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

<table>
<thead>
<tr>
<th>Reference</th>
<th>Description</th>
<th>Decision</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>08/1114/OUT</td>
<td>New development (mixed use sport, leisure, commercial offices)</td>
<td>Approved</td>
<td>14/13/12</td>
</tr>
</tbody>
</table>

Total Area (Ha) 25.96

Phasing of Development
2011-2016 ✓
2016-2021 ✓

Current Status
Pre Planning
Planning Requirements

- Planning Application
- Design and Access Statement
- Masterplan / Development Brief
- Environmental Statement
- Ecological Assessment
- Noise Impact Assessment
- Flood Consequences Assessment
- Transport Assessment
- Contaminated Land Investigations
- Energy Assessment
- Economic Impact Assessment
- Habitats Regulations Assessment
- Archaeological Assessment
- Landscape Impact Assessment
- Health Impact Assessment
- Travel Plan
- Groundwater Investigations
- Tree Survey

Infrastructure Requirements

- Affordable Housing
- Education Provision
- Community Facility Provision
- Community Route/Cyclepath
- Highways Improvements
- Recreation Provision
- Green Infrastructure
- Drainage Improvements/SUDS
- Connection to Watermains
- Land Stability

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