



PLA3 (1) PARC DERWEN, BRIDGEND

Residential
1,515 units
(153 Affordable)

Local Retailing
Up to 3,000 sq m net

Community Building

Primary School

Playing Fields

**Accessible Natural
Greenspace**

Site Details

This site is located 1.5 km to the north of Bridgend town centre and south of Junction 36 of the M4. This proposed exemplar development represents an existing commitment in north-east Bridgend which benefits from planning consent for 1,500 houses on an 79 hectare site separated from the village of Coity by a Green Wedge buffer by Policy ENV2(1). The site also includes a Primary School, Local Commercial Centre, Community Facilities, Playing Fields and areas of Public Open Space including natural greenspace. The site is subject to a detailed design code adopted in 2005. Preliminary infrastructure work has been carried out and development of the first phases of residential development are underway. This site is already subject to an agreed Section 106 agreement, which will deliver 153 affordable housing units.

Related Documents

[Parc Derwen Development Brief](#)

Related Planning Applications

Reference	Description	Decision	Date
P/00/288/OUT	Residential Development, District Centre, Primary School, Community Facilities and Open Space	Approved	14/11/07

Various Reserved Matters applications have been received and determined. Please contact the Council for further information.

Total Area (Ha)
79.0

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

Current Status
Planning Consent
Issued
Development Brief in
Place

Planning Requirements

- Planning Application
- Design and Access Statement
- Masterplan / Development Brief
- Environmental Statement
- Ecological Assessment
- Noise Impact Assessment
- Flood Consequences Assessment
- Transport Assessment
- Contaminated Land Investigations
- Energy Assessment
- Economic Impact Assessment
- Habitats Regulations Assessment
- Archaeological Assessment
- Landscape Impact Assessment
- Health Impact Assessment
- Travel Plan
- Groundwater Investigations
- Tree Survey

Infrastructure Requirements

- Affordable Housing
- Education Provision
- Community Facility Provision
- Community Route/Cyclepath
- Highways Improvements
- Recreation Provision
- Green Infrastructure
- Drainage Improvements/SUDS
- Connection to Watermains
- Land Stability

Other Issues/Comments

Development Brief Masterplan



Land Ownership Information

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

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