement, Kernon confirm that in accordance with the Welsh Government Predictive Agricultural Land Classification (ALC) the site comprises of land of Subgrade 3b and Grades 4 and 5 with an area of non-agricultural land.
- 4.25 In accordance with the Welsh Government Guidance Note (November 2017) that accompanies the Predictive Agricultural Land Classification Map (Wales) *'planning applications and Local Development Plans are expected to be supported by survey evidence where Best and Most Versatile (BMV) agricultural land is an issue for consideration'*.
- 4.26 BMV agricultural land comprises Grades 1, 2 and 3a. However, the Survey Decision Flowchart within the Welsh Government Guidance Note shows that, where land is Grades 3b, 4 and 5 then no survey is required.
- 4.27 Therefore, it is concluded that development would not impact upon land which is BMV quality, and no Agricultural Land Classification Survey is required.

Ground Investigation

- 4.28 A geoenvironmental and geotechnical desk study of the site has been prepared by Intégral Géotechnique.
- 4.29 The study confirms that the site has remained generally as undeveloped fields and the majority of the site is underlain by St Mary's Well Bay Member, a band of Lavernock Shales within northeast area and Porthkerry Member beneath southern area.
- 4.30 The study notes that there should be no contaminants from the undeveloped site, and that there are no significant contaminants from adjacent uses.

- 4.31 It is anticipated that the overall environmental risk of the site is considered to be low/medium and that site investigation proposals, including a geophysical survey followed by a trial pitting and borehole investigation to examine the shallow to medium ground conditions is suggested.

Landscape and Visual

- 4.32 EDP have undertaken a Landscape and Visual Appraisal (LVA) of emerging proposals for Parc Llangewydd. The purpose of the appraisal was firstly to inform the design evolution of the scheme which enabled an integrated approach to potential landscape and visual opportunities and constraints.
- 4.33 The LVA outlines that there are adverse and beneficial landscape effects resulting from development of this site. However, the embedded mitigation and the approach to design is considered to minimise adverse effects over time as the proposed landscape establishes and overall the predicted effects are not considered unacceptable from a landscape and visual perspective in the context of the delivery of a strategic housing site.
- 4.34 A review of national and local policy, landscape character and visual amenity has been undertaken, and the findings confirm that the site relates well both in landscape and visual terms to the existing landscape and settlement, and that the site represents a logical extension to Bryntirion provided a considered design is sensitive to the site's existing characteristics.
- 4.35 The LVA confirms that the design is a well thought out proposal which responds sensitively to assets on site such as the Bridgend Circular Walk, the Byway, the hedgerow network and vegetated site boundaries. As such the proposals put forward at this promotional stage are considered to be a thoughtful and easily assimilated future development of this site.
- 4.36 Through consideration of the findings above, it is anticipated that any notable landscape and visual effects resulting from the addition of the proposed scheme would be localised in extent and contained within a c.400m radius of the site, despite the site's relatively open character.
- 4.37 Overall it is considered that the masterplan framework proposed for the site has been sensitively designed through a landscape and ecology-led approach, with appropriate incorporation of mitigation measures in order to address concerns of the site in relation to landscape and visual matters. As such, the promotion of this site for residential development should be considered an acceptable extension to the existing settlement of Bryntirion which would not cause significant or wide-ranging adverse effects upon its surrounding landscape context.

Ecology

- 4.38 An ecological desk study and Extended Phase 1 survey has been undertaken by EDP.
- 4.39 The desk study has noted that within the Study Site's zone of influence there are a number of statutorily and non-statutory designated sites present, most notably Laleston Meadows SINC which overlaps with the Study Site itself.

- 4.40 Given the combination of designated sites, it is concluded that any future planning submission will need to consider the potential for direct and indirect impacts to arise upon qualifying features, including the Laleston Meadows SINC.
- 4.41 However, it is noted that that inherent within the emerging masterplan is the proposed retention of designated features associated with Laleston Meadows SINC. Furthermore, such retained features will be further protected from potential harm/damage/disturbance through the sensitive design of built development away from SINC boundaries and inclusion of suitable buffers.
- 4.42 The desk study confirms that the inclusion of Laleston Meadows SINC within the Study's Site boundary will provide substantial potential for a balanced provision of areas of informal public open space and wildlife zones. When linked with proposed POS and play areas across the developable site this will provide a significant benefit to both visual and recreational amenity, conservation and biodiversity enhancement. In respect of the latter, the SINC provides a potential space to accommodate ecological mitigation and biodiversity enhancements and thus offset ecological impacts that may arise during development of adjacent land.
- 4.43 An Extended Phase 1 survey was undertaken in February 2020, supplemented by further roosting bat works in March 2020. The Phase 1 survey concluded that the site is dominated by agriculturally improved grassland of limited botanical interest and thus of low inherent ecological value. Though, habitats of greatest ecological importance do include the native hedgerows delineating the northern boundary and internal field boundaries in addition to woodland habitat and marshy grassland associated with Laleston Meadows SINC.
- 4.44 The roosting bats surveys identified several trees with low to high potential to support a bat roost whilst onsite ponds have been considered for their potential to support great crested newt.
- 4.45 The results of the desk study and Extended Phase 1 survey have influenced the masterplan which has sought to locate development across those habitats of predominantly limited ecological value whilst retaining boundary habitats as far as possible. Where retained, such features have been accommodated within proposed informal open green space and sustainable transport links, which ultimately enhances connectivity throughout the Site and contributes to the wider green infrastructure resource.
- 4.46 Where avoidance is not possible, however, and will result in the loss of internal field boundaries (albeit predominantly species-poor or defunct), the site is considered to be of sufficient size and extent to enable future development proposals to flexibly avoid and/or mitigate for any significant ecological constraints and compensate where necessary. This will be in addition to the sensitive positioning of built development away from retained boundary features to minimise damage.
- 4.47 The report also highlights further detailed habitat and species surveys which are recommended to inform a planning application and ensure proposed mitigation is appropriate and proportional.

Arboriculture

- 4.48 EDP have undertaken a full BS 5837:2012 *Trees in Relation to Design, Demolition and Construction* compliant survey of trees and hedgerows on site.
- 4.49 The survey confirms that overall the trees identified throughout the site are a mix of values. The survey has identified 41 individual trees, 27 groups of trees and 30 hedgerows, totalling 98 items. Of these 98 items, 11 have been categorised as A, of high quality, 43 have been categorised as B, of moderate quality; and 44 have been categorised as C and are of low quality.
- 4.50 The survey has also identified that at the north and north eastern boundaries there are Tree Preservation Orders (TPO).
- 4.51 Furthermore, the Tree Survey identifies the presence of Ancient Semi-Natural Woodland, Restored Ancient Woodland, and Plantations on an Ancient Woodland within parts of the site, as well as identifying that there are Tree Preservation Orders (TPO) along the north and north eastern boundaries.
- 4.52 The arboricultural constraints information provided illustrates that there are no overarching constraints to the development of the site, with certain trees which must be prioritised for retention. The baseline provided has influenced the master planning and layout works to provide a suitable development.

Archaeology and Heritage

- 4.53 An Archaeological and Heritage Assessment has been prepared by EDP.
- 4.54 The assessment establishes that the site does not contain any World Heritage Sites, scheduled monuments, listed buildings, registered historic parks and gardens or historic landscapes, where there would be a presumption in favour of their physical preservation in-situ and against development.
- 4.55 In terms of archaeological remains, the site is identified as having a moderate to high potential to contain remains from the medieval period, particularly in its northern extremity, which is adjacent to the site of the former Llangewydd Church. However, the land is a SINC and will not be developed.
- 4.56 While there is a small amount of evidence for late prehistoric and Roman activity in the surrounding 1km study area, the potential for archaeology of these periods within the site is deemed to be low. Post-medieval settlement was focused elsewhere in the locality, and any archaeology of this period within the site is most likely to relate to agriculture. Overall, the baseline data indicate that the probability of significant archaeology being present is low. Any further archaeological investigation can reasonably be secured through an appropriately worded planning condition appended to a planning permission.

- 4.57 Potential impacts upon the setting of historic assets in the locality have focused on the 1km study area – assets at greater distance having been scoped out. No significant effects arising from changes to setting have been identified for scheduled monuments, listed buildings and registered parks and gardens.
- 4.58 In respect of the Laleston Conservation Area, there will also not be any significant changes to its visual setting. It is acknowledged that development in the southern part of the Site will remove a part of the agricultural landscape around Laleston which forms a buffer from Bryntirion to the east. However, agricultural land will remain on all sides around Laleston, which will retain its character as a discrete settlement, while landscaping measures associated with the development will mitigate any impression of coalescence. This is assessed as an impact of a minor order, with the special interest of the conservation area being retained.
- 4.59 In conclusion, it is considered that the proposed development of the site would accord with relevant legislation, and with national and local planning policy and guidance regarding the treatment of historic assets and their settings.

Utilities

- 4.60 A utilities assessment report for the utilities infrastructure works has been prepared by Utilitas for the purpose of this Stage 2 Candidate Site Assessment.
- 4.61 The report confirms the position regarding the existing and new utilities to serve the proposed development. In conclusion the report notes that utility services are available to serve the development including Electricity, Water, Gas and Fibre.

Drainage/Flooding

- 4.62 JBA Consulting have prepared a high-level drainage strategy and technical note for the site.
- 4.63 The technical note confirms that the majority of the site has a low risk of flooding due to surface water, with a primary surface water flow route through the centre of the site. It is advised that existing surface water flow routes are retained where possible and incorporated within the surface water drainage strategy.
- 4.64 Following a desktop review and site visit it was noted that there are two soil types within the site, the northern portion is slowly permeable, and the southern area is freely draining. Underlying geology is comprised of mudstone and limestone.
- 4.65 In this regard the Greenfield runoff rates at the site have been calculated as 7.1 l/s/ha.
- 4.66 A review of possible SuDS components for the sites, along with their considerations have been included within the technical note. Furthermore, a drainage system on site shall work to provide multiple amenity and biodiversity benefits and ensure water quality is not adversely affected as a result of the development.

4.67 Whilst JBA Consultancy are still awaiting a response to their DCWW developer enquiry, Llanmoor has undertaken separate discussions with DCWW which has confirmed that there is capacity available in the existing foul sewer network. A connection point to the 375mm foul network, to cater for the whole of the proposed development, has also been identified as being just to the east of the Broadlands / Bryntirion Junction on the A473.

4.68 An updated technical note from JBA Consulting will be provided in due course.

Renewable Energy Statement

4.69 Llanmoor have provided a renewable energy statement inform the future energy strategy for the proposed development at Parc Llangewydd, Land at West Bridgend.

4.70 Llanmoor are continually striving to increase and improve their environmental responsibilities whilst building their homes so as to exceed current requirements. A Climate Emergency has been declared in Wales, which builds on the ambitious actions set out in the Environment (Wales) Act 2016, which requires Welsh Government to reduce emissions of greenhouse gases by at least 80% for the year 2050. Homes, both new and old, account for 20% of all greenhouse gas emissions in the UK. We recognise that new homes constructed today will exist in 2050, and therefore standards set today will determine the path we go on to meet and achieve that target. We are therefore working very closely with Welsh Government through Developer Working Groups and the Building Regulation Advisory Committee Wales (BRACW of whom Llanmoors Technical Director is a member) in advising and reviewing new and future Part L Building Regulations to help meet Wales target of near zero emission homes. This, in turn, will actively deliver on four of the well-being of future generation goals; a prosperous, a healthier, a more equal and a globally responsible Wales.

4.71 The statement explains that initial discussions have taken place with Sero Energy to look into the important subjects of heat networks, electrification of heat, electricity generation and storage, transport and smart energy, and further discussions will take place which will help inform and plan the Energy Strategy for Parc Llangewydd as the proposal moves forward through the planning process. This will also enable the scheme to adapt and future proof as regulations and solutions are brought forward.

Education Statement

4.72 A concerted effort has been undertaken by Boyer and Llanmoor to discuss the education requirements with Bridgend County Borough Council Education Department. However, there has been no response to our requests, as well as cancelled meetings. Consequently, we have progressed as reasonably possible in the current circumstances.

4.73 As outlined within the Hammonds Masterplan Llanmoor have identified that the site can accommodate a 1.5 form entry primary school, set within a 1.6ha site, and have provided the land for its provision.

- 4.74 Given there has been no co-operation regarding the location of the school, Hammonds have considered the sites constraints and opportunities, as well as the education requirements and located the primary school in, what is considered to be, the most logical location.
- 4.75 It has not been possible to identify the costs associated with the provision of the school, as Llanmoor had hoped to discuss this matter in detail with the Education Officers. However, notwithstanding the lack of engagement, Llanmoor have worked out the Education Contributions arising from this development based upon the current adopted SPG and have applied this sum to the Viability Assessment as scheduled under the S.106 Contributions.
- 4.76 Furthermore, Llanmoor also wished to discuss the proportional funding of the school provision in accordance with the costs generated by the number of units delivered as part of the site.
- 4.77 In this regard, the authority will also be fully aware of Boyer's response, on behalf of Llanmoor, to the recent consultation on the Draft Education Supplementary Planning Guidance.
- 4.78 It is considered that detailed discussions with the relevant Education Officers would be essential to further progress the matters outlined above. This is something that Llanmoor have actively sought through the current consultation process, and do not want to be prejudiced by the lack of response.

Air Quality

- 4.79 Due to current restrictions in line with Government guidelines for the management of COVID-19, it has not been possible to carry out a full air quality assessment due to the unavailability of robust traffic data.
- 4.80 Consequently, an interim report has been prepared which provides relevant policy, assessment criteria, methodological considerations and a high-level view on potential significant effects that development generated traffic could have on local roads in Bridgend.
- 4.81 The report notes that preliminary development trip generation and routing information provided by Vectos have been used to identify potential routes where increased traffic flows could impact sensitive locations. Key locations identified include the village of Laleston to the west of the proposed site, the AQMA approximately 2 km east of the site, and the A48 where most development generated traffic is expected to route.
- 4.82 Significant impacts are considered unlikely along the A48, through Laleston, and at the proposed development site due to low background and measured concentrations. The declared AQMA on Park Street has reported elevated baseline concentrations and there is the potential for adverse impacts. Thus, the air quality modelling assessment will carefully consider impacts in this location.

- 4.83 Whilst this review considers the site as suitable for residential development based on the local monitoring data, a detailed air quality modelling assessment will be undertaken to determine the impacts of the development on existing receptors and also to quantify conditions at the site. This assessment will be submitted to the Authority for review once traffic data are available.

Health Impact Assessment

- 4.84 Further to discussions with Bridgend Planning Officers, the initial stages of a Health Impact Assessment have been undertaken by writing to the statutory health providers and boards. Given the current situation there has been no response to date, in order to understand their baseline and requirements. This has been discussed with the Local Authority and a completed report will be available in due course.

Viability

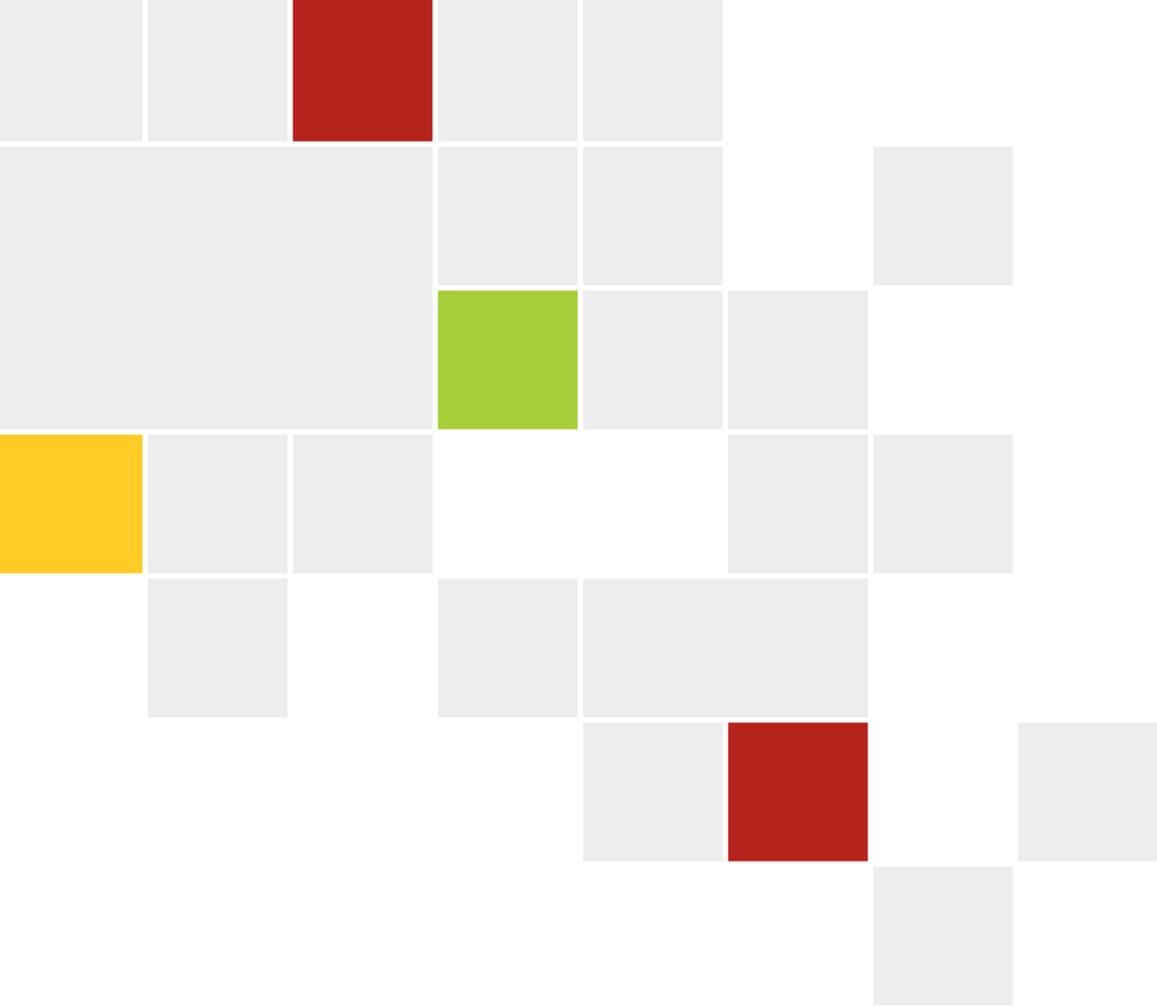
- 4.85 A detailed viability statement has been prepared by Crompton Land & Development Ltd, on behalf of Llanmoor, which builds upon the information previously provided as part of the Preferred Strategy consultation.
- 4.86 The viability statement concludes that based upon the current market research and planning /technical information, there is a confidence that Parc Llangewydd, West Bridgend, will deliver 850 residential dwellings (including 170no affordable dwellings) during the LDP plan period, together with the associated S.106 Obligations, Primary School, Green Infrastructure and relevant services infrastructure that will generate a viable surplus to enable both Landowner and Developer to achieve a satisfactory return.

Land Ownership Statement

- 4.87 A detailed landownership statement is also provided which confirms that Llanmoor have been in negotiations with the various landowners and their respective agents since October 2018.
- 4.88 The statement confirms that Llanmoor have entered into signed agreements with all of the Landowners listed to bring forward Parc Llangewydd, Land at West Bridgend for development. Additionally, Llanmoor has also endeavoured to include 2 other land parcels shown on the Land Ownership Plan, but to date, have been unable to agree commercially viable terms with either party for inclusion into the current land equalisation agreement. Llanmoor have therefore specifically excluded these areas of land from this planning promotion so as not to prejudice in any way the delivery or viability of the Parc Llangewydd proposal.

5. CONCLUSIONS

- 5.1 This representation to the Phase 2 Candidate Site Assessment has been submitted by Boyer on behalf of Llanmoor Development Co. Ltd, who control the 36ha site forming Parc Llangewydd, Land at West Bridgend. Llanmoor's interest forms a significant part of strategic site option in the previous Preferred Strategy consultation document and is considered the most logical and deliverable parcel that could be allocated as a sustainable urban extension in this location.
- 5.2 Llanmoor supports the identification of Bridgend as the Primary Key Settlement in the LDP. It is the most sustainable location for growth in the County Borough and is the most suitable place for large scale strategic development sites to be allocated.
- 5.3 In this context Llanmoor, and the consultant team, have undertaken an extensive technical assessments of the site in order to provide clear evidence of the deliverability of the site.
- 5.4 The technical assessment summaries, as outlined in Section 4, indicate that detailed works have been undertaken and that there is no outstanding constraints to the development of the site for the mixed use scheme.
- 5.5 Llanmoor is wholly supportive of the allocation of Parc Llangewydd, land West of Bridgend as a sustainable urban extension within the Deposit Plan and is committed to promoting and delivering their land interests for residential development and delivering homes to meet Bridgend's needs.



Boyer

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