



PLA3 (20) TY DRAW FARM NORTH CORNELLY

Residential
94 units
(14 Affordable)

Strategic
Employment
2.23 ha (B1)

Total Area (Ha)
6.0

Phasing of
Development
2011-2016 ✓
2016-2021 ✓

Current Status
Planning Consent
Pending s106

Site Details

This site is strategically located close to junction 37 of the M4 and its development for mixed use purposes creates an opportunity to meet the needs of and help to diversify the economy of the western part of the Bridgend County Borough and specifically the disadvantaged community of Marlas. In this part of the County Borough there are no other allocated sites with the potential to offer high quality B1 employment opportunities.

In order to meet regeneration objectives, it is necessary to bring forward serviced land that is capable of prompt development in response to occupier interest. The mixed use development of Ty Draw Farm will therefore, by using residential development as enabling development, bring significant economic benefit to the western part of Bridgend County Borough by providing employment land which has the necessary infrastructure for development. It has been estimated that the provision of 2.2 hectares of serviced employment could create the capacity to accommodate 6,000 sq m (64,500 sq ft) of high quality B1 development

Related Documents

Related Planning Applications

Reference	Description	Decision	Date
P/12/796/FUL	Residential development of 94 dwellings & outline app for industrial / commercial use on 2.23 ha	Approved subject to s106	

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"/>

Other Issues/Comments

Site crossed by public sewer and water main - protection measures required.

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"/>

Land Ownership Information

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

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