



COM1 (9) LAND SOUTH OF JOSLIN ROAD

**Residential
34 units**

(8 Affordable units)

**Total Area (Ha)
1.24**

**Phasing of
Development
2011-2016 ✓
2016-2021**

Current Status

**Planning Consent
Issued**

Under Construction

Site Details

Llanmoor Homes have consent for the construction of 34 dwellings and associated drainage and highway works on land south of Joslin Road, Bridgend. The application has been accompanied by layout and house plans, design and access statements and Noise Report.

The site is under construction. A single estate road commencing at the southern end of Joslin Terrace will serve a mix of 1, 2, 3 and 4 bedroom two storey dwellings in a fairly traditional housing layout. An area of existing protected trees lies due east of the site entrance and will form the public open space with a play area. Car parking for the houses will generally be in the front with most having direct access onto the estate road. A footpath link is proposed through the development connecting the site to land to the south, currently undeveloped.

The site is bounded to the north by existing residential development at Joslin Road/Terrace, to the west by the Bridgend Northern Distributor Road (BNDR) and to the south and east by Brackla/Litchard Industrial Estate. Much of this boundary is tree lined.

Related Documents

Related Planning Applications

Reference	Description	Decision	Date
P/07/822/FUL	Residential development of 34 dwellings and associated highways and drainage works	Approved (with conditions)	11/04/2008

Planning Requirements

Planning Application	<input type="checkbox"/>
Design and Access Statement	<input type="checkbox"/>
Masterplan / Development Brief	<input type="checkbox"/>
Environmental Statement	<input type="checkbox"/>
Ecological Assessment	<input type="checkbox"/>
Noise Impact Assessment	<input type="checkbox"/>
Flood Consequences Assessment	<input type="checkbox"/>
Transport Assessment	<input type="checkbox"/>
Contaminated Land Investigations	<input type="checkbox"/>
Energy Assessment	<input type="checkbox"/>
Economic Impact Assessment	<input 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"/>

Other Issues/Comments

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 type="checkbox"/>
Recreation Provision	<input type="checkbox"/>
Green Infrastructure	<input type="checkbox"/>
Drainage Improvements/SUDS	<input type="checkbox"/>
Connection to Watermains	<input type="checkbox"/>
Land Stability	<input type="checkbox"/>

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Land Ownership Information

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