



## Site Details

Parc Afon Ewenni is a significant brownfield and underutilized employment site which stretches along the A473 corridor from the residential area of Waterton in the east to Waterton Roundabout in the west. The proposed mixed-use development of the Parc Afon Ewenni Site represents an opportunity to build a viable and more sustainable community at Waterton, which is currently isolated, by accommodating additional residential development served by a commercial hub, community and recreation facilities. The site is subject to a flexible development framework that will deliver future residential, commercial and business space. At its western extent close to Waterton Roundabout a 'landmark' building is envisaged at this visually prominent location.

The careful regeneration of this currently environmentally degraded and under-utilised site located immediately adjacent to the A473 and therefore representing an important gateway to Bridgend from Junction 35 of the M4 and from Cardiff and Cowbridge along the A48, will raise the image of the whole of Bridgend creating valuable additional jobs, homes and other commercial opportunities in a landscaped and comprehensively development environment.

## Related Documents

[Draft Parc Afon Ewenni Development Brief](#)

## Related Planning Applications

Reference	Description	Decision	Date
None			

PLA3 (4)  
PARC AFON  
EWENNI,  
BRIDGEND

**Residential**  
650 units  
(130 Affordable)

**Employment**  
2.0 ha

**Local Retailing**  
Up to 2,000 sq m net

**Community Building**

**Accessible Natural  
Greenspace**

**Improvements to the  
transportation  
network**

**Total Area (Ha)**  
26.8

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

**Current Status**  
Draft Masterplan  
produced

## 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 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 checked="" 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 is crossed by one of National Grid's high voltage overhead electricity transmission lines. Potential developers of the sites should be aware that it is National Grid policy to retain existing overhead lines in-situ. Therefore it is advised that developers take into account the location and nature of existing electricity transmission equipment when planning the development.

## Masterplan Extract



## Land Ownership Information

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

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