

SP9 (2) ISLAND FARM, BRIDGEND

Uses – B1

Area of Undeveloped
Land Remaining (ha)
(2009) - 11



Site Details

A prestigious greenfield site in an accessible location along the A48, adjacent to the Bridgend Science Park 5 miles from junction 35 and 37 of the M4 motorway. Part of the site comprises of former P.O.W Camp. New access to the site will be required off the A48. Site will be restricted to high technology or prestige firms of employment which requires high design standards. Hut 9 of the former P.O.W camp is to be retained & is now a listed building. Any development would have to take into account the building & if necessary incorporate it into design and layout. Requirement for high quality landscaping and architectural design.

The site currently forms part of a larger area which has planning consent (subject to a s106 agreement) for a mix of uses, centred on a new rugby league stadium and training facilities as well as other leisure, commercial and office uses.

The Strategic Employment allocation is retained by the LDP in the event that this proposal should not proceed.

Related Documents

Related Planning Applications

Reference	Description	Decision	Date
08/1114/OUT	New development (mixed use sport, leisure, commercial offices)	Approved	14/13/12

Total Area (Ha)
25.96

Phasing of
Development
2011-2016 ✓
2016-2021 ✓

Current Status
Pre Planning

Planning Requirements

Planning Application	<input checked="" type="checkbox"/>
Design and Access Statement	<input checked="" type="checkbox"/>
Masterplan / Development Brief	<input type="checkbox"/>
Environmental Statement	<input type="checkbox"/>
Ecological Assessment	<input checked="" type="checkbox"/>
Noise Impact Assessment	<input type="checkbox"/>
Flood Consequences Assessment	<input type="checkbox"/>
Transport Assessment	<input checked="" type="checkbox"/>
Contaminated Land Investigations	<input type="checkbox"/>
Energy Assessment	<input checked="" type="checkbox"/>
Economic Impact Assessment	<input checked="" type="checkbox"/>
Habitats Regulations Assessment	<input type="checkbox"/>
Archaeological Assessment	<input type="checkbox"/>
Landscape Impact Assessment	<input type="checkbox"/>
Health Impact Assessment	<input type="checkbox"/>
Travel Plan	<input type="checkbox"/>
Groundwater Investigations	<input type="checkbox"/>
Tree Survey	<input type="checkbox"/>

Infrastructure Requirements

Affordable Housing	<input type="checkbox"/>
Education Provision	<input type="checkbox"/>
Community Facility Provision	<input type="checkbox"/>
Community Route/Cyclepath	<input type="checkbox"/>
Highways Improvements	<input checked="" type="checkbox"/>
Recreation Provision	<input type="checkbox"/>
Green Infrastructure	<input checked="" type="checkbox"/>
Drainage Improvements/SUDS	<input checked="" type="checkbox"/>
Connection to Watermains	<input type="checkbox"/>
Land Stability	<input type="checkbox"/>

Other Issues/Comments

Given the biodiversity interests within the site future development will be required to protect the Island Farm POW SINC and any European Protected Species.

Site crossed by public sewer; water mains and overhead power lines – protection measures required.

Site is crossed by one of National Grid's high voltage overhead electricity transmission lines. Potential developers of the site should be aware that it is National Grid policy to retain existing overhead lines in-situ. Therefore it is advised that developers take into account the location and nature of existing electricity transmission equipment when planning the development.

Illustrative Masterplan



Land Ownership Information

Contact BCBC Development Planning: 01656 643670 – ldp@bridgend.gov.uk

Aerial Imagery: Cities Revealed aerial photography copyright the Geoinformation Group 2011

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