



COM1 (21)

Y PARC

Residential  
51 units

(8 Affordable units)

### Site Details

This residential allocation is a brownfield (but partly regenerated) site within the existing urban area of Maesteg with good public transport links and access to local services. Site will require further ecological assessment however if required there are areas for mitigation located adjacent to the site.

The site is deliverable and accessible and it is considered that a residential development at this location would conform with the LDP strategy in providing additional housing within the Maesteg & Llynfi Valley SRGA in a sustainable location.

Highways issues constrain the development of the site to an area capable of accommodating only 51 units which the allocation reflects. Notwithstanding this, should highway issues be resolved within the plan period the site could accommodate further dwellings.

### Related Documents

### Related Planning Applications

Reference	Description	Decision	Date

Total Area (Ha)  
1.6

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

## Other Issues/Comments

Site crossed by public sewer and water main - protection measures required.

## Land Ownership Information

Contact BCBC Development Planning: 01656 643670 – [ldp@bridgend.gov.uk](mailto:ldp@bridgend.gov.uk)

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