

6 November 2012

# **Bridgend LDP: Further Representations to Respond to Inspector's Questions**

## **Island Farm**

**Prepared for:**

HD Ltd

**Prepared by:**

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## 1. Introduction

- 1.1 Savills, on behalf of HD Ltd, have been instructed to make representations on the Bridgend LDP in response to the Inspector's Agenda with Matters and Issues Note published in relation to LDP Hearing Session 5 and his questions posed to HD Ltd, the Council and other parties accordingly.
- 1.2 The previous representations have not disputed the soundness of the LDP. The principle of the allocation the Island Farm site is, and has previously been, supported. Rather, our representations will demonstrate the deliverability of a mixed use scheme with science park, rather than a strategic employment allocation.
- 1.3 Crucially, since previous representations have been made (of which form the basis to which the Inspector has formulated his questions), **planning permission has now been granted for mixed use development**. Therefore, this extant planning permission (and the quantum and type of uses it allows) ought to be the key planning consideration when considering the Island Farm site.
- 1.4 HD Ltd is extremely committed to the permitted scheme and is currently in discussions with a number of potential occupiers – in order to progress with the delivery of the proposals. It is anticipated that HD Ltd will submit Reserved Matters applications and applications to discharge the pre-commencement conditions in early 2013 and therefore bring the site forward accordingly in the short term. HD Ltd has an excellent track record of delivering development and is currently committed to a number of regeneration schemes in Bridgend Town Centre. It is expected that this development in the town centre will continue to progress alongside, and be complementary to development at Island Farm. Indeed, HD Ltd's town centre regeneration schemes have been in preparation of the Island Farm development.
- 1.5 In this context, and as suggested in previous representations, it is our request that that LDP allocation and policy for the site mirrors the planning permission obtained. This is reflected in the response to the questions raised below – notably within section 2.

## 2. Allocation Status

*Qn1a. Would HD Ltd provide details of the 2008 planning application including what part of the allocation it does and does not cover and an update on progress towards completing the S106 agreement?*

- 2.1 Following the completion of the Section 106 Agreement, planning permission was granted for the '2008 planning application' (reference P/08/1114/OUT) on 14 March 2012. The decision notice is attached as **Appendix A**.
- 2.2 The permitted development is for 'new development (mixed use – sport / leisure / commercial / offices)' comprising of:
- a 15,000 seat main stadium
  - a 2,000 seat football stadium plus 2 additional football pitches
  - a 5,000 seat rugby union stadium plus 3 ancillary outdoor training pitches
  - an indoor tennis academy plus 10 outdoor courts

- an indoor 4G training pitch and sports hall offering a range of sports.
- an indoor swimming pool (25m) within the Sports Centre
- ancillary offices and uses
- access road and signalised junction onto the A48 and secondary link onto Technology Drive
- a 16.7ha (41 acre) SINC area safeguarded for nature conservation
- cycle paths and footway improvements on the A48
- internal site footways and cycle paths
- internal site access roads and parking for 2262 vehicles
- a Green Bridge over the proposed access road linking the A48 to the development
- a Park & Ride facility
- associated hard and soft landscaping
- diversion of the overhead power lines and towers between the west and east boundaries
- a 21,000sq m extension to the Science Park including internal access roads, parking and associated landscaping

2.3 As defined in the Section 106, the proposed development is to be phased as follows:

PHASE 1(a) Main Site access junction off A48 and green bridge

PHASE 1(b) Internal spine road and associated junctions, linking A48 to B4265

PHASE 2(a) National Indoor Tennis Academy

PHASE 2(b) Football Stadium with a seated capacity of 2,000

PHASE 2(c) Rugby Union Stadium with a seated capacity of 5,000

PHASE 2(d) Sports Centre with a linked 4G indoor training/playing facility

PHASE 2(e) Main Sports Stadium with a seated capacity of 15,000

PHASE 3 Extension to the existing Science Park

2.4 **Appendix B** provides a plan showing the planning permission boundary, the proposed allocation boundary and indicates the area of the site which is proposed for employment development (the extension to the science park) on the approved Illustrative Masterplan (PJ Lee Architect, Figure 5).

2.5 The approved Illustrative Masterplan is enclosed within **Appendix C**.

*Qn1b. How likely is it that that sports / leisure / commercial development will be implemented in its proposed form?*

2.6 Following grant of planning permission, HD Ltd is in discussions with a number of potential occupiers for the sports facilities and stadia. Once these occupiers are secured, HD Ltd intend on submitting Reserved Matters applications and discharging conditions as per the extant planning permission and the approved Illustrative Masterplan. The Illustrative Masterplan is being treated as a fixed framework during discussions with occupiers and there is no intention to significantly amend the type of uses or quantum of development permitted.

2.7 It is noted that the Council have dismissed HD Ltd's proposal to extend the settlement limits and allocated the site under PLA3 on the basis that they wish to retain the Strategic Employment allocation in the event that the mixed use development (the 2008 planning permission) should not proceed. In light of the recent planning history, and HD Ltd's real commitment and intent to progress with the permitted development, this is an inappropriate

position to adopt by the Council.

*Qn1c. Does the Council's apparent support for that proposal make the delivery of 11ha of high technology business improbable?*

- 2.8 Yes – to reflect the 2008 planning permission and approved Illustrative Masterplan, the amount of high technology business floorspace at the site is very unlikely to exceed 6.56ha (and therefore achieve the 11ha proposed in the LDP).
- 2.9 To reiterate comments made in our earlier representations, as it improbable that 11ha of employment land will come forward on the site and therefore the allocation of the site under Policy SP9 will not be delivered. The site will not deliver the amount of employment development envisaged under Policy SP9 – not least because the 2008 planning permission proposes 6.56ha of employment land. This is further justified by the plentiful supply of employment land and premises across Bridgend County Borough.
- 2.10 The potential of high tech uses and high quality design and environmental standards proposed for Island Farm is not disputed. It is the quantity, not quality, of employment development which is not considered to merit recognition as a strategic employment site. Rather, as referred to below, would be more appropriately allocated as a regeneration and mixed use scheme under Policy PLA3.

*Qn1d. What part of the site is controlled by the Council and by other landowners?*

- 2.11 **Appendix D** provides a plan showing the parts of the site controlled by the Council and other landowners (Merthyr Mawr Estates). Land assembly is underway and discussions are ongoing with the Council in relation to HD Ltd's access over / direct purchase of their land.

*Qn1f. Would the whole site up to New Inn Road be included in that settlement boundary?*

- 2.12 The LDP Proposals Map currently shows the settlement boundary in accordance with Allocation SP9(2). It is considered that this should be amended to reflect the 2008 planning permission which extends south to New Inn Road.

*Qn1g. If the site were allocated as a PLA3 mixed use site, what would be the content of the mixed use development including the amounts of housing, employment and other uses and how would that be represented in the plan's text?*

- 2.13 It is proposed that an allocation under Policy PLA3, as a mixed use site, would reflect the uses permitted under the 2008 planning permission. The proposed PLA3 allocation would suitably fall within the 'Bridgend Strategic Regeneration Growth Area' and can be defined (in terms of appropriate land uses) in Appendix 1 of the LDP.
- 2.14 Should the Inspector be minded to allocate Island Farm under Policy PLA3, the following description is proposed to be included in Appendix 1:

***A1.XX PLA3(20) Island Farm, Bridgend***

*Island Farm is a prestigious greenfield site in an accessible location along the A48, adjacent to the Bridgend Science Park, 8km from junctions 35, 36 and 37 of the M4*

*Motorway.*

*The site is the focus of a sports-led mixed use regeneration and benefits from planning permission for mixed use – sport / leisure / commercial / offices. In accordance with the planning permission, it is anticipated that the site will deliver sports stadia, an indoor tennis centre, a sports centre, community uses, commercial uses, offices, a park and ride facility and Site of Nature Conservation (SINC). When developed, a new access to the site will be required off the A48. There is an opportunity for an extension to the neighbouring Science Park.*

*Part of the site comprises of a former Prisoner of War camp, a listed building, which is to be retained. There would be a requirement for high quality landscaping and architectural design. There is a need to protect and enhance the existing biodiversity value of the site, ensuring appropriate provision for, and protection of, existing wildlife in the area – and therefore a 16.7ha SINC is to be safeguarded for nature conservation.*

*Qn1g. How is 'early engagement' to be defined (the LDP period commenced in 2006)? Why is the change needed to make the plan sound?*

- 2.15 This point was made to highlight the need for early engagement between the Council (where it has a land ownership interest) and other landowners. Where there are multiple landowners, there can often be a risk of delays to delivery in order to overcome potential landownership complications. Therefore, early engagement between landowners of allocated regeneration schemes can often result in benefits to the delivery of development.

### **3. Road Access**

*Qn2a. Has the Council supported the road in the 2008 application to which the resident's object?*

- 3.1 Yes – Council Officers (including Bridgend CBC Highways Authority), following detailed consideration of the proposals, recommended approval of the application, including all proposed highways works, and this is reflected in Members' decision to grant permission for the application. The Section 106 Agreement between HD Ltd and BCBC includes the provision of highway improvements and the funding of appropriate traffic management measures.

*Qn2b. How does that affect any remaining SP9(2) land and the implementation of PLA8(5)?*

- 3.2 There are no implications – the permitted highway improvements have been designed to safely facilitate the traffic flows likely to be generated by a maximum capacity event at the main stadium combined with associated background flows (as per the uses and quantum of development proposed to be allocated under PLA8(5)).

*Qn2c. How would HD Ltd propose to provide access for their expanded allocation site?*

- 3.3 Access to the proposed expanded allocation site can be achieved in accordance with access arrangements permitted by the 2008 planning permission.

### **4. Site of Importance for Nature Conservation**

*Qn3a. Would the Council please provide a plan which defines the extent of the SINC and how it relates to the 25.95ha site allocation and the 11ha of employment land. Should the SINC be shown on the Proposals Map?*

4.1 As the question suggests, the Council will be able to provide this information.

*Qn3b. Should the allocation exclude the SINC land?*

4.2 The Council and / or their statutory consultees (e.g. CCW) ought to be able to provide advice on best practice in this respect.

4.3 However, it is important for the Inspector to note that the provision of a SINC and a series of measures to enhance the overall biodiversity of the site are considered a key part of the wider development proposals. Moreover, as suggested above, there is an opportunity to provide further description of sites allocated under PLA3 in Appendix 1 of the LDP. This can (and should) provide information on the proposed SINC.

## 5. Green Wedge

*Qn4a. Has the subject land previously been the subject of any green wedge or other landscape protection as none is shown on the 2005 UDP Proposals Map?*

5.1 The Council will be able to provide the Inspector with an answer to this question.

*Qn4b. What has happened to the Sand & Gravel Resource Safeguarding Area shown on the UDP Proposals Map but not shown on the LDP Proposals Map?*

5.2 The Council will be able to provide the Inspector with an answer to this question.

*Qn4c. Should Merthyr Mawr be considered as a settlement and would it otherwise qualify for separation by a Green Wedge?*

5.3 The Council or the Island Farm Campaign for Action (who seek the Green Wedge designation) will be able to provide the Inspector with an answer to this question.

*Qn4d. If there is no Green Wedge (and if the site is not allocated for development and settlement extension as proposed by HD Ltd) would other LDP policies and designations (including PLA1 and ENV1) adequately control development in this location?*

5.4 This question appears to be superfluous as planning permission has now been granted for a mixed use development (the 2008 planning permission).

**Appendix A**

Planning Application P/08/1114/OUT Decision Notice

**Bridgend County Borough Council**  
**Cyngor Bwrdeistref Sirol Pen-y-bont ar Ogwr**



Planning Reference No : **P/08/1114/OUT**

TOWN AND COUNTRY PLANNING ACT 1990  
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT (PROCEDURE) ORDER 1995

**PERMISSION FOR DEVELOPMENT**

To : **H D LIMITED**  
**PER P J LEE ARCHITECT**  
**SUITE 7 & 8**  
**5-7 COURT ROAD**  
**BRIDGEND CF31 1BE**  
**CF31 1BE**

Whereas you did on the 10th December 2008 make application in writing for permission in outline to develop land, short particulars of the development being as follows:

Applicant Name : **H D LIMITED**  
Development : **NEW DEVELOPMENT (MIXED USE - SPORT/LEISURE/COMMERCIAL/ OFFICES)**  
Location : **ISLAND FARM BRIDGEND**

BRIDGEND COUNTY BOROUGH COUNCIL as the Local Planning Authority, hereby PERMIT the proposed development in accordance with Article 3 of Statutory Instrument 1995, No.419, the Town and Country Planning General Development (Procedure) Order, 1995, subject to the subsequent approval of the Authority with respect to any matters relating to the layout, scale, appearance of the buildings, ~~proposals for landscaping and subject also to:~~ proposals for landscaping and subject also to:

(1) Application for the approval of the aforementioned reserved matters being made not later than the expiration of three years beginning with the date of this permission and (2) the development being begun not later than whichever is the later of the following dates - (i) the expiration of five years from the date of this permission (ii) the expiration of two years from the date of the approval of the reserved matters or in the case of approval on different dates the final approval of the last such matter approved; and to the following condition(s), (if any):

**CONDITIONS**

- 1 The detailed plans to be submitted shall specify all samples or details of all materials to be used externally.

Reason: To ensure the materials of construction are appropriate in the context of the surrounding area (Policy EV45 - Bridgend Unitary Development Plan)

- 2 The development hereby permitted shall be used for the purposes specified within the application and supporting documentation and for no other use whatsoever.

Reason: The supporting information refers specifically to the use of the site as a mixed sport, leisure, commercial, office development and associated facilities and any alternative use may have a significantly different impact which would need to be properly assessed and to ensure compliance with all relevant polices within the Unitary Development Plan.

- 3 Notwithstanding the submitted drawings, no works shall commence on site until engineering details of the new A48 road junction, with sections, street lighting, surface water drainage, traffic calming, visibility splays, traffic signals, pedestrian crossing arrangements, lane widening and highway retaining structures (embankments or walls) have been submitted to and agreed in writing by the Local Planning Authority. The works shall then be implemented in accordance with the agreed details before the beneficial occupation/use of any other Phase of the development.

Reason: In the interests of highway safety (Policy T2 - Bridgend Unitary Development Plan)

- 4 No works shall commence on Phase 2(e) (Main Sports Stadium) until engineering details of the improved flare

lengths at Broadlands Roundabout with sections, street lighting, surface water drainage, traffic calming, visibility splays, forward visibility zones, lane widening, service diversions and highway retaining structures (embankments or walls) have been submitted to and approved in writing by the Local Planning Authority. The works and proposed improvements to the flare lengths on the Broadlands Roundabout shall be laid out as shown on figure 7.2 of the Movement Assessment (C7811-Island Farm MA Issue 9) with all associated signing and lining, and shall be completed in permanent materials and before Phase 2(e)(Main Sports Stadium) is brought into beneficial use.

Reason: In the interests of highway safety.  
(Policy T2 - Bridgend Unitary Development Plan)

- 5 No works whatsoever shall commence on Phases 2(d)(Sports Centre), 2(e)(Main Sports Stadium) or Phase 3(Extension to Science Park) until a scheme to upgrade and improve the efficiency of Ewenny Road/A48 junction has been submitted to and agreed in writing by the Local Planning Authority. The scheme, as agreed, shall be implemented and completed in permanent materials before Phase 2(d)(Sports Centre), 2(e)(Main Sports Stadium) or Phase 3(Extension to Science Park) is brought into beneficial use.

Reason: In the interests of highway safety.  
(Policy T2 - Bridgend Unitary Development Plan).

- 6 No works shall commence on Phases 2(d)(Sports Centre), 2(e)(Main Sports Stadium) or Phase 3(Extension to Science Park) until engineering details of the improved Ewenny Road/A48 junction road layout with sections, street lighting, surface water drainage, traffic calming, visibility splays to junctions, forward visibility zones, lane widening, service diversions and highway retaining structures (embankments or walls) have been submitted to and approved in writing by the Local Planning Authority. The works shall then be implemented in accordance with the approved details before Phase 2(d)(Sports Centre), 2(e)(Main Sports Stadium) or Phase 3(Extension to Science Park) is brought into beneficial use.

Reason: In the interests of highway safety.  
(Policy T2 - Bridgend Unitary Development Plan)

- 7 No works whatsoever shall commence on Phase 3 (Extension to Science Park) until such time as a scheme for the improvement of the Picton Court junction (Tesco/MacDonalds/A48) has been submitted to and agreed in writing by the Local Planning Authority. The scheme, as agreed, shall be implemented and completed in permanent materials before Phase 3 (Extension to Science Park) is brought into beneficial use.

Reason: In the interests of highway safety.  
(Policy T2 - Bridgend Unitary Development Plan)

- 8 Notwithstanding the submitted drawings, no works shall commence on the extension to Phase 3 (Extension to Science Park) until engineering details of the improved road layout for Picton Court junction with sections, street lighting, surface water drainage, traffic calming, visibility splays to junctions, forward visibility zones, service diversions, lane widening and highway retaining structures (embankments or walls) have been submitted to and approved in writing by the Local Planning Authority. The works shall then be implemented in accordance with the approved details before Phase 3 (Extension to Science Park) is brought into beneficial use.

Reason: In the interests of highway safety.  
(Policy T2 - Bridgend Unitary Development Plan)

- 9 No works shall commence on Phase 3 (Extension to Science Park) until such time as a scheme for the improvement to the size and capacity of the Broadlands roundabout (over and above those improvements identified in condition 4 above) has been submitted to and agreed in writing by the Local Planning Authority. The agreed scheme shall be implemented, completed in permanent materials and be operational before any part of Phase 3 (Extension to Science Park) is brought into beneficial use.

Reason: In the interests of highway safety  
(Policy T2 - Bridgend Unitary Development Plan)

- 10 Notwithstanding the submitted drawings, no works shall commence on the Science Park extension (Phase 3) site until engineering details of the improvement to the size and capacity of Broadlands Roundabout road layout with sections, street lighting, surface water drainage, traffic calming, visibility splays to junctions, forward visibility zones, lane widening, service diversions and highway retaining structures (embankments or walls) have been submitted to and approved in writing by the Local Planning Authority. The works shall then be implemented in accordance with the approved details before the Science Park extension is brought into beneficial use.

Reason: In the interests of highway safety.  
(Policy T2 - Bridgend Unitary Development Plan)

- 11 Phase 2(b)(Football Stadium), 2(c)(Rugby Union Stadium) or 2(d)(Sports Centre) shall not be brought into beneficial use until such time as a scheme of signing, directing visitors to the site at times of events at those venues, has been submitted to and agreed in writing by the Local Planning Authority. Such signing shall be provided at agreed locations and shall be completed and operational upon beneficial use of Phase 2(b)(Football Stadium), 2(c)(Rugby Union Stadium) or 2(d)(Sports Centre) whichever is the sooner.

Reason: In the interests of highway safety and promoting sustainable travel  
(Policy T2 - Bridgend Unitary Development Plan)

- 12 There shall be no beneficial use of the Phase 2(e)(Main Sports Stadium) until such time as the proposed location of the signage scheme, directing visitors to the Park and Ride sites operating at times of stadium events, has been submitted to and agreed in writing by the Local Planning Authority. Such signage shall be provided at the agreed locations, as required, prior to the respective event at Phase 2(e)(Main Sports Stadium).

Reason: In the interests of highway safety and promoting sustainable travel.  
(Policy T2 - Bridgend Unitary Development Plan)

- 13 Detailed plans to be submitted shall include a scheme for the carriageway link between Route A48 and Route B4265 (Ewenny Road). The scheme shall be implemented in permanent materials, completed and be operational prior to Phase 2(b) (Football Stadium) being brought into beneficial use.

Reason: In the interests of highway safety (Policy T2 - Bridgend Unitary Development Plan)

- 14 No works whatsoever shall commence on site until such time as a scheme for the construction access, incorporating details of any temporary traffic management required to ensure safe operation, onto Route A48, at the main site access, has been submitted to and agreed in writing by the Local Planning Authority. The agreed scheme shall be implemented, completed and be operational before any construction works commence on site and shall be retained for the duration of construction works at the site.

Reason: In the interests of highway safety  
(Policy T2 - Bridgend Unitary Development Plan)

- 15 No development shall commence on site until a scheme for the provision of a compound and a car park for construction vehicles has been submitted to and agreed in writing by the Local Planning Authority. The agreed scheme shall be implemented prior to commencement of any works on site and shall be retained for the duration of the construction works.

Reason: In the interests of highway safety  
(Policy T2 - Bridgend Unitary Development Plan)

- 16 No development shall commence on site until details of mechanical, automatically operated, self-contained wheel washing facilities and an access road/hardstanding, at a minimum length of 20 metres and 5.5 metres width, have been submitted to and agreed in writing by the Local Planning Authority. The agreed details shall be implemented prior to commencement of any works on site and shall be retained for the duration of the construction works (including the earthworks/muck shift).

Reason: In the interests of highway safety by preventing mud and debris from being carried out onto the existing maintainable highway  
(Policy T2 - Bridgend Unitary Development Plan)

- 17 The development hereby approved shall be limited to not more than 2262 car parking spaces collectively for those uses covering Phase 2(a)(National Indoor Tennis Academy), 2(b)(Football Stadium), 2(c)(Rugby Union Stadium), 2(d)(Sports Centre) and 2(e)(Main Sports Stadium) (1735) and Phase 3(Extension to Science Park)(527) (para 10.5.7 TA refers).

Reason: In the interests of highway safety.  
(Policy T2 - Bridgend Unitary Development Plan)

- 18 The detailed plans to be submitted shall specify a scheme for the comprehensive and integrated drainage of the site, showing how foul drainage, roof/yard water, highway drainage and land drainage will be dealt with.

Reason: To ensure that effective drainage facilities are provided for the proposed development  
(Policy EV17 - Bridgend Unitary Development Plan)

- 19 The detailed plans to be submitted shall specify a surface water drainage system which shall include results of an assessment into the potential for disposing of the surface water by means of a sustainable drainage system, in accordance with the principles set out in accordance with TAN 15 (or any subsequent version). Any sustainable drainage scheme shall:-

i. Provide information about the design, storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent the pollution of the receiving groundwater and/or surface water.

ii. Provide a timetable for its implementation;

iii. Provide a management and maintenance plan, for the lifetime of the development and any other arrangements to secure the operation of the scheme throughout its lifetime.

iv. Provide a ground investigation report sufficient to support the design parameters and suitability of the proposed system.

Reason: To ensure the satisfactory management and disposal of surface water  
(Policy EV17 - Bridgend Unitary Development Plan)

- 20 The detailed plans to be submitted shall specify details of all slab levels and any regrading proposed to the site.

Reason: To safeguard the character and appearance of the stadia, their surroundings and the reasonable amenity of the occupiers of neighbouring development/dwellings  
(Policy EV45 - Bridgend Unitary Development Plan)

- 21 The detailed plans to be submitted shall specify individual Noise Assessments relating to:-

a. Confirmed details of the construction together with a report which fully assesses and evaluates the construction phase and any mitigation measures that may be required;

b. Operational and match day traffic and its impact on levels of noise and any mitigation measures that may be required;

c. The impact of fixed items of plant that will be used, such as ventilation, coolers pumps etc, using the methodology contained in BS4142. The assessment and subsequent specification of plant shall include an assessment and mitigation of any tonal noise. Any plant shall be designed and operated to ensure that the rating level (LA<sub>rTr</sub>) from the cumulative effect of all plant noise when assessed using the above methodology at the boundary of any noise sensitive receptor shall not exceed the pre-existing background level (LA<sub>90T</sub>) by more

than 2dB. If any plant is operated over a 24 hour period, further background noise levels will also have to be undertaken and the details of any mitigation measures, that may be required, provided;

d. Match day activities and noise generation, when the design details of the stadium are known, so that accurate predictions can be made of the likely noise levels at the nearest residential properties. At this stage, it can be determined if any further noise mitigation measures are necessary or whether the design of the stadium needs to be modified to provide additional attenuation of the crowd noise. In any event, the stadium should be designed to ensure that noise leakage from the crowd is minimised as much as possible. Furthermore, predicted levels for the open playing area in the report should be submitted together with any necessary mitigation measures that are identified to ensure that the noise is not going to impact adversely on any noise sensitive receptors.

e. The predicted level of the public address (PA) system at the nearest noise sensitive receptor, once the details are known, based on a full capacity crowd and the minimum level that the system can be operated at in order to deliver any safety announcements and any commentary that is provided prior to and during the matches. It is noted that BS7827:1996 code of practice for designing, specifying, maintaining and operating emergency sound systems at sports venues recommends that sound levels are 6dB above the LA10,T for 95% of the public areas, therefore the predictions will have to take this into consideration.

The development shall only be implemented in accordance with any approved mitigation measures and maintained as such in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the reasonable amenity of the occupiers of neighbouring development/dwellings (Policy EV27 - Bridgend Unitary Development Plan)

- 22 The volume of amplified music on match days shall be limited to a level to be agreed with the Local Planning Authority prior to any match being played and restricted to 2 hours prior to the start of the match and 2 hours after the end of the match if it is audible at any noise sensitive receptor.

Reason: To ensure that the amenities of adjoining and nearby occupiers are not prejudiced and thereby noise levels are maintained at a sustainable level (Policy EV27 - Bridgend Unitary Development Plan)

- 23 The detailed plans to be submitted shall specify a scheme to ensure that the limit values for nitrogen dioxide, as prescribed in the Air Quality Standards (Wales) Regulations 2010 will not be breached.

Reason: In the interests of the general amenities of the area (Policy EV30 - Bridgend Unitary Development Plan)

- 24 The detailed plans to be submitted shall specify a package of mitigation measures to minimise dust emissions in relation to the construction impact, substantially in accord with Paragraph 12.6.4 of the Environmental Impact Assessment.

Reason: In the interests of the general amenities of the area (Policy EV30 - Bridgend Unitary Development Plan)

- 25 The detailed plans to be submitted shall specify details of the lighting proposals for the development, incorporating a proposed lighting strategy, particularly in respect of lighting curfews, relating to all parts of the site and buildings hereby approved, also having regard to the need to address the ecological requirements of condition 27 below. The site and buildings shall thereafter only be illuminated in accordance with the agreed strategy unless otherwise approved in writing by the Local Planning Authority.

Reason: In the interests of local visual and residential amenity and the preservation of ecological interest at the site (Policy EV20 - Bridgend Unitary Development Plan)

- 26 Any vegetation clearance shall be done outside the nesting season, which is generally recognised to be from March to August inclusive, unless it can be demonstrated through submission to the Local Planning Authority of

an appropriate survey that nesting birds are absent or a method statement for works is agreed in writing with the Local Planning Authority and fully implemented in accordance with the agreed method statement.

Reason: To ensure nesting birds are not affected by the development  
(Policy EV20 - Bridgend Unitary Development Plan)

- 27 All development at the site shall be undertaken in full accordance with the measures and recommendations contained within the Bat Mitigation Strategy: Island Farm, Bridgend A report prepared for:HD Limited, Just Ecology February 2010 v5 and the Dormouse Mitigation Strategy: Island Farm, Bridgend A report prepared for:HD Limited, Just Ecology February 2010 v6, other than where amended by any submissions required to be submitted to and approved in writing by the Local Planning Authority as detailed below, such details to be agreed in writing by the Local Planning Authority prior to development commencing:-

a. Fully detailed mitigation schemes which address commitments made in the documentation listed above, to include details of the mitigation phasing, in the context of, and alongside, the construction programme, of their implementation;

b. Detailed species-specific schemes of mitigation for the two European protected species associated with the application (bats and dormice), consistent with the general principles outlined in the documentation listed above;

c. Prepare and submit a detailed habitat/landscape management plan, consistent with the needs of the protected species associated with the development, for all existing and new habitat, which should include those areas which are being set aside as mitigation and conservation areas which shall cover and be implemented for a period of no less than 25 years and include proposals for on-going review of management and consequential amendments to management if these are shown to be necessary by the monitoring scheme;

d. Submissions to demonstrate how the landscaping planting relating to the development will be appropriately managed and related to the mitigation proposals for European protected species and biodiversity in general required by this condition;

e. The scheme for lighting, required under the terms of this permission, shall be consistent with the requirements of both bats and dormice, such lighting plan to include measures to monitor lux levels as part of the need to maintain dark corridors, including consideration of the impacts during construction phase, any phasing of the development and the operational phase and shall include remedial action to be undertaken where problems are identified by the monitoring scheme (see below);

f. Submission of full details of the precise location and design of all road crossings (Wildlife Crossings and green bridges) for protected species, particularly dormice;

g. Submission of further details of the proposed wildlife corridors and other new plantings for protected species or habitat creation, consisting of a range of native species appropriate to the species or habitats, including details of an appropriate aftercare programme;

h. Submission of full details of a monitoring scheme for protected species to include the animals themselves and establishment of newly planted and managed habitats, including road crossings, which shall provide for submission of bi-annual monitoring reports to the Local Planning Authority, together with a final monitoring report at the end of the monitoring period, as well as details of remedial measures which shall be implemented should the monitoring show a decline in population numbers or distribution.

Reason: To ensure the protection of wildlife and the habitat which supports it and secure opportunities for the enhancement of the nature conservation value of the site in line with national planning policy and to ensure that the development does not adversely affect the habitats or interest of Protected Species in the locality.  
(Policy EV20 - Bridgend Unitary Development Plan)

- 28 No development shall commence on site until a copy of licences from the Welsh Assembly Government under Regulation 44(1)e of The Conservation (Natural Habitats, &c.) Regulations 1994 have been submitted to and acknowledged in writing by the Local Planning Authority.

Reason: To ensure the appropriate licences are obtained prior to commencement of work  
(Policy EV20 - Bridgend Unitary Development Plan)

- 29 The detailed plans to be submitted shall specify details of permanent fencing, to allow free passage of mammals and other wildlife, and a double layer of native hedgerow planting, densities and species type together with a timetable for its implementation.

Reason: To ensure the protection of wildlife and the habitat which supports it and secure opportunities for the enhancement of the nature conservation value of the site in line with national planning policy and to ensure that the development does not adversely affect the habitats or interest of Protected Species in the locality (Policy EV20 - Bridgend Unitary Development Plan)

- 30 The detailed plans to be submitted shall include habitat design and management for Great Crested Newts including:-

- i. a suitable and optimal habitat to support a breeding population of Great Crested Newts by way of new ponds and surrounding scrub habitat;
- ii. a management plan for the existing and new ponds.

Reason: To ensure the protection of wildlife and the habitat which supports it and secure opportunities for the enhancement of the nature conservation value of the site in line with national planning policy and to ensure that the development does not adversely affect the habitats or interest of Protected Species in the locality (Policy EV20 - Bridgend Unitary Development Plan)

- 31 No development shall take place until a Landscape Management Plan, including long-term design objectives, management responsibilities, maintenance schedules for all landscaped areas and a timetable for its implementation, has been submitted to and agreed in writing by the Local Planning Authority. The agreed Landscape Management Plan shall be implemented in accord with the agreed timetable unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure the protection of wildlife and the habitat which supports it and secure opportunities for the enhancement of the nature conservation value of the site in line with national planning policy and to ensure that the development does not adversely affect the habitats or interest of Protected Species in the locality (Policy EV20 - Bridgend Unitary Development Plan)

- 32 The detailed plans to be submitted shall specify the following components of a scheme to deal with the risks associated with contamination of the site:-

- a. A preliminary risk assessment which has identified:-

- \* all previous uses
- \* potential contaminants associated with those uses
- \* a conceptual model of the site indicating sources, pathways and receptors
- \* potentially unacceptable risks arising from contamination at the site.

- b. A site investigation scheme, based on a., to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

- c. The site investigation results and the detailed risk assessment b. and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

- d. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in c. are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

The scheme shall be implemented as approved unless otherwise agreed in writing with the Local Planning Authority.

Reason: Controlled waters at this site are of high environmental sensitivity as the site is partly located on a karstic limestone aquifer, and is immediately adjacent to a groundwater source protection zone (SPZ) and contamination sources (historical use as a prisoner of war camp, and site investigation which has identified

traces of contaminants) and pathways are suspected at the site  
(Policy EV17 - Bridgend Unitary Development Plan)

- 33 No development shall commence until a Verification Report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation, in respect of condition 31 above, has been submitted to and agreed, in writing, by the Local Planning Authority. The Report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Reason: To demonstrate that the remediation criteria relating to controlled waters have been met and to ensure that there are no longer remaining unacceptable risks to controlled waters following remediation of the site  
(Policy EV17 - Bridgend Unitary Development Plan)

- 34 No development shall commence until a Long-term Monitoring and Maintenance Plan for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, including a timetable for such works, as identified in the verification plan in condition 31 above, has been submitted to and agreed, in writing, by the Local Planning Authority. The Plan shall be implemented in accord with the agreed timetable unless otherwise agreed in writing with the Local Planning Authority.

Reason: To secure longer-term monitoring of groundwater quality to ensure that any remaining unacceptable risks to controlled waters following remediation of the site are monitored and addressed  
(Policy EV17 - Bridgend Unitary Development Plan)

- 35 A final report demonstrating that all long-term site remediation criteria have been met and documenting the decision to cease monitoring shall be submitted to and agreed in writing by the Local Planning Authority on completion of the monitoring programme, required by conditions 32 and 33 above.

Reason: To ensure that longer term remediation criteria relating to controlled waters have been met. This will ensure that there are no longer remaining unacceptable risks to controlled waters following remediation of the site  
(Policy EV17 - Bridgend Unitary Development Plan)

- 36 If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until an amendment to the remediation strategy, as required by condition 32 above, detailing how this unsuspected contamination shall be dealt with by the developer has been submitted to and agreed in writing by the Local Planning Authority. The remediation works shall be carried out in accordance with the strategy unless otherwise agreed in writing with the Local Planning Authority.

Reason: Given the size/complexity of the site it is considered possible that there may be unidentified areas of contamination at the site that could pose a risk to controlled waters if they are not remediated  
(Policy EV26 - Bridgend Unitary Development Plan)

- 37 No piling or any other foundation designs using penetrative methods shall take place on any part of the site, without the prior written consent of the Local Planning Authority, until conditions 32, 33, 34, 35 and 36 have been agreed and it has been demonstrated that there is no resultant unacceptable risk to groundwater.

Reason: There is an increased potential for pollution of controlled waters from inappropriate methods of piling  
(Policy EV17 - Bridgend Unitary Development Plan)

- 38 No infiltration of surface water drainage into the ground is permitted other than with the prior written agreement of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters.

Reason: There is an increased potential for pollution of controlled waters from inappropriately located infiltrations

systems such as soakaways, unsealed porous pavement systems or infiltrations basins  
(Policy EV17 - Bridgend Unitary Development Plan)

- 39 No construction works shall commence until an Environmental Management Plan, a Waste Management Plan and a Method Statement have been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the Environmental Management Plan, Waste Management Plan and Method Statement.

Reason: In the interests of local visual and residential amenities and the preservation of the environment  
(Policy EV17 - Bridgend Unitary Development Plan)

- 40 There shall be no beneficial use of Phase 2(c)(Rugby Union Stadium) or Phase 2(d)(Sports Centre) or Phase 2(e)(Main Sports Stadium) until such time as a signing scheme, to direct pedestrians between the town centre and the site, has been submitted to and agreed in writing by the Local Planning Authority and implemented, as agreed.

Reason: In the interests of highway safety and sustainable travel.  
(Policy T2 - Bridgend Unitary Development Plan)

- 41 No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority

Reason: To identify and record any features of archaeological interest discovered during their works, in order to mitigate impact of the works on the archaeological resource.  
(Policy EV44 - Bridgend Unitary Development Plan)

- 42 \* THE FOLLOWING ARE ADVISORY NOTES NOT CONDITIONS

A. This application is recommended for approval as the substantial number of benefits, that can be attributed to the proposal, largely outweigh any land-use policy conflicts and the mitigation and planning requirements, identified in relation to each of the planning considerations, can be secured through planning conditions and a Section 106 obligation and satisfies all other relevant material considerations.

B. A legal agreement/planning obligation has been entered into in respect of the site referred to in this planning consent.

C. Environmental information has been taken into consideration in the determination of this application.

D. Representations and advice from Consultees is available on the Planning page of the Council's website.

E. Where any species listed under Schedules 2 or 4 of the Conservation (Natural Habitats, &c.) Regulations 1994 is present on the site, or other identified area, in respect of which this permission is hereby granted, no works of site clearance, demolition or construction shall take place, unless the necessary licences from the Welsh Assembly Government under Regulation 44(1)e of The Conservation (Natural Habitats, &c.) Regulations 1994 to disturb any such species has been granted.

F. The Environment Agency recommends that developer should:-

a. Follow the risk management framework provided in CLR11, Model Procedures for the Management of Land Contamination, when dealing with land affected by contamination.

b. Refer to the Environment Agency Guidance on Requirements for Land Contamination Reports for the type of information that is required in order to assess risks to controlled waters from the site. The Local Authority can advise on risk to other receptors, e.g. human health.

c. Refer to the Environment Agency's website at [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk) for more information.

G. The use of water at the site during construction and subsequent installation will also need to be considered. If it is intended to abstract more than 20 cubic metres of water per day from a surface water source (eg stream or drain) or from underground strata (via borehole or well) for any particular purpose then an abstraction licence will be needed from the Environment Agency. There is no guarantee that a licence will be granted as this is dependent on available water resources and existing protected rights.

H. The efficient use of water is also to be endorsed, especially in new developments. The Environment Agency's Water Demand Management Team can provide information and advice on any aspect of water conservation including water saving technologies. New developments could take economic advantage of these technologies and should be considered. Wide spread use of these and other technologies that ensure efficient use of natural resources could support the environmental benefits of future proposals and could help attract investment to the area. Further advice can be obtained from the Environment Agency's website at [www.environment-agency.gov.uk/savewater](http://www.environment-agency.gov.uk/savewater)

I. It is recommended that the advice contained in South Wales Police's Architectural Liaison Officer's comments is heeded during the preparation of detailed plans.

J. The developer will be required to enter into a legally binding agreement to secure the proper implementation of the proposed highway works including an appropriate bond (Section 111 Local Govt Misc Provisions Act for works on the network beyond the limits of the site and S38 Highways Act 1980 Agreement for highway works within the site).

K. The proposal indicates connection to Dwr Cymru/Welsh Water public sewers and the developer is advised to enter into discussions at an early stage to ascertain the viability of this proposal and any constraints that may exist with regard to discharge points and rates and/or upgrades required.

L. With respect to condition 40 above the scheme should consist of finger posts directing pedestrians along the most appropriate routes from the Bridgend town centre to the site.

**Bridgend County Borough Council**  
**Cyngor Bwrdeistref Sirol Pen-y-bont ar Ogwr**



Dated : 14th March 2012

Signed :

A handwritten signature in black ink that reads 'L. A. Pradd'.

CORPORATE DIRECTOR - COMMUNITIES

YOUR ATTENTION IS DRAWN TO THE FOLLOWING (some of which may not be applicable):-

A. THE ENCLOSED NOTES WHICH SET OUT THE RIGHTS OF APPLICANTS WHO ARE AGGRIEVED BY THE COUNCIL'S DECISION.

B. THIS PLANNING PERMISSION DOES NOT CONVEY ANY APPROVAL OR CONSENT REQUIRED BY BUILDING REGULATIONS OR ANY OTHER LEGISLATION OR COVENANT NOR PERMITS YOU TO BUILD ON, OVER OR UNDER YOUR NEIGHBOUR'S LAND (TRESPASS IS A CIVIL MATTER).

C. DEVELOPERS ARE ADVISED TO CONTACT THE STATUTORY UNDERTAKERS AS TO WHETHER ANY OF THEIR APPARATUS WOULD BE AFFECTED BY THE DEVELOPMENT

D. ATTENTION IS DRAWN TO THE PROVISIONS OF THE PARTY WALL ETC. ACT 1996

E. ATTENTION IS DRAWN TO THE PROVISIONS OF THE WILDLIFE AND COUNTRYSIDE ACT 1981 AND IN PARTICULAR TO THE NEED TO NOT DISTURB PROTECTED SPECIES AND THEIR HABITATS EG NESTING BIRDS, ALL SPECIES OF BATS, DORMICE AND AMPHIBIANS

F. WHERE A DEVELOPMENT INVOLVES A NEW BUILD, DEMOLITION OR CONVERSION INTO FLATS OR MULTIPLE OCCUPANCY, YOU WILL NEED TO CONTACT THE COUNCIL'S STREET NAMING & NUMBERING OFFICER (TEL: 01656 643422) TO ESTABLISH A FORMAL ADDRESS

G. IF YOU ARE PARTICIPATING IN THE DIY HOUSE BUILDERS AND CONVERTERS SCHEME THE RESULTANT VAT RECLAIM WILL BE DEALT WITH BY THE HMRC DIY CLAIMS UNIT - PLEASE CONTACT THEIR HELPLINE ON 0845 010 9000.

H. CONTACT THE ENERGY SAVINGS TRUST (TEL : 0800 512012) AND/OR THE ENVIRONMENT AND ENERGY HELPLINE (TEL : 0800 585794) FOR ADVICE ON THE EFFICIENT USE OF RESOURCES

I. WHERE APPROPRIATE, IN ORDER TO MAKE THE DEVELOPMENT ACCESSIBLE FOR ALL THOSE WHO MIGHT USE THE FACILITY, THE SCHEME MUST CONFORM TO THE PROVISIONS OF THE DISABILITY DISCRIMINATION ACT 1995 (AS AMENDED BY THE DISABILITY DISCRIMINATION ACT 2005). YOUR ATTENTION IS ALSO DRAWN TO THE CODE OF PRACTICE RELATING TO THE DISABILITY DISCRIMINATION ACT 1995 PART III, RIGHTS OF ACCESS TO GOODS, FACILITIES AND SERVICES.

J. THE LOCAL PLANNING AUTHORITY WILL ONLY CONSIDER MINOR AMENDMENTS TO APPROVED DEVELOPMENT BY THE EXCHANGE OF CORRESPONDENCE IN A LIMITED NUMBER OF CASES. THE FOLLOWING AMENDMENTS SHOULD REQUIRE A FRESH APPLICATION:-

- \* RESITING OF BUILDING(S) NEARER ANY EXISTING BUILDING OR MORE THAN 250mm IN ANY OTHER DIRECTION;
- \* INCREASE IN THE VOLUME OF A BUILDING;
- \* INCREASE IN THE HEIGHT OF A BUILDING;
- \* CHANGES TO THE SITE AREA;
- \* CHANGES WHICH CONFLICT WITH A CONDITION;
- \* ADDITIONAL OR REPOSITIONED WINDOWS / DOORS / OPENINGS WITHIN 21m OF AN EXISTING BUILDING;
- \* CHANGES WHICH ALTER THE NATURE OR DESCRIPTION OF THE DEVELOPMENT;
- \* NEW WORKS OR ELEMENTS NOT PART OF THE ORIGINAL SCHEME;
- \* NEW WORKS OR ELEMENTS NOT CONSIDERED BY AN ENVIRONMENTAL STATEMENT SUBMITTED WITH THE APPLICATION.

AS A GENERAL RULE IT IS CONSIDERED THAT IF AN AMENDMENT WARRANTS RE-CONSULTATION, IT SHOULD NOT BE REGARDED AS MINOR, AND, THEREFORE, NOT CONSIDERED WITHOUT A FRESH APPLICATION.

K. YOU MUST NOT START WORK ON SITE IN ADVANCE OF DISCHARGING ANY PRE-COMMENCEMENT CONDITIONS OTHERWISE YOU WILL NEED TO SUBMIT A NEW FORMAL APPLICATION.

L. THE PRESENCE OF ANY SIGNIFICANT UNSUSPECTED CONTAMINATION, WHICH BECOMES

EVIDENT DURING THE DEVELOPMENT OF THE SITE, SHOULD BE BROUGHT TO THE ATTENTION OF THE ASSISTANT CHIEF EXECUTIVE LEGAL AND REGULATORY SERVICES - ENVIRONMENTAL HEALTH. DEVELOPERS MAY WISH TO REFER TO 'LAND CONTAMINATION : A GUIDE FOR DEVELOPERS' ON THE PUBLIC PROTECTION WEB PAGE.

M. ANY BUILDERS DEBRIS / RUBBLE MUST BE DISPOSED OF IN AN AUTHORISED MANNER IN ACCORDANCE WITH THE DUTY OF CARE UNDER THE WASTE REGULATIONS.

N. IF YOUR DEVELOPMENT LIES WITHIN AN AREA WHICH COULD BE SUBJECT TO CURRENT COAL MINING OR HAZARDS RESULTING FROM PAST COAL MINING. SUCH HAZARDS MAY CURRENTLY EXIST, BE CAUSED AS A RESULT OF THE PROPOSED DEVELOPMENT, OR OCCUR AT SOME TIME IN THE FUTURE. THESE HAZARDS INCLUDE:

- \* COLLAPSE OF SHALLOW COAL MINE WORKINGS.
- \* COLLAPSE OF, OR RISK OF ENTRY INTO, MINE ENTRIES (SHAFTS AND ADITS).
- \* GAS EMISSIONS FROM COAL MINES INCLUDING METHANE AND CARBON DIOXIDE.
- \* SPONTANEOUS COMBUSTION OR IGNITION OF COAL WHICH MAY LEAD TO UNDERGROUND HEATINGS AND PRODUCTION OF CARBON MONOXIDE.
- \* TRANSMISSION OF GASES INTO ADJACENT PROPERTIES FROM UNDERGROUND SOURCES THROUGH GROUND FRACTURES.
- \* COAL MINING SUBSIDENCE
- \* WATER EMISSIONS FROM COAL MINE WORKINGS.

APPLICANTS MUST TAKE ACCOUNT OF THESE HAZARDS WHICH COULD AFFECT STABILITY, HEALTH & SAFETY, OR CAUSE ADVERSE ENVIRONMENTAL IMPACTS DURING THE CARRYING OUT THEIR PROPOSALS AND MUST SEEK SPECIALIST ADVICE WHERE REQUIRED. ADDITIONAL HAZARDS OR STABILITY ISSUES MAY ARISE FROM DEVELOPMENT ON OR ADJACENT TO RESTORED OPENCAST SITES OR QUARRIES AND FORMER COLLIERY SPOIL TIPS.

POTENTIAL HAZARDS OR IMPACTS MAY NOT NECESSARILY BE CONFINED TO THE DEVELOPMENT SITE, AND APPLICANTS MUST TAKE ADVICE AND INTRODUCE APPROPRIATE MEASURES TO ADDRESS RISKS BOTH WITHIN AND BEYOND THE DEVELOPMENT SITE. AS AN EXAMPLE THE STABILISATION OF SHALLOW COAL WORKINGS BY GROUTING MAY AFFECT BLOCK OR DIVERT UNDERGROUND PATHWAYS FOR WATER OR GAS.

IN COAL MINING AREAS THERE IS THE POTENTIAL FOR EXISTING PROPERTY AND NEW DEVELOPMENT TO BE AFFECTED BY MINE GASES, AND THIS MUST BE CONSIDERED BY EACH DEVELOPER. GAS PREVENTION MEASURES MUST BE ADOPTED DURING CONSTRUCTION WHERE THERE IS SUCH A RISK. THE INVESTIGATION OF SITES THROUGH DRILLING ALONE HAS THE POTENTIAL TO DISPLACE UNDERGROUND GASES OR IN CERTAIN SITUATIONS MAY CREATE CARBON MONOXIDE WHERE AIR FLUSH DRILLING IS ADOPTED.

ANY INTRUSIVE ACTIVITIES WHICH INTERSECT, DISTURB OR ENTER ANY COAL SEAMS, COAL MINE WORKINGS OR COAL MINE ENTRIES (SHAFTS AND ADITS) REQUIRE THE PRIOR WRITTEN PERMISSION OF THE COAL AUTHORITY. SUCH ACTIVITIES COULD INCLUDE SITE INVESTIGATION BOREHOLES, DIGGING OF FOUNDATIONS, PILING ACTIVITIES, OTHER GROUND WORKS AND ANY SUBSEQUENT TREATMENT OF COAL MINE WORKINGS AND COAL MINE ENTRIES FOR GROUND STABILITY PURPOSES.

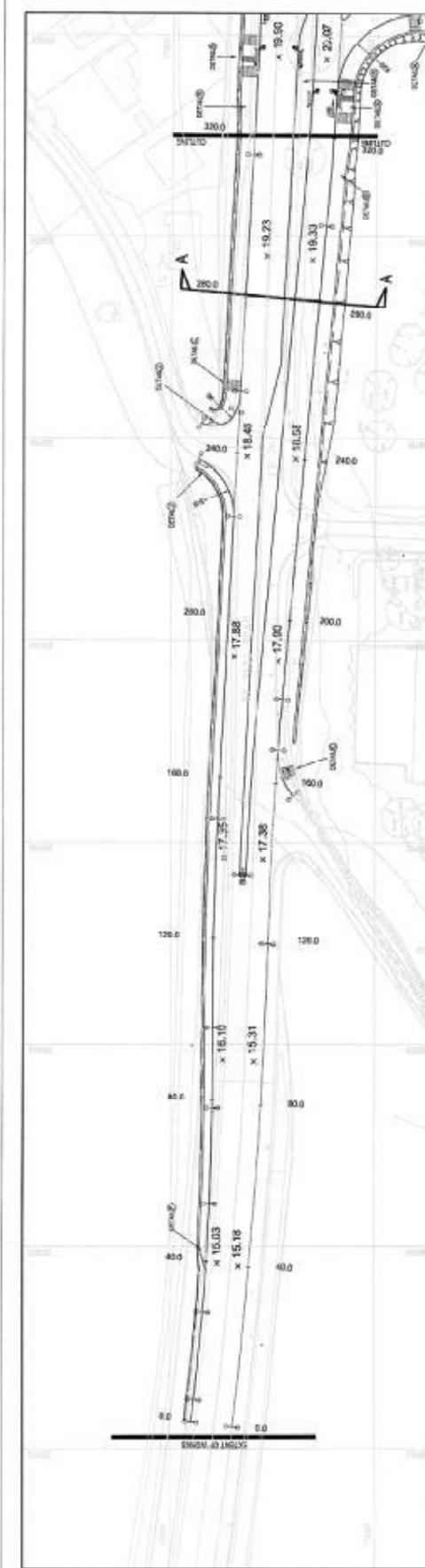
FAILURE TO OBTAIN COAL AUTHORITY PERMISSION FOR SUCH ACTIVITIES IS TRESPASS, WITH THE POTENTIAL FOR COURT ACTION. IN THE INTERESTS OF PUBLIC SAFETY THE COAL AUTHORITY IS CONCERNED THAT RISKS SPECIFIC TO THE NATURE OF COAL AND COAL MINE WORKINGS ARE IDENTIFIED AND MITIGATED.

THE ABOVE ADVICE APPLIES TO THE SITE OF YOUR PROPOSAL AND THE SURROUNDING VICINITY. YOU MUST OBTAIN PROPERTY SPECIFIC SUMMARY INFORMATION ON ANY PAST, CURRENT AND PROPOSED SURFACE AND UNDERGROUND COAL MINING ACTIVITY, AND OTHER GROUND STABILITY INFORMATION IN ORDER TO MAKE AN ASSESSMENT OF THE RISKS. THIS CAN BE OBTAINED FROM THE COAL AUTHORITY'S PROPERTY SEARCH SERVICE ON 0845 762 6848 OR AT [www.groundstability.com](http://www.groundstability.com). DETAILS OF THE COALFIELD CONSULTATION AREAS CAN BE OBTAINED FROM [planningconsultation@coal.gov.uk](mailto:planningconsultation@coal.gov.uk).

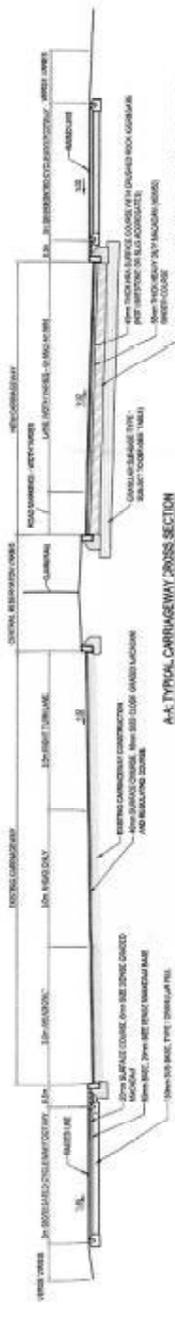
O. IF YOUR DEVELOPMENT LIES WITHIN A LIMESTONE AREA YOU SHOULD TAKE ACCOUNT OF ANY LIMESTONE HAZARDS TO STABILITY IN YOUR PROPOSALS. YOU ARE ADVISED TO ENGAGE A CONSULTANT ENGINEER PRIOR TO COMMENCING DEVELOPMENT IN ORDER TO CERTIFY THAT PROPER SITE INVESTIGATIONS HAVE BEEN CARRIED OUT AT THE SITE SUFFICIENT TO ESTABLISH THE GROUND PRECAUTIONS IN RELATION TO THE PROPOSED DEVELOPMENT AND WHAT PRECAUTIONS SHOULD BE ADOPTED IN THE DESIGN AND CONSTRUCTION OF THE PROPOSED BUILDING(S) IN ORDER TO MINIMISE ANY DAMAGE WHICH MIGHT ARISE AS A RESULT OF THE GROUND CONDITIONS.







**GENERAL ARRANGEMENT - AB WESTERN SECTION**  
SCALE 1:500



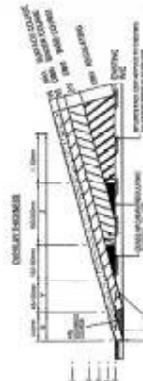
**A-K TYPICAL CARRIAGEWAY CROSS SECTION**  
NTS

**NOTES - GENERAL**

1. ALL DIMENSIONS ARE METRES UNLESS OTHERWISE SPECIFIED.
2. ALL LEVELS ARE IN MSL.
3. FOR DETAILS REFER TO STANDARD DRAWINGS.
4. FOR MATERIALS REFER TO STANDARD SPECIFICATIONS.

**LEGEND**

- 1. PROPOSED ROADWAY
- 2. EXISTING ROADWAY
- 3. EXISTING SIDEWALK
- 4. EXISTING CURB
- 5. EXISTING DRIVEWAY
- 6. EXISTING UTILITY
- 7. EXISTING TREE
- 8. EXISTING FENCE
- 9. EXISTING SIGN
- 10. EXISTING LIGHT
- 11. EXISTING UTILITY
- 12. EXISTING FENCE
- 13. EXISTING SIGN
- 14. EXISTING LIGHT



**PAVEMENT OVERLAY DETAILS**  
NTS

**PAVEMENT CONSTRUCTION DETAILS**  
Pavement Construction - Group A (Full Construction)

1. 100mm THICK ASPHALT CONCRETE SURFACE COURSE.
2. 100mm THICK ASPHALT CONCRETE BASE COURSE.
3. 100mm THICK ASPHALT CONCRETE SUBGRADE COURSE.
4. 100mm THICK ASPHALT CONCRETE SUBGRADE COURSE.
5. 100mm THICK ASPHALT CONCRETE SUBGRADE COURSE.

**PAVEMENT CONSTRUCTION - Group B (Overlay)**

1. 100mm THICK ASPHALT CONCRETE SURFACE COURSE.
2. 100mm THICK ASPHALT CONCRETE BASE COURSE.
3. 100mm THICK ASPHALT CONCRETE SUBGRADE COURSE.
4. 100mm THICK ASPHALT CONCRETE SUBGRADE COURSE.
5. 100mm THICK ASPHALT CONCRETE SUBGRADE COURSE.

**PAVEMENT - OVERLAY NOTES**

1. THE OVERLAY SHALL BE CONSTRUCTED TO THE PROPOSED FINISH GRADE.
2. THE OVERLAY SHALL BE CONSTRUCTED TO THE PROPOSED FINISH GRADE.
3. THE OVERLAY SHALL BE CONSTRUCTED TO THE PROPOSED FINISH GRADE.
4. THE OVERLAY SHALL BE CONSTRUCTED TO THE PROPOSED FINISH GRADE.
5. THE OVERLAY SHALL BE CONSTRUCTED TO THE PROPOSED FINISH GRADE.

**PAVEMENT NOTES**

1. THE PAVEMENT SHALL BE CONSTRUCTED TO THE PROPOSED FINISH GRADE.
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5. THE PAVEMENT SHALL BE CONSTRUCTED TO THE PROPOSED FINISH GRADE.

**LEGEND**

- 1. PROPOSED ROADWAY
- 2. EXISTING ROADWAY
- 3. EXISTING SIDEWALK
- 4. EXISTING CURB
- 5. EXISTING DRIVEWAY
- 6. EXISTING UTILITY
- 7. EXISTING TREE
- 8. EXISTING FENCE
- 9. EXISTING SIGN
- 10. EXISTING LIGHT
- 11. EXISTING UTILITY
- 12. EXISTING FENCE
- 13. EXISTING SIGN
- 14. EXISTING LIGHT



GRAPHIC SCALE

DATE: 14 MAR 2011  
PROJECT: [illegible]  
DRAWN: [illegible]  
CHECKED: [illegible]  
APPROVED: [illegible]

15 MAR 2011

**OPUS CONSULTANTS**  
1001 J. FREDERICK COURT  
SUITE 100  
VANCOUVER, BC V6Z 2R7  
TEL: 604.273.8888  
WWW.OPUSCONSULTANTS.COM

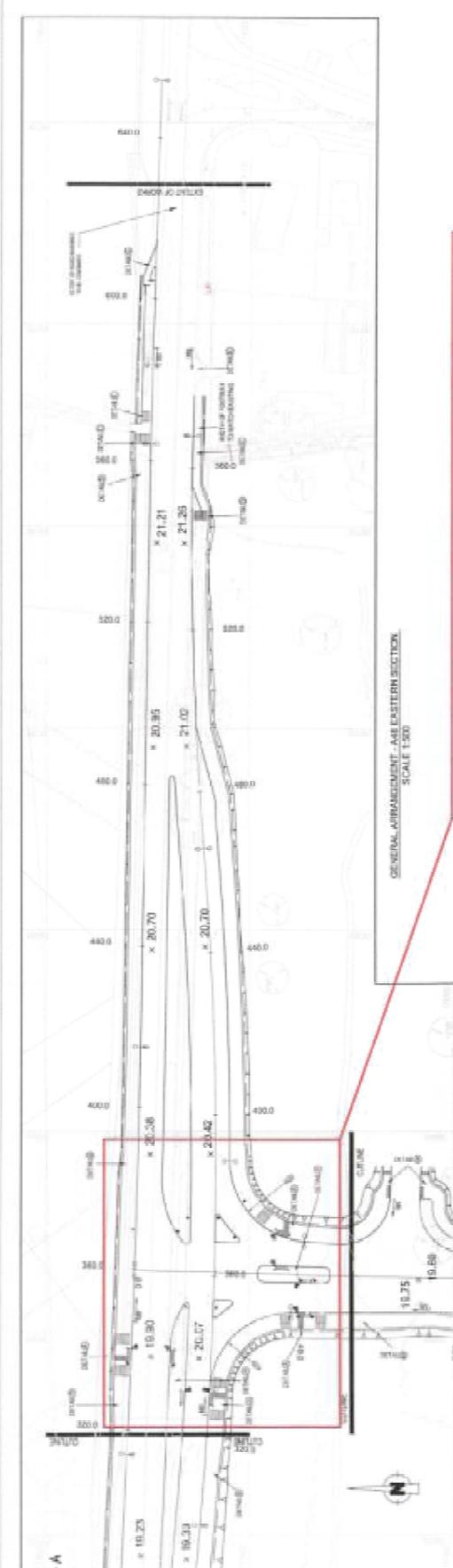
**Client Office**  
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WWW.OPUSCONSULTANTS.COM

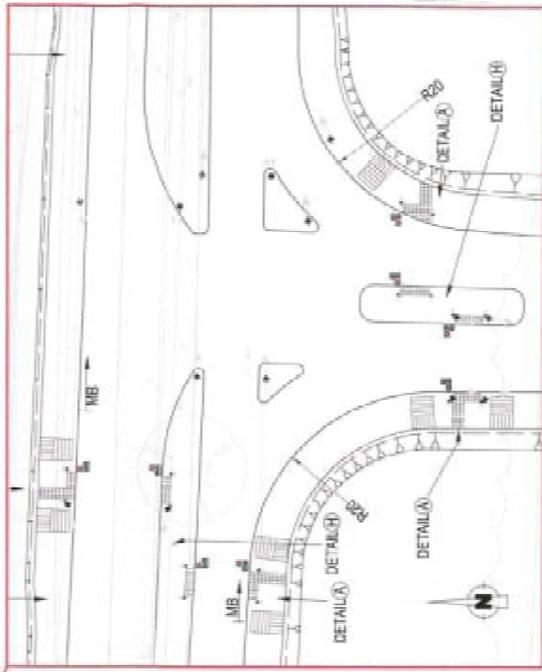
**GENERAL ARRANGEMENT & TYPICAL CROSS SECTION**  
SHEET 1 OF 4  
DATE: 14 MAR 2011  
PROJECT: [illegible]  
DRAWN: [illegible]  
CHECKED: [illegible]  
APPROVED: [illegible]

CONTRACT SHEET 002 AT 000000





GENERAL ARRANGEMENT - ABE EASTERN SECTION  
SCALE 1:500



EXTRACT OF ABOVE-PROPOSED ROUNDABOUT JUNCTION  
SCALE 1:500

**NOTES - GENERAL**

1. ALL DIMENSIONS ARE IN METRES UNLESS INDICATED OTHERWISE.
2. ALL LEVELS ARE IN MSL.
3. REFER TO DRAWING NO. CD-V-C781-001 FOR NOTES.
4. REFER TO DRAWING NO. CD-V-C781-002 FOR DETAILS.

**NOTES - TRAFFIC SIGNALS**

1. ROAD PAVEMENT SHALL BE REMOVED TO EXPOSE EXISTING SIGNAL POLES AND ELECTRICAL INFRASTRUCTURE. ALL SIGNAL POLES SHALL BE REMOVED TO EXPOSE EXISTING SIGNAL POLES AND ELECTRICAL INFRASTRUCTURE.
2. ALL SIGNAL POLES TO BE REPLACED.
3. SIGNALING EQUIPMENT TO BE PROVIDED WITH INTRINSIC SAFETY.
4. ALL SIGNALING EQUIPMENT SHALL BE PROVIDED WITH INTRINSIC SAFETY AND SHALL BE PROVIDED WITH INTRINSIC SAFETY.
5. THE OPERATIONS OF THE SIGNALS SHALL BE PROVIDED BY THE OPERATIONS OF THE SIGNALS.
6. THE OPERATIONS OF THE SIGNALS SHALL BE PROVIDED BY THE OPERATIONS OF THE SIGNALS.

**LEGEND**

- PROPOSED SIGNALS
- TRAFFIC SIGNALS IN EXISTING POSITION
- TRAFFIC SIGNALS TO BE REMOVED
- TRAFFIC SIGNALS TO BE REPLACED
- TRAFFIC SIGNALS TO BE REPLACED
- TRAFFIC SIGNALS TO BE REPLACED



REGISTERED CIVIL ENGINEER  
YOUR ASSURANCE  
APPROVED FOR CONSTRUCTION  
1:1 NOT TO SCALE  
15 MAR 2011

W.C.C.  
REGISTERED  
15 MAR 2011

PROJECT	ROAD FROM BROADBENT
DATE	PRELIMINARY
SCALE	AS SHOWN
DATE	23/08/09
PROJECT NO.	CD-V-C781-1
SHEET NO.	201
TOTAL SHEETS	201

**OPUS**  
Civil Office  
Unit 2 Progress Street  
Croydon VIC 3113  
Tel: +61 852 8072 7000  
Fax: +61 852 8072 7001

**H2 DEVELOPMENTS**  
H2 Development Partner

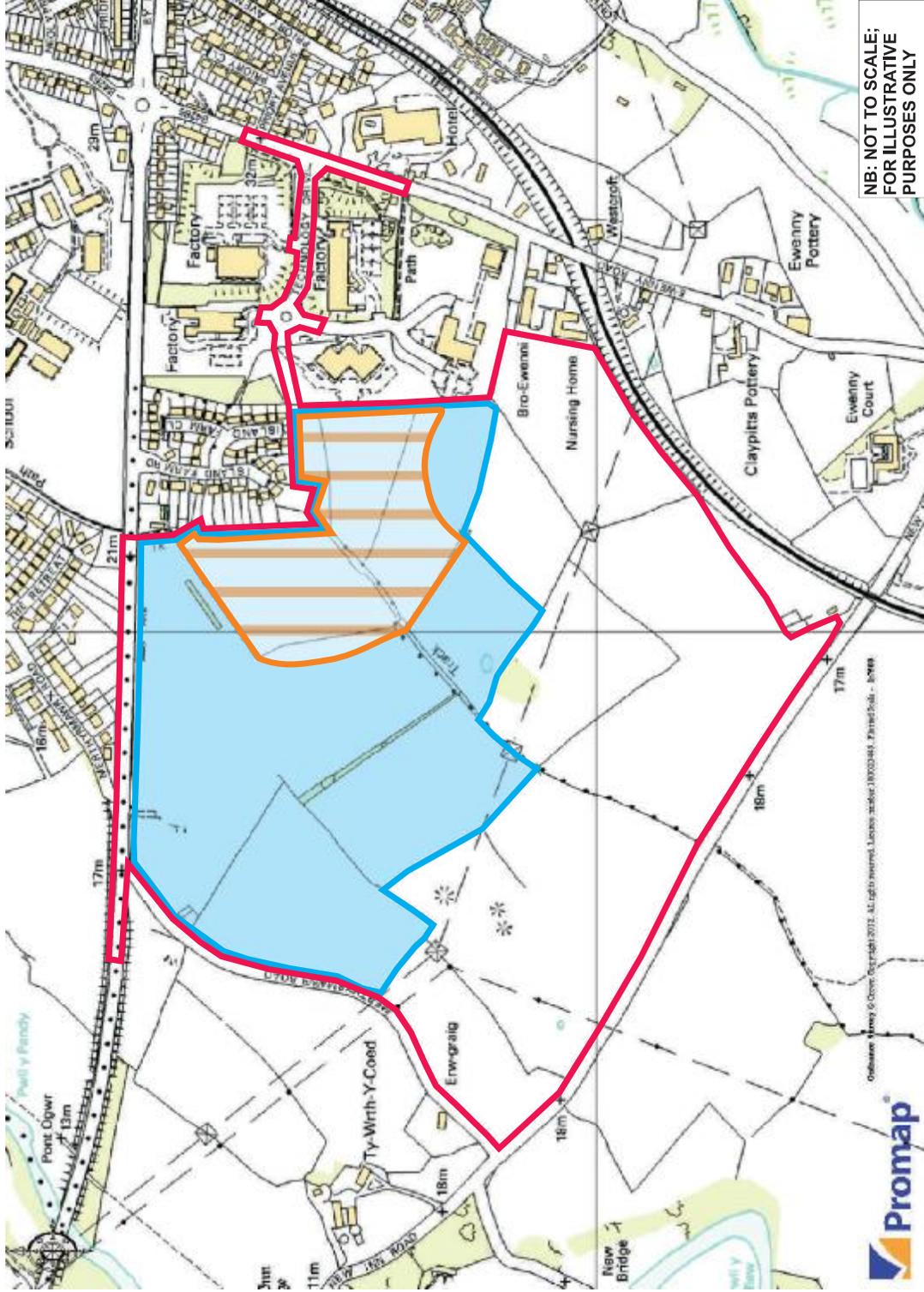
NO.	DATE	BY	REASON	DATE
1	24/08/09	MB	THE DRAWING IS TO BE USED FOR THE PREPARATION OF THE CONSTRUCTION DOCUMENTS. THE PREPARATION OF THE CONSTRUCTION DOCUMENTS IS THE RESPONSIBILITY OF THE CONTRACTOR.	12/08/09

11	10/01/2011	MB	FOR JUNCTION USED	10/01/2011
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**Appendix B**

Plan showing the Planning Permission Boundary (and Employment Area) and Allocation Boundary at Island Farm (November 2012)

**Appendix B - Bridgend LDP Further Representations**  
 Plan showing the Planning Permission Boundary (and Employment Area) and Allocation Boundary at Island Farm (November 2012)



NB: NOT TO SCALE;  
 FOR ILLUSTRATIVE  
 PURPOSES ONLY



2008 Planning Application Boundary  
 (approximately 52ha)



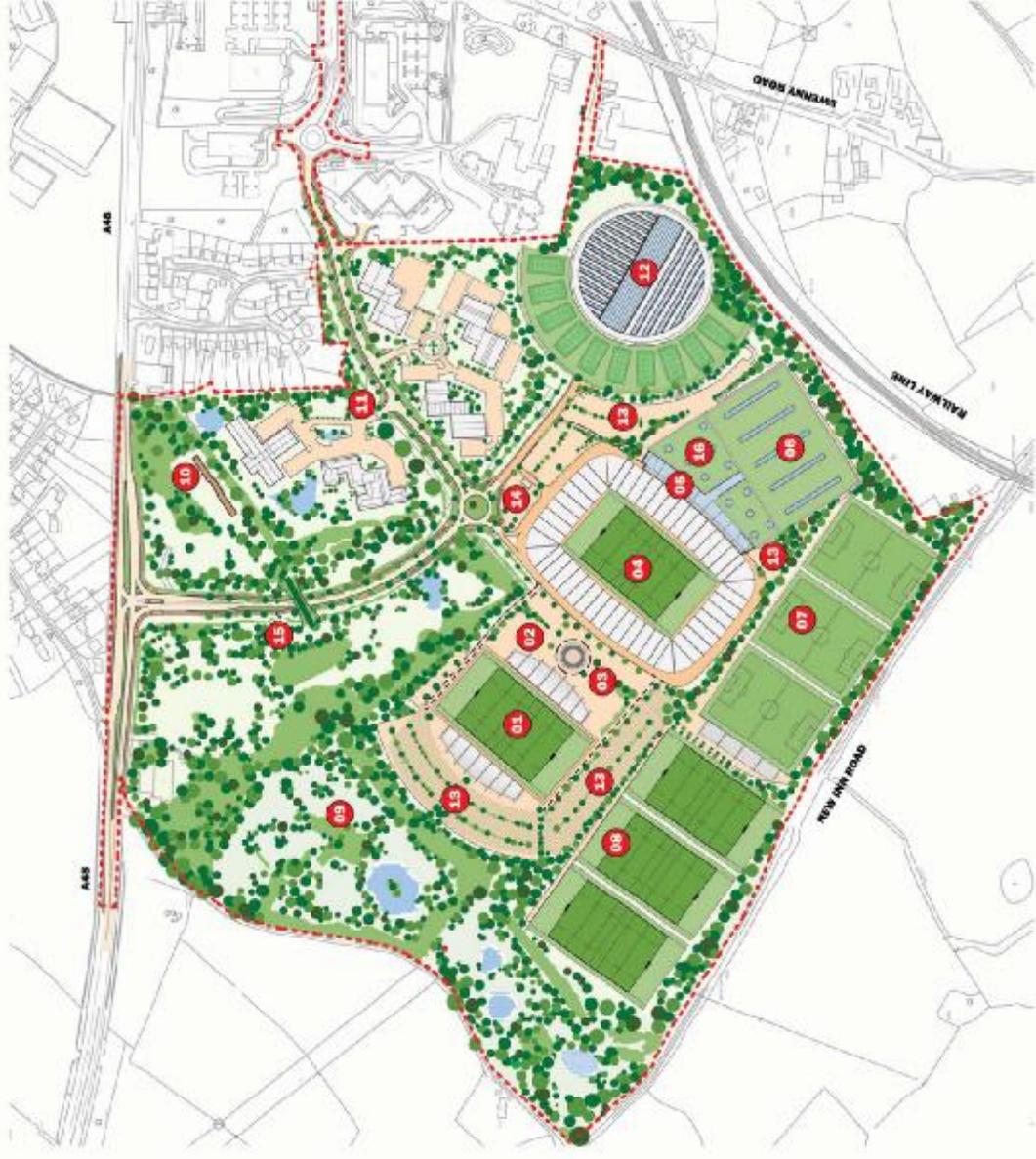
LDP Allocation SP9(2) Boundary  
 (the allocation has a total area of 25.96ha but only 11ha  
 is available for employment)



Proposed extension to Science Park as part  
 of 2008 Planning Application  
 (6.56ha)



**Appendix C**  
Approved Illustrative Masterplan for Island Farm



**KEY**

- 01** BRIDGE END RAVENS RUGBY CLUBS  
5000 seat Rugby Union Stadium
- 02** PLAZA OPEN SPACE  
Professional use:  
+ Events  
+ Outdoor car parking  
+ Media/TV parking  
+ Private employment car parking
- 03** OUT DOOR AMPHITHEATRE  
Out door Theatre and meeting area
- 04** 50,000 SEAT RUGBY LEAGUE STADIUM  
CELTIC CRUSADERS RUGBY SUPER LEAGUE  
Administration Offices for Rugby League,  
Rugby Football, and Rugby Football.
- 05** AMATEUR SPORT FACILITY  
Bridge End Soccer Club - (BSC)
- 06** CHANGING FACILITIES  
DRESSERS
- 07** OUTDOOR 4G TRAINING PITCH  
Shared all year multi-sport training facility
- 08** BRIDGE END 7-AWAY FOOTBALL CLUB  
2000 seat football stadium with multiple training pitches
- 09** OUT DOOR TRAINING PITCHES  
2x16, training pitches
- 10** NATIVE CONSERVATION AREA  
Planting to the 400 acres of natural habitat
- 11** HALL OF FAME  
Hall of fame area
- 12** SCIENCE PARK (PHASE 1 EXTENSION)  
Low density, mixed office Class B1, ground floor level employment use
- 13** INDOOR TENNIS CENTRE  
(4000 SEAT STADIUM)  
Providing international standard tennis facilities in accordance with ITA guidelines
- 14** SHARED CAR PARKING  
Main stadium and Riverside stadium, beneath Terrace courtyard, and to Sports Centre
- 15** PARK & RIDE  
Facility for Bridge End Team Centre
- 16** GREEN BRIDGE  
For permeability for drainage
- 17** SPORTS CENTRE  
Providing multi-use arena suitable with learning and training zone



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Scale @ A3: 1:5000

Fig 5 Illustrative Masterplan



**Appendix D**  
Ownership Boundaries

**Appendix D - Bridgend LDP Further Representations**  
Ownership Boundaries (November 2012)

