

COM2 (2) CITY FARM BETTWS

Residential
40 units
(2 Affordable)

Total Area (Ha)
1.02

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

Current Status
Planning Consent
Issued



Site Details

This allocation represents a committed greenfield site on the edge of Bettws located within walking distance of key local services. The development proposal comprises the construction of 40 dwellings and associated works with access proposed via a new T-junction with Bettws Road.

The design of the layout is constrained primarily by the topography of the site and the point of access. At an early stage, the treatment of site frontage along Bettws Road was identified as a key consideration and the development has therefore been designed with good orientation towards the road. This orientation necessitates rear courtyard car parking for these dwellings accessed off the internal access road.

The remainder of the development is developed along the single cul-de-sac access road which runs in a north-west direction through the site. The main access road terminates in a turning head near the western site boundary off which runs a short private driveway serving 4 dwellings at the northernmost part of the site. Development is largely orientated towards the internal access road, the alignment of which has been dictated by the topography of the site.

Another factor in the development of the site layout was the sensitivity of the southern boundary which is bounded by a number of mature trees. An Arboricultural Constraints Report was therefore prepared to inform the preparation of the site layout.

Related Documents

Related Planning Applications

Reference	Description	Decision	Date
P/06/1465/FUL	Construction of 40 dwellings & associated works	Approved	06-05-08
P/13/323/RLX	Extend above permission by 5 years	Approved	24-06-13

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"/>

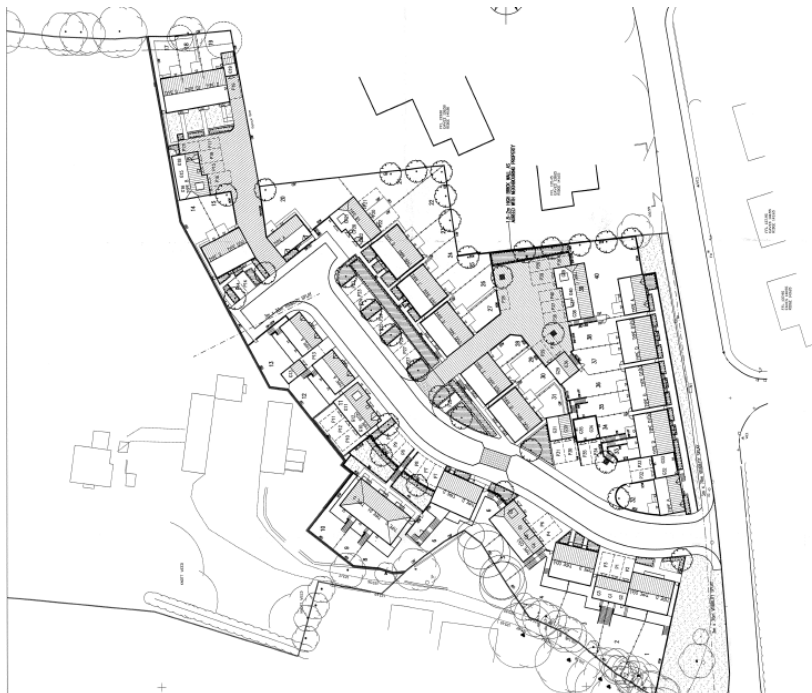
Infrastructure Requirements

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

Planning consent issued – requirements will be reviewed upon renewal / resubmission.

Approved Planning Layout



Land Ownership Information

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

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