



# PLA3 (2) NORTH EAST BRACKLA BRIDGEND

**Residential**  
550 units  
(110 Affordable)

**Employment**  
8.66 ha (B1, B2 & B8)

**Bulky Comparison  
Goods – 4,500 sq m  
net**

**Local Retailing**  
Up to 450 sq m net

**Playing Fields**

**Waste Treatment  
Facility**

**Total Area (Ha)**  
67.0

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

**Current Status**  
Development Brief  
Adopted  
Planning Applications  
Submitted

## Site Details

The site is located 1 km to the north of Bridgend town centre and 1km to the south of Junction 36 of the M4. It consists of roughly 32 hectares of undeveloped previously developed and agricultural land surrounding the existing Brackla and Litchard Industrial Estates, previously under the ownership of the Welsh Government but has been sold as part of the JESSICA regeneration funding project; as well as the 35 ha comprising the estates themselves which are not under the ownership of the Welsh Government.

The site is the focus of an employment-led mixed-use regeneration scheme retaining and providing additional jobs and homes and flexible commercial and recreation facilities to serve the new community, the industrial estate, the village of Coity and the wider residential community of Brackla to the south. This development is subject of an approved Development Brief, and the LDP will ensure that the site's regeneration comes forward in a comprehensive and phased way during the plan period up to 2021 and is integrated with surrounding development.

## Related Documents

[North East Brackla Development Brief](#)

## Related Planning Applications

Reference	Description	Decision	Date
<a href="#">P/11/355/FUL</a>	Residential development of 99 houses	Approved with conditions	11/03/2013
<a href="#">P/13/246/OUT</a>	Development of up to 230 dwellings & 0.3 ha's of mixed use centre	Undecided	

## Planning Requirements

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

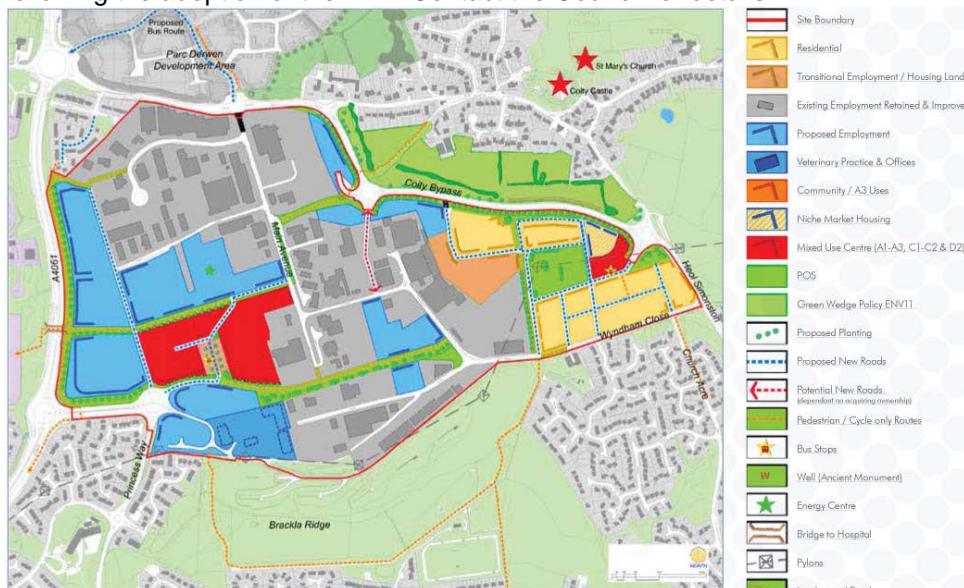
Affordable Housing	<input checked="" type="checkbox"/>
Education Provision	<input checked="" type="checkbox"/>
Community Facility Provision	<input checked="" type="checkbox"/>
Community Route/Cyclepath	<input type="checkbox"/>
Highways Improvements	<input checked="" type="checkbox"/>
Recreation Provision	<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 and water main - protection measures required.

## Development Brief Masterplan

NB This plan is subject to change as development parameters have changed following the adoption of the LDP. Contact the Council for details.



## Land Ownership Information

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

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