



PLA3 (17)
LAND
ADJOINING
CWM OGWR
FACH,
BLACKMILL

Residential
44 units
(5 Affordable)

Employment
0.40 ha (B1, B2 & B8)

Community Building

Total Area (Ha)
1.22

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

Current Status
Pending Planning
Consent

Site Details

This 1.22 hectare brownfield site will be developed for mixed uses comprising of residential units, including live/work units, an enterprise and community centre facilities serving the local community. The residential component will provide a mix of market and affordable housing.

A proportion of the site is set aside for an enterprise and/or community building which is intended will accommodate small local businesses and/or social enterprises and community facilities. The enterprise element of the proposal will be accessed via the estate road serving the existing Isfryn Industrial Estate, whilst most of the residential development will be served off the residential estate at Cwm Ogwr Fach. Set between the new residential units and the enterprise centre, the live/work units will enable occupants to run a small business from their home.

Related Documents

Related Planning Applications

Reference	Description	Decision	Date
P/09/691/OUT	Mixed use development comprising 43 residential units, community centre and employment units	Pending	

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"/>

Other Issues/Comments

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"/>

Land Ownership Information

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

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