



COM1 (32)  
 PARC TYN Y  
 COED  
 BRYNCETHIN

Residential  
 323 units  
 (66 Affordable)

Total Area (Ha)  
 14.01

Phasing of  
 Development  
 2011-2016 v  
 2016-2021

Current Status  
 Planning Consent  
 Issued

### Site Details

Parc Tyn Y Coed comprises approximately 14 hectares of former agricultural land, alongside the Ogmere River located within the Valleys Gateway SRGA. The site is located approximately 4.5 kilometers north of Bridgend and is situated within part of the larger urban area north of the M4, comprising Aberkenfig, Brynmenyn, Tondy, Sarn, Bryncoch, Bryncethin and Abergarw. It spans the settlements of Sarn and Bryncethin. A large area of open space is provided to the west of the site adjacent to the river Ogmere. The northern boundary of the site lies immediately south of Brynmenyn Industrial Estate. The site is under construction.

### Related Documents

[Maendy Farm, Bryncethin, Development Brief](#)

### Related Planning Applications

Reference	Description	Decision	Date
<a href="#">P/09/538/RES</a>	Construction of 222 Residential Units/ Public Open Space & Associated Works	Conditional Consent	21 <sup>st</sup> October 2009

## 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"/>

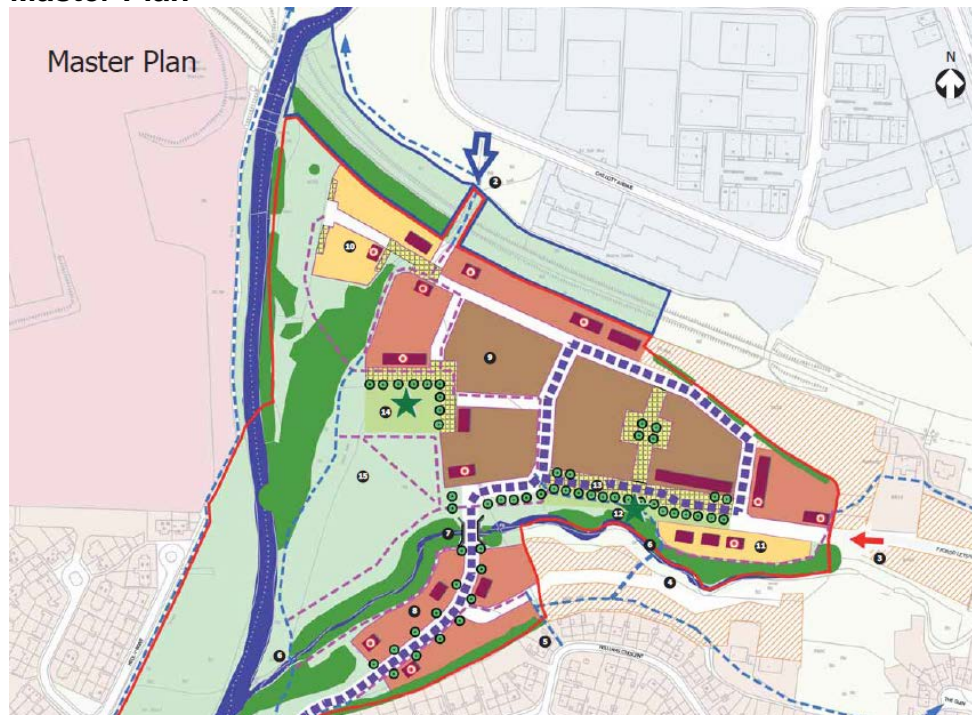
## Infrastructure Requirements

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"/>

## Other Issues/Comments

The HRA of the LDP identifies this site as being within 2km of a SAC. Future development at this site may need to be screened to determine whether a (project-level) HRA is required.

## Master Plan



## Land Ownership Information

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

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