



COM1(37) LAND AT ABERGARW FARM

Residential
50 units
(10 Affordable)

Site Details

The site represents a relatively modest greenfield expansion of the urban area of Brynmenyn which is identified as a settlement for Strategic Growth in the LDP Strategy. Its development for residential purposes would support the Regeneration-Led Strategy in terms of contributing to the required level of housing growth without prejudicing the delivery of key sites.

Despite its greenfield character there are unlikely to be biodiversity constraints (due to the site being improved grassland) and the site can be adequately accessed from the local highway network. There will be a requirement to improve vision splays accessing the site along with the widening of the highway fronting the site to make provision of a pedestrian footway.

Related Documents

Related Planning Applications

Reference	Description	Decision	Date
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Total Area (Ha)
1.67

**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 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 checked="" 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 checked="" 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 type="checkbox"/>
Land Stability	<input type="checkbox"/>

Other Issues/Comments

Site crossed by public sewer - protection measures required.

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.

Land Ownership Information

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

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