



PLA3 (9)  
PWLL-Y-  
WAUN  
PORTHCAWL

**Residential**  
**40 units**  
**(12 Affordable)**

**Employment**  
**0.70 ha (B1)**

**Accessible Natural  
Greenspace**

## Site Details

This 4.5 hectare site is situated within the urban area of Porthcawl. It comprises Pwll-y-Waun pond to the west of the site which will be retained and enhanced for recreational purposes. An opportunity exists however on the adjacent land to the east of the pond which currently represents under-utilised land within the urban area to provide a high quality mixed use scheme incorporating B1 business uses, residential development of market and affordable homes and new public open space.

Development will be expected to respect the nature conservation interests and recreational value of the pond and improve and enhance biodiversity resources of the site. The bringing forward of the employment aspect of this site is seen as important in the context of Porthcawl, given the general lack of designated employment sites and buildings outside of the tourism industry.

## Related Documents

## Related Planning Applications

Reference	Description	Decision	Date
<a href="#">P/13/378/FUL</a>	Erect 65 dwellings, amenity open space, access to land for future B1 class (office) use & assoc. Access & estate roads	Approved	9/10/13

**Total Area (Ha)**  
4.5

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

**Current Status**  
**Planning Consent  
Issued**

## 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 checked="" type="checkbox"/>
Noise Impact Assessment	<input type="checkbox"/>
Flood Consequences Assessment	<input checked="" 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 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 crossed by public sewer protection measures required. A significant area of this allocation consists of the Pwll-y-Waun SINC, which is designated for its lake and broadleaved woodland. Any development will need to make provision for the protection of the integrity of the SINC. 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.

### Approved Layout



### Land Ownership Information

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

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