

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

**As agreed between Dwr Cymru Welsh
Water (DCWW), 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*



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1.0 Introduction

Document Status and Purpose

- 1.1 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 DCWW and the site promoters.
- 1.2 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 Comelly	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

- 1.3 This Statement has been prepared in collaboration between **DCWW**, and the site promoters, **BPM Technology Corporation Ltd**, **Persimmon Homes (West Wales) Ltd** and **Waterstone Homes Ltd**.
- 1.4 The purpose of this Statement is to provide the Council, and Examination Inspectors with the agreed position of both external stakeholders (DCWW) and site promoter in relation to:
- details of the current stage of planning proposals for the sites
 - responses to objections submitted during Deposit consultation relating to the site

2.0 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

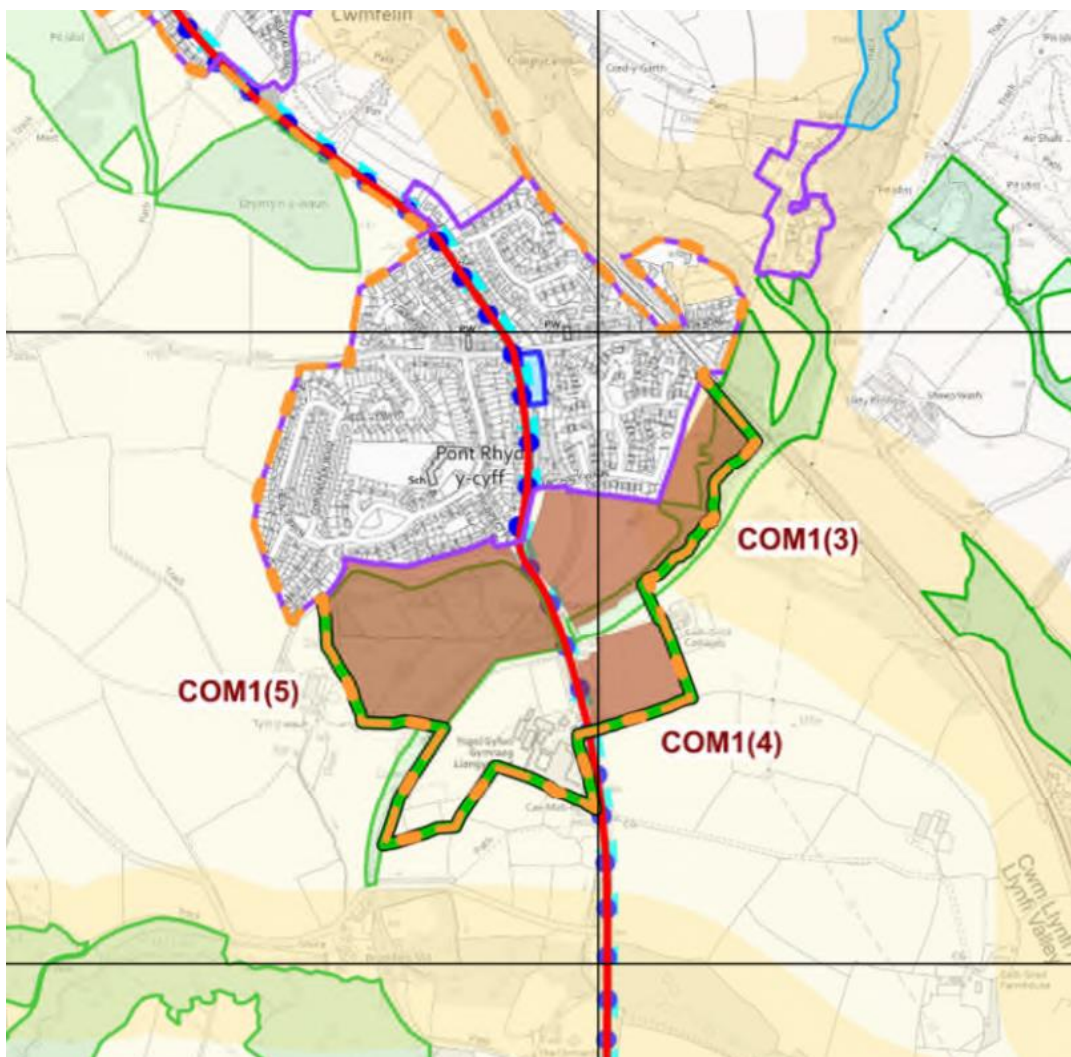
Planning Status

2.1 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)

2.2 The sites will collectively contribute 372 units to the Replacement LDP.

2.3 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:



3.0 Response to issues raised During Deposit LDP Consultation

- 3.1 The Council consulted upon their Deposit LDP in July 2021, for which the 3 sites were allocated for residential development.
- 3.2 During the consultation period, Welsh Assembly Government responded to confirm the Deposit Plan as drafted is in general conformity with the National Development Framework: Future Wales, as set out in paragraphs 2.16 – 2.18 of the Development Plans Manual (Edition 3).
- 3.3 However, the response also noted, specifically in relation to these 3 sites (COM1 (3), (4) and (5) 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.*”
- 3.4 The site promoters have since discussed these comments with DCWW. Following these discussions, DCWW have confirmed that when they assessed the growth proposed within the Llety Brongu WwTW catchment, it was determined that the WwTW may not have the capacity to accommodate the quantum of development proposed. However, since the Deposit Plan has been drafted and consulted upon, it is noted that three of the sites are classed as additional long-term regeneration sites and as such the land supply is not dependant on their delivery.
- 3.5 For clarity, the 3 sites noted are proposed under Policy COM1 of the replacement LDP, but as Long-Term Regeneration sites which collectively contribute 373 dwellings:

Long-Term Regeneration Sites (not counted as part of the immediate housing land supply)				
COM1 (R1)	Coegnant Reclamation Site	Maesteg and the Llynfi Valley	100	Delivery timescales unspecified
COM1 (R2)	Former Cooper Standard Site, Ewenny Road	Maesteg and the Llynfi Valley	138	Delivery timescales unspecified
COM1 (R3)	Maesteg Washery	Maesteg and the Llynfi Valley	135	Delivery timescales unspecified

- 3.6 Given the above, and fact the above Long-Term Regeneration sites are not ‘counted’ in terms of housing numbers, DCWW have formally confirmed that

there are no capacity issues with Llety Brongu WwTW accommodating the Pont Rhyd-y-Cyff sites.

4.0 Summary and Conclusions

- 4.1 This Statement has been prepared jointly by DCWW and the site promoters of proposed allocations COM1 (3), (4) and (5) which categorically confirm that the Welsh Assembly Government concerns raised regarding the Llety Brongu WwTW are not an issue which affects the proposed allocations of these 3 sites (COM1 (3), (4) and (5) given 3 sites which are now to be proposed for long-term regeneration sites are not accounted for in housing delivery in the RLDP.

APPENDIX 1 – EMAIL DIALOGUE WITH DCWW

From: Ryan Norman <Ryan.Norman@dwrcymru.com>
Sent: 27 October 2021 15:45
To: Luke Grattarola GJP <Luke@gjplanning.co.uk>
Subject: RE: Pont Rhyd-y-cyff

Afternoon Luke,

All well here thanks, likewise I trust all is well with you.

I've just responded to Stuart Phillips on the same query, so for clarity I've replicated what I said to Stuart below:

Adam's comments are based on our Deposit consultation response – when we assessed the growth proposed within the Llety Brongu WwTW catchment, it was determined that the WwTW may not have the capacity to accommodate the quantum of development proposed. However, I note that three of the sites are classed as additional long-term regeneration sites and as such the land supply is not dependant on their delivery.

I can therefore confirm that there is no issues with Llety Brongu WwTW accommodating the Pont Rhyd-y-cyff sites.

Happy to still discuss via Teams if required – I'm available Mon 1st (2-4pm), Thur 4th (9am – 11.30am) and Fri 5th (10am – 12pm).

Kind regards,



Ryan Norman
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