

COM1 (5) Pont Rhyd y Cyff Block Plan

Narrative

April 2022

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Introduction

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-West COM 1 (5) of Pont Rhyd Y Cyff** (the Site). It provides the most up to date information available relevant to the sites potential layout.

The site is 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 Cornelly	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

This Statement has been prepared by the site promoter **Persimmon Homes (West Wales) Ltd.**

The purpose of this Statement is to provide the Council, and Examination Inspectors with the narrative behind the attached indicative block plan.

Promotional History

As part of Persimmons promotion materials in October 2020, a framework masterplan and accompanying brochure was submitted to the local authority. Within this document, the key baseline stages in preparing a framework masterplan was established. A summary of these baseline plans follows.

Constraints and Opportunities

Figure 1 below establishes the context that the site sits in and highlights the key constraints and opportunities parameters that the developer is working with in terms of developing the site.



Figure 1: Constraints and Opportunities

The two standout constraints identifiable by the plan are the Ancient Woodland and the Coal Authority High Risk Area. However, especially with reference to the Ancient Woodland, an opportunity to incorporate this area into the scheme provides a key mechanism for maintaining and enhancing the existing habitats on site, with a focus on green infrastructure as a conduit for establishing a sense of place which is both distinct and natural and also provides potential for physical and social activities.

Figure 2 provides an initial hand sketch of what the site may deliver based on the parameters set out by Figure 1.



Figure 2: Hand Sketch

This sketch design clearly works within the opportunities provided by the context of the site, with early green and blue infrastructure routes beginning their establishment and defined areas of development that incorporates these existing green spaces. The access point is also indicated, with an appropriate buffer of existing trees, maintained and enhanced to provide a distinctive entry point into the development.

Density and Travel

With the indicative developable area established by the initial sketch design, densities were applied as shown in Figure 3, with higher density development contained at the centre of the development, creating a lively and social central area with interesting and varied frontages to the main loop road potentially comprising of 2 and 3 storey townhouses and apartments. Lower density development at the boundaries of the site compliment the intent to develop sensitively around the existing green and blue infrastructure present on site.



Figure 3: Proposed Density

Figure 4 demonstrates the intention to develop a community that fosters active travel opportunities for future residents, there are numerous interconnected active travel routes that would seamlessly connect with, and enhance, the existing open space on site. For example, a potential woodland trail through the plentiful woodland that would be maintained and enhanced as part of the development. There are also opportunities to connect into the existing right of way to the south of the residential area. Figure 5 highlights the road hierarchy and follows the density principles shown in Figure 3 by concentrating the more intensive development towards the centre of the site, with more sensitive private drives abutting the remaining open space.



Figure 4: Active Travel Opportunities



Figure 5: Road Hierarchy

Green and Blue Infrastructure

Figure 6 and 7 demonstrate the key green and blue infrastructure on site and how these have been maintained and enhanced by the initial proposals. There are two primary corridors that abut the north and south boundary of the site, nicely containing the development and significantly reducing the visual impact of the site on the surrounding area. The Ancient Woodland is thoughtfully incorporated into the proposal, with appropriate buffering via green open space provided between the residential area and the woodland. Opportunities for residents to enjoy this maintained woodland may be provided by an indicative trail as demonstrated by the loop in Figure 6. The residual open space provides further opportunities for local areas of play and allows for the creation of social, active and communal spaces within the site. The key frontage areas of the site, especially the loop road, could be enhanced into a boulevard with appropriate planting to create an attractive gateway and focal point that encourages walking and cycling.



Figure 6: Green Infrastructure Corridors

The blue infrastructure as seen in Figure 7 will also be a key marker in the biodiversity credentials of the site. Sustainable urban drainage systems (SUDs) will be fully incorporated into the site and made into key features, swales and ponds for example, providing an engineering and landscaping opportunity to drain the site. The existing watercourses will be maintained and enhanced as far as possible to drain the surface water on site, whilst also being utilised as key place-making features that intercede the development and ultimately collect in a feature pond that then drains into the existing brook to the south of the site.



Figure 7: Blue Infrastructure



Figure 8: Landscaping Potential

The green and blue infrastructure is a key characteristic of the site and the intention of the developer is to maintain and enhance these existing features and create a development that is led by place-making principles and fully utilises the potential presented by the existing woodland and watercourses present on site, managing and improving them and utilising them as far as possible within the development.

Framework Masterplan

The initial baseline works as explored in the preceding sections of this document provided the framework for an initial high level masterplan design, pulling together the key opportunities and developing into the existing context. The scheme as demonstrated in Figure 9 is sensitive to its environment and this is highlighted in the gross site boundary of 7.34ha and the residential development area of 2.93ha, thus demonstrating a significant amount of retained open space. The developer sees this open space as a key cornerstone of creating a sense of place and the intentions of pulling in the woodland areas and the existing watercourses, as two high level examples, are clear.



Figure 9: Framework Masterplan

Indicative Block Plan

With the parameters set by the Framework Masterplan as per Figure 9, Persimmon have produced an indicative block plan demonstrating the established principles that have been outlined through the promotional works. This plan caters for circa 130 dwellings, comprising of 1, 2, 3 and 4 bed properties delivered through an appropriate mix of apartments, terraced, semi and detached properties, with varied storey levels to provide a unique frontage to the strategic loop road. It is clear that SUDs principles are intended to be at the forefront, with existing watercourses made a feature where possible and swales clearly abutting the site infrastructure.

Obvious green and blue infrastructure corridors are seen throughout the site, with sensitive and appropriate buffers throughout the site and plentiful open space retained, with feature woodlands and ponds a distinctive characteristic of the indicative layout. Less trafficked private drives look out onto the woodland buffers and green and blue corridors and allows for unique and picturesque green spaces for residents to enjoy. It is evident that this development is intended to work with, maintain and enhance its natural settings and allow for residents of these much needed homes to enjoy the natural landscape that this site will provide.



Figure 10: Indicative Block Plan

Summary

As demonstrated throughout this narrative, the developer is fully committed to creating a sustainable and desirable place that enhances the existing community of the wider Maesteg area. This site presents interesting opportunities for biodiversity and ecology enhancement and the developers intent is to commit to providing new green and blue infrastructure corridors as the cornerstones of the site, whilst providing wider opportunities in the strategic area to carry these corridors through the whole allocation. It is clear from the indicative block plan that this will be a green and blue infrastructure led development, with minimal wider impacts on the local landscape, with appropriate boundary buffers provided by the existing woodland. SUDs will be fully incorporated to improve upon the existing surface water drainage on site. New opportunities for active and social spaces, such as the woodland trial, could be provided for the local residents and is just one of many potential proposals that will create a unique place for the community via the delivery of this allocation.