

# Bridgend Local Development Plan

2006-2021





## **Bridgend Local Development Plan 2006 – 2021**

### **Candidate Site Assessment Report**

**2011**

**Development Planning  
Regeneration and Development  
Communities Directorate  
Bridgend County Borough Council  
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**1. Introduction.**

- 1.1 The purpose of this document is to outline the findings of the Candidate Site Assessment process undertaken by Bridgend County Borough Council as part of preparation of the Local Development Plan (LDP).
- 1.2 The Planning and Compulsory Purchase Act 2004 requires each local authority in Wales to prepare a Local Development Plan (LDP). The Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 prescribe the form and content of the LDPs, and make provision for the procedure to be followed in their preparation. The Bridgend LDP will set out the Council's objectives for the development of land in the County Borough over the plan period to 2021, and its policies to implement them.
- 1.3 The potential availability of Candidate Sites, together with other sites that have been identified through additional evidence gathering exercises and studies, and the availability of existing commitments have informed the Preferred Strategy including the Vision and Objectives of the Plan.
- 1.4 This report outlines the assessment process and its results; providing a reasoned justification of why sites have been selected or rejected for inclusion as allocations in the Deposit LDP. The report outlines the methodology for assessing Candidate Sites and, where appropriate other sites that are included as allocations in the Plan that have not specifically been considered by other mechanisms and/or land-use reviews and studies undertaken by the Council as part of the evidence base for the LDP.

## 2 Candidate Sites – Background

### Call for Candidate Sites

- 2.1 An important aspect in developing the Bridgend LDP was the identification of suitable sites for future housing, employment, retailing, transportation proposals and other main land uses such as recreation and community facilities. The Welsh Assembly Government's Local Development Plan Manual (2006) advises that early consideration should be given to engagement with developers and landowners on potential sites to be included within the new LDP system, in order to avoid substantial numbers of additional sites coming forward at the deposit stage of the LDP.
- 2.2 As a part of the LDP preparation process, the Council invited landowners, developers and the public to nominate candidate sites for future development (Appendix 7: Call for Candidate Site Local Advertisement). The period for submission of sites was from the 9<sup>th</sup> November 2006 to the 31<sup>st</sup> January 2007 and was extensively publicised by the following means:
- In writing to all persons and organisations on the LDP consultation database (including Elected Members);
  - In writing to all members of the LDP Key Stakeholder Forum;
  - An advert placed in the Glamorgan Gazette on 9<sup>th</sup> November 2006;
  - A press release issued on the 6<sup>th</sup> November 2006;
  - Posters placed in all libraries, the Civic Offices reception area and the Planning Department reception area;
  - All information placed on the Council's web site, including a link from the 'home page';
  - An article in the winter edition of the County Borough Bulletin.
- 2.3 As a result, a significant number of potential sites (over 400) were submitted to the Council for its consideration through the LDP process. As part of the process site proposers were required to complete a Candidate Site Assessment Questionnaire (Appendix 8) to provide basic information regarding the site accompanied by a map showing the site area.
- 2.4 The submitted sites were compiled into a Candidate Site Register, which was published in April 2007, and can be viewed on the Council's web site at:
- <http://www.bridgend.gov.uk/Web1/groups/public/documents/services/017789.hcsp#TopOfPage>
- 2.5 The register allowed any interested party to view the sites that were submitted for consideration. The Register contains baseline information distilled from the Candidate Site questionnaire forms for each of the sites submitted, specifically: its unique reference number; a location description; the name of the person(s)/organisation suggesting the site; the proposed use(s) of the land; the settlement the site is located in or its nearest settlement; and the approximate area of the site. Sites are listed alphabetically by settlement.

## **Consultation on Candidate Site Methodology**

- 2.6 The Candidate Site Assessment Procedure was consulted on informally in October and November 2009 and used to inform any changes to the way the Council will assess sites. In light of this, the original Candidate Site Assessment Procedure Methodology and the questions it posed have been refined and now more fully reflect the many pieces of key evidence and studies that have been undertaken, that in turn have subsequently informed the Preferred Strategy. These refinements have particularly related to the Stage 1 element of the methodology which has been refined to focus on how the LDP 'regeneration-led' Preferred Strategy can most effectively be delivered.
- 2.7 The draft Candidate Site Assessment Methodology was considered by Baker Associates, consultants commissioned by the Council to undertake the SA/SEA of the LDP. They considered that the assessment of Candidate Sites should primarily relate to the delivery of the Preferred Strategy based on sustainable development principles. In particular the selection of key sites that will help deliver growth in the SRGA's.
- 2.8 Large-scale additional sites (especially greenfield) unrelated to the SRGA's or not within existing settlements could have a negative impact and disrupt the implementation of the Preferred Strategy. Given that such sites would usually be greenfield and could be "cherry picked" by potential developers in such a way that would undermine the development of key brownfield sites, crucial to the delivery of the Regeneration-Led Strategy.

## **3. Candidate Sites Not Considered by the Candidate Site Assessment Methodology**

### **More Appropriately Considered by other Mechanisms**

- 3.1 A number of sites were not directly considered by the Candidate Site Assessment methodology, as they did not propose any development and/or were non-specific in nature. For example they may have proposed to protect the countryside. Proposals for green wedges were considered in the context of the green wedge designation methodology; proposed landscape conservation areas, formed part of the 'Designation of Special Landscape Areas' methodology and there are numerous studies relating to the requirement for recreational facilities and other studies that form part of the evidence base for the Deposit LDP. These studies and reviews can be found on the Councils website at:

<http://www.bridgend.gov.uk/web/groups/public/documents/services/009559.hcsp>

- 3.2 Transportation proposals that form part of the SEWTA Regional Transportation Plan, programmed local schemes or those included in the Councils Walking and Cycling Strategy were also removed from the assessment as they are required to be included in the LDP in line with national policy and/or have been through their own separate assessments and consultations.
- 3.3 Since the initial call for sites, some landowners and agents have also applied for planning permission on their respective sites. Sites with extant planning

permission or sites approved subject to signing of a S106 agreement have not automatically been considered.

- 3.4 A number of sites have also been formally withdrawn from the Candidate Sites Assessment procedure and required no assessment.
- 3.5 The Candidate Sites that were not considered by the Candidate Site methodology and process and excluded for various reasons are contained in **Appendix 1**.

### **Assessment of Small-Scale Candidate Sites**

- 3.6 All small sites of less than 0.3 hectares were also excluded from the process. This is considered appropriate as it directly relates to capacity and whether the size of the site would justify an allocation within the LDP. In terms of residential development, this represents a site that could accommodate approximately 10 dwellings at an average density of 35 units per hectare.
- 3.7 Sites submitted to the Council for consideration less than 0.3 hectares, were considered as 'small sites' and considered and assessed in one of the following 2 ways:

### **Small Sites Outside Existing Settlement Boundaries**

- 3.8 Small sites which were located outside the existing settlement boundaries of the UDP were assessed in the context of the Settlement Boundary Review process (see Background Paper 3). As an integral part of plan preparation for the Deposit LDP the Council has reviewed all settlement boundaries within the County Borough to determine if they are still appropriate in light of the Preferred Strategy of the plan and / or represent appropriate amendments to existing boundaries. Candidate Sites that were assessed under the Settlement Boundary Review process are contained in **Appendix 2** and were not assessed by the Candidate Site Methodology.

### **Small Sites within existing Settlements**

- 3.9 The development and / or safeguarding of small sites for specific purposes within existing settlements will be determined through criteria based policies within the Deposit LDP and the Development Control process. These sites were not assessed by the Candidate Site Methodology and are contained in **Appendix 3**.

## **4. Candidate Site Assessments - Methodology**

- 4.1 The assessment of Candidate Sites aimed to identify potential land to be 'allocated' within the LDP. To assess the sites that were submitted, the Council has developed a methodology which has been applied to the residual sites contained in the register. This was also applied where appropriate to additional sites which emerged from evidence gathering exercises and studies undertaken by, or on behalf of, the Council, and those uncommitted and unimplemented sites allocated within the currently adopted Bridgend Unitary Development Plan (UDP), The Candidate Sites were assessed in a 4 Stage process.

- 4.2 Given the large number of sites in the process and the requirement to produce the LDP in an expedient and efficient manner, the assessment is not designed to produce detailed technical site information on a site by site basis. The process provides a comprehensive overview of the development potential of sites, and is based on information available at the time of Plan preparation. It does not negate the need for more detailed site considerations required at a formal planning application stage.
- 4.3 The majority of Candidate Sites received proposed land for residential purposes with the remaining sites proposing a range of uses which included employment, retail, and various mixed uses. It should be noted that the method of assessing Candidate Sites varied according to the type of use being proposed and the requirement for development land in the plan area for that particular use; and has been informed by various studies and evidence gathering undertaken as part of the LDP process.

**Stage 1: Potential to Support the LDP Strategy**

- 4.4 Stage 1 of the Candidate Site assessment evaluates in broad terms the remaining sites that have the potential to support the LDP Strategy. in terms of spatial distribution. This is guided by where the Preferred Strategy requires future growth to be located.
- 4.5 To deliver the Preferred Strategy it is acknowledged that the identified settlements in the County Borough will be required to accommodate future growth and continue to be the main focus of future planned development. The scale and type of which will need to be in line with their individual infrastructures, economies, characters and constraints thereby directing future development to the most appropriate and sustainable locations and at a scale that will not undermine the regeneration led spatial strategy.
- 4.6 In order to achieve this, the Preferred Strategy sets out where growth should be directed and this is interpreted in **TABLE 1**, which illustrates what effects the LDP Strategy will have on each of the settlements in terms of accommodating future strategic growth, and in determining whether their respective settlement boundaries will need to be amended.

**Table 1: Spatial Distribution of Growth and Impact on Settlement Boundaries**

Sub Area	Settlement	Impact on Settlement
Bridgend	Bridgend	Strategic Growth within existing settlement.
	Coity, Coychurch Laleston Penyfai	No Strategic Growth.  Development within existing settlements.
	Maesteg	Strategic Growth focused within existing settlement with amendments to settlement boundary.
The Llynfi Valley	Caerau, Nantyllyllon	Strategic Growth focused within existing settlement with amendments to settlement boundaries.
	Cwmfelin, Pontrhydycyff, Llangynwyd	No Strategic Growth.  Development within existing settlements.
	Porthcawl	Strategic Growth within existing settlement.

<b>The Garw Valley</b>	Blaengarw, Pontycymmer	No Strategic Growth.  Development focused within existing settlement with minor amendments to settlement boundary.
	Bettws, Llangeinor Pontyrhyl	No Strategic Growth.  Development within existing settlement.
<b>The Ogmore Valley</b>	Nantymoel, Ogmore Vale	No Strategic Growth.  Development focused within existing settlement with minor amendments to settlement boundary.
	Blackmill, Evanstown, Glynogwr, Pantyrwel,	No Strategic Growth.  Development focused within existing settlement.
<b>The Valley Gateway</b>	Aberkenfig, Bryncethin, Brynmenyn, Sarn, Tondy.	Strategic Growth within existing settlement with minor amendments to settlement boundary
	Coytrahen	No Strategic Growth.  Development within existing settlement.
<b>Pyle/Kenfig/Cornelly Area</b>	Pyle, North Cornelly, Kenfig Hill	No Strategic Growth.  Development within existing settlement.
	Cefn Cribwr, Kenfig, Mawdlam South Cornelly	No Strategic Growth.  Development within existing settlement.
<b>Pencoed</b>	Pencoed, Heol-Y- Cyw	No Strategic Growth.  Development within existing settlement.

- 4.7 To assist in the interpretation of the Preferred Strategy and to be broadly compatible with it, candidate sites have been considered against the following 3 questions:

**Question 1. Is the site associated with a Strategic Regeneration Growth Area (SRGA)?**

- 4.8 This consideration directly related to the delivery of the Regeneration-Led Spatial Strategy of the LDP to deliver the Vision and Objectives of the Plan. In order to effectively deliver the future growth and the implementation of the Preferred Strategy, four **Strategic Regeneration Growth Areas (SRGA`s)** have been identified, which will deliver a range of developments and facilities at: -

- **Porthcawl**
- **Maesteg and the Llynfi Valley**
- **The Valleys Gateway**
- **Bridgend**

- 4.9 Sites associated with a **Strategic Regeneration Growth Area** and their respective settlements (or part of that settlement), and are at an appropriate scale that would support the Preferred Strategy were taken forward to Stage 2.

- 4.10 In addition, and in order not to exclude sites that had the potential to contribute

to the overall level of growth that is required to deliver the Preferred Strategy, those Candidate Sites (not associated with a SRGA) were also considered against the following question:

**Question 2. Is the site a potential development opportunity located within the existing urban area?**

- 4.11 In addition to focussing development associated with a SRGA, an additional element of delivering the LDP Strategy in order to deliver the required level of growth is the re-use and regeneration of other sites across settlements of the County Borough, especially where there are opportunities for development in sustainable and accessible locations.
- 4.12 The scale and type of development would need to be in line with the settlements capacity, in terms of infrastructure, local economy, character and taking account of significant environmental constraints, balanced against the overall level of growth for the County Borough determined by the LDP Strategy. This will ensure that development will be directed to the most sustainable and appropriate locations. Therefore sites that could potentially deliver development **within** the identified settlements listed in Table 1 were also taken forward to Stage 2 for further assessment.
- 4.13 In order to effectively ensure the delivery of the LDP Preferred Strategy, Candidate Sites were also considered against the following question, but with particular regard to the settlement impacts for the spatial distribution of growth outlined in Table 1.

**Question 3. Is the site a potential development opportunity that represents an extension to the existing urban area that would not undermine the Preferred Strategy?**

- 4.14 An assessment was made on whether a site represented a potential development opportunity relating to the existing settlement pattern and whether its development would be in character with the existing environment forming an extension to the settlement that would not undermine the Preferred Strategy.
- 4.15 In keeping with the national policy objective to locate new development close to existing settlements all those sites which were submitted in areas of open countryside, demonstrably separated from existing settlements automatically did not go forward to Stage 2 as they were deemed incompatible with the LDP Strategy and with National Policy.
- 4.16 As part of this Stage 1 Assessment exercise, given that the Preferred Strategy, and the evidence supporting it, identifies sufficient specific/committed employment land as a result of the Employment Land Review – this was also taken as a factor to be considered when assessing Candidate Sites, proposing substantial new employment land at this initial stage.
- 4.17 Only those Candidate Sites that were considered to satisfy Stage 1 assessment went forward to Stage 2. Sites that **failed Stage 1 assessment** are detailed in **Appendix 4**.

**Stage 2: Detailed Site Assessment – In terms of Deliverability, Sustainability and Suitability.**

- 4.18 Stage 2 involved assessing in greater detail those sites which passed Stage 1 of the process. At Stage 2, sites were examined in terms of the specific issues they raised when set against criteria relating to their deliverability, general location, neighbouring land uses, existing use(s), accessibility and physical character, environmental constraints and opportunities, policy context, together with their local context including known infrastructure issues.
- 4.19 In this respect Stage 2 integrated elements of sustainability assessment into the site selection process, the basis of which are the 15 sustainability objectives developed for the Sustainability Appraisal (SA) and input from the SA consultants, Baker Associates. The SA (SEA) of the Deposit LDP provides an evaluation / validation of the site selection process and comment in respect of on the overall contribution (or otherwise) of the selected allocated sites to sustainable development. Although this site validation / evaluation process will not be reported separately from the main SA / SEA; it will be undertaken in advance of the Deposit Plan in order address any concerns with regards to the 'provisional' allocations (see Stage 4).
- 4.20 Where relevant, the site appraisals considered other legislation and national policies. Many of these factors were detailed in the original Candidate Site Questionnaire Forms, which were completed by those promoting their sites, and which were subsequently verified, where necessary, by the Council's planning officers.
- 4.21 Site specific issues were examined against the criteria detailed below. This Stage of the assessment process required additional information to be provided both internally from other Officers of the Communities Directorate: e.g. regarding a site's accessibility, or its risk of flooding or coastal inundation; and other Directorates of the Council: e.g. the Children's Directorate in respect of education resources; and has entailed external consultation with statutory agencies and other organisations where this is appropriate.

**a) Deliverability of the Site.**

- 4.22 Deliverability of the Preferred Strategy is a key element of the LDP, and the Council need to be confident that any allocated site had a realistic prospect of being implemented within the LDP period to 2021. In the first instance it was necessary to ascertain, whether it was realistic to release a site for development for a specific purpose, especially where the site proposer was not the site owner, or if there were multiple ownerships, and to identify if there were any restrictive covenants on the site.
- 4.23 Other factors that may also impact on deliverability and implementation were considered at this stage, for example other land uses and users on the site which are not able to vacate within the required timescale to ensure its redevelopment, a need to remediate the site, or any other issues relating to site-viability where known.

## **b) The Site's Physical Constraints & Environmental Impact**

- 4.24 The sites were assessed in respect of flooding issues and assessed against Technical Advice Note (TAN) 15 – Development and Flood Risk (July 2004) and the updated Development Advice Maps 2009 (DAMs). Sites promoted for 'highly vulnerable uses' (including housing) which are located in areas of high flood risk were discounted from any further consideration, unless justified by a more detailed Strategic Flood Consequences Assessment (SFCA), Flood Consequences Assessment (FCA) or would be compliant with the justification tests of TAN 15.
- 4.25 National planning guidance set out in Planning Policy Wales (PPW Edition 4: 2011) emphasises the importance of re-using 'brownfield' sites, in order to minimise the take-up of 'greenfield' sites. 'Brownfield' sites, or 'Previously Developed Land', have therefore normally ranked higher than 'Greenfield' sites in the assessment, however this was not necessarily the main determining factor in assessing whether a site was suitable for consideration for allocation in the LDP.
- 4.26 Similarly, PPW places importance on safeguarding agricultural land that is Graded 1, 2 and 3a in the national classification; also it highlights the importance of lower graded land where this has either an environmental value recognised by landscape, wildlife, historic, or archaeological designations.
- 4.27 Where a site proposal falls within, lies in close proximity to, or is likely to have a significant negative environmental effect upon a site designated under any of the following natural environmental designations, it will be discounted from further consideration:
- A Special Area of Conservation (SAC)
  - A National Nature Reserve (NNR)
  - A Site of Special Scientific Interest (SSSI)
  - A Local Nature Reserve (LNR)
  - A Regionally Important Geological Site (RIGS)
- 4.28 Where a site proposal falls within, or lies adjacent to, Ancient Woodland, a Registered Historic Landscape, Park and Garden, Scheduled Ancient Monument, listed building or Conservation Area, the Council has consulted with the appropriate organisation to determine any potential impacts. Where it is found that a site proposal is likely to lead to environmental improvements, this will rank more highly than those which will have neutral or detrimental effects.

## **c) Site Accessibility.**

- 4.29 National planning guidance highlights the importance for new developments to have access to a range of services, facilities and opportunities, which can also be accessed by existing communities. Consequently, the relative distance to existing facilities, public transport, including the level and frequency of public transport provision, was considered. For housing proposals only, the assessment firstly examined the location of the site in terms of whether it was located within, or outside a settlement; and secondly the ease of pedestrian

and cyclist access to key services such as primary schools, doctor’s surgeries and local shops.

- 4.30 The Institute of Highways and Transportation Guidelines for Providing Journeys on Foot (2000) suggests that for residential development in terms of commuting, schools and recreational journeys, walking distances of up to 2000m can be considered, with the desirable and acceptable distances being 500m and 1000m. Consequently, the Council has broadly assess the accessibility of sites against the criteria below:

	Facilities, e.g. shops, bus stop.	Commuting / school
Desirable	200m	500m
Acceptable	400m	1000m
Preferred maximum	800m	2000m

Source: Guidelines for Providing for Journeys on Foot (IHT 2000) *\*Acceptable walking distances to facilities are defined as those where a high proportion of the trips generated by new development can be conveniently made by passenger transport, on foot or by bicycle.*

- 4.31 In the case of retailing and leisure proposals, or ‘other uses best located in centres’, these have been assessed according to whether they should be located within existing town, district, local centres (i.e. the ‘sequential approach’), as advocated in PPW, this has included whether there was merit in defining ‘new’ local centres, where there is an existing lack of local facilities, that would overcome this issue.
- 4.32 The access to the site was considered and whether there was suitable vehicular access available. Consideration was also given to whether improvements to the highway infrastructure would be required to enable the site to be developed.

**d) Site Infrastructure Capacity for the Site’s Development.**

- 4.33 New development can place additional pressures on existing infrastructure such as highways, water supply, drainage, and sewerage capacities as well as local facilities such as schools, community facilities, and recreational space. Consequently, the Council has engaged with the EAW, service providers and all appropriate Council Directorates to determine whether such pressures on local infrastructure exist, and to identify where appropriate mitigation measures could and should be taken (for example through the use of planning obligations), or where such a course would not be viable or realistic within the timescale of the Plan.

**Site Decision**

- 4.34 As part of the Stage 2 assessment and in exercising planning judgement, it was decided whether the site was suitable to be considered further, or should be taken out of the process. At this stage, the site decision was again focussed on consideration of sites against the LDP Strategy. This stage of the assessment focused especially on whether the site was required to contribute to the level of growth set out in the LDP Strategy. Development Planning Officers conducted this assessment, which involved consideration of a number

of different factors and specific LDP evidence base information depending on the use proposed for the Candidate Site.

### **Housing proposals**

Those sites proposing housing or an element of housing were considered in relation to the level of housing need required to achieve the LDP Strategy and the level of existing commitments. The location of the Candidate Site(s) within the settlement and its characteristics and physical relationship with the existing built form.

### **Retail Proposals**

The site selection process for retail sites relied on an assessment of need as outlined in the BCBC Retail Needs Planning Study: Update June 2010 and the sequential assessment of sites in relation to retail centres as outlined in PPW Wales.

### **Employment Proposals**

Proposals for new employment, or mixed use sites containing employment, were considered further in relation to the level of employment land required to achieve the LDP Strategy and was informed by the Bridgend LDP Employment Land Review (2010).

### **Community Facility Proposals**

Community Facility proposals, including Open Space, were assessed in relation to whether there was a need for the facility and whether the source of funding or the developer could provide a strong indication of its deliverability.

### **Waste Proposals**

Waste proposals were assessed against the Regional Waste Plan proposals, together with locally-identified requirements.

- 4.35 All the remaining sites that went forward to the Stage 2 Assessment are detailed in **Appendix 5** which includes a summary conclusion.

### **Stage 3: Consultation with appropriate Specific Consultation bodies.**

- 4.36 After the completion of Stages 1 and 2 the Council sought the views of a limited number of specific consultation bodies in respect of those sites which were identified suitable for future development and possible allocation in the Deposit LDP. The specific consultation bodies consulted were:

- Countryside Council for Wales (CCW)
- CADW
- Environment Agency Wales (EAW)
- Glamorgan-Gwent Archaeological Trust (GGAT)
- Dwr Cymru
- Wales & West Utilities
- Western Power
- Coal Authority

- 4.37 The Authority sent these organisations maps and details of the remaining qualifying Candidate Sites. Following receipt of the consultation responses, sites were considered further to inform potential allocations. For the purpose of

this report, the outcomes of Stage 3 consultations are incorporated in **the Stage 2 summary conclusions** which are detailed in **Appendix 5**.

#### **Stage 4: Sites for inclusion in the Deposit LDP.**

- 4.38 As a result of the above, a list of sites are identified for inclusion in the Deposit LDP, taking into account the conclusions of Stage 2 and the comments received from Stage 3. During the process and to inform these conclusions, the Development Planning Team requested further information where appropriate to be submitted on sites to support their inclusion. Those Candidate Sites that are taken forward for allocation in the Deposit LDP are listed in **Appendix 6**.
- 4.39 A small number of development sites in the Deposit LDP have not been specifically considered by other land-use mechanisms and/or reviews and finalised studies undertaken by the Council, or have not been the subject of a planning application. **Appendix 7** therefore provides a summary conclusion of such sites, all of which are located within the existing UDP settlement boundary and have been the subject of the Stage 2 Candidate Site methodology process and also the subject of consultation with specific consultation bodies.

### **5. Consultation on the 'Officers Working Copy' of the Deposit LDP**

- 5.1 As a check and balance exercise, further to the consultation on the Candidate sites as part of a draft officers working copy, the Deposit LDP was sent to all internal consultees. As part of this exercise, a copy of the draft Deposit LDP and / or details of the proposed allocations were also sent to the following specific consultation bodies:
- Countryside Council for Wales (CCW) – Deposit Plan
  - CADW – Deposit Plan
  - Environment Agency Wales (EAW)- Deposit Plan
  - Dwr Cymru – Details of proposed allocations
  - Wales & West Utilities – Details of allocations
  - Western Power – Details of allocations
- 5.2 This consultation exercise provided internal and a limited number of external consultees with a further opportunity to comment on the proposed allocations and designations and express any remaining issues they may have had. The Development Planning Team used the responses to make appropriate changes to the Deposit Plan prior to presenting it to the LDP Steering Group.

### **6 Sustainability Appraisal (SA)**

- 6.1 As stated above, Stage 2 of Candidate Site assessment procedure integrated elements of sustainability assessment into the site selection process, the basis of which were the 15 sustainability objectives developed for the LDP SA and input from the SA consultants, Baker Associates. A detailed SA of all allocated sites was conducted and can be viewed in the **Deposit LDP Site Allocation Sustainability Appraisal report**.
- 6.2 The SA (SEA) of the Deposit LDP also provides an evaluation and comment on the overall contribution (or otherwise) of the selected allocated sites to sustainable development, looking at the Plan from a holistic point of view

## **APPENDIX 1**

**Candidate Sites removed from the assessment procedure**

## Appendix 1: Candidate Sites removed from the assessment procedure

### General

Proposals that did not request development and were non-specific in nature were noted and informed the relevant topic areas covered in the LDP.

Candidate Site Reference	Page no. in Candidate Site Register	Name/ Location of Site	Proposed use	Area of Site (Hectares)
48.B5	277	Adjacent A4061 – Cemetery Road, Ogmore Vale	None – Maintain allotment & pony grazing area	0.35
582.B1	68	No specific sites submitted	Issues related to off-road motorcycling, public rights of way and playing fields/recreational areas	N/A
805.B1	367	Wig Fach, Nr. Porthcawl	A new policy previously for improvement and consolidation of the overall site	14.89
857.B1	291	Ogmore Vale (plan No. 89)	Policy TM1 - General Policy for Development of Tourism and Leisure	2.71
857.B2	344	Pontycymmer (plan No. 88)	Policy TM1 - General Policy for development of Tourism and Leisure	2.23
857.B3	248	Maesteg Washery Site	TM1 - General Policy development for leisure and tourism & TM6 - visitor attractions	38.72

### Protection of the Countryside

Proposals that requested the protection of a particular area of countryside were noted and informed the LDP preparation.

Candidate Site Reference	Page no. in Candidate Site Register	Name/ Location of Site	Proposed use	Area of Site (Hectares)
50.B1	345	Land to south of Broadlands, Nottage, Porthcawl	Countryside EV(1)	25.79
227.B1	380	Sarn Park Site Coity Wallia Common	Open countryside, nature conservation status and value. Open access common land should not be encroached upon.	63.81
660.B1	26	Between Dimbath Avenue - Blackmill and Nant lechyd River	None - retain as existing	2.29
661.B1	31	Between Dimbath Avenue, Blackmill and Nant lechyd River	None - retain as existing.	2.29
662.B1	36	Between Dimbath Avenue, Blackmill and Nant lechyd River	None - retain as existing	2.29

## Proposed Green Wedges

Proposals for Green Wedge designations were assessed against the methodology established in the Background Paper 4: Green Wedges (2011).

Candidate Site Reference	Page no. in Candidate Site Register	Name/ Location of Site	Proposed use	Area of Site (Hectares)
35.B1	56	Land between Old Bridgend and New Brackla	Green Wedge	3.19
46.B1	57	Green wedge (EV11(15) Identified on pages 27 & 31 of UDP Draft Development Plan	Green Wedge	149.14
50.B3	347	Green Wedge at Dan-Y-Graig, Newton Burrows, Porthcawl	Greenwedge	1.4
190.B1	350	EV11(14) Land South Limetree Way / North Cypress Gardens	Green Wedge	59.24
617.B1	351	Land North of Cypress Gardens, Newton Burrows, Porthcawl	Retain as Green Wedge	1.63
624.B1	70	See draft UDP pages 27+31, area covered by EV15 green wedge & defined by its boundaries	Green wedge	317.36
696.B1	352	Land north of Cypress Gardens, Newton Burrows, Porthcawl	Retain as Green Wedge	1.63

## Proposed Special Landscape Areas

Proposals for special landscape area designations were assessed against the methodology established in the Designation of Special Landscape Areas Report (March 2010).

Candidate Site Reference	Page no. in Candidate Site Register	Name/ Location of Site	Proposed use	Area of Site (Hectares)
48.B3	275	Land to the east of settlement boundary from Nantymoel to Ogmores Vale	1. Maintain natural beauty of the landscape area. 2. Retain a green and forest wedge between Nantymoel and Ogmores Vale and Blackmill.	N/A
50.B2	346	Conservation area to north of Newton Nottage Road	Conservation Area	161.86

## Mineral Safeguarding and Mineral Extraction

All mineral safeguarding areas identified through the British Geological Survey are defined in the LDP and all applications of this nature can be determined on a case-by-case basis against the criteria of the relevant policies contained in the LDP.

Candidate Site Reference	Page no. in Candidate Site Register	Name/ Location of Site	Proposed use	Area of Site (Hectares)
820.B1	392	Former Stormy Down Airfield	M4(1) Safeguarded for Mineral Extraction	N/A
853.B1	395	Land at Stormy airfield, east of Cornelly quarry	'Preferred area for future quarrying'	24.59
849.B1	44	Land at Glynogwr, Blackmill	Mining - Coal extraction	18.76
855.B1	396	Land east of Gaens Quarry	'Preferred area for future quarrying'	9.93

## Protection of Existing Community Facilities and Open Space

A number of Candidate sites requested the protection of an existing Community Facility or Open Space which will be protected by criteria based Policies in the LDP, unless local circumstances have changed since submission.

Candidate Site Reference	Page no. in Candidate Site Register	Name/ Location of Site	Proposed use	Area of Site (Hectares)
34.B1	54	Land behind the chase and the Spinney, Brackla	Green Open Space	2.42
48.B1	273	Central (Former) Washery Site, Ogmores Vale	RC6 (2) RC9(5)	16.43
48.B2	274	Site of Old Nursery School, Ogmores Vale (Park Avenue)	Maintain a recreation facility.	0.06
48.B4	276	Site of existing childrens playground / sit about area - Adare St, Wyndham, Ogmores Vale.	Maintain for recreational purposes	0.36
49.B1	292	Land off Greenacre Drive, Pencoed	Open Play Area	1.57
95.B1	294	Land off Greenacre Drive, Pencoed	Informal recreation play area	1.57
580.B3	13	Former Village Green to the front of Rose Terrace (Bettws)	Public Open Space/Community Uses	0.02
587.B1	149	Between 61 Blaencaerau Road & 84 Caerau Road (Caerau)	Public Open Space including kickabout facility and off street parking	1.01
660.B2	27	Between Glyn Llan - Glen View and Dimbath Avenue, Blackmill	RC9(6)	1.15

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660.B3	28	Village Square, Blackmill - Opposite Monument - sit out area	Open Space	0.06
660.B5	30	South West of Blackmill Village Childrens Play Area	None - retain as existing	1.42
661.B2	32	Between Glyn Llan - Glen View & Dimbath Avenue, Blackmill	RC9(6)	1.15
661.B3	33	Village Square, Blackmill - opposite monument sit out area	Open Space	0.06
661.B5	35	South West of Blackmill Village Children's Play Area	None - retain as existing	1.42
662.B2	37	Between Glyn Llan - Glen View & Dimbath Avenue, Blackmill	RC9(6)	1.15
662.B3	38	Village Square, Blackmill - Opposite Monument - Sit Out Area	Open Space	0.06
662.B5	40	South West of Blackmill Village Childrens Play Area	None - retain as existing	1.42
704.B1	373	Land off Pyle Inn Way, Pyle	Youth Centre	0.53
763.B1	284	Rear of Tynewydd Row, Ogmores Vale	Visual Amenity / Public Open Space	0.43
857.B5	249	Playground/Sports Pavillion at Neuadd Domos	Recreation, Education and/or Community	3.44
857.B20	94	Land adjoining Archbishop John Lewis Church of Wales School, Brackla	Recreation	0.74
857.B25	98	Great Western Avenue, Bridgend	Recreation	1.96

## Transportation Proposals

Transport proposals were assessed in the context of the SEWTA Regional Transport Plan and locally identified schemes taking into consideration whether or not they were in the identified funded programme of works and likely to come forward during the plan period.

Candidate Site Reference	Page no. in Candidate Site Register	Name/ Location of Site	Proposed use	Area of Site (Hectares)
587.B2	231	Route between Maesteg and Caerau (Croeserw	Community Route	2.93
859.B4	108	Along A48	Extension of current community route along A48 to Merthyr Mawr Road	N/A
859.B6	319	Pencoed - J35 - M4	Upgrade J35	N/A
859.B11	110	Broadlands Roundabout on A48	Enlarge Junction as part of A48 dualling	0.04
859.B24	118	A48 / A473 Waterton - Laleston - Dualling Upgrade	Dualling and Upgrade	5.47
859.B25	322	M4 J35	Junction / Improvement	1.13
859.B27	119	Brackla	Footway + Cycleway over railway into Bridgend IND. Estate	N/A
859.B29	120	Ewenny Road	Ewenny Roundabout Upgrade	0.03
859.B32	191	Tondu - Maesteg Railway Line	Passing Loop to increase train frequencies	2.47

## Planning Consent / Site Developed

Since the initial call for Candidate Sites some landowners and agents have applied for planning permission and progressed development. Sites with extant planning permission or planning permission granted subject to a S106 or sites that have been developed have been discounted at this stage.

Candidate Site Reference	Page no. in Candidate Site Register	Name/ Location of Site	Proposed use	Area of Site (Hectares)
859.B22	117	Bridgend Railway Station	Railway Platform	1.97
660.B4	29	Adjacent to A4093 at entrance to Isfryn Industrial Estate	Community Centre SC6(1)	0.4
793.B1	146	Former Christie Tyler Site, Brynmenyn	Residential	5.53
825.B4	170	Parc Derwen	Residential development and ancillary works	42.24
661.B4	34	Adjacent to A4093 at entrance to Isfryn Industrial Estate.	Community centre SC6(1)	0.44
662.B4	39	Adjacent to A4093 at entrance to Isfryn Industrial Estate.	Community centre SC6(1)	0.44
790.B1	42	Land adjoining Cwm Ogwr Fach, Blackmill.	Residential	0.77

## Formally Withdrawn

The following Candidate Sites have been formally withdrawn by the proposer.

Candidate Site Reference	Page no. in Candidate Site Register	Name/ Location of Site	Proposed use	Area of Site (Hectares)
66.B1	293	New Surgery, Pencoed	Pencoed 'Spoke' Estate Strategy priority 1 (Health Services)	0.56
66.B2	2	New Street, Aberkenfig	Aberkenfig 'Spoke' (Health Services)	1.47
66.B3	267	North Cornelly	North Cornelly 'Spoke' (Health Services)	0.55
66.B4	348	Porthcawl Group Practice & Dr Eales, Porthcawl	Porthcawl 'Hub' (Health Services)	N/A
66.B5	227	Llynfi Valley	Maesteg 'Hub' (Health Services)	N/A
66.B6	58	Primary Care Resource Centre	'Flagship' Scheme - North of Bridgend Town (Litchard - Bryncethin)	N/A
66.B7	278	Ogmore Valley	Ogmore Valley 'Spoke' (Health Services)	N/A
66.B8	339	Cwm Garw, Pontycymmer	Garw Valley 'Spoke' (Health Services)	N/A
170.B8	63	Craig-y-parcau (Llanerch), New Inn Road, Bridgend	Healthcare (EMI Unit)	0.87
859.B1	369	Sandy Bay	New Flood Defence	1.1
859.B2	338	South of Station Road, Llangewyd	Railway Station	0.13
859.B3	157	Caerau	Guided Bus Route to Connect Existing Rail Terminus at Maesteg	2.17
859.B5	331	Penyfai	Walking and Cycle Route between Penyfai & Bryntirion	N/A
859.B7	221	Laleston	Widening of footpath along Rogers Lane to Laleston	0.56
859.B8	109	Bridgend Ind. Estate	A473 Industrial Access	N/A
859.B9	320	Penprysg	Link to A473 from Penprysg Roundabout	2.09
859.B10	142	New Highway Link to Industrial Estate (E3(1) of UDP)	New Highway Link to Industrial Estate (E3(1) of UDP)	0.06
859.B12	111	Bridgend Town Centre - Former Embassy Site	Car Park / Retail	0.72
859.B13	370	Porthcawl - Sandy Bay & Trecco Bay	Footpath and Coastal Access and Car Parking	2.99
859.B14	112	BNDR - Link of Carriageway	Access to Princess of Wales Hospital from BNDR. Park and Ride Site	6.2
859.B15	113	Behind Bridgend College	College Railway Station	0.37
859.B16	321	Off Felindre Road Roundabout	Show Ground / Park and Ride Site	5.23
859.B17	114	Access to Merthyr Mawr Road - New A48 Link to Ewenny Road	New Road Link	0.69
859.B18	402	Access to Land West of Maesteg Rd, Tondu	Railway Station	0.85
859.B19	115	Brackla	Continuous Footway along H1(54) and widening of T13(4)	0.47
859.B20	116	Parc Derwen	Highway Link from Parc Derwen to Penycae Roundabout	0.51
859.B21	371	Candlestone Castle	Cycle Route from Porthcawl to Tythegston	0
859.B23	186	North of Coychurch	Rights of Way Footbridge over Railway Line, North of Coychurch	0.01

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859.B28	272	A48 East of J37	Dualling of A48 East of J37	2.72
859.B30	121	Glamorgan Heritage Coast	Footbridge Across River Ogmore	N/A
859.B31	122	Coity	Pedestrian / Cycle Route	0.16
859.B33	372	Adjacent to Nottage Roundabout	Park & Ride Site	0.83
859.B34	123	Brocastle (Vale of Glamorgan)	A48 - A473 Brocastle Link	1.24

## **APPENDIX 2**

Candidate Sites assessed under the Settlement Boundary Review  
Process

Candidate Site Reference	Page no. in Candidate Site Register	Name/ Location of Site	Proposed use	Area of Site (Hectares)
11.B1	1	Land at Pandy Park Road, Aberkenfig	Residential Approximately 6 houses	0.14
75.B1	23	Adjacent Ebenezer Terrace, Blackmill	Enclose within settlement boundary / residential.	0.22
76.B2	46	Whole of Blaengarw Ward	Relaxation of Settlement Boundary	N/A
118.B1	340	Areas within the UDP Plan - Pontycymmer Ward	Possible new housing development	N/A
180.B1	158	Laleston Road, Cefn Cross, Cefn Cribbwr. CF32 0EU	Residential	0.13
185.B1	279	Land adjoining No 1 Moira Terrace, Ogmores Vale	Residential	0.05
592.B2	197	Land off Fford Rhaglan, Heol-y-Cyw	Residential	0.11
620.B1	25	Land to rear of Lfor Terrace / Glen View, Blackmill	Residential	0.28
712.B1	160	Garden of above property - Swn y Mor, Heol Goedog, Cefn Cribwr	Residential	0.06
714.B1	7	42 Park Road, Aberkenfig	Garden (extension to include as part of curtilage)	0.19
735.B1	232	Brithdir, Maesteg	Residential	0.04
736.B1	233	Brithdir, Maesteg	Residential	0.05
750.B1	17	Land opposite Bryn Bach Cottages, Bettws	Residential	0.22
768.B1	285	Fronwen Farm - off Fairy Glen CF32 7AH	Residential	0.13
768.B2	286	Land behind the old Fronwen school, Adare St, Wyndham	Residential	0.24
769.B1	305	Land Adj 12 Ballarat, Pencoed, Bridgend	Residential	0.06
771.B1	200	Rear of 64/66/68/70 Pant Hirwaun, Heol Y Cyw	To be considered for residential and would like it to be included within the settlement limit of Heol Y Cyw	0.07
774.B1	262	Llysgwyn residential home and land attached (Mawdlam)	Housing	0.26
775.B1	323	Land adjacent to Angelton Green	Residential	0.22
809.B1	203	Llangorse Isha, Rhiwceiliog	One dwelling	0.01
822.B1	169	Simonstone Workshop, Simonstone, Coity, Bridgend, CF35 6BE	Residential	0.03
823.B1	327	Land adjoining "Ashfield", All Saints Way, Penyfael	Change of settlement boundary	0.25
843.B1	290	Land at end of Elm Terrace, Ogmores Vale	Residential	0.22
857.B6	51	Garage etc. rear of Victoria Street, Blaengarw	Change to settlement boundary	N/A
857.B27	250	Maesteg Washery, Maesteg	Change settlement boundary	N/A
857.B40	384	Heol Y Nant, Sarn - Former Playground	Residential	0.2
858.B1	167	Land at Central Cottage, Bankers Hill, Cwm Ffos, Cefn Cribbwr	Residential	0.2

**APPENDIX 3**  
**Small sites within existing settlements**

**Appendix 3: Small sites within existing settlements.**

Candidate Site Reference	Page no. in Candidate Site Register	Name/ Location of Site	Proposed use	Area of Site
76.B1	45	Plot 9, Rear of No 7 Forest View, Blaengarw, CF32 8BP	Currently on adopted UDP as H1(35)	0.08
85.B2	147	Land adjacent to Filco Stores, Caerau	Public Car Park	0.1
168.B2	229	Maesteg Ambulance Station	Housing	0.1
168.B3	349	Porthcawl Ambulance Station	Housing	0.1
170.B1	3	Aberkenfig Health Clinic, New Street, Aberkenfig	Residential	0.06
170.B3	61	Quarella Road Clinic, Bridgend	Residential	0.11
170.B5	209	Kenfig Hill Clinic, Waun Bant Road, Kenfig	Residential	0.07
170.B6	268	North Cornelly Health Clinic, Heol-y-Parc	Residential	0.11
170.B7	295	Pencoed Health Clinic, Penprysg Road, Pencoed	Residential	0.06
580.B1	11	Betws Boys + Girls Club, Heol Dewi Sant	Community/Tourism/Leisure and Business start-up units	0.21
668.B1	397	Glen View, Maesteg Road, Tondu	Shop / Post Office	0.03
668.B2	398	Glen View, Maesteg Rd, Tondu	Residential	0.03
685.B1	269	Rear of 42 Longacre, North Cornelly	Residential	0.08
720.B1	192	Maes-Y-Haf, Abercerdin Road, Gilfach Goch	To re-open for the use for youths in Evanstown	0.1
759.B1	357	Field at the end of Nottage Mead	Build a House	0.09
802.B4	193	Coronation Works, Evanstown	Regeneration Site	0.21
806.B1	84	Land at Quarella Road, Bridgend, CF31 1JS	Office or Residential	0.09
842.B1	92	Land to the rear of Doctor's Surgery, Brackla	Nursery / Creche	0.14
848.B1	152	Former dairy, rear of 139 Caerau Road	Residential	0.05
857.B28	251	Land at Neath Road, Maesteg	Residential	0.09
857.B37	103	Land at Queen Street, Bridgend	Retail	0.03
857.B44	257	Picton Street, Nantyffyllon	Residential	0.22
857.B46	104	Land at Minerfa Street Day Centre, Bridgend	Residential	0.22
857.B48	105	Land at Bryn y Cae Home for the Elderly, Cae Brackla, Bridgend	Residential	0.27
857.B50	154	Caerau Nursery	Residential and Community	0.09
86.B1	148	Land adjacent to Filco Supermarket, Caerau	Car Park	0.10
863.B2	125	Land at Wyndham Street East, Bridgend	UDP R8 retail, commercial development	0.2
863.B3	126	Former post office, Station Hill & night club, Derwen Road, Bridgend	UDP R8 Retail, commercial development	0.28
863.B4	127	Former Aston's night club, Derwen Road, Bridgend.	UDP R8 Retail, Commercial development.	0.19
863.B5	128	Land at Queen Street, Bridgend.	UDP R8 Retail, Commercial Development	0.05
868.B2	131	Site at Coity Road	Residential	0.11
868.B4	133	Bridgend Station	Associated Uses	0

## **APPENDIX 4**

### **Candidate Sites that failed Stage 1 Assessment**

## Appendix 4: Candidate Sites that failed Stage 1 Assessment

Candidate Site Reference	Page no. in Candidate Site Register	Name/ Location of Site	Proposed use	Area of Site (Hectares)	Reason for Removal
1.B1	226	Land adjacent to Llynfi Court, Maesteg	Residential	2.6	The Candidate Site is located outside the settlement boundary of Maesteg which is identified in the LDP Preferred Strategy as a settlement that can contribute to strategic growth and where settlement boundaries can be considered more flexibly. Notwithstanding this consideration, this represents an inappropriate expansion of the urban area into an area of countryside that does not support the LDP Preferred Strategy and the delivery of key regeneration sites within the urban area. This site will not proceed to stage 2 of the Candidate Site assessment.
44.B1	332	Rear of 7777 Filling Station, Bridgend Road, Llangynwyd	A1 or D1	1.39	The LDP Strategy does not identify Pontrhydydyff as a location for strategic growth with development located within the existing settlement boundary. The Candidate Site is demonstrably separate and therefore an illogical extension to the existing settlement of Pontrhydydyff and it will not go forward to Stage 2.
99.B1	212	Rhosla Lane, Laleston	Residential (1 Dwelling)	0.76	The LDP Strategy does not identify Laleston as a location for strategic growth with

					development located within the existing settlement boundary. The Candidate Site represents an extension to the existing settlement of Laleston that does not support the Preferred Strategy and will not go forward to Stage 2.
170.B2	60	Glanrhyd Hospital, Bridgend	Mixed Use: Healthcare and Residential	17.48	The site represents an illogical extension to the existing settlements of Bridgend and Penyfai that does not support the Preferred Strategy and it will not go forward to Stage 2.
183.B1	64	Land between North Lodge Farm, Angleton and Wildmill, Bridgend	Residential	8.85	The LDP Strategy identifies Bridgend as a location for strategic growth with development located within the existing settlement boundary. The Candidate Site is deemed to be a large-scale urban extension into the open countryside which is unrelated to the existing built form of development. The site represents an extension to the existing settlement of Bridgend that does not support the preferred Strategy and will not go forward to Stage 2.
205.B2	296	Land at Pencoed College, Pencoed	Education, recreation and employment uses	56.72	The LDP Strategy does not identify Pencoed as a location for strategic growth with development located within the existing settlement boundary. The Candidate Site is deemed to be a large-scale urban extension into the open countryside

					<p>which is unrelated to the existing built form of development. The site represents an extension to the existing settlement of Pencoed that does not support the Preferred Strategy and will not go forward to Stage 2.</p> <p>As an existing site for educational and recreational purposes, this does not need to be recognised for a specific designation in the LDP.</p>
205.B3	297	Land south of Penybont Road, Pencoed	Employment/Commercial/Recreation	56.72	<p>The LDP Strategy does not identify Pencoed as a location for strategic growth with development located within the existing settlement boundary. The Candidate Site is deemed to be a large-scale urban extension into the open countryside which is unrelated to the existing built form of development. The site represents and therefore an extension to the existing settlement of Pencoed that does not support the Preferred Strategy and will not go forward to Stage 2.</p> <p>Identifying the site for large-scale employment purposes would undermine the preferred Strategy in bringing forward the Plan's Strategic Employment Sites, one of which is located at Pencoed Technology Park.</p>
286.B1	24	Land at Ty	Fishing lakes and lodge (tourist	3.64	Applications of this

		Fferiad Farm, Blackmill, Bridgend	accommodation)		nature can be determined on a case-by-case basis against the criteria of the relevant policies contained in the LDP and require no further consideration as part of the Candidate Site assessment procedure.
561.B1	298	Land at Ty Ystrad, Pencoed	Residential	1.86	The LDP Strategy does not identify Pencoed as a location for strategic growth with development located within the existing settlement boundary. The Candidate Site represents an extension to the existing settlement of Pencoed that does not support the preferred Strategy and it will not go forward to Stage 2.
592.B1	196	Land off Ffordd Rhaglan, Heol-y-Cyw (Former Bryn Chwith Colliery Site)	Residential	2.61	The LDP Strategy does not identify Heol-Y-Cyw as a location for strategic growth with development located within the existing settlement boundary. The Candidate Site represents an extension to the existing settlement of Heol-Y-Cyw that does not support the Preferred Strategy and it will not go forward to Stage 2.
629.B1	300	Land at Pen-Y-Lan Fach, Pencoed	Residential Development	0.67	The LDP Strategy does not identify Pencoed as a location for strategic growth with development located within the existing settlement boundary. The Candidate Site represents an extension to the existing settlement

					of Pencoed that does not support the Preferred Strategy and it will not go forward to Stage 2.
644.B1	14	Plot 1, Land off Heol Dewi Sant, Bettws	Residential	1.25	The LDP Strategy does not identify Bettws as a location for strategic growth with development located within the existing settlement boundary. The Candidate Site represents an extension to the existing settlement of Bettws that does not support the Preferred Strategy and it will not go forward to Stage 2.
673.B1	174	Bryn Fields	Residential	2.33	The LDP Strategy does not identify Coychurch as a location for strategic growth with development located within the existing settlement boundary. The Candidate Site represents an illogical extension to the existing settlement of Coychurch and does not support the Preferred Strategy and it will not go forward to Stage 2.
673.B2	175	Bryn Fields	Industrial	2.33	The LDP Strategy does not identify Coychurch as a location for strategic growth with development located within the existing settlement boundary. The Candidate Site represents an illogical extension to the existing settlement of Coychurch and it will not go forward to Stage 2.  Furthermore, identifying the site for employment

					purposes would undermine the Preferred Strategy. More than sufficient land is identified by the Employment Land Review.
674.B1	159	Ffos Farm, Cwmffoes, Cefn Cribbwr	Residential or Holiday Log Cabins	1.44	The LDP Strategy does not identify Cefn Cribwr as a location for strategic growth with development located within the existing settlement boundary. The Candidate Site is demonstrably separate and therefore an illogical extension to the existing settlement of Cefn Cribwr and it will not go forward to Stage 2.
676.B1	386	Field adjacent to A48 at Stormy Down	Light industrial / employment	4.78	<p>The LDP Strategy does not identify South Cornelly as a location for strategic growth with development located within the existing settlement boundary. The Candidate Site is demonstrably separated from any existing settlement and would represent an illogical extension to the existing settlement of South Cornelly and will not go forward to Stage 2.</p> <p>Furthermore, identifying the site for employment purpose would undermine the Preferred Strategy. More than sufficient land is identified by the Employment Land Review.</p>
679.B1	387	Grove Farm Yard	Affordable Housing	0.62	The LDP Strategy does not identify South Cornelly as a location for strategic growth with development located within the

					existing settlement boundary. The site is demonstrably separated from the existing settlement of South Cornelly and it will not go forward to Stage 2.
710.B1	210	Land adjacent to Swn-Yr-Afon, Kenfig Hill	Residential	1.83	The LDP Strategy does not identify Kenfig Hill as a location for strategic growth with development located within the existing settlement boundary. The Candidate Site represents an extension to the existing settlement of Kenfig Hill that does not support the Preferred Strategy and it will not go forward to Stage 2.
711.B1	353	Land North East of Westfield Crescent, Nottage, Porthcawl	Residential	0.8	The LDP Strategy identifies Porthcawl as a location for strategic growth with development located within the existing settlement boundary. The Candidate Site represents an extension to the existing settlement of Porthcawl that does not support the Preferred Strategy and it will not go forward to Stage 2.
713.B1	188	Land to the rear of Cildaudy Rd, Coytrahen	Residential	1.04	The LDP Strategy does not identify Coytrahen as a location for strategic growth with development located within the existing settlement boundary. The Candidate Site represents an extension to the existing settlement of Coytrahen that would undermine the Preferred Strategy and it will not go forward to Stage 2.

718.B1	161	Ton Phillip Farm, Ffordd-Y-Gyfraith, Cefn Cribbwr	Tourism & Leisure	18.96	<p>Applications of this nature are determined on a case-by-case basis against the criteria of the relevant policies contained in the LDP and require no further consideration as part of the Candidate Site assessment procedure.</p> <p>Given that this proposal is already the subject of a planning consent, this is recognised in the Plan and has been assessed against the Policies of the UDP.</p>
721.B1	301	Land off Wellhouse Farm, Pencoed	Residential	2.18	<p>The LDP Strategy does not identify Pencoed as a location for strategic growth with development located within the existing settlement boundary. The Candidate Site represents an extension to the existing settlement of Pencoed that does not support the Preferred Strategy and it will not go forward to Stage 2.</p>
722.B1	198	Park Farm, Heol-Y-Cyw	Residential	8.5	<p>The LDP Strategy does not identify Heol-Y-Cyw as a location for strategic growth with development located within the existing settlement boundary. The Candidate Site is demonstrably separate and therefore an illogical extension to the existing settlement of Heol-Y-Cyw and it will not go forward to Stage 2.</p>
723.B1	15	City Ganol Farm, Bettws, Bridgend	Housing	0.91	<p>The LDP Strategy does not identify Bettws as a location</p>

					for strategic growth with development located within the existing settlement boundary. The Candidate Site represents an extension to the existing settlement of Bettws that would undermine the Preferred Strategy and it will not go forward to Stage 2.
729.B1	223	Gelli-Lottra Farm, Llangeinor, Bridgend	Residential development	0.66	The LDP Strategy does not identify Llangeinor as a location for strategic growth with development located within the existing settlement boundary. The Candidate Site represents an extension to the existing settlement of Llangeinor that does not support the Preferred Strategy and it will not go forward to Stage 2.
730.B1	333	Land part of Lletty Brongu Farm, Llangynwydd - Site 1	Residential	2.12	The LDP Strategy does not identify Pontrhydyccyf as a location for strategic growth with development located within the existing settlement boundary. The Candidate Site represents an extension to the existing settlement of Pontrhydyccyf that does not support the Preferred Strategy and it will not go forward to Stage 2.
730.B2	334	Land at Lletty Brongu, Llangynwydd - Site 2	Residential	0.88	The Candidate Site represents development in the open countryside demonstrably separate from an existing settlement and it will not go forward to Stage 2.
731.B1	176	Coychurch Site / Main Fields	Residential / Industrial / Other	13.46	The LDP Strategy does not identify Coychurch as a

					<p>location for strategic growth with development located within the existing settlement boundary. The Candidate Site is demonstrably separate from the existing settlement of Coychurch and Bridgend that would undermine the Preferred Strategy and will not go forward to Stage 2.</p> <p>More than sufficient land for employment purposes is identified in the Employment Land Review.</p>
731.B2	177	Shed Field, Coychurch Road, Coychurch	Residential	1.32	<p>The LDP Strategy does not identify Coychurch as a location for strategic growth with development located within the existing settlement boundary. The Candidate Site is demonstrably separate and therefore an illogical extension to the existing settlement of Coychurch and it will not go forward to Stage 2.</p>
731.B3	178	Little Field, Coychurch Road, Coychurch	Residential / Industrial / Other	0.66	<p>The LDP Strategy does not identify Coychurch as a location for strategic growth with development located within the existing settlement boundary. The Candidate Site is demonstrably separate and therefore an illogical extension to the existing settlement of Coychurch and it will not go forward to Stage 2.</p> <p>More than sufficient land for employment</p>

					purposes is identified in the Employment Land Review.
740.B1	213	28 acres of land left at Broadlands Fawr Farm, Laleston	Residential	11.16	The LDP Strategy does not identify Laleston as a location for strategic growth with development located within the existing settlement boundary. The Candidate Site represents an extension to the existing settlements of Laleston/Bridgend that would undermine the Preferred Strategy and it will not go forward to Stage 2.
741.B1	206	Field lying to North of Heol Ton, Ton Kenfig between No 5 & "Three Trees"	Residential Development	0.64	The LDP Strategy does not identify Kenfig as a location for strategic growth with development located within the existing settlement boundary. The Candidate Site represents an extension to the existing settlement of Kenfig that would undermine the Preferred Strategy and it will not go forward to Stage 2.
742.B1	354	Land on east side of Pyle Road, Nottage, Porthcawl adjacent to Porthcawl Public Cemetery	Extension to cemetery	1.33	Applications of this nature can be determined on a case-by-case basis against the criteria of the relevant policies contained in the LDP and require no further consideration as part of the Candidate Site assessment procedure.  Supplementary information means that an alternative site has been identified for a cemetery extension at Porthcawl.
742.B2	355	Land on east	Residential	5.1	The LDP Strategy

		side of Pyle road, Nottage, Porthcawl (adj porthcawl public cemetery)			identifies Porthcawl as a location for strategic growth with development located within the existing settlement boundary. The Candidate Site is deemed to be a large-scale urban extension into the open countryside which is unrelated to the existing built form of development. The site is demonstrably separated from the settlement of Porthcawl and therefore represents an illogical extension that would not support the Preferred Strategy and will not go forward to Stage 2.
742.B3	356	Land on east side of Pyle road, nottage, Porthcawl (adj to porthcawl public cemetery)	Retail	5.1	The LDP Strategy identifies Porthcawl as a location for strategic growth with development located within the existing settlement boundary. The Candidate Site is deemed to be a large-scale urban extension into the open countryside which is unrelated to the existing built form of development. The site is demonstrably separated from the settlement of Porthcawl and therefore represents an illogical extension that would not support the Preferred Strategy and will not go forward to Stage 2.
743.B1	199	Lower Waun Davey, Heol Llan, Heol Y Cyw	Residential / Industrial	1.77	The LDP Strategy does not identify Heol-Y-Cyw as a location for strategic growth with development located within the

					existing settlement boundary. The Candidate Site is demonstrably separated from the settlement of Heol-Y-Cyw and therefore represents an illogical extension and it will not go forward to Stage 2.
744.B1	179	Land forming part of Broadawel Farm, Coychurch	Industrial / Residential	4.67	<p>The LDP Strategy does not identify Coychurch or Pencoed as locations for strategic growth with development located within the existing settlement boundary. The Candidate Site is demonstrably separate and therefore an illogical extension to the existing settlement of Coychurch/Pencoed and it will not go forward to Stage 2.</p> <p>More than sufficient land for employment purposes is identified in the Employment Land Review.</p>
745.B1	222	Land to rear of Llangeinor Terrace	Residential	0.68	<p>The LDP Strategy does not identify Pantyrawel as a location for strategic growth with development focussed within the existing settlement boundary. The Candidate Site represents an extension to the existing settlement of Pantyrawel that would not support the Preferred Strategy and it will not go forward to Stage 2.</p>
746.B1	388	Land at Porthcawl Road, South Cornelly, Bridgend	Residential	5.08	<p>The LDP Strategy does not identify South Cornelly as a location for strategic growth with</p>

					development located within the existing settlement boundary. The Candidate Site represents an extension to the existing settlement of South Cornelly that would not support the Preferred Strategy and it will not go forward to Stage 2.
747.B1	16	Land at Shwt Hill, Bettws, Bridgend	Residential	5.75	The LDP Strategy does not identify Bettws as a location for strategic growth with development located within the existing settlement boundary. The Candidate Site is deemed to be a large-scale urban extension into the open countryside, the majority of which is unrelated to the existing built form of development. The site for the most part is demonstrably separate and therefore represents an illogical extension to the existing settlement of Bettws that would not support the Preferred Strategy and will not go forward to Stage 2.
747.B2	72	Hazelwood House, Tondur Road, Bridgend	Tourist accommodation (Detached accommodation serviced from existing guest house on site)	0.69	Applications of this nature can be determined on a case-by-case basis against the criteria based Policies in the LDP and requires no further consideration as part of the Candidate Site Assessment.
748.B1	302	Land at Coychurch Road, Pencoed - part of Bloomfield, Coedmor & Pencoed	Residential Development	13.33	The LDP Strategy does not identify Pencoed as a location for strategic growth with development located within the

		Farms			existing settlement boundary. The Candidate Site is deemed to be a large-scale urban extension on Greenfield land that would undermine the Preferred Strategy and will not go forward to Stage 2.
749.B1	234	Rear of School Road, Maesteg	Residential	2.29	The Candidate Site is located outside the settlement boundary of Maesteg which is identified in the LDP Preferred Strategy as a settlement that can contribute to strategic growth and where settlement boundaries can be considered more flexibly. Notwithstanding this consideration, this represents an inappropriate expansion of the urban area into an area of countryside that does not support the LDP Preferred Strategy and the delivery of key regeneration sites within the urban area. This site will not proceed to stage 2 of the Candidate Site assessment.
749.B4	237	Maesteg Park	Housing	5.26	The Candidate Site is located outside the settlement boundary of Maesteg which is identified in the LDP Preferred Strategy as a settlement that can contribute to strategic growth and where settlement boundaries can be considered more flexibly. Notwithstanding this consideration, this represents an inappropriate expansion of the urban area into an

					area of countryside that does not support the LDP Preferred Strategy and the delivery of key regeneration sites within the urban area. This site will not proceed to stage 2 of the Candidate Site assessment.
749.B5	238	Sychpant Farm, Maesteg	Residential / Commercial	12.42	Maesteg is located within the Maesteg and Llynfi Valley Regeneration Growth Area where the LDP Strategy focuses strategic growth and allows for amendments to the Settlement Boundary. However, the site is located in the open countryside, demonstrably separate and unrelated to the settlement of Maesteg representing an illogical extension and will not proceed to Stage 2 assessment.
751.B1	73	Land at 'Woodlands' Tondy Road Bridgend	Residential	0.44	The LDP Strategy identifies Bridgend as a location for strategic growth with development located within the existing settlement boundary. The character of this Candidate Site has more in common with the countryside to the north than the urban area to the south and does not represent a natural extension to the existing settlement of Bridgend and it will not go forward to Stage 2.
753.B1	303	Land Part of Ty Draw Farm, Penprisk, Pencoed	Employment	5.87	The LDP Strategy does not identify Pencoed as a location for strategic growth with development located within the

					<p>existing settlement boundary. The Candidate Site is demonstrably separate and therefore represents an illogical extension to the existing settlement of Pencoed and it will not go forward to Stage 2.</p> <p>More than sufficient employment land is identified by the Employment Land Review.</p>
753.B2	304	Land Part of Ty Draw Farm, Penprisk, Pencoed	Residential	2.85	<p>The LDP Strategy does not identify Pencoed as a location for strategic growth with development located within the existing settlement boundary. The Candidate Site represents an extension to the existing settlement of Pencoed that would not undermine the Preferred Strategy and it will not go forward to Stage 2.</p>
754.B1	162	Mount Pleasant Farm, Cefn Cribbwr	Residential	13.1	<p>The LDP Strategy does not identify Cefn Cribwr as a location for strategic growth with development located within the existing settlement boundary. The Candidate Site is demonstrably separate and therefore an illogical extension to the existing settlement of Cefn Cribwr and it will not go forward to Stage 2.</p>
755.B1	74	Land at Tondu Road, Bridgend	Residential	0.69	<p>The LDP Strategy identifies Bridgend as a location for strategic growth with development located within the existing settlement boundary. The character of this</p>

					<p>Candidate Site has more in common with the countryside to the north than the urban area to the south and does not represent a natural extension to the existing settlement of Bridgend and it will not go forward to Stage 2.</p>
758.B1	214	Land between Laleston and Bryntirion, Bridgend	Residential	20.17	<p>The LDP Strategy does not Laleston as a location for strategic growth with development located within the existing settlement boundary and strategic growth in Bridgend located within existing settlement boundaries. The Candidate Site represents a large-scale greenfield extension to the existing settlement of Laleston and Bridgend which would undermine the Preferred Strategy and it will not go forward to Stage 2.</p>
760.B1	18	Land part of Tyn-y-Bettws Farm or parts of Tyn-y-Bettws Farm	Residential Development	26.77	<p>The LDP Strategy does not identify Bettws as a location for strategic growth with development located within the existing settlement boundary. The Candidate Site is deemed to be a large-scale urban extension into the open countryside which, for the most part because of its scale, is unrelated to the existing built form of development. The site therefore represents an illogical extension to the existing settlement of Bettws that would undermine the Preferred Strategy</p>

					and will not go forward to Stage 2.
761.B1	174	Bryn Field, Coychurch	Residential	1.91	The LDP Strategy does not identify Coychurch as a location for strategic growth with development located within the existing settlement boundary. The Candidate Site is demonstrably separate (by a railway line) and therefore an illogical extension to the existing settlement of Coychurch and it will not go forward to Stage 2.
761.B2	175	Bryn Fields, Coychurch	Industrial	1.91	The LDP Strategy does not identify Coychurch as a location for strategic growth with development located within the existing settlement boundary. The Candidate Site is demonstrably separated by a railway line and therefore represents an illogical extension to the existing settlement of Coychurch and it will not go forward to Stage 2.  More than sufficient employment land is identified by the Employment Land Review.
761.B3	182	Cornella Farm Fields, Coychurch	Residential / Other	11.1	The LDP Strategy does not identify Coychurch as a location for strategic growth with development located within the existing settlement boundary. The Candidate Site is demonstrably separated from the urban area and therefore represents an illogical extension to the existing settlement

					of Coychurch and it will not go forward to Stage 2.
761.B4	183	Cornella Farm Fields, Coychurch	Industrial / Other	11.1	<p>The LDP Strategy does not identify Coychurch as a location for strategic growth with development located within the existing settlement boundary. The Candidate Site is demonstrably separated from the urban area and therefore represents an illogical extension to the existing settlement of Coychurch and it will not go forward to Stage 2.</p> <p>More than sufficient employment land is identified by the Employment Land Review.</p>
762.B1	358	3 Fields immediately east of Zig Zag Lane, Porthcawl and fronting road A4106	Mixed-Use	8.81	<p>The LDP Strategy identifies Porthcawl as a location for strategic growth with development located within the existing settlement boundary. The Candidate Site is deemed to be a large-scale urban extension into the open countryside which is unrelated to the existing built form of development. The site represents an extension to the existing settlement of Porthcawl that would undermine the preferred Strategy and will not go forward to Stage 2.</p>
764.B1	19	Land at Bryn Mawr Farm, Bettws	Residential	0.91	<p>The LDP Strategy does not identify Bettws as a location for strategic growth with development located within the existing settlement</p>

					boundary. The Candidate Site represents an extension to the existing settlement of Bettws that would undermine the preferred Strategy and it will not go forward to Stage 2.
765.B1	184	Maes-y-Delyn, Coychurch	Housing	20.04	The LDP Strategy does not identify Coychurch as a location for strategic growth with development located within the existing settlement boundary. The Candidate Site is demonstrably separate and therefore an illogical extension to the existing settlement of Coychurch and it will not go forward to Stage 2.
766.B1	168	Land at Simonstone, Coity	Residential Development	4.34	The LDP Strategy does not identify Coity as a location for strategic growth with development located within the existing settlement boundary. The Candidate Site is demonstrably separate from the urban area of Coity and Bridgend and represents an illogical extension to the existing urban area and it will not go forward to Stage 2.
767.b1	150	Part of Duffryn Farm, Caerau, Maesteg	Residential	16.4	The Candidate Site is located outside the settlement boundary of Caerau which is identified in the LDP Preferred Strategy as a settlement that can contribute to strategic growth and where settlement boundaries can be considered more flexibly. Notwithstanding this consideration, this represents an

					<p>inappropriate expansion of the urban area into an area of countryside that does not support the LDP Preferred Strategy and the delivery of key regeneration sites within the urban area. Furthermore, the development would impinge and devalue the quality of the landscape which is defined as a Special Landscape Area to the detriment of tourism objectives for the area. This site will not proceed to stage 2 of the Candidate Site assessment.</p>
767.B2	151	Duffryn Farm, Caerau, Maesteg	Residential	1.09	<p>The Candidate Site is located outside the settlement boundary of Caerau which is identified in the LDP Preferred Strategy as a settlement that can contribute to strategic growth and where settlement boundaries can be considered more flexibly. Notwithstanding this consideration, this represents an inappropriate expansion of the urban area into an area of countryside that does not support the LDP Preferred Strategy and the delivery of key regeneration sites within the urban area. Furthermore, the development would impinge and devalue the quality of the landscape which is defined as a Special Landscape Area to the detriment of</p>

					tourism objectives for the area. This site will not proceed to stage 2 of the Candidate Site assessment.
767.B3	359	Field between Newton & Nottage Roundabouts, Porthcawl	Residential	3.1	The LDP Strategy identifies Porthcawl as a location for strategic growth with development located within the existing settlement boundary. The Candidate Site is deemed to be an urban extension into the open countryside which is unrelated to the existing built form of development. The site represents an extension to the existing settlement of Porthcawl that would undermine the Preferred Strategy and will not go forward to Stage 2.
770.B1	76	Land at Ochrdraw Farm, Ewenny	Residential	5.17	The LDP Strategy identifies Bridgend as a location for strategic growth with development located within the existing settlement boundary. The Candidate Site is demonstrably separate and therefore represents an illogical extension to the existing settlement of Bridgend and it will not go forward to Stage 2.
773.B1	201	Land laying to the North of Pant Hirwaun, formerly part of Drefach Farm	Residential	0.61	The LDP Strategy does not identify Heol-Y-Cyw as a location for strategic growth with development located within the existing settlement boundary. The Candidate Site represents an extension to the existing settlement of Heol-Y-Cyw that would not support

					the Preferred Strategy and it will not go forward to Stage 2.
775.B2	324	Land located either side of drive to Angelton Hall	Residential	0.76	The LDP Strategy does not identify Penyfai as a location for strategic growth with development located within the existing settlement boundary. The Candidate Site represents an extension to the existing settlement of Penyfai that would undermine the Preferred Strategy and it will not go forward to Stage 2.
775.B3	325	Land running alongside Tondy Road - Angelton Hall	Residential	0.5	The LDP Strategy does not identify Penyfai as a location for strategic growth with development located within the existing settlement boundary. The Candidate Site is demonstrably separate and therefore an illogical extension to the existing settlement of Penyfai and it will not go forward to Stage 2.
775.B4	326	Land adjacent to Cavendish Park and Tondy Road	Residential	2.42	The LDP Strategy does not identify Penyfai as a location for strategic growth with development located within the existing settlement boundary. The Candidate Site represents an extension to the existing settlement of Penyfai that would undermine the Preferred Strategy and it will not go forward to Stage 2.
776.B1	77	Land at Ewenny Pottery, Ewenny	Residential	0.76	The LDP Strategy identifies Bridgend as a location for strategic growth

					with development located within the existing settlement boundary. The Candidate Site is demonstrably separate and therefore represents an illogical extension to the existing settlement of Bridgend that would not support the Preferred Strategy and it will not go forward to Stage 2.
777.B1	389	Former RAF Barracks / Cinema, Stormy Down, Bridgend	Brownfield (Mixed Uses: Health Services, Veterinary Services, Retirement Home, Industry, Residential)	2.58	The site is demonstrably separated from any existing settlement and therefore represents an illogical urban encroachment and development in the open countryside and it will not go forward to Stage 2.
778.B1	306	Land off Penprysg, Pencoed	Residential	8.72	The LDP Strategy does not identify Pencoed as a location for strategic growth with development located within the existing settlement boundary. The Candidate Site is demonstrably separate and represents an illogical extension to the existing settlement of Pencoed that would undermine the Preferred Strategy and it will not go forward to Stage 2.
780.B1	240	Land at Maesteg Road	Residential Development	0.55	The green wedge review recommended that the whole area surrounding Cwmfelin should be designated as a Green Wedge in the interest of protecting it from coalescence with the neighbouring settlements of Llangynwyd and

					<p>Ponrhyd Y Cyff. The site is also located within an identified Special Landscape Area. The site will not proceed to Stage 2 of the Candidate Site Assessment.</p> <p>In addition, this Candidate Site is located outside the settlement boundary of Cwmfelin. Although specific settlements in the Llynfi Valley have been identified for strategic growth, where settlement boundaries will be considered more flexibly to accommodate growth, Cwmfelin is not identified for this purpose. Development here would not support the LDP Preferred Strategy.</p>
781.B3	194	Glebeland at Glynogwr	Housing	0.74	<p>The LDP Strategy does not identify Glynogwr as a location for strategic growth with development focussed within the existing settlement boundary. The Candidate Site represents an extension to the existing settlement of Glynogwr which would not support the Preferred Strategy given that new development is not supported by any community facilities within the village and it will not go forward to Stage 2.</p>
782.B2	41	Land off A4061, Cwm Glas, Blackmill	Equestrian Centre and Hotel	1.6	<p>The site is demonstrably separate from the settlement of Blackmill and represents development in the open countryside</p>

					and it will not go forward to Stage 2.  Equestrian type development will be considered against the criteria based policies in the Plan.
784.B1	78	Broadlands	Residential Development	4.19	The LDP Strategy identifies Bridgend as a location for strategic growth with development located within the existing settlement boundary. The Candidate Site represents an extension to the existing settlement of Bridgend that would undermine the Preferred Strategy and it will not go forward to Stage 2.
785.B1	361	Corner Field - Marlpit Lane / Pyle Rd.	Residential (Single dwelling only)	1.53	The LDP Strategy identifies Porthcawl as a location for strategic growth with development located within the existing settlement boundary. The site is demonstrably separate and therefore represents an illogical extension to the existing settlement of Porthcawl and will not go forward to Stage 2.
785.B2	362	Field off Marlpit Lane	Residential (single dwelling only)	2.48	The site is demonstrably separate from the settlement of Porthcawl and therefore an illogical extension and development in the open countryside and it will not go forward to Stage 2.
786.B1	163	Land in Village, Cefn Cribbwr	Residential	1.92	The LDP Strategy does not identify Cefn Cribwr as a location for strategic growth with development located within the existing settlement boundary. The

					Candidate Site represents an extension to the existing settlement of Cefn Cribbwr that would undermine the Preferred Strategy and it will not go forward to Stage 2.
786.B2	164	Land in Cefn Cribwr	Residential	3.72	The LDP Strategy does not identify Cefn Cribwr as a location for strategic growth with development located within the existing settlement boundary. The Candidate Site represents an extension to the existing settlement of Cefn Cribwr that would undermine the Preferred Strategy and it will not go forward to Stage 2.
787.B1	20	Land at City Farm, Betws	Residential	1.43	The LDP Strategy does not identify Bettws as a location for strategic growth with development located within the existing settlement boundary. The Candidate Site represents an extension to the existing settlement of Bettws that would not support the Preferred Strategy and it will not go forward to Stage 2.
788.B1	270	Land west of Heol Maendy, North Cornelly	Housing	10.23	The LDP Strategy does not North Cornelly as a location for strategic growth with development located within the existing settlement boundary. The Candidate Site represents an extension to the existing settlement of North Cornelly that would undermine the Preferred Strategy and it will not go

					forward to Stage 2.
789.B1	363	Land at Ogmores Drive, Nottage	Housing	5.93	The LDP Strategy identifies Porthcawl as a location for strategic growth with development located within the existing settlement boundary. The site represents an extension to the existing settlement of Porthcawl that would undermine the Preferred Strategy and will not go forward to Stage 2.
791.B1	390	Land off Porthcawl Road, South Cornelly	Residential and/or employment	5.08	The LDP Strategy does not identify South Cornelly as a location for strategic growth with development located within the existing settlement boundary. The Candidate Site represents an extension to the existing settlement of South Cornelly that would undermine the Preferred Strategy and it will not go forward to Stage 2.
792.B1	364	Land off Cypress Gardens, Porthcawl	Residential	1.19	The LDP Strategy identifies Porthcawl as a location for strategic growth with development located within the existing settlement boundary. The site represents an extension to the existing settlement of Porthcawl that would undermine the Preferred Strategy and will not go forward to Stage 2.
794.B1	215	Land at the North East of Laleston	Residential Development (whole or part of the site and associated uses potentially to include a village green and a new primary school)	15.18	The LDP Strategy does not identify Laleston as a location for strategic growth with development located within the existing settlement boundary. The Candidate Site

					<p>represents a large-scale extension to the existing settlement of Laleston that would undermine the Preferred Strategy and it will not go forward to Stage 2.</p> <p>Laleston is already served by a primary school.</p>
794.B2	307	Land at North West of Pencoed	Residential and Associated Highways / Supporting Facilities	62.9	<p>The LDP Strategy does not identify Pencoed as a location for strategic growth with development located within the existing settlement boundary. The Candidate Site is deemed to be a large-scale urban extension into the open countryside which is unrelated to the existing built form of development. The site represents an extension to the existing settlement of Pencoed that would undermine the Preferred Strategy and will not go forward to Stage 2.</p>
795.B1	335	Brynlllywarch Farm Land, Pontrhydyccyff	Employment / Industrial	17.56	<p>The LDP Strategy does not identify Pontrhydyccyff as a location for strategic growth with development located within the existing settlement boundary. The Candidate Site represents large-scale urban use on land demonstrably separate from the urban area and it will not go forward to Stage 2.</p> <p>Sufficient land is identified in the Employment Land Review.</p>

796.B1	79	Llangewydd Road, Cefn Glas, Bridgend	Residential / Public Open Space (3.9Ha proposed for residential development 2.5 Ha for public open space and retention of trees)	6.51	The LDP Strategy identifies Bridgend as a location for strategic growth with development located within the existing settlement boundary. The Candidate Site represents an extension to the existing settlement of Bridgend that would undermine the Preferred Strategy and it will not go forward to Stage 2.
799.B1	365	Land to the rear of West Road, Nottage, Porthcawl, Bridgend	Residential	4.68	The LDP Strategy identifies Porthcawl as a location for strategic growth with development located within the existing settlement boundary. The site represents an extension to the existing settlement of Porthcawl that would undermine the Preferred Strategy and will not go forward to Stage 2.
801.B1	216	Land to the west of Laleston, Bridgend	Residential	9.23	The LDP Strategy does not identify Laleston as a location for strategic growth with development located within the existing settlement boundary. The Candidate Site represents an extension to the existing settlement of Laleston that would undermine the Preferred Strategy and it will not go forward to Stage 2.
803.B1	308	Land to the west of Pencoed, Bridgend	Residential	2.89	The LDP Strategy does not identify Pencoed as a location for strategic growth with development located within the existing settlement boundary. The

					Candidate Site is demonstrably separate from the existing settlement of Pencoed and therefore represents an illogical extension and will not go forward to Stage 2.
807.B1	165	Land to east (rear of) Bedford Road, Cefn Cribbwr, Bridgend	Housing development	1.13	The LDP Strategy does not identify Cefn Cribwr as a location for strategic growth with development located within the existing settlement boundary. The Candidate Site is demonstrably separate and therefore an illogical extension to the existing settlement of Cefn Cribwr and it will not go forward to Stage 2.
808.B1	202	Cae Glas, Heol-Y-Cyw	Private affordable housing (Residential)	1.74	The LDP Strategy does not identify Heol-Y-Cyw as a location for strategic growth with development located within the existing settlement boundary. The Candidate Site represents an extension to the existing settlement of Heol-Y-Cyw that does not support the Preferred Strategy and it will not go forward to Stage 2.
811.B1	189	Land to the rear of Victoria Terrace, Coytrahen	Housing / Public Amenity Space	0.91	The LDP Strategy does not identify Coytrahen as a location for strategic growth with development located within the existing settlement boundary. The Candidate Site represents an extension to the existing settlement of Coytrahen that does not support the preferred Strategy and it will

					not go forward to Stage 2.
812.B1	43	Land at Buartha Farm, Blackmill	Residential	0.34	The LDP Strategy does not identify Blackmill as a location for strategic growth with development focussed within the existing settlement boundary. The Candidate Site is demonstrably separate and therefore represents an illogical extension to the existing settlement of Blackmill and it will not go forward to Stage 2.
817.B1	336	Land off Parc-Tyn-y-Waun, Pont Rhyd-Y-Cyff ('Lower Llangynwyd')	Housing / Amenity Open Space	5.5	The LDP Strategy does not identify Ponrhydycuff as a location for strategic growth with development located within the existing settlement boundary. The Candidate Site represents an extension to the existing settlement of Ponrhydycuff that would undermine the Preferred Strategy and it will not go forward to Stage 2.
818.B1	217	Land off Rogers Lane, Laleston, Bridgend	Residential	8.98	The LDP Strategy does not identify Laleston as a location for strategic growth with development located within the existing settlement boundary. The Candidate Site represents a large-scale extension to the existing settlement of Laleston that would undermine the Preferred Strategy and it will not go forward to Stage 2.
818.B2	337	Land at Tyn-Y-Waun Farm, Llangynwyd, Maesteg.	Comprehensive development for residential and community facilities (including educational/leisure facilities)	5.71	The LDP Strategy does not identify Ponrhydycuff as a location for strategic growth with

					development located within the existing settlement boundary. The Candidate Site represents an extension to the existing settlement of Pontrhydydyff that would not support the Preferred Strategy and it will not go forward to Stage 2.
824.B1	247	Gellilenor Fawr Farm, Maesteg	Residential	28.41	The Candidate Site is located outside the settlement boundary of Maesteg which is identified in the LDP Preferred Strategy as a settlement that can contribute to strategic growth and where settlement boundaries can be considered more flexibly. Notwithstanding this consideration, this represents an inappropriate expansion of the urban area into an area of countryside that does not support the LDP Preferred Strategy and the delivery of key regeneration sites within the urban area. Furthermore, the development would impinge and devalue the quality of the landscape which is defined as a Special Landscape Area to the detriment of tourism objectives for the area. This site will not proceed to stage 2 of the Candidate Site assessment.
824.B2	218	Parcau Isaf Farm, Laleston, Bridgend	Residential	55.54	The LDP Strategy does not identify Laleston as a location for strategic growth with development

					located within the existing settlement boundary. The Candidate Site is demonstrably separate and therefore an illogical extension to the existing settlement of Laleston and it will not go forward to Stage 2.
824.B3	85	Land at Old Tondy Road, Bridgend	Industrial - Residential - Energy Generation	1.04	<p>The LDP Strategy identifies Bridgend as a location for strategic growth with development located within the existing settlement boundary. The Candidate Site does not represent a logical extension to the existing settlement of Bridgend separated from the urban area by the river and a railway line and it will not go forward to Stage 2.</p> <p>More than sufficient employment land is identified in the Employment Land Review.</p>
830.B1	219	Land at Laleston	Residential	2.3	<p>The LDP Strategy does not Laleston as a location for strategic growth with development located within the existing settlement boundary. The Candidate Site represents an extension to the existing settlement of Laleston that would undermine the Preferred Strategy and it will not go forward to Stage 2.</p>
830.B2	220	Land at Laleston	Residential	1.74	<p>The LDP Strategy does not Laleston as a location for strategic growth with development located within the existing settlement boundary. The Candidate Site</p>

					represents an extension to the existing settlement of Laleston that would undermine the Preferred Strategy and it will not go forward to Stage 2.
831.B1	21	Land at Bryn Siriol, Bettws	Residential	1.17	The LDP Strategy does not identify Bettws as a location for strategic growth with development located within the existing settlement boundary. The Candidate Site represents an extension to the existing settlement of Bettws that would not support the Preferred Strategy and it will not go forward to Stage 2.
832.B1	310	Land at Ffoes-Yr-Efail Farm, Pencoed, Bridgend	Residential	1.92	The LDP Strategy does not identify Pencoed as a location for strategic growth with development located within the existing settlement boundary. The Candidate Site represents an extension to the existing settlement of Pencoed that would undermine the Preferred Strategy and it will not go forward to Stage 2.
833.B1	190	Land to North West of Paper Mill site of Georgia Pacific, Coytrahen	Employment	2.64	The LDP Strategy does not identify Coytrahen as a location for strategic growth with development located within the existing settlement boundary. This Candidate Site would introduce an urban use to an area demonstrably separated from existing settlements in an area of countryside and will not go forward to Stage 2.

					More than sufficient employment land is identified by the Employment Land Review.
834.B1	185	Land at Coychurch edged red on plan	Residential	0.85	The LDP Strategy does not identify Coychurch as a location for strategic growth with development located within the existing settlement boundary. The Candidate Site represents an extension to the existing settlement of Coychurch that would undermine the Preferred Strategy and it will not go forward to Stage 2.
836.B1	91	Land north of Cefn Glas, Bridgend	Residential / Employment	138.91	The LDP Strategy identifies Bridgend as a location for strategic growth with development located within the existing settlement boundary. The Candidate Site is deemed to be a large-scale urban extension into the open countryside which is unrelated to the existing built form of development. The site represents an extension to the existing settlement of Bridgend that would undermine the Preferred Strategy and will not go forward to Stage 2.
837.B1	207	Land at Ton Kenfig shown edged red on plan	Residential	1.07	The LDP Strategy does not identify Kenfig as a location for strategic growth with development located within the existing settlement boundary. The Candidate Site represents an extension to the existing settlement of Kenfig that would

					undermine the Preferred Strategy and it will not go forward to Stage 2.
839.B1	208	Fields adjacent Kenfig House Farm	Residential	2.07	The LDP Strategy does not identify Kenfig as a location for strategic growth with development located within the existing settlement boundary. The Candidate Site represents an extension to the existing settlement of Kenfig that would undermine the Preferred Strategy and it will not go forward to Stage 2.
844.B2	204	Land at Wern Fawr, near Heol y Cyw	Employment	18.96	<p>The LDP Strategy does not identify Heol-Y-Cyw as a location for strategic growth with development located within the existing settlement boundary. The Candidate Site is demonstrably separate and therefore an illogical extension to the existing settlement of Heol-Y-Cyw and it will not go forward to Stage 2.</p> <p>More than sufficient employment land is identified by the Employment Land Review.</p>
845.B1	393	Land opposite Clos-Yr-Eos, South Cornelly	Residential	0.7	The LDP Strategy does not identify South Cornelly as a location for strategic growth with development located within the existing settlement boundary. The Candidate Site represents an extension to the existing settlement of South Cornelly that is not supported by the Preferred Strategy and it will not go forward to Stage 2.

845.B2	394	Land adjacent to M4 and A48 at Stormy Down, near Pyle.	Residential and Industrial	3.88	The site is demonstrably separate from any settlement and as such is an illogical extension development in the open countryside and it will not go forward to Stage 2.
847.B2	343	Land part Ty-Meinor Farm, Pontycymmer	Residential	2.32	The LDP Strategy does not identify Pontycymmer as a location for strategic growth with development focussed within existing settlement with minor amendments to the settlement boundary. However, the Candidate Site is demonstrably separate and therefore an illogical extension to the existing settlement of Pontycymmer and it will not go forward to Stage 2.
850.B1	171	Land off Heol Spencer (Caer Eglwys), Coity	Residential	12.26	The LDP Strategy does not identify Coity as a location for strategic growth with development located within the existing settlement boundary. The Candidate Site represents an extension to the existing settlement of Coity that would undermine the Preferred Strategy and it will not go forward to Stage 2.
850.B2	172	Croesty Farm, Coity	Residential	2.13	The LDP Strategy does not identify Coity as a location for strategic growth with development located within the existing settlement boundary. The Candidate Site represents an extension to the existing settlement of Coity that would undermine the Preferred Strategy and it will not go

					forward to Stage 2.
851.B1	313	Land at Pencoed Farm and Broomfield Farm, Pencoed	Residential	13.65	The LDP Strategy does not identify Pencoed as a location for strategic growth with development located within the existing settlement boundary. The Candidate Site is deemed to be a large-scale urban extension on Greenfield land that would undermine the Preferred Strategy and will not go forward to Stage 2.
852.B1	314	Land at Green Meadow Farm, Pencoed, Bridgend	Residential with Public Open Space	2.71	The LDP Strategy does not identify Pencoed as a location for strategic growth with development located within the existing settlement boundary. The Candidate Site represents an extension to the existing settlement of Pencoed that would undermine the Preferred Strategy and it will not go forward to Stage 2.
854.B2	328	Land at Heol Pen Y Fai, Pen Y Fai, Bridgend	Primary school, elderly care facilities, housing for the elderly, public amenity space with children's play areas and the remainder dedicated as public parkland.	14.09	The LDP Strategy does not identify Penyfai as a location for strategic growth with development located within the existing settlement boundary. The Candidate Site is deemed to be a large-scale urban extension into the open countryside which is unrelated to the existing built form of development. The site represents an extension to the existing settlement of Penyfai that would undermine the Preferred Strategy and will not

					<p>go forward to Stage 2.</p> <p>An alternative site has been indentified for a replacement primary school for the village.</p>
854.B3	93	Land to North of Cefn Glas, Bridgend (spans several wards)	Residential, distributor road, nursery school, primary school, retail.	149.29	<p>The LDP Strategy identifies Bridgend as a location for strategic growth with development located within the existing settlement boundary. The Candidate Site is deemed to be a large-scale urban extension into the open countryside which is unrelated to the existing built form of development. The site represents an expansion of the urban area of Bridgend that would undermine the Preferred Strategy and will not go forward to Stage 2.</p>
856.B1	195	Land at Cae Rosser Farm, Glynogwr, Bridgend	Residential	14.2	<p>The LDP Strategy does not identify Glynogwr as a location for strategic growth with development located within the existing settlement boundary. The Candidate Site is demonstrably separate and therefore represents an illogical extension to the existing settlement of Glynogwr which has no community facilities and it will not go forward to Stage 2.</p>
857.B10	368	Playing Fields - Cypress Gardens, Newton	Residential and recreational (change settlement boundary)	2.89	<p>The LDP Strategy identifies Porthcawl as a location for strategic growth with development located within the existing settlement boundary. The site represents an extension to the</p>

					existing settlement of Porthcawl that would undermine the Preferred Strategy and will not go forward to Stage 2.
857.B11	316	Land off Green Acre Drive, Pencoed	Education	1.91	Education use no longer required. Candidate Site will not go forward to Stage 2 assessment.
857.B17	205	Car Park rear of High Street, Heol y Cyw	Residential	0.94	The LDP Strategy does not identify Heol-Y-Cyw as a location for strategic growth with development located within the existing settlement boundary. The Candidate Site represents an extension to the existing settlement of Heol-Y-Cyw that would not support the Preferred Strategy and it will not go forward to Stage 2.
857.B21	95	Land adjoining Sycamore Close, Litchard	Residential & Recreation	2.6	The LDP Strategy identifies Bridgend as a location for strategic growth with development located within the existing settlement boundary. The Candidate Site represents an extension to the existing settlement of Bridgend that would undermine the Preferred Strategy and it will not go forward to Stage 2.
857.B36	266	Aber Fields, Nantymoel (inc land adjoining Penllwyngwent Industrial Estate)	Recreation, Employment and Residential	36.96	The LDP Strategy does not identify Nantymoel as a location for strategic growth with development focussed within the existing settlement boundary. The Candidate Site represents a large-scale extension to the existing

					<p>settlement of Nantymoel that would not support the Preferred Strategy and it will not go forward to Stage 2.</p> <p>More than sufficient land is identified by the Employment Land Review. Specific elements are considered under separate reviews.</p>
857.B7	211	Play area at School Road/Margam Row, Kenfig Hill	Recreation, education and/or residential	0.76	<p>The LDP Strategy does not identify Kenfig Hill as a location for strategic growth with development located within the existing settlement boundary. The Candidate Site represents an extension to the existing settlement of Kenfig Hill that would not support the Preferred Strategy and it will not go forward to Stage 2.</p>
860.B1	173	Rear of Llys Tynweydd, Coity	Residential	0.36	<p>The LDP Strategy does not identify Coity as a location for strategic growth with development located within the existing settlement boundary. The Candidate Site represents an extension to the existing settlement of Coity that would not support the Preferred Strategy and it will not go forward to Stage 2.</p>
862.B1	187	Waters Edge, South of A473, Coychurch, Bridgend.	Mixed use - tourism, live/work units, manager's house, tourism centre	11.7	<p>The LDP Strategy does not identify Coychurch as a location for strategic growth with development located within the existing settlement boundary. The Candidate Site is demonstrably separate and</p>

					<p>therefore an illogical extension to the existing settlement of Coychurch and it will not go forward to Stage 2.</p> <p>Specific tourism related development will be considered on a case by case basis against the relevant criteria based and tourism related policies of the Plan.</p>
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## **Appendix 5**

### **Candidate Sites – Stage 2 Conclusions**

# Candidate Sites Stage 2: Conclusion

## Aberkenfig

<b>Representor No</b>	193.B1	<b>Location</b>	Land adj to A4063/Aberkenfig By Pass Aberkenfig
<b>Proposed Use</b>	Residential		
<b>Stage 2 Conclusion</b>	<b>Area (Ha)</b>		3.79
<p>These candidate sites are located outside the settlement of Aberkenfig, in accordance with Technical Advice Note (TAN) 15 – Development and Flood Risk (July 2004), sites promoted for 'highly vulnerable uses' (including housing) which are located in areas of high flood risk will be discounted from any further consideration.</p>			

Stage 2



Settlement Boundary Review



<b>Representor No</b>	193.B2	<b>Location</b>	Land adj to A4063/Aberkenfig by pass Aberkenfig
<b>Proposed Use</b>	Recreation - golf driving range & playing fields		
<b>Stage 2 Conclusion</b>	<b>Area (Ha)</b>		3.79
<p>These candidate sites are located outside the settlement of Aberkenfig, however a countryside location is considered appropriate for recreation facilities in principle. In this respect, a proposal of this nature could be considered in the context of the relevant criteria-based policies of the LDP.</p>			

Stage 2



Settlement Boundary Review



# Candidate Sites Stage 2: Conclusion

<b>Representor No</b>	193.B3	<b>Location</b>	Land adj to A4063/Aberkenfig by pass Aberkenfig
<b>Proposed Use</b>	Community facilities (clinic etc)		
<b>Stage 2 Conclusion</b>	<b>Area (Ha)</b>		3.79
<p>These candidate sites are located outside the settlement of Aberkenfig, in accordance with Technical Advice Note (TAN) 15 - Development and Flood Risk (July 2004), sites promoted for 'highly vulnerable uses' (including community facilities) which are located in areas of high flood risk will be discounted from any further consideration.</p>			
<b>Stage 2</b> <input checked="" type="checkbox"/>		<b>Settlement Boundary Review</b> <input type="checkbox"/>	

<b>Representor No</b>	781.B2	<b>Location</b>	Land at Aberkenfig
<b>Proposed Use</b>	Housing		
<b>Stage 2 Conclusion</b>	<b>Area (Ha)</b>		0.45
<p>The western extent of the settlement boundary of Sarn is clearly defined by the railway line. This Candidate Site would intensify development within the confines of a sporadic group of buildings outside of the logical settlement limit. Although Sarn is identified by the Preferred Strategy as an area of Strategic Growth, consideration of extending the settlement at this location was outweighed by the need to retain the rural character of the area and preserve the integrity of a larger green wedge - also considered as part of the Green Wedge Review. In this respect it will not be allocated for residential development in the Local Development Plan.</p>			
<b>Stage 2</b> <input checked="" type="checkbox"/>		<b>Settlement Boundary Review</b> <input type="checkbox"/>	

# Candidate Sites Stage 2: Conclusion

<b>Representor No</b>	815.B1	<b>Location</b>	Land part of Pen-Y-Lan Farm, Aberkenfig
<b>Proposed Use</b>	Residential		
<b>Stage 2 Conclusion</b>	<b>Area (Ha)</b>		1.39
<p>Although Aberkenfig is identified by the Preferred Strategy as an area for growth, the site is located beyond the rational settlement boundary of Aberkenfig in the context of the LDP strategy and is significantly constrained with regards accessibility. In this respect it will not be allocated for residential development in the LDP.</p>			

**Stage 2**

**Settlement Boundary Review**

<b>Representor No</b>	854.B1	<b>Location</b>	Land at Wern Ddu, Aberkenfig
<b>Proposed Use</b>	New National Health Service Primary Healthcare Centre. Small commercial element with Rugby and Football playing facilities; and a Rail Halt.		
<b>Stage 2 Conclusion</b>	<b>Area (Ha)</b>		11.1
<p>The site is located beyond the settlement boundary of Aberkenfig and a large proportion of the site is located within a C2 flood zone. In accordance with Technical Advice Note (TAN) 15 – Development and Flood Risk (July 2004), sites promoted for 'highly vulnerable uses' (including health care facilities) which are located in areas of high flood risk will be discounted from any further consideration.</p> <p>In addition the site is located in an area recommended for a green wedge allocation in the green wedge review to protect the settlement of Aberkenfig and Sarn from coalescence.</p> <p>The area is already well served by a railway station and need for rugby and football stadia here is not supported by evidence.</p> <p>The need for small commercial element to serve this area of growth is outweighed by the above considerations and the findings of the Employment Land Review which considers more appropriate alternatives for allocation in the LDP.</p> <p>In this respect it will not be allocated for the purposes proposed.</p>			

**Stage 2**

**Settlement Boundary Review**

# Candidate Sites Stage 2: Conclusion

## Bettws

<b>Representor No</b>	580.B2	<b>Location</b>	Land SW City Road, Bettws
<b>Proposed Use</b>	Residential/Leisure/Community Use		
<b>Stage 2 Conclusion</b>			<b>Area (Ha)</b> 1.82
<p>The site is a brownfield site within the existing settlement boundary of Bettws and has been identified as an opportunity to provide residential development to serve local needs with ancillary recreational facilities and associated improvements to the Local Service Centre of Bettws South as identified in the retail review. The allocation of this site in the LDP will therefore reflect these land uses.</p>			

Stage 2



Settlement Boundary Review



<b>Representor No</b>	857.B12	<b>Location</b>	Bettws Bottom Side West
<b>Proposed Use</b>	Residential & recreation		
<b>Stage 2 Conclusion</b>			<b>Area (Ha)</b> 3.28
<p>The site is a brownfield site within the existing settlement boundary of Bettws and has been identified as an opportunity to provide residential development to serve local needs with ancillary recreational facilities and associated improvements to the Local Service Centre of Bettws South as identified in the retail review. The allocation of this site in the LDP will therefore reflect these land uses.</p> <p>Note that part of the site outside of the settlement boundary is intended for the outdoor recreational element of any future proposal.</p>			

Stage 2



Settlement Boundary Review



# Candidate Sites Stage 2: Conclusion

## Blaengarw

<b>Representor No</b>	700.B1	<b>Location</b>	Former 'International Colliery' Site, Blaengarw
<b>Proposed Use</b>	Outward Bound Activities and Bunk House Accommodation		
<b>Stage 2 Conclusion</b>			<b>Area (Ha)</b> 7.04
<p>This proposal is located beyond the settlement boundary of Blaengarw. The outward bound activities however represent an acceptable use in the countryside and supports the ongoing 'Green Tourism Regeneration Initiatives' for the Garw Valley, as an output from the VARP and Regional Valleys Park. The bunk house accommodation could represent an ancillary use provided it satisfied the detailed criteria-based policies in the LDP. A proposal of this nature would therefore be determined through the planning application process.</p>			

Stage 2



Settlement Boundary Review



<b>Representor No</b>	725.B1	<b>Location</b>	Garreg Side, Blaengarw
<b>Proposed Use</b>	One 4 bedroom log home		
<b>Stage 2 Conclusion</b>			<b>Area (Ha)</b> 0.39
<p>This site does not represent an appropriate extension in the context of the LDP strategy. Although the settlement boundary and proposed allocations are considered more flexibly here (see Table 1) of this report. Development here is outweighed by the need to maintain a linear green park in the Garw Valley as an important aspect to promote tourism. This proposal would undermine this objective. Additionally, a proposal for one dwelling would not warrant a residential allocation and in any event, could be developed more intensively and will therefore not be reflected as an allocation in the LDP</p>			

Stage 2



Settlement Boundary Review



# Candidate Sites Stage 2: Conclusion

<b>Representor No</b>	737.B1	<b>Location</b>	Blaengarw
<b>Proposed Use</b>	Residential		
<b>Stage 2 Conclusion</b>			<b>Area (Ha)</b> 1.7
<p>This proposal does not represent an appropriate extension of the settlement boundary in the context of the LDP strategy given that it would promote development in a highly visible and sensitive location and potentially undermine the Green Tourism agenda for the Garw Valley. It is located within a Special Landscape Area and will therefore not be included as an allocation for residential development in the LDP.</p>			

**Stage 2**

**Settlement Boundary Review**

<b>Representor No</b>	841.B1	<b>Location</b>	Land to South of Darren Bungalow, Garreg Side, Blaengarw
<b>Proposed Use</b>	Housing		
<b>Stage 2 Conclusion</b>			<b>Area (Ha)</b> 1.69
<p>This majority proposal represents an inappropriate extension to the settlement in the context of the LDP strategy, including the wider tourism objectives for the Garw Valley, given that it is highly visible located on the valley side. However, the settlement boundary review did recommend that a small parcel of land within the site should be included within the settlement boundary. This parcel of land is not large enough to warrant a residential allocation but could come forward as a windfall development site for residential development provided it is acceptable in the context of the criteria based policies of LDP.</p>			

**Stage 2**

**Settlement Boundary Review**

# Candidate Sites Stage 2: Conclusion

<b>Representor No</b>	857.B38	<b>Location</b>	Garw Valley Reclamation Site - David Street
<b>Proposed Use</b>	Residential or Education		
<b>Stage 2 Conclusion</b>			<b>Area (Ha)</b> 16.01
<p>This candidate site extends beyond the settlement boundary and would be inappropriate in its entirety in the context of the LDP strategy. However, part of the site is within the existing settlement boundary has been identified as an opportunity to provide educational facilities (replacement school), which will require a relatively flat site within an area where such land is at a premium. Neither is the site in a highly visible location that would detract from the tourism objectives for the Garw Valley. As such the settlement boundary has been amended to reflect the proposal for the educational facility and will be protected for this use.</p>			

**Stage 2**

**Settlement Boundary Review**

<b>Representor No</b>	857.B41	<b>Location</b>	Land south Gwendoline Street, Blaengarw
<b>Proposed Use</b>	Education or Recreation		
<b>Stage 2 Conclusion</b>			<b>Area (Ha)</b> 0.36
<p>This proposal is located within the existing settlement boundary and has been identified as a site for a mountain biking hub in the Feasibility study of MTB trails in the Three Valleys, Bridgend in line with the tourism objectives for the Garw Valley. It will therefore be allocated for this use in the LDP.</p>			

**Stage 2**

**Settlement Boundary Review**

# Candidate Sites Stage 2: Conclusion

<b>Representor No</b>	857.B6	<b>Location</b>	Garage etc. rear of Victoria Street, Blaengarw
<b>Proposed Use</b>	Change to settlement boundary: residential		
<b>Stage 2 Conclusion</b>	<b>Area (Ha)</b>		2.17
<p>A substantial part of this candidate site is located within the settlement boundary partly occupied by recreation provision as recognised by the Children's Play Space Audit 2010. Development here would require enhancement / replacement of existing facilities. The candidate site would extend the settlement appropriately and is also considered as part of the settlement boundary review.</p> <p>There are uncertainties regarding delivery and other constraints regarding the site and as such it is not specifically allocated, although it could come forward as a windfall development, provided it satisfies criteria based policies in the Plan.</p>			
<b>Stage 2</b>	<input checked="" type="checkbox"/>	<b>Settlement Boundary Review</b>	<input type="checkbox"/>

# Candidate Sites Stage 2: Conclusion

## Bridgend

<b>Representor No</b>	142.B1	<b>Location</b>	Waterton Cross, Waterton, Bridgend
<b>Proposed Use</b>	Hotel, Leisure, Office, Housing		
<b>Stage 2 Conclusion</b>			<b>Area (Ha)</b> 8.23
<p>This site adjacent Ewenny Road industrial estate and the former Mid Glamorgan Depot forms part of a large brownfield site in the urban area Bridgend collectively known as Parc Afon Ewenny. A comprehensive masterplan is being developed for the site to include a mixture of uses including residential development, recreation, local retailing, community facilities, employment, and bulky goods retailing.</p> <p>This part of the larger site subject to this candidate site is currently occupied by largely redundant Police social and recreation facilities, whilst the remaining land is a long standing employment allocation which has been under-utilised in terms of investment for employment and it is considered that its release for a mixed use scheme will stimulate development for a variety of uses creating a sustainable mixed use development in Bridgend.</p> <p>All biodiversity, contamination, highway and local connectivity issues and constraints on the site are being appropriately considered, and mitigated against in the context of the masterplan.</p>			

Stage 2

Settlement Boundary Review

<b>Representor No</b>	170.B4	<b>Location</b>	Trust HQ, Quarella Road, Bridgend
<b>Proposed Use</b>	Residential		
<b>Stage 2 Conclusion</b>			<b>Area (Ha)</b> 0.58
<p>This site benefits from planning consent for the construction of rehabilitation units. With regards the remaining area of land, it measures approximately 0.2 hectares and is therefore not large enough to accommodate the amount of units necessary for a residential allocation.</p> <p>In light of the above, it is considered that the site could suitably come forward as a windfall site for residential development provided it satisfies the relevant policy based criteria in the LDP.</p>			

Stage 2

Settlement Boundary Review

# Candidate Sites Stage 2: Conclusion

<b>Representor No</b>	205.B1	<b>Location</b>	Land at Bridgend College, Cowbridge Road, Bridgend
<b>Proposed Use</b>	Mixed use comprising education, residential and commercial development		
<b>Stage 2 Conclusion</b>			<b>Area (Ha)</b> 3.54
<p>This is a brownfield site within the urban area where residential development is acceptable in principle. This site is currently occupied by an educational facility and will be safeguarded as such in the LDP.</p> <p>However, it is considered that the site could suitably come forward as a windfall site for residential development, should an alternative base for the college and/or rationalisation of campuses take place, and provided it satisfies the relevant policy based criteria in the LDP.</p>			

**Stage 2**

**Settlement Boundary Review**

<b>Representor No</b>	264.B1	<b>Location</b>	Field at Island Farm
<b>Proposed Use</b>	Special Employment Site		
<b>Stage 2 Conclusion</b>			<b>Area (Ha)</b> 2.89
<p>This candidate site forms part of Island Farm which is a prestigious greenfield site in an accessible location along the A48, adjacent to the Bridgend Science Park. 5 miles from junction 35 and 37 of the M4 motorway. Part of the site comprises of a former Prisoner of War camp. No access to the site will be required off the A48.</p> <p>Use of the site will be restricted to high technology or prestige firms of employment which requires high design standards. Hut 9 of the former Prisoner of War camp is to be retained &amp; is now a listed building. Any development would have to take into account the building &amp; if necessary incorporate it into design and layout. There would be a requirement for high quality landscaping and architectural design in any development, similar to the existing Science Park developments.</p> <p>The site is designated as a Strategic Employment Site in the LDP Preferred Strategy and a Special Employment Site in the UDP. It is currently subject of a planning application for a mix of uses, centred on a new rugby league stadium and training facilities as well as other leisure, commercial and office uses.</p> <p>As part of the planning application process, detailed ecological assessments and other assessments / impact analysis has taken place that can be adequately mitigated. A substantial area of the site is to be dedicated as natural green space to adequately protect any protected species that maybe present on the site.</p>			

**Stage 2**

**Settlement Boundary Review**

# Candidate Sites Stage 2: Conclusion

<b>Representor No</b>	264.B2	<b>Location</b>	Land by Mormon Church, Broadlands, Bridgend
<b>Proposed Use</b>	Residential / housing		
<b>Stage 2 Conclusion</b>	<b>Area (Ha)</b>		1.74
<p>This represents a residential greenfield site within the urban area of Bridgend forming part of the larger Broadlands Housing Estate.</p> <p>Due to highway constraints, there would only be support for a limited number of dwellings on this site which do not amount to a number which would warrant an allocation for residential development in the LDP.</p> <p>Notwithstanding the above, it is considered that the site could suitably come forward as a windfall site for residential development provided it satisfies the relevant criteria based policies in the LDP.</p>			
<b>Stage 2</b> <input checked="" type="checkbox"/>		<b>Settlement Boundary Review</b> <input type="checkbox"/>	

<b>Representor No</b>	614.B1	<b>Location</b>	Land at Sunnybank, Cefn Glas Road, Bridgend
<b>Proposed Use</b>	Residential		
<b>Stage 2 Conclusion</b>	<b>Area (Ha)</b>		0.63
<p>This site comprises a large residential curtilage associated with the property Sunnybank, on the edge of the settlement of Bridgend, the inclusion of which within the urban area is logical and is being recognised in the LDP as part of the Settlement Boundary Review.</p> <p>However, due to highway constraints, there would only be support for a limited number of dwellings on this site which do not amount to a number which would warrant an allocation for residential development in the LDP. Its inclusion would not prejudice the Preferred Strategy.</p> <p>It is considered that the site could suitably come forward as a small-scale windfall site for residential development provided it satisfies the relevant policy based criteria in the LDP.</p>			
<b>Stage 2</b> <input checked="" type="checkbox"/>		<b>Settlement Boundary Review</b> <input type="checkbox"/>	

# Candidate Sites Stage 2: Conclusion

<b>Representor No</b>	651.B1	<b>Location</b>	Bridgend Countrywide Stores, South Road
<b>Proposed Use</b>	Policy R10 Retail		
<b>Stage 2 Conclusion</b>	<b>Area (Ha)</b>		0.49
<p>The Employment Land Review concluded that Bridgend Industrial Estate is a large-scale existing, active industrial estate with vacant land which is committed and readily available. There is also potential for significant redevelopment for employment opportunities in the future. Therefore it should be excluded from potential release for other uses and included in the LDP for its existing use. In this respect the site will not be allocated for retailing in the LDP, but retained as an employment allocation.</p>			

**Stage 2**

**Settlement Boundary Review**

<b>Representor No</b>	756.B1	<b>Location</b>	Land off Herbert Street, Brackla, Bridgend, CF31 1TG
<b>Proposed Use</b>	Residential		
<b>Stage 2 Conclusion</b>	<b>Area (Ha)</b>		2.56
<p>The candidate site is located on an area of proposed informal recreation space allocated in the Bridgend Unitary Development Plan. Given the need for recreation space within the Bridgend Sub Area and the requirement for the site to include a walking and cycling route the candidate site will continue to be safeguarded for these purposes in the LDP.</p> <p>A residential allocation at this location would seriously undermine the provision and development of public open space in conjunction with adjoining land. Therefore the site will not be allocated for residential development in the Local Development Plan.</p>			

**Stage 2**

**Settlement Boundary Review**

# Candidate Sites Stage 2: Conclusion

<b>Representor No</b>	798.B1	<b>Location</b>	Parc Farm Buildings and Associated Land
<b>Proposed Use</b>	Not allocated (Settlement Boundary Change and inclusion within Parc Derwen allocation)		
<b>Stage 2 Conclusion</b>	<b>Area (Ha)</b>		1.48
<p>This candidate site is large 'brownfield' site currently occupied by a range of buildings and a house and is surrounded by the Parc Derwen Housing development which represents a large-scale north-east expansion of the urban area of Bridgend and is committed development comprising of 1500 dwellings and a range of commercial and community / recreation facilities. Heol Spencer represents the appropriate extent of the urban area to the east, which would include this site. Its inclusion within the settlement boundary is also recognised in the settlement boundary review. As the site can accommodate more than 10 dwellings it is allocated for residential purposes in the LDP.</p>			

**Stage 2**

**Settlement Boundary Review**

<b>Representor No</b>	802.B2	<b>Location</b>	Police site at Waterton Cross (Junction of A473 / A48)
<b>Proposed Use</b>	Employment		
<b>Stage 2 Conclusion</b>	<b>Area (Ha)</b>		8.93
<p>This site adjacent Ewenny Road industrial estate and the former Mid Glamorgan Depot forms part of a large brownfield site in the urban area of Bridgend collectively known as Parc Afon Ewenny. A comprehensive masterplan is being developed for the site to include a mixture of uses including residential development, recreation, local retailing, community facilities, employment, and bulky goods retailing.</p> <p>This part of the larger site subject to this candidate site is currently occupied by largely redundant Police social and recreation facilities, whilst the remaining land is a long standing employment allocation which has been under-utilised in terms of investment for employment and it is considered that its release for a mixed use scheme will stimulate development for a variety of uses creating a sustainable mixed use development in Bridgend.</p> <p>All biodiversity, contamination, highway and local connectivity issues and constraints on the site are being appropriately considered, and mitigated against in the context of the masterplan.</p>			

**Stage 2**

**Settlement Boundary Review**

# Candidate Sites Stage 2: Conclusion

<b>Representor No</b>	802.B5	<b>Location</b>	Coity Sidings, Bridgend
<b>Proposed Use</b>	Regeneration site including some employment use. Brief prepared in 1998 - could be basis of review. Also Agents produced brief in 2006.		
<b>Stage 2 Conclusion</b>	<b>Area (Ha)</b>		5.14
<p>The area of employment land forms part of a larger site owned by the British Railways (Residuary) Board who have commissioned consultants to develop a framework Development Brief (in consultation with the Local Planning Authority). Due to its location within the urban area a number of different uses are considered acceptable including residential, leisure as well as employment. A critical output of the future development of this site is the Park and Ride facility for Wildmill Train Station. Given this, together with the known contamination levels of the site and the proximity of other nearby employment sites (including Brackla Industrial Estate) it is considered that a substantial part of the site should be developed for residential purposes as enabling development, with an opportunity to expand an adjacent allotment as recreational provision on the site. However, the existing employment use within the site will be protected.</p>			
<b>Stage 2</b>	<input checked="" type="checkbox"/>		
<b>Settlement Boundary Review</b>	<input type="checkbox"/>		

<b>Representor No</b>	804.B1	<b>Location</b>	Island Farm, Bridgend
<b>Proposed Use</b>	Mixed Use Development comprising employment / residential and leisure / recreation		
<b>Stage 2 Conclusion</b>	<b>Area (Ha)</b>		65.5
<p>This candidate site forms part of Island Farm which is a prestigious greenfield site in an accessible location along the A48, adjacent to the Bridgend Science Park. 5 miles from junction 35 and 37 of the M4 motorway. Part of the site comprises of a former Prisoner of War camp. No access to the site will be required off the A48.</p> <p>Use of the site will be restricted to high technology or prestige firms of employment which requires high design standards. Hut 9 of the former Prisoner of War camp is to be retained &amp; is now a listed building. Any development would have to take into account the building &amp; if necessary incorporate it into design and layout. There would be a requirement for high quality landscaping and architectural design in any development, similar to the existing Science Park developments.</p> <p>The site is designated as a Strategic Employment Site in the LDP Preferred Strategy and a Special Employment Site in the UDP. It is currently subject of a planning application for a mix of uses, centred on a new rugby league stadium and training facilities as well as other leisure, commercial and office uses.</p> <p>As part of the planning application process, detailed ecological assessments and other assessments / impact analysis has taken place that can be adequately mitigated. A substantial area of the site is to be dedicated as natural green space to adequately protect any protected species that maybe present on the site.</p>			
<b>Stage 2</b>	<input checked="" type="checkbox"/>		
<b>Settlement Boundary Review</b>	<input type="checkbox"/>		

# Candidate Sites Stage 2: Conclusion

<b>Representer No</b>	825.B1	<b>Location</b>	Brackla Business Park/North East Brackla
<b>Proposed Use</b>	Business/Commercial/Housing/Mixed Uses		
<b>Stage 2 Conclusion</b>	<b>Area (Ha)</b>		53.31
<p>The majority of this candidate site is an existing employment site which is the subject of a Development Brief which has been approved for the purposes of development control for a mixed-use comprehensive development. Of this, an estimated 14 hectares of employment land will remain to be developed. This site is within the urban area of Bridgend and yet is directly accessible to the M4 along the A4061. It is owned by the Welsh Assembly Government who is committed to delivering the Development Brief; it also lies within the Bridgend Strategic Regeneration Growth Area (SRGA) as identified in the LDP. The development of the area subject to the Development Brief will also help to uplift the quality of the existing estate which is in a generally poor condition and requires further investment. In this respect, the site will be allocated and developed in accordance with the Development Brief, including retaining a green wedge between the allocated areas and the village of Coity immediately north of the recently implemented Coity By-Pass.</p>			
<b>Stage 2</b>	<input checked="" type="checkbox"/>		<b>Settlement Boundary Review</b>
			<input type="checkbox"/>

<b>Representer No</b>	825.B2	<b>Location</b>	Brocastle
<b>Proposed Use</b>	Key employment site		
<b>Stage 2 Conclusion</b>	<b>Area (Ha)</b>		46.76
<p>This candidate site is one of the most important and prestigious Greenfield inward investment sites within the South Wales M4 corridor. The site is in a highly accessible and desirable countryside location on the outskirts of Bridgend, on the A48 towards Cowbridge. Access is gained off the A48, approximately 2.5 miles from Junction 35 of the M4 motorway. A new road access (roundabout) with realignment of A48 is now in place. Re-profiling is required to create development plateaux.</p> <p>The site is allocated as a Key employment site in the UDP. It is almost entirely undeveloped. It is considered to be the County Borough's greatest asset in terms of attracting large scale employment investment to the area. It is allocated as a Strategic Employment Site in the LDP Strategy.</p> <p>The site is owned by the Welsh Assembly Government who are currently developing a Masterplan and background studies and impact analysis to support a future planning application to cover the site for employment purposes in order to secure European funding to facilitate further road and utility infrastructure to make the site 'occupier-ready'. The Masterplan will also detail the development plateaux in more detail and examine the feasibility of bringing forward prestigious offices and business units as part of the scheme. The site is allocated as a Strategic Employment site in the LDP, more suited to the changing employment structure up to 2021.</p>			
<b>Stage 2</b>	<input checked="" type="checkbox"/>		<b>Settlement Boundary Review</b>
			<input type="checkbox"/>

# Candidate Sites Stage 2: Conclusion

<b>Representor No</b>	825.B6	<b>Location</b>	Waterton (south east)
<b>Proposed Use</b>	Employment (commercial)		
<b>Stage 2 Conclusion</b>			<b>Area (Ha)</b> 8.27
<p>This site is owned by the Welsh Assembly Government with a small area lying beyond the BCBC administrative boundary. With regards the land within the Borough, it is located within Waterton Industrial Estate which is an existing, active employment area with some vacant land remaining. Therefore it should be excluded from potential release for other uses and included in the LDP as an employment allocation.</p>			
<b>Stage 2</b> <input checked="" type="checkbox"/>		<b>Settlement Boundary Review</b> <input type="checkbox"/>	

<b>Representor No</b>	825.B7	<b>Location</b>	Waterton (West) - Ewenny Park
<b>Proposed Use</b>	Employment		
<b>Stage 2 Conclusion</b>			<b>Area (Ha)</b> 10.34
<p>This candidate site forms part of an existing, active employment area with some vacant land remaining. Therefore it should be excluded from potential release for other uses and included in the LDP as an employment allocation.</p> <p>Detailed analysis of the area and ecological surveys and impact studies will require that part of the site is retained for biodiversity purposes.</p>			
<b>Stage 2</b> <input checked="" type="checkbox"/>		<b>Settlement Boundary Review</b> <input type="checkbox"/>	

# Candidate Sites Stage 2: Conclusion

<b>Representor No</b>	829.B1	<b>Location</b>	Land off Northern Distributor Road (A4061), Brackla, Bridgend
<b>Proposed Use</b>	Retail foodstore and petrol filling station.		
<b>Stage 2 Conclusion</b>	<b>Area (Ha)</b>		5.65
<p>This candidate site forms part of an existing employment site which is the subject of a Development Brief which has been approved for the purposes of development control for a mixed-use comprehensive development. Of this, an estimated 14 hectares of employment land will remain to be developed. This site is within the urban area of Bridgend and yet is directly accessible to the M4 along the A4061. It is owned by the Welsh Assembly Government who is committed to delivering the Development Brief; it also lies within the Bridgend Strategic Regeneration Growth Area (SRGA) as identified in the LDP. The development of the area subject to the Development Brief will also help to uplift the quality of the existing estate which is in a generally poor condition and requires further investment. In this respect, the site will be allocated and developed in accordance with the Development Brief, including retaining a green wedge between the allocated areas and the village of Coity immediately north of the recently implemented Coity By-Pass.</p>			

**Stage 2**

**Settlement Boundary Review**

<b>Representor No</b>	857.B22	<b>Location</b>	Coed Parc Library Headquarters, Bridgend
<b>Proposed Use</b>	Residential		
<b>Stage 2 Conclusion</b>	<b>Area (Ha)</b>		1.43
<p>The candidate site is located on land formerly occupied by Bridgend Reference Library. The Council has taken the decision to relinquish the Coed Parc site and re-establish the reference library at the new Tyr-Ardd reference and information centre.</p> <p>In this respect, the Coed Parc site is a brownfield site within the urban area which is suitable for a range of uses, including residential development and will be allocated to reflect this in the LDP.</p> <p>A Development Brief has been prepared to properly consider any future development in the context of its sensitive environment relating to a listed building, tree preservation order, ecology and designs as part of Newcastle Hill Conservation Area, which can be adequately mitigated.</p>			

**Stage 2**

**Settlement Boundary Review**

# Candidate Sites Stage 2: Conclusion

<b>Representor No</b>	857.B24	<b>Location</b>	Ty'R Ardd, Sunnyside Offices, Bridgend
<b>Proposed Use</b>	B1 / Residential		
<b>Stage 2 Conclusion</b>	<b>Area (Ha)</b>		0.46
<p>The site has planning consent for a reference and information centre and will be reflected as an allocation for this use in the LDP.</p>			
<b>Stage 2</b>	<input checked="" type="checkbox"/>	<b>Settlement Boundary Review</b>	<input type="checkbox"/>

<b>Representor No</b>	857.B26	<b>Location</b>	Ysgol Bryn Castell - Special School
<b>Proposed Use</b>	Residential, Education, Community and/or Recreation		
<b>Stage 2 Conclusion</b>	<b>Area (Ha)</b>		5.53
<p>As an existing school within the urban area of Bridgend, the Schools Modernisation Programme proposes to relocate this facility to Ogmore Comprehensive School buildings. The subsequent redundant site provides an opportunity for redevelopment for residential purposes, adequately accessed by two separate points and is not constrained by significant biodiversity issues. The site will be allocated for residential development in the LDP.</p>			
<b>Stage 2</b>	<input checked="" type="checkbox"/>	<b>Settlement Boundary Review</b>	<input type="checkbox"/>

# Candidate Sites Stage 2: Conclusion

<b>Representor No</b>	857.B33	<b>Location</b>	Laleston Field
<b>Proposed Use</b>	Education or Recreation		
<b>Stage 2 Conclusion</b>			<b>Area (Ha)</b> 3.79
<p>The education department has no plans to utilise this site for educational purposes. This site is an existing recreation facility as recognised by the Playing Field Audit 2010 and will be protected for this use under the relevant policies in the LDP. No specific allocation is required.</p>			

**Stage 2**

**Settlement Boundary Review**

<b>Representor No</b>	857.B34	<b>Location</b>	Glanogwr Offices
<b>Proposed Use</b>	Residential		
<b>Stage 2 Conclusion</b>			<b>Area (Ha)</b> 0.3
<p>The Council wishes to retain this site for its existing use and it will therefore not be allocated for residential development.</p>			

**Stage 2**

**Settlement Boundary Review**

# Candidate Sites Stage 2: Conclusion

<b>Representor No</b>	857.B35	<b>Location</b>	Playing field adjoining Penybont Primary School, Bridgend
<b>Proposed Use</b>	Education and/or residential		
<b>Stage 2 Conclusion</b>			<b>Area (Ha)</b> 0.67
<p>This candidate site is associated with Penybont Primary School .</p> <p>The education department has no plans to release the site and it will remain according to its present usage. No specific allocation is required.</p>			
<b>Stage 2</b>	<input checked="" type="checkbox"/>		<b>Settlement Boundary Review</b> <input type="checkbox"/>

<b>Representor No</b>	857.B55	<b>Location</b>	Brewery RFC Field
<b>Proposed Use</b>	B1 residential and / or retail		
<b>Stage 2 Conclusion</b>			<b>Area (Ha)</b> 2.46
<p>This site is located adjacent to Bridgend Town Centre. A comprehensive masterplan is being developed which sets out the future development and management framework for Bridgend town centre. The masterplan identifies this site as one which should be retained for its existing use in the short term, with longer term potential for 'bulky goods' - development which would compliment other than compete with uses in the Town Centre core. The site is allocated for bulky goods retailing in the LDP.</p>			
<b>Stage 2</b>	<input checked="" type="checkbox"/>		<b>Settlement Boundary Review</b> <input type="checkbox"/>

# Candidate Sites Stage 2: Conclusion

<b>Representor No</b>	857.B57	<b>Location</b>	Newbridge Fields
<b>Proposed Use</b>	Education		
<b>Stage 2 Conclusion</b>	<b>Area (Ha)</b>		N/A
<p>This candidate site is an existing recreation area and will be protected for this use under the relevant criteria based policies of the LDP.</p> <p>The education department has no plans to develop a school as this location, which is affected by the flood plain.</p>			
<b>Stage 2</b>	<input checked="" type="checkbox"/>	<b>Settlement Boundary Review</b>	<input type="checkbox"/>

<b>Representor No</b>	863.B1	<b>Location</b>	Land adjacent to Bridgend bus station, Market Street, Bridgend.
<b>Proposed Use</b>	UDP R8 retail, commercial development.		
<b>Stage 2 Conclusion</b>	<b>Area (Ha)</b>		0.39
<p>This site is located within Bridgend Town Centre. A comprehensive masterplan is being developed which sets out the future development and management framework for Bridgend town centre. The masterplan does not recognise this site as a specific development opportunity area, however it is located within the retail core and could benefit from redevelopment, the site is therefore allocated as such in the LDP.</p>			
<b>Stage 2</b>	<input checked="" type="checkbox"/>	<b>Settlement Boundary Review</b>	<input type="checkbox"/>

# Candidate Sites Stage 2: Conclusion

<b>Representor No</b>	863.B6	<b>Location</b>	Police Station, Cheapside, Bridgend.
<b>Proposed Use</b>	UDP R8 Retail, Commercial Development		
<b>Stage 2 Conclusion</b>	<b>Area (Ha)</b>		0.55
<p>This site is located within Bridgend Town Centre. A comprehensive masterplan is being developed which sets out the future development and management framework for Bridgend town centre. The masterplan identifies this site as part of the Southside opportunity area which has the potential to deliver a large-scale retail scheme and has been recognised for this purpose in the LDP.</p>			
<b>Stage 2</b> <input checked="" type="checkbox"/>		<b>Settlement Boundary Review</b> <input type="checkbox"/>	

<b>Representor No</b>	863.B7	<b>Location</b>	Bridgend Town Centre Established Commercial Centre
<b>Proposed Use</b>	Extension of Established Commercial Centre to include land to West of Tremains Road Adj. to Ogmores Terrace / Brackla Street		
<b>Stage 2 Conclusion</b>	<b>Area (Ha)</b>		1.05
<p>This site is located outside of Bridgend Town Centre. All existing retail and commercial centre boundaries underwent comprehensive review as part of the LDP process. This site was not considered to represent an appropriate extension in the review given that retail development here could compete with the existing retail core and detrimentally affect the town centre's vitality and attractive uses contrary to the Town Centre Masterplan Vision and Objectives and will not be included within the town centre boundary.</p>			
<b>Stage 2</b> <input checked="" type="checkbox"/>		<b>Settlement Boundary Review</b> <input type="checkbox"/>	

# Candidate Sites Stage 2: Conclusion

<b>Representor No</b>	868.B3	<b>Location</b>	Adjacent to Crosby Yard
<b>Proposed Use</b>	Industrial Use		
<b>Stage 2 Conclusion</b>			<b>Area (Ha)</b> 1.03
<p>This candidate site is located adjacent to the existing employment allocation Crosby Yard within the urban area of Bridgend, which the employment land review recommends is retained for its current use. This site would require investment in terms of accessibility but represents a logical extension to the existing employment allocation and will be safeguarded for this use in the LDP. As a regenerated and under-utilized site in the urban area of Bridgend any proposal would need to undertake biodiversity surveys and put in place appropriate mitigation measures.</p>			
<b>Stage 2</b> <input checked="" type="checkbox"/>		<b>Settlement Boundary Review</b> <input type="checkbox"/>	

<b>Representor No</b>	868.B4	<b>Location</b>	Bridgend Station
<b>Proposed Use</b>	Associated Uses		
<b>Stage 2 Conclusion</b>			<b>Area (Ha)</b> 0
<p>Given the lack of detail at this stage on the proposed use of the site, it is difficult to assess the in the context of a possible land use allocation. Notwithstanding this, the site surrounding the train station is within urban area and any proposals will be assessed in the context of the relevant criteria based policies of the LDP.</p> <p>No specific allocation is proposed in the LDP.</p>			
<b>Stage 2</b> <input checked="" type="checkbox"/>		<b>Settlement Boundary Review</b> <input type="checkbox"/>	

# Candidate Sites Stage 2: Conclusion

## Bryncethin

<b>Representor No</b>	168.B1	<b>Location</b>	Bryncethin Ambulance Station
<b>Proposed Use</b>	Housing		
<b>Stage 2 Conclusion</b>			<b>Area (Ha)</b> 0.3
<p>This candidate site is an existing ambulance station in the ownership of the Welsh Ambulance Services NHS Trust. Restructuring result in the exiting use of this site being relinquished as a result.</p> <p>At present there are no firm details on the restructuring programme submitted to the Council on which to base a decision for a land use allocation, but it is considered that this site could suitably come forward as a windfall site for residential development provided it was acceptable in the context of the relevant criteria based policies of the LDP</p> <p>No specific allocation is made in the LDP.</p>			

**Stage 2**

**Settlement Boundary Review**

<b>Representor No</b>	701.B1	<b>Location</b>	Bryncethin Clay Pits
<b>Proposed Use</b>	Events field for the Borough		
<b>Stage 2 Conclusion</b>			<b>Area (Ha)</b> 21.86
<p>On the basis that this candidate site would be used infrequently and use temporary structures, its use as an 'events' field is acceptable. The topography of the site which is a 'bowl' lends itself to outdoor events and activities. A feasibility study commissioned by the tourism unit investigated a number of sites, the results of which identified this site as the preferred option. Relevant criteria based LDP policies would ensure that such 'temporary' development would not harm the environment and character of this countryside location. An highway issues could be resolved by the use of temporary traffic orders.</p>			

**Stage 2**

**Settlement Boundary Review**

# Candidate Sites Stage 2: Conclusion

<b>Representor No</b>	716.B1	<b>Location</b>	Land at rear Maesgwyn House, Blackmill Road, Bryncethin
<b>Proposed Use</b>	Residential		
<b>Stage 2 Conclusion</b>	<b>Area (Ha)</b>		0.31
<p>The candidate site is located within Bryncethin defined as a settlement for Strategic Growth, where amendments to the settlement boundary are considered more flexibly in accordance with the Preferred Strategy. Development here would support the LDP Strategy. This site represents a small-scale rounding off of the settlement at this location and is also considered as part of the Settlement Boundary Review. Specific access issues are not resolved and as such the site is not specifically allocated for residential development in the LDP. Should these issues be resolved the area could come forward as a future windfall development.</p>			

**Stage 2**

**Settlement Boundary Review**

<b>Representor No</b>	752.B1	<b>Location</b>	Land to rear of Maes Gwyn House, Blackmill Road, Bryncethin
<b>Proposed Use</b>	Residential Development Allocation		
<b>Stage 2 Conclusion</b>	<b>Area (Ha)</b>		0.31
<p>The candidate site is located within Bryncethin defined as a settlement for Strategic Growth, where amendments to the settlement boundary are considered more flexibly in accordance with the Preferred Strategy. Development here would support the LDP Strategy. This site represents a small-scale rounding off of the settlement at this location and is also considered as part of the Settlement Boundary Review. Specific access issues are not resolved and as such the site is not specifically allocated for residential development in the LDP. Should these issues be resolved the area could come forward as a future windfall development.</p>			

**Stage 2**

**Settlement Boundary Review**

# Candidate Sites Stage 2: Conclusion

<b>Representor No</b>	779.B1	<b>Location</b>	Land to rear of Masons Arms, Bryncethin
<b>Proposed Use</b>	Residential		
<b>Stage 2 Conclusion</b>			<b>Area (Ha)</b> 2.72
<p>This candidate site is immediately adjacent to the settlement of Bryncethin, defined as a settlement for Strategic Growth, where amendments to the settlement boundary are considered more flexibly. Notwithstanding this a significant part of the site is heavily wooded and forms part of an area of importance for nature conservation in Bridgend's LBAB as being of importance for nature conservation. Information has not been submitted to overcome this possible constraint to development. Furthermore the required level of growth can be accommodated on less sensitive alternative brownfield sites and serve this area.</p>			

**Stage 2**

**Settlement Boundary Review**

<b>Representor No</b>	840.B1	<b>Location</b>	Craigmoor, Bryncethin, Bridgend
<b>Proposed Use</b>	Residential		
<b>Stage 2 Conclusion</b>			<b>Area (Ha)</b> 0.46
<p>This candidate site is immediately adjacent to the settlement of Bryncethin, defined as an area for Strategic Growth, where amendments to the settlement boundary are considered more flexibly.</p> <p>This site was recognised as representing an appropriate extension in the settlement boundary review, comprising an existing house and large curtilage, and whilst not appearing as an allocation in the LDP, will be included within the settlement boundary where it could come forward as a windfall development site for residential purposes provided it was acceptable in the context of the relevant criteria based policies in the LDP.</p>			

**Stage 2**

**Settlement Boundary Review**

# Candidate Sites Stage 2: Conclusion

<b>Representer No</b>	857.B16	<b>Location</b>	Land adjoining Bryncethin Claypits
<b>Proposed Use</b>	Recreation, Tourism, Residential and/or B1		
<b>Stage 2 Conclusion</b>	<b>Area (Ha)</b>		27.52
<p>The large eastern extent of the Candidate Site (Bryncethin Claypits) has been considered as a prospective allocation for an events field - and as such the recreational / tourism element of this proposal is recognised for this purpose in the LDP (see reference to 701.B1 page 135), but outside the settlement boundary of the LDP. The most westerly part of this candidate site is considered in the context of the settlement of Bryncethin being identified as a settlement for strategic growth in the LDP Preferred Strategy, where amendments to the settlement boundary are considered more flexibly to accommodate growth. This western part of the site comprises Bryncethin Depot (an underutilised employment site) and immediately north a former rugby field and ancillary facilities (partly brownfield). The settlement boundary currently excludes the former rugby ground. Bryncethin depot was considered as part of the Employment Land Review, which concluded that it be released for other uses. Other LDP background evidence through Retail Assessment and SA considerations also makes the case for qualitative need for local retailing serving the western point of the Valleys Gateway.</p> <p>This western part of the candidate site is therefore proposed in the LDP as a flexible mixed-use scheme accommodating an element of housing retail and employment. Access arrangements are suitable to accommodate the development and detailed ground conditions and biodiversity issues that may require mitigation on the former rugby ground (which has regenerated) are being resolved by ongoing feasibility Study Commissioned from Capita) and a related planning brief. The LDP proposes to include the former rugby field within the settlement boundary which is also considered as part of the Settlement Boundary Review.</p>			

**Stage 2**

**Settlement Boundary Review**

<b>Representer No</b>	857.B43	<b>Location</b>	Ogmore Comprehensive School
<b>Proposed Use</b>	Residential and/or Education		
<b>Stage 2 Conclusion</b>	<b>Area (Ha)</b>		7.98
<p>The candidate site is located within the settlement of Bryncethin, defined in the LDP Preferred Strategy as an area for strategic growth. The site comprises the existing Ogmore Comprehensive School which is to be amalgamated with Ynysawdre Comprehensive at a new campus on the Ynysawdre site at Sarn, and this has recently had planning consent as part of the Schools Modernisation Programme. The existing school buildings are to be occupied by the relocated Special School at Bridgend together with educational back-office support staff and other Council office functions. As a substantially smaller pupil number school than currently exists, only part of the ancillary recreation facilities are required. The remaining land on the 'lower' plateau of the site is therefore surplus to requirements and presents an opportunity for enabling residential development with related recreation and small-scale retail to serve the site and will be the subject of a development brief. Satisfactory access can be achieved off the A4065 and no biodiversity constraints are anticipated as constraints.</p> <p>The LDP has allocated the site as a mixed-use development site to reflect the various uses proposed, but excludes the small greenfield area to the north-east of the site which subject to the settlement boundary review is considered to relate better to the surrounding countryside, and would not represent a logical extension.</p>			

**Stage 2**

**Settlement Boundary Review**

# Candidate Sites Stage 2: Conclusion

<b>Representor No</b>	859.B26	<b>Location</b>	Bryncethin
<b>Proposed Use</b>	Potential site for permanent showground		
<b>Stage 2 Conclusion</b>	<b>Area (Ha)</b>		7.51
<p>This site will be promoted for tourism in the LDP. However, any proposal for the site will be assessed in the context of the relevant policy based criteria in the LDP to ensure that any development associated with this use is acceptable in this countryside location.</p> <p>On the basis that this candidate site would be used infrequently and use temporary structures, its use as an 'events' field is acceptable. The topography of the site which is a 'bowl' lends itself to outdoor events and activities. A feasibility study commissioned by the tourism unit investigated a number of sites, the results of which identified this site as the preferred option. Relevant criteria based LDP policies would ensure that such 'temporary' development would not harm the environment and character of this countryside location. An highway issues could be resolved by the use of temporary traffic orders.</p>			
<b>Stage 2</b>	<input checked="" type="checkbox"/>		
<b>Settlement Boundary Review</b>	<input type="checkbox"/>		

# Candidate Sites Stage 2: Conclusion

## Brynmenyn

<b>Representor No</b>	5.B1	<b>Location</b>	Land between Tondu & Brynmenyn Bridgend
<b>Proposed Use</b>	Residential		
<b>Stage 2 Conclusion</b>	<b>Area (Ha)</b>		12.13
<p>This candidate site represents a large-scale expansion of Brynmenyn. Although Brynmenyn is defined as a settlement for strategic growth in the LDP Preferred Strategy, where amendments to the settlement boundary are considered more flexibly to accommodate growth this site has the potential to accommodate in excess of 400 new dwellings and its development would have the potential to undermine the regeneration-led strategy, particularly the delivery of key regeneration sites within the urban area. In the context of the Strategy and particularly the level of growth requirement the site would represent an inappropriate expansion of the urban area into an area of countryside and will not be allocated for residential development in the LDP.</p> <p>In terms of specific constraints a substantial part of the site is subject to flooding issues local highway access constraints and affected by a nationally significant Historic Park and Garden, which should be protected from development that would adversely impact upon it.</p>			

Stage 2



Settlement Boundary Review



<b>Representor No</b>	618.B1	<b>Location</b>	Land at Abergarw Farm, Brynmenyn, Bridgend
<b>Proposed Use</b>	Residential		
<b>Stage 2 Conclusion</b>	<b>Area (Ha)</b>		1.68
<p>This candidate site represents a relatively modest greenfield expansion of the urban area within Abergarw which is identified as a settlement for Strategic Growth in the LDP Preferred Strategy where amendments to the settlement boundary are considered more flexibly to accommodate growth. Its development for residential purposes would support the Regeneration-Led Strategy in terms of contributing to the required level of housing growth without prejudicing the delivery of key sites within the existing urban area.</p> <p>Despite its greenfield character there are unlikely to be biodiversity constraints and the site can be adequately accessed from the local highway network.</p>			

Stage 2



Settlement Boundary Review



# Candidate Sites Stage 2: Conclusion

## Caerau

<b>Representor No</b>	857.B42	<b>Location</b>	Blaencaerau Junior School
<b>Proposed Use</b>	Residential and Community		
<b>Stage 2 Conclusion</b>			<b>Area (Ha)</b> 0.55
<p>This is a brownfield site within the existing urban area and will be allocated for residential development in the LDP..</p>			
<b>Stage 2</b> <input checked="" type="checkbox"/>		<b>Settlement Boundary Review</b> <input type="checkbox"/>	

<b>Representor No</b>	857.B52	<b>Location</b>	George Street, North Street and Blaencaerau Estate
<b>Proposed Use</b>	Residential		
<b>Stage 2 Conclusion</b>			<b>Area (Ha)</b> 5.29
<p>A large section of this site has planning consent for a market garden and will be safeguarded for this use in the LDP. Most of the remainder of the site is located within the urban area of Caerau and could come forward as a windfall residential development site provided it was acceptable in the context of the relevant criteria based policies in the LDP. The settlement boundary is appropriately drawn in the LDP to exclude a small part of the site immediately south of the A4063 which is unsuitable for development due to topographical issues.? (check)</p>			
<b>Stage 2</b> <input checked="" type="checkbox"/>		<b>Settlement Boundary Review</b> <input type="checkbox"/>	

# Candidate Sites Stage 2: Conclusion

<b>Representor No</b>	857.B54	<b>Location</b>	Blaenllynfi Infants School
<b>Proposed Use</b>	Residential and Community		
<b>Stage 2 Conclusion</b>	<b>Area (Ha)</b>		0.48
<p>This site benefits from planning consent for a community facility and will be allocated for this use in the LDP.</p>			
<b>Stage 2</b>	<input checked="" type="checkbox"/>		
<b>Settlement Boundary Review</b>	<input type="checkbox"/>		

# Candidate Sites Stage 2: Conclusion

## Cefn Cribwr

<b>Representor No</b>	857.B45	<b>Location</b>	Land at western end of Cefn Cribwr
<b>Proposed Use</b>	Residential		
<b>Stage 2 Conclusion</b>	<b>Area (Ha)</b>		0.42
<p>This is a brownfield site within the existing urban area. However, part of which comprises a covered reservoir, and as such has issues surrounding drainage and possible contamination issues.</p> <p>In light of the above, the site will not be allocated for residential development in the LDP but could come forward as a windfall site for residential development provided the proposal is acceptable in the context of the criteria based policies of the LDP.</p>			

**Stage 2**



**Settlement Boundary Review**



# Candidate Sites Stage 2: Conclusion

## Evanstown

<b>Representor No</b>	802.B4	<b>Location</b>	Coronation Works, Evanstown
<b>Proposed Use</b>	Regeneration Site		
<b>Stage 2 Conclusion</b>	<b>Area (Ha)</b>		0.21
<p>This candidate site is a brownfield site within the existing urban area. This site has remained unoccupied in its current form for at least the past 5 years. It has not been identified as a site which the Council is looking to assist in bringing forward for employment purposes and is not in public ownership. It is, however, in one of most economically deprived areas of the County Borough. Given its distance from other employment markets, locally based employment development should be considered. However it is considered that its release for other uses could facilitate employment generation on a wider area of land, subject to an alteration of the settlement boundary of Evanstown. In this respect the site is allocated for mixed use part of the site being retained for employment use whilst allowing an element of residential development to assist in stimulating investment for employment purposes.</p> <p>The site is allocated for this purpose in the LDP.</p>			

**Stage 2**



**Settlement Boundary Review**



# Candidate Sites Stage 2: Conclusion

## Llangeinor

<b>Representor No</b>	857.B14	<b>Location</b>	Llangeinor Pool and Recreation Ground
<b>Proposed Use</b>	Residential, recreation and/or employment (change settlement boundary)		
<b>Stage 2 Conclusion</b>	<b>Area (Ha)</b>		4.03
<p>This candidate site is located outside the existing settlement of Llangeinor. Llangeinor is not identified as a Strategic area for growth with development located within existing settlements. This site is therefore inappropriate for large-scale residential development, and has not been allocated for this purpose in the LDP. In terms of employment, the Employment Land Review identifies more than sufficient land for employment purposes and does not consider this site appropriate for that purpose.</p> <p>Notwithstanding the above, a substantial part of the site comprising the existing recreational area is surrounded on three sides by the urban area of the existing settlement, and as such its inclusion within the settlement boundary as part of the settlement boundary review is seen as being rational, as the area provides community uses that serve the local community. The settlement boundary has therefore been drawn accordingly and existing recreational and community uses will be protected by other criteria based policies in the LDP. Enhanced community and recreation facilities at this location are recognised by specific policies in the LDP.</p> <p>The southern part of the site more appropriately forms part of the countryside and has not been included in the settlement boundary. Other site constraints relate to floodplain and biodiversity especially at the southern part of the site which comprises woodland.</p>			

Stage 2

Settlement Boundary Review

<b>Representor No</b>	857.B58	<b>Location</b>	Land at Llangeinor
<b>Proposed Use</b>	Residential		
<b>Stage 2 Conclusion</b>	<b>Area (Ha)</b>		1.58
<p>This candidate site is located within the existing settlement of Llangeinor as defined in the UDP. This has been amended slightly in the LDP as a result of the Settlement Boundary Review so that it reflects definable boundaries.</p> <p>There are no major infrastructural constraints however because of access and ownership issues affecting deliverability it has not been specifically allocated for residential development in the LDP.</p> <p>If these constraints can be overcome, it could come forward as a potential windfall site.</p>			

Stage 2

Settlement Boundary Review

# Candidate Sites Stage 2: Conclusion

## Maesteg

<b>Representor No</b>	184.B1	<b>Location</b>	Land at and adjoining Forge Industrial Estate, Maesteg
<b>Proposed Use</b>	Residential		
<b>Stage 2 Conclusion</b>	<b>Area (Ha)</b>		0.54
<p>The candidate site is located within the urban area of Maesteg, however deliverability of the Preferred Strategy is a key element of the LDP, and the Council need to be confident that any allocated site had a realistic prospect of being implemented within the LDP period to 2021. In the first instance it is necessary to ascertain, where possible, the willingness of the land owner(s) to release a site for development for a specific purpose. The Council has no evidence to suggest that all the landowners other than the proposer of this site is willing to release it for the proposed use and it cannot therefore be considered as deliverable within the LDP period.</p> <p>In addition, part of the site in the ownership of the proposer is located within Forge Industrial Estate which is an existing employment allocation and the Employment Land Review 2010 recommends that it is retained for this purpose in the LDP.</p> <p>Part of the site also has considerable constraints in the form of mining/drainage infrastructure, which is likely to make delivery of the site unviable. This site will therefore not be allocated in the LDP for residential purposes.</p>			

Stage 2

Settlement Boundary Review

<b>Representor No</b>	749.B2	<b>Location</b>	Rear of Bangor Terrace
<b>Proposed Use</b>	Residential		
<b>Stage 2 Conclusion</b>	<b>Area (Ha)</b>		0.76
<p>In accordance with Technical Advice Note (TAN) 15 – Development and Flood Risk (July 2004), sites promoted for ‘highly vulnerable uses’ (including housing) which are located in areas of high flood risk will be discounted from any further consideration. Notwithstanding this, the site does form part of a larger site identified as having potential for a mixed-use scheme comprising recreation and residential use. In this respect this part of the site could be suitable for recreational purposes.</p>			

Stage 2

Settlement Boundary Review

# Candidate Sites Stage 2: Conclusion

<b>Representor No</b>	749.B3	<b>Location</b>	Maesteg Washery
<b>Proposed Use</b>	Residential		
<b>Stage 2 Conclusion</b>	<b>Area (Ha)</b>		13.79
<p>Maesteg Washery and reclaimed land associated with the new comprehensive school in Maesteg has been identified as an integral part of a Strategic Regeneration Growth Area in the Llynfi Valley – as identified in the LDP Preferred Strategy. The Preferred Strategy identifies Maesteg as a settlement that can contribute to Strategic Growth where existing settlement boundaries can be considered more flexibly.</p> <p>The extent of the candidate site however goes beyond what is defined in the LDP as a rational boundary for this part of any future urban area and part of the site would represent an inappropriate expansion of development into the countryside that could undermine the delivery of key regeneration sites within the settlement. The boundary of the urban area has therefore been drawn to include a substantial element of this site and is proposed in the LDP as a mixed-use site for future residential and recreational uses to compliment the new comprehensive school.</p>			

**Stage 2**

**Settlement Boundary Review**

<b>Representor No</b>	757.B1	<b>Location</b>	Land South of Wood St. Park St. & Princess St. Maesteg
<b>Proposed Use</b>	residential		
<b>Stage 2 Conclusion</b>	<b>Area (Ha)</b>		1.91
<p>The candidate site is located within the settlement of Maesteg, however deliverability of the Preferred Strategy is a key element of the LDP, and the Council need to be confident that any allocated site had a realistic prospect of being implemented within the LDP period to 2021. In the first instance it is necessary to ascertain, where possible, the willingness of the land owner(s) to assemble this site for development given that it is in a number of ownerships.</p> <p>Also, the Transportation department have raised issues with regards access to the site. At best they suggest that they would support a maximum of 5 dwellings which is not enough to warrant an allocation; and this is based on the premise that no material would be moved from the site which, given the gradient of the land would be a likely scenario. Furthermore the site is constrained by an easement for a gas pipeline and part of the site is identified for recreation - as identified by the Recreation Space Audit 2010.</p> <p>Biodiversity issues may also arise as the site is substantially regenerated.</p> <p>In light of the above, the site does not meet the necessary criteria for an allocation within the LDP. Notwithstanding this however, the site is within the urban area and as such could come forward as a windfall site provided it was acceptable in the context of the relevant LDP Policies</p>			

**Stage 2**

**Settlement Boundary Review**

# Candidate Sites Stage 2: Conclusion

<b>Representor No</b>	780.B2	<b>Location</b>	Land at Maesteg Road, Cwmfelin, Maesteg
<b>Proposed Use</b>	Residential development		
<b>Stage 2 Conclusion</b>			<b>Area (Ha)</b> 0.56
<p>This candidate site represents an underutilized greenfield site within the existing urban area. The site is deliverable, accessible and the only issue which will have to be given specific regard is its proximity to the adjacent SLA. It is unlikely to have any significant biodiversity issues. It is considered that a residential development at this location would conform with the LDP strategy in providing additional housing which meets the needs of the County Borough in a sustainable location.</p>			

**Stage 2**

**Settlement Boundary Review**

<b>Representor No</b>	783.B1	<b>Location</b>	Cae Gymrig, Maesteg
<b>Proposed Use</b>	Housing and Recreation		
<b>Stage 2 Conclusion</b>			<b>Area (Ha)</b> 0.49
<p>This candidate site is located outside the existing settlement boundary of Maesteg. The LDP Preferred Strategy defines Maesteg as a settlement that can accommodate Strategic Growth where existing settlement boundaries can be considered more flexibly. As a relatively modest extension of the settlement boundary development here would not undermine the Strategy. The information supporting the site proposes only 6 to 8 houses, which is less than what is considered appropriate for an allocation on a substantial part of the site is proposed for recreation purposes to serve the surrounding community. The 2010 Children's Play Space Audit defines a particular deficiency in this area. Although the proposal does not merit a specific allocation it is proposed to include the site within the settlement and this is considered as part of the Settlement Boundary Review. The site could come forward as a small/windfall site providing it satisfies all the criteria based policies in the LDP and does not adversely affect the line of the proposed cycle/community route for the Llynfi Valley which is located in close proximity.</p>			

**Stage 2**

**Settlement Boundary Review**

# Candidate Sites Stage 2: Conclusion

<b>Representor No</b>	813.B1	<b>Location</b>	Land between Y Ysfa and Y Parc, Maesteg
<b>Proposed Use</b>	Housing / Public Amenity Space		
<b>Stage 2 Conclusion</b>	<b>Area (Ha)</b>		6.88
<p>This candidate site is a brownfield (but partly regenerated) site within the existing urban area. The site is deliverable, accessible and it is considered that a residential development at this location would conform with the LDP strategy in providing additional housing which meets the needs of the County Borough in a sustainable location.</p> <p>However, the highways issues constrain the development of the site to an area capable of accommodating only 20 units and therefore the allocation will reflect this. Notwithstanding the above, should these issues be resolved within the plan period, part of the site could potentially come forward as a further windfall site providing it was satisfactory in the context of the relevant LDP criteria based policies. A substantial part of the site however would need to be retained as open space recreational purposes, protected by criteria based policies in the Plan.</p>			

**Stage 2**

**Settlement Boundary Review**

<b>Representor No</b>	816.B1	<b>Location</b>	Land off Heol Neuadd Domos, Cwmfelin
<b>Proposed Use</b>	Housing		
<b>Stage 2 Conclusion</b>	<b>Area (Ha)</b>		0.48
<p>This candidate site is located within the existing settlement of Cwmfelin, however in accordance with Technical Advice Note (TAN) 15 – Development and Flood Risk (July 2004), sites promoted for ‘highly vulnerable uses’ (including housing) which are located in areas of high flood risk will be discounted from any further consideration.</p>			

**Stage 2**

**Settlement Boundary Review**

# Candidate Sites Stage 2: Conclusion

<b>Representor No</b>	819.B1	<b>Location</b>	As per plan - Christopher Road, Maesteg
<b>Proposed Use</b>	Residential		
<b>Stage 2 Conclusion</b>	<b>Area (Ha)</b>		0.92
<p>This candidate site is located outside the existing settlement boundary of Maesteg. The LDP Strategy identifies Maesteg as a settlement that can accommodate growth, and where settlement boundaries can be considered more flexibly. Elements of this candidate site are already located within the settlement. However to extend the settlement boundary and allocate this site for residential development in the manner proposed would be irrational at this location and adversely impact on the implementation and character of a proposed cycle/community route to serve the Llynfi Valley. As such this site is not allocated for residential development in the LDP.</p>			

**Stage 2**

**Settlement Boundary Review**

<b>Representor No</b>	821.B1	<b>Location</b>	As per plan - Christopher Road, Maesteg
<b>Proposed Use</b>	Residential		
<b>Stage 2 Conclusion</b>	<b>Area (Ha)</b>		0.92
<p>This candidate site is located outside the existing settlement boundary of Maesteg. The LDP Strategy identifies Maesteg as a settlement that can accommodate growth, and where settlement boundaries can be considered more flexibly. Elements of this candidate site are already located within the settlement. However to extend the settlement boundary and allocate this site for residential development in the manner proposed would be irrational at this location and adversely impact on the implementation and character of a proposed cycle/community route to serve the Llynfi Valley. As such this site is not allocated for residential development in the LDP.</p>			

**Stage 2**

**Settlement Boundary Review**

# Candidate Sites Stage 2: Conclusion

<b>Representor No</b>	85.B1	<b>Location</b>	Brithdir, Crown Road, Maesteg
<b>Proposed Use</b>	Residential		
<b>Stage 2 Conclusion</b>	<b>Area (Ha)</b>		6.86
<p>Maesteg Washery and reclaimed land associated with the new comprehensive school in Maesteg has been identified as an integral part of a Strategic Regeneration Growth Area in the Llynfi Valley – as identified in the LDP Preferred Strategy. The Preferred Strategy identifies Maesteg as a settlement that can contribute to Strategic Growth where existing settlement boundaries can be considered more flexibly.</p> <p>The extent of the candidate site however goes beyond what is defined in the LDP as a rational boundary for this part of any future urban area and part of the site would represent an inappropriate expansion of development into the countryside that could undermine the delivery of key regeneration sites within the settlement. The boundary of the urban area has therefore been drawn to include a substantial element of this site and is proposed in the LDP as a mixed-use site for future residential and recreational uses to compliment the new comprehensive school</p>			

**Stage 2**

**Settlement Boundary Review**

<b>Representor No</b>	857.B29	<b>Location</b>	Land at Salisbury Road (Rear of Sports Centre)
<b>Proposed Use</b>	Residential and Recreation		
<b>Stage 2 Conclusion</b>	<b>Area (Ha)</b>		0.67
<p>This candidate site is located within the existing urban area of Maesteg and will not be allocated due to accessibility constraints. The highways department suggested that the site was only capable of accommodating no more than four dwellings which is not sufficient to warrant an allocation in the LDP. Notwithstanding this, the site is located in the urban area and could come forward as a windfall site for residential development provided it is acceptable in the context of the relevant criteria based policies in the LDP.</p>			

**Stage 2**

**Settlement Boundary Review**

# Candidate Sites Stage 2: Conclusion

<b>Representor No</b>	857.B30	<b>Location</b>	Y Parc, Maesteg
<b>Proposed Use</b>	Residential and Recreation		
<b>Stage 2 Conclusion</b>	<b>Area (Ha)</b>		3.71
<p>This candidate site is a brownfield (but partly regenerated) site within the existing urban area. The site is deliverable, accessible and it is considered that a residential development at this location would conform with the LDP strategy in providing additional housing which meets the needs of the County Borough in a sustainable location.</p> <p>However, the highways issues constrain the development of the site to an area capable of accommodating only 20 units and therefore an allocation adjacent to this specific area will reflect this. Notwithstanding the above, should these issue be resolved within the plan period, the site could potentially come forward as a windfall site providing it was satisfactory in the context of the relevant LDP criteria based polices and retains part of the site for recreation purposes which would be protected by recreation policies in the Plan.</p>			

**Stage 2**

**Settlement Boundary Review**

<b>Representor No</b>	857.B31	<b>Location</b>	Rear of Ivor Street
<b>Proposed Use</b>	Residential and Recreation		
<b>Stage 2 Conclusion</b>	<b>Area (Ha)</b>		0.47
<p>This candidate site is an underutilised / brownfield site within the existing urban area. However, the site cannot be allocated as it is not suitable accessible. Notwithstanding this, the site is located within the urban area and, under the circumstances that the accessibility issues could be resolved, the site could come forward as a windfall residential development provided it was acceptable in the context of the relevant criteria based policies of the LDP and part of the site was retained and enhanced by recreation policies in the Plan.</p>			

**Stage 2**

**Settlement Boundary Review**

# Candidate Sites Stage 2: Conclusion

<b>Representor No</b>	857.B32	<b>Location</b>	Playing Field at Oakwood Estate, Maesteg
<b>Proposed Use</b>	Recreation and Residential		
<b>Stage 2 Conclusion</b>			<b>Area (Ha)</b> 1.03
<p>This candidate site is located within the existing urban area of Maesteg however In accordance with Technical Advice Note (TAN) 15 - Development and Flood Risk (July 2004), sites promoted for 'highly vulnerable uses' (including housing) which are located in areas of high flood risk will be discounted from any further consideration. The site could however be enhanced for less vulnerable recreational or other uses, which could compliment the adjacent key regeneration site at the former Ewenny Road Industrial Estate, as part of the delivery of the Llynfi Valley SRGA. No specific allocation however is made in the Plan.</p>			

Stage 2

Settlement Boundary Review

<b>Representor No</b>	857.B47	<b>Location</b>	Coegant Road, Maesteg
<b>Proposed Use</b>	Residential		
<b>Stage 2 Conclusion</b>			<b>Area (Ha)</b> 0.33
<p>This candidate site is located within the existing urban area of Maesteg, however in accordance with Technical Advice Note (TAN) 15 – Development and Flood Risk (July 2004), sites promoted for 'highly vulnerable uses' (including housing) which are located in areas of high flood risk will be discounted from any further consideration.</p>			

Stage 2

Settlement Boundary Review

# Candidate Sites Stage 2: Conclusion

<b>Representor No</b>	857.B51	<b>Location</b>	Land adjoining Maesteg Hospital
<b>Proposed Use</b>	Residential and health (extend settlement boundary)		
<b>Stage 2 Conclusion</b>	<b>Area (Ha)</b>		0.88
<p>The majority of this candidate site is located outside the existing settlement of Maesteg. The LDP Preferred Strategy defines Maesteg as a settlement that can accommodate strategic growth where settlements are considered more flexibly. The allocation of this site is however in close proximity to the hospital, which is identified as a building of local architectural significance and as a gateway to the urban area from its main road approach along Neath Road. The site is therefore not appropriate for allocation in the LDP. A small part of the site has been recommended through the Settlement Boundary Review for inclusion within the settlement.</p>			

**Stage 2**

**Settlement Boundary Review**

<b>Representor No</b>	857.B60	<b>Location</b>	Land adjoining Heol Ty Gwyn Industrial Estate
<b>Proposed Use</b>	B2 and Employment		
<b>Stage 2 Conclusion</b>	<b>Area (Ha)</b>		3.6
<p>This candidate site is currently outside of the settlement boundary of Maesteg and is considered in the context of the Employment Land Review. The area of land could become a useful extension to the existing, popular Heol Ty Gwyn Industrial Estate and complement the nearby Civic Amenity site. Located in the Llynfi Valley, where there is a need for new employment land which can be developed in the short term, this area of land could boost the supply significantly if developed in a way which was attractive to local markets, and sensitive to its rural surroundings and taking account of any biodiversity issues that would need to be properly mitigated.</p>			

**Stage 2**

**Settlement Boundary Review**

# Candidate Sites Stage 2: Conclusion

<b>Representor No</b>	868.B1	<b>Location</b>	Closed Branch Line at Maesteg
<b>Proposed Use</b>	Possible development sites for housing		
<b>Stage 2 Conclusion</b>	<b>Area (Ha)</b>		2.16
<p>This candidate site straddles the settlements of Maesteg and Caerau which have been identified as settlements associated with strategic growth and where settlement boundaries are considered more flexibly.</p> <p>The site is partially located within areas of flood risk and the transportation department has raised issues with regards accessibility and the loss of the site from its existing use. In addition there has been no evidence submitted to support the deliverability of the site and there are potential issues with regards contamination.</p> <p>Notwithstanding the above, the settlement boundary review has resulted in the entire site now being located within the urban area and forming part of a larger regeneration area and therefore, if all of the above mentioned issues were resolved the site could be developed as part of this proposal, specifically for housing and/or recreation provided it was acceptable in the context of criteria based policies in the Plan.</p>			
<b>Stage 2</b>	<input checked="" type="checkbox"/>	<b>Settlement Boundary Review</b>	<input type="checkbox"/>

# Candidate Sites Stage 2: Conclusion

## Nantylfyllon

<b>Representor No</b>	857.B39	<b>Location</b>	Hearts of Oak Cottages, Nantylfyllon
<b>Proposed Use</b>	Residential and recreation		
<b>Stage 2 Conclusion</b>	<b>Area (Ha)</b>		0.47
<p>This candidate site is located within the existing settlement of Nantylfyllon however in accordance with Technical Advice Note (TAN) 15 Development and Flood Risk (July 2004), sites promoted for 'highly vulnerable uses' (including housing) which are located in areas of high flood risk will be discounted from any further consideration.</p> <p>Outdoor recreation proposals however may be acceptable on the site, although this does not warrant an allocation for this purpose on the grounds of deliverability.</p>			

Stage 2

Settlement Boundary Review

<b>Representor No</b>	857.B4	<b>Location</b>	Coegnant
<b>Proposed Use</b>	Residential/Employment and Recreation		
<b>Stage 2 Conclusion</b>	<b>Area (Ha)</b>		8.5
<p>This candidate site, at the top of the Llynfi Valley is located within the existing settlement of Caerau / Nantylfyllon. It is considered too far from the M4 to attract market-led development for employment purposes alone, as proposed in the current UDP. However, given its public ownership (BCBC) and location in one of the most economically deprived areas of the County Borough, also potentially benefitting from funding from the Western Valleys SRA and identified as part of the Llynfi Valley SRGA by the LDP Preferred Strategy a mixed-use development is considered appropriate. It is vital however that an element of employment development (albeit smaller than what is currently allocated) is retained in any future proposals. A mix of uses on the site could facilitate new employment development within the wider area. It is considered that the appropriate Masterplanning of this site (and an adjacent site to the south) could identify approximately 2 hectares of employment land, housing and scope for recreation/leisure facilities that would compliment the Regeneration-Led initiatives for the area and opportunities (such as cross-subsidy in the form of other uses) which will make development viable here.</p> <p>In light of the above, this site will be allocated as a mixed use scheme including employment, residential, education and recreation / leisure uses in the LDP.</p>			

Stage 2

Settlement Boundary Review

# Candidate Sites Stage 2: Conclusion

<b>Representor No</b>	857.B49	<b>Location</b>	Nantyyffyllon RFC
<b>Proposed Use</b>	Residential		
<b>Stage 2 Conclusion</b>			<b>Area (Ha)</b> 1.72
<p>This candidate site is currently a playing field and it is considered that it should be protected for this use given that the proposer has made no definitive plans for relocation elsewhere. In addition there is no evidence to support the deliverability of this site.</p> <p>Notwithstanding the above, the site is located in the urban area and could be developed as a windfall site (in whole or part) for residential development provided it satisfies the relevant criteria based policies of the LDP, and does not result in a deficiency in outdoor recreation space in Nantyyffyllon or the wider Llynfi Valley Area.</p>			

**Stage 2**

**Settlement Boundary Review**

<b>Representor No</b>	857.B56	<b>Location</b>	Spelter, Nantyyffyllon
<b>Proposed Use</b>	Residential and/or Employment		
<b>Stage 2 Conclusion</b>			<b>Area (Ha)</b> 1.23
<p>This candidate site is currently substantially used as an allotment garden as recognised in the Allotment Audit 2009 and it is considered that it should be protected for this use in the LDP. Additionally, the employment land review concluded that this site was not suitable for employment purposes and a large proportion of the site is located within a C2 flood zone making it unsuitable for highly vulnerable residential development.</p> <p>The site is therefore not proposed for residential or employment use in the LDP.</p>			

**Stage 2**

**Settlement Boundary Review**

# Candidate Sites Stage 2: Conclusion

## North Cornelly

<b>Representor No</b>	857.B53	<b>Location</b>	Land at Gibbons Way, North Cornelly
<b>Proposed Use</b>	Residential		
<b>Stage 2 Conclusion</b>	<b>Area (Ha)</b>		1.42
<p>This candidate site is brownfield in character, and located within the urban area of North Cornelly and is recognised for its potential to provide range of uses. It has an existing consent for a community building, it is considered as suitable for a health facility and residential development with no constraints to development. It is therefore considered that it should be included within the LDP as a mixed use scheme incorporating all of the above proposed uses and sustainably located, for the benefit of North Cornelly.</p>			

**Stage 2**



**Settlement Boundary Review**



# Candidate Sites Stage 2: Conclusion

## Ogmore Vale

<b>Representor No</b>	185.B2	<b>Location</b>	Land West of Cardiff Street, Hill Street and Cuthbert Street, Ogmore
<b>Proposed Use</b>	Residential		
<b>Stage 2 Conclusion</b>			<b>Area (Ha)</b> 0.33
<p>This candidate site is located outside of the settlement of Ogmore Vale which is not identified as a settlement for strategic growth with development focussed within the existing settlement but where minor amendments to the settlement boundary are allowed. In its entirety the inclusion of the site would not represent a rational boundary at this location, because of topographical constraints. However part of the site is included within the LDP settlement boundary for Ogmore Vale as part of the settlement boundary review. This is not large enough for an allocation however could come forward as a small scale windfall provided it satisfies the relevant criteria based policies of the LDP.</p>			

Stage 2



Settlement Boundary Review



<b>Representor No</b>	48.B5	<b>Location</b>	Adjacent A4061 - Cemetery Road, Ogmore Vale
<b>Proposed Use</b>	None - Maintain allotment & pony grazing area.		
<b>Stage 2 Conclusion</b>			<b>Area (Ha)</b> 0.35
<p>This site was submitted stating that it was an existing allotment. Upon further investigation it was concluded that this is not the case. As a result of the settlement boundary review, the site has now been included within the urban area of Ogmore Vale where applications for a proposed use will be determined against the criteria-based policies of the plan and other relevant material considerations.</p>			

Stage 2



Settlement Boundary Review



# Candidate Sites Stage 2: Conclusion

<b>Representor No</b>	732.B1	<b>Location</b>	Bryn Road, Ogmere Vale
<b>Proposed Use</b>	Residential		
<b>Stage 2 Conclusion</b>	<b>Area (Ha)</b>		0.81
<p>This candidate site is located outside of the settlement boundary of Ogmere Vale which is not identified for strategic growth with development focussed within the existing settlement, but where minor amendments to the settlement boundary are allowed. However this proposal would unacceptably impinge upon the landscape which is designated as a Special Landscape Area in a highly visible location. Topographical issues relating to the steepness of the slope, forming as it does part of the mountainside would mean that development here would be highly obtrusive requiring substantial engineering works in the form of retaining walls.</p> <p>The LDP does not therefore allocate the site for residential development or include the site within the settlement boundary as considered through the Settlement Boundary Review Process.</p>			

**Stage 2**

**Settlement Boundary Review**

<b>Representor No</b>	738.B1	<b>Location</b>	Land adjacent to Wyndham Street, Ogmere Vale
<b>Proposed Use</b>	Residential		
<b>Stage 2 Conclusion</b>	<b>Area (Ha)</b>		1.16
<p>This candidate site is located outside of the settlement boundary of Ogmere Vale which is not identified for strategic growth with development focussed within the existing settlement, but where minor amendments to the settlement boundary are allowed. However this proposal would unacceptably impinge upon the landscape which is designated as a Special Landscape Area in a highly visible location.</p> <p>Although there are no topographical issues, development would also unacceptable contribute to the coalescence of the settlements of Ogmere Valley and Nantymoel as identified in the Greed Wedge Review.</p>			

**Stage 2**

**Settlement Boundary Review**

# Candidate Sites Stage 2: Conclusion

<b>Representor No</b>	739.B1	<b>Location</b>	Rear of Hendre Avenue, Wyndham, Ogmore Vale
<b>Proposed Use</b>	Residential		
<b>Stage 2 Conclusion</b>	<b>Area (Ha)</b>		0.46
<p>This candidate site is located outside of the settlement boundary of Ogmore Vale which is not identified for strategic growth with development focussed within the existing settlement, but where minor amendments to the settlement boundary are allowed. However this proposal would unacceptably impinge upon the landscape which is designated as a Special Landscape Area in a highly visible location.</p>			
<b>Stage 2</b>	<input checked="" type="checkbox"/>	<b>Settlement Boundary Review</b>	<input type="checkbox"/>

<b>Representor No</b>	782.B1	<b>Location</b>	Land East of Cemetery Road, Ogmore Vale, Bridgend
<b>Proposed Use</b>	Housing		
<b>Stage 2 Conclusion</b>	<b>Area (Ha)</b>		1.7
<p>The majority of the candidate site is located outside the existing settlement of Ogmore Vale which is not identified as a settlement for strategic growth with development focussed within the existing settlement, but where amendments are acceptable. The northern most part of the site comprises an existing redundant garage and this is already located within the settlement and therefore acceptable for redevelopment subject resolving any contamination issues on the site.</p> <p>The remaining area comprises redundant allotments. In its entirety the site would extend the settlement in an irrational manner into the open countryside between Ogmore Vale and Pantyrwel. The site is therefore better considered in the context of the Settlement Boundary Review, and this exercise has drawn what the LDP defines as a logical southerly extent of the settlement to include part of the candidate site and the existing playing field to the east which serves the community of Ogmore Vale, which surrounds it on three sides and therefore appropriately defined as part of the settlement, but which will be protected for this use by relevant criteria based policies in the LDP. That part of the candidate site that is located within the new settlement boundary has not been specifically allocated for residential purposes because of a lack of information relating to access and other constraints relating to the flood plain and contamination that may impact on delivery. However, land unaffected by the floodplain and subject to resolution of issues could come forward as windfall development, subject to satisfying criteria based policies in the Plan.</p>			
<b>Stage 2</b>	<input checked="" type="checkbox"/>	<b>Settlement Boundary Review</b>	<input type="checkbox"/>

# Candidate Sites Stage 2: Conclusion

<b>Representor No</b>	810.B1	<b>Location</b>	Land at Tynewydd Farm, West of North Road
<b>Proposed Use</b>	Residential		
<b>Stage 2 Conclusion</b>	<b>Area (Ha)</b>		0.9
<p>This candidate site is located outside the settlement of Ogmores Vale which is not identified as a settlement for strategic growth with development focussed within the existing with minor amendments to the settlement boundary.</p> <p>The inclusion of the site in the settlement boundary would not detract from the landscape, representing a rational boundary in the context of adjacent development and form. Furthermore there are no topographical issues that would create an obtrusive development and the site would be suitable in principle for residential development. However, issues relating to deliverability, contamination land, former mining area risks and constraints mean that the site is not specifically allocated in the LDP. Should such potential risks be resolved the site could come forward as a windfall site, subject to satisfying criteria based policies in the LDP.</p>			
<b>Stage 2</b> <input checked="" type="checkbox"/>		<b>Settlement Boundary Review</b> <input type="checkbox"/>	

<b>Representor No</b>	810.B2	<b>Location</b>	Land at Tynewydd Farm, West of Moria Terrace, Ogmores Vale
<b>Proposed Use</b>	Residential		
<b>Stage 2 Conclusion</b>	<b>Area (Ha)</b>		1.79
<p>This candidate site is located outside of the settlement boundary of Ogmores Vale which is not identified for strategic growth with development focussed within the existing settlement, but where minor amendments to the settlement boundary are allowed. However this proposal would unacceptably impinge upon the landscape which is designated as a Special Landscape Area in a highly visible location.</p>			
<b>Stage 2</b> <input checked="" type="checkbox"/>		<b>Settlement Boundary Review</b> <input type="checkbox"/>	

# Candidate Sites Stage 2: Conclusion

## Pencoed

<b>Representor No</b>	611.B1	<b>Location</b>	Heol Y Geifr, Pencoed
<b>Proposed Use</b>	Residential		
<b>Stage 2 Conclusion</b>	<b>Area (Ha)</b>		1.67
<p>This candidate site is located within the existing settlement of Pencoed however in accordance with Technical Advice Note (TAN) 15 – Development and Flood Risk (July 2004), sites promoted for 'highly vulnerable uses' (including housing) which are located in areas of high flood risk will be discounted from any further consideration</p>			
<b>Stage 2</b> <input checked="" type="checkbox"/>		<b>Settlement Boundary Review</b> <input type="checkbox"/>	

<b>Representor No</b>	825.B3	<b>Location</b>	Pencoed Technology Park
<b>Proposed Use</b>	Employment		
<b>Stage 2 Conclusion</b>	<b>Area (Ha)</b>		37.4
<p>This site is designated as a Strategic Employment Site in the LDP Preferred Strategy and a Special Employment Site in the UDP and is a key component to the delivery of the LDP Strategy. The site has the benefit of outline planning permission for B1, B2 and B8 uses, although development on the Bridgend side of the site has been consented in detail. There are also proposals to redevelop part of the former Sony site for employment uses.</p> <p>Given the extant planning permission on the site together with ongoing activity by WAG and the private sector to ensure development is brought forward on this site, it is considered important to retain the site in the employment land supply wholly for B1, B2 and B8 uses.</p>			
<b>Stage 2</b> <input checked="" type="checkbox"/>		<b>Settlement Boundary Review</b> <input type="checkbox"/>	

# Candidate Sites Stage 2: Conclusion

<b>Representor No</b>	835.B1	<b>Location</b>	Land at Heol-Y-Geifr, Pencoed
<b>Proposed Use</b>	Residential		
<b>Stage 2 Conclusion</b>	<b>Area (Ha)</b>		1.67
<p>This candidate site is located within the existing settlement of Pencoed, however in accordance with Technical Advice Note (TAN) 15 - Development and Flood Risk (July 2004), sites promoted for 'highly vulnerable uses' (including housing) which are located in areas of high flood risk will be discounted from any further consideration</p>			
<b>Stage 2</b>	<input checked="" type="checkbox"/>		
<b>Settlement Boundary Review</b>	<input type="checkbox"/>		

<b>Representor No</b>	838.B1	<b>Location</b>	Land at Hendre Road, Pencoed
<b>Proposed Use</b>	Residential		
<b>Stage 2 Conclusion</b>	<b>Area (Ha)</b>		0.35
<p>This candidate site is located within the settlement boundary of Pencoed, however development that will generate a net increase in vehicular traffic movement in Pencoed to the west of the railway line will not be permitted. Additional residential units in this location would increase vehicular movement in this area and the site will therefore not be allocated for this purpose in the LDP.</p> <p>Notwithstanding the above although Pencoed is not identified for strategic growth in the LDP Strategy, development is permitted within the settlement and the site is located in the urban area of Pencoed. Should the above issues be resolved, the site could come forward as a windfall site provided it satisfied the relevant criteria based policies of the LDP.</p>			
<b>Stage 2</b>	<input checked="" type="checkbox"/>		
<b>Settlement Boundary Review</b>	<input type="checkbox"/>		

# Candidate Sites Stage 2: Conclusion

<b>Representor No</b>	857.B13	<b>Location</b>	Hendre Road, Pencoed
<b>Proposed Use</b>	Residential, Recreation, Park & Ride, Health		
<b>Stage 2 Conclusion</b>			<b>Area (Ha)</b> 5.27
<p>These candidate sites are located within the settlement boundary of Pencoed, however development that will generate a net increase in vehicular traffic movement in Pencoed to the west of the railway line will not be permitted. Additional residential units in this location would increase vehicular movement in this area and the site will therefore not be allocated for this purpose in the LDP.</p> <p>Notwithstanding the above, the health facility and the park and ride benefit from existing planning consents and the recreation facility already exists with proposals to upgrade it as part of the wider regeneration of Pencoed. These uses are not considered to contribute to planned increased traffic generation and will be reflected as allocations in the LDP.</p> <p>No parts of these sites are allocated for residential development in the LDP.</p>			

**Stage 2**

**Settlement Boundary Review**

<b>Representor No</b>	857.B15	<b>Location</b>	Playing Fields opposite Pencoed Junior School, Penybont Road, Pen
<b>Proposed Use</b>	Education and Recreation		
<b>Stage 2 Conclusion</b>			<b>Area (Ha)</b> 3.62
<p>This candidate site has been identified as a suitable site for the replacement of Pencoed Primary School as part of the school modernisation programme. Initial feasibility and survey work has been undertaken and there are no constraints to the delivery of a new school at this location. The site will therefore be allocated for educational development in the LDP.</p>			

**Stage 2**

**Settlement Boundary Review**

# Candidate Sites Stage 2: Conclusion

<b>Representor No</b>	857.B9	<b>Location</b>	Playing Fields at Llwyn Gwern / Woodland
<b>Proposed Use</b>	Residential and Recreation		
<b>Stage 2 Conclusion</b>	<b>Area (Ha)</b>		8.84
<p>This candidate site is located within the settlement boundary of Pencoed however development that will generate a net increase in vehicular traffic movement in Pencoed to the west of the railway line will not be permitted. Additional residential units in this location would increase vehicular movement in this area and the site will therefore not be allocated for this purpose in the LDP.</p> <p>In addition, this area is an existing area of recreation space and will be safeguarded for this use in the LDP.</p> <p>Notwithstanding the above, although Pencoed is not identified for strategic growth in the LDP Strategy, development is permitted within the settlement and the site is located in the urban area of Pencoed and, should the above issues be resolved, the site could come forward as a windfall site provided it satisfied the relevant criteria based policies of the LDP, including enhancement of recreation provision.</p>			

**Stage 2**

**Settlement Boundary Review**

# Candidate Sites Stage 2: Conclusion

## Penyfai

<b>Representor No</b>	857.B19	<b>Location</b>	Heol Eglwys, Penyfai
<b>Proposed Use</b>	Residential and Recreation		
<b>Stage 2 Conclusion</b>			<b>Area (Ha)</b> 0.73
<p>The candidate site is located within the existing settlement of Penyfai, however the site is an existing area for recreation as identified in the Councils Recreation Space audit 2010 and will continue to be protected for this use to serve the surrounding community of Penyfai and will not be allocated for residential use in the LDP.</p> <p>Notwithstanding this, the site could come forward for windfall residential development if it was considered to be acceptable in the context of the criteria-based policies of the LDP including enhancement of recreational provision.</p>			

Stage 2

Settlement Boundary Review

<b>Representor No</b>	857.B23	<b>Location</b>	Hill Crest, Penyfai
<b>Proposed Use</b>	Residential and Recreational		
<b>Stage 2 Conclusion</b>			<b>Area (Ha)</b> 1.07
<p>This candidate site is located outside the existing settlement boundary of Penyfai as identified in the UDP.</p> <p>The previous allocation for recreational use is not capable of being implemented on the grounds of financial deliverability. The settlement boundary review considered that its inclusion within the settlement is rational, given that it is surrounded on three sides by the existing urban area. A future proposal for recreational provision enabled by residential development could be feasible. Because of issues relating to possible constraints relating to topography on the site and the fact that Penyfai is not identified as a settlement for strategic growth, no specific allocation for residential development has been made in the LDP.</p> <p>Notwithstanding this the site could come forward for windfall residential development, incorporating ancillary recreational provision, provided it satisfies criteria based policies in the LDP.</p>			

Stage 2

Settlement Boundary Review

# Candidate Sites Stage 2: Conclusion

## Pontycymmer

<b>Representor No</b>	726.B1	<b>Location</b>	Cwm Gelli-Wern, Pontycymmer
<b>Proposed Use</b>	Residential		
<b>Stage 2 Conclusion</b>			<b>Area (Ha)</b> 2.04
<p>This candidate site is located outside the existing settlement boundary of Pontycymmer, which is not identified as a settlement for strategic growth, with development focussed within the existing settlement but permitting minor amendments.</p> <p>However this site represents a large-scale extension of the settlement into the countryside, which is of high landscape quality recognised as such by designation as a Special Landscape Area. Development here could undermine the tourism objectives for the Garw Valley which are focussed on 'green' tourism. Furthermore the southern part of the site is an active allotment area which should be retained for this purpose. Other constraints relating to the site are that of nature conservation given the highly vegetated and wooded nature of the landscape.</p> <p>This site will not therefore be allocated in the LDP for residential purposes or included within the settlement boundary, having a character more related to the surrounding countryside than the existing urban area.</p>			

Stage 2

Settlement Boundary Review

<b>Representor No</b>	847.B1	<b>Location</b>	Land rear of Upper Adare Street, Pontycymmer
<b>Proposed Use</b>	Residential		
<b>Stage 2 Conclusion</b>			<b>Area (Ha)</b> 0.75
<p>This candidate site is located outside of the existing settlement boundary of Pontycymmer, which is not identified as a settlement for strategic growth with development focussed within the existing settlement but permitting minor amendments.</p> <p>Notwithstanding this the site would impinge upon the landscape which is designated as a Special Landscape Area and satisfactory access to the site cannot be delivered.</p> <p>The site will not therefore be allocated in the LDP or included within the settlement boundary.</p>			

Stage 2

Settlement Boundary Review

# Candidate Sites Stage 2: Conclusion

## Porthcawl

<b>Representor No</b>	781.B1	<b>Location</b>	The Vineries, New Road, Porthcawl
<b>Proposed Use</b>	Residential development		
<b>Stage 2 Conclusion</b>			<b>Area (Ha)</b> 0.34
<p>This candidate site is located within the settlement of Porthcawl which is identified as an area of Strategic Growth with development within the existing settlement. It is a brownfield site within the urban area which previously benefitted from planning consent for residential development which has since lapsed. Owned by an RSL it has the potential to deliver much needed affordable housing within Porthcawl.</p> <p>Notwithstanding its location within the TAN 15 floodplain, the proposer is currently preparing a planning application and associated FCA / modelling work in consultation with the EA to resolve this specific issue. The site is therefore allocated for residential development in the LDP</p>			

Stage 2

Settlement Boundary Review

<b>Representor No</b>	800.B1	<b>Location</b>	Land at Pwll y Waun Pond, Porthcawl, Bridgend
<b>Proposed Use</b>	Mixed development comprising residential and amenity uses		
<b>Stage 2 Conclusion</b>			<b>Area (Ha)</b> 2.55
<p>This candidate site is located within the settlement of Porthcawl which is identified as an area of Strategic Growth with development within the existing settlement.</p> <p>The UDP currently allocates the site for mixed-use for residential, B1 employment and amenity use associated with the adjacent pond. The employment land review recommends the retention of the employment B1 element, justified on the basis that Porthcawl has a lack of vacant land for this purpose.</p> <p>A substantial part of the site is located within the TAN 15 area of flood risk and the proposer is currently undertaking an FCA which is likely to confirm with the EA that the site is substantially risk free. Notwithstanding this outcome, part of the site is unaffected by flood risk and any residential element could be located here, with less vulnerable B1 on land subject to potential risk of flooding. Retention of natural open space associated with the pond is likely to mitigate any potential biodiversity issues that may be present on the site, including retention of trees.</p> <p>The LDP proposes that the site is allocated for mixed-use as proposed in the UDP (residential/B1 employment/community land) in accordance with the LDP regeneration-led Strategy</p>			

Stage 2

Settlement Boundary Review

# Candidate Sites Stage 2: Conclusion

## Pyle

<b>Representor No</b>	814.B2	<b>Location</b>	Dunraven House, Stormy Down, Pyle. CF33 4AH
<b>Proposed Use</b>	Manufacturing & distribution		
<b>Stage 2 Conclusion</b>	<b>Area (Ha)</b>		3.15
<p>The candidate site proposes an expansion of an existing employment allocation and has been submitted to facilitate the growth of a firm which is constrained by its existing premises. Whilst the site is not in an area of growth identified in the LDP and outside the settlement boundary, it contains a well-established business which employs a significant number of workers and could, given its location on the A48, potentially provide further employment opportunities for both the Porthcawl and Pyle / Kenfig Hill / Cornelly sub areas. However, highways constraints prevents the extension of this site beyond that which is already existing. Therefore, the allocation will reflect the existing use of the site for employment purposes, expanded minimally to the west to reflect the planning unit and curtilage of the site. Significant intensification of the site would be resisted and assessed by relevant criteria based policies of the LDP.</p>			

Stage 2

Settlement Boundary Review

<b>Representor No</b>	814.B3	<b>Location</b>	Dunraven House, Stormy Down, Pyle. CF33 4AH
<b>Proposed Use</b>	Mixed retail (shopping, out of town retail), hotel etc.		
<b>Stage 2 Conclusion</b>	<b>Area (Ha)</b>		3.15
<p>The candidate site is located outside the settlement boundary and represents an inappropriate and unsustainable location for new retail development, not accessible by modes of transport other than the car. Large scale bulky goods are accommodated at more sustainable locations elsewhere within the County Borough. In addition, such uses including a hotel would intensify traffic movements unacceptably on the highly constrained site.</p> <p>The site is therefore to be retained for its existing employment use within the LDP</p>			

Stage 2

Settlement Boundary Review

# Candidate Sites Stage 2: Conclusion

<b>Representor No</b>	825.B5	<b>Location</b>	Ty Draw Farm, Pyle
<b>Proposed Use</b>	Employment		
<b>Stage 2 Conclusion</b>	<b>Area (Ha)</b>		6.14
<p>This 6 hectare greenfield site, owned by the Welsh Assembly Government, is located west of the A4429 within the north west quadrant of junction 37 of the M4 motorway. The site is bounded to the west by residential development and is well screened by a dense tree belt from the A4429. It offers an opportunity to provide much needed high quality employment opportunities within a landscaped environment, close to the deprived community of Marlas, which is a designated Communities First Area. It also provides a strategic employment opportunity to serve the local economy in the western part of the County Borough and is designated as such as part of the LDP Preferred Strategy.</p>			
<b>Stage 2</b>	<input checked="" type="checkbox"/>		<b>Settlement Boundary Review</b>
			<input type="checkbox"/>

<b>Representor No</b>	826.B1	<b>Location</b>	Land at Marlas Farm, Pyle
<b>Proposed Use</b>	Comprehensive residential development of 20 residential uses		
<b>Stage 2 Conclusion</b>	<b>Area (Ha)</b>		1.18
<p>This candidate site is located within the settlement of North Cornelly. Due to highway constraints the Transportation department would only be willing to support no more than 5 dwellings at this location which is not substantial enough to warrant an allocation for residential development in the LDP. Notwithstanding this, the site is located in urban area and could come forward as a windfall site for residential development provided it is acceptable in the context of the relevant criteria based policies in the LDP, including respecting the proximity and setting of Marlas Farm which is a listed building.</p>			
<b>Stage 2</b>	<input checked="" type="checkbox"/>		<b>Settlement Boundary Review</b>
			<input type="checkbox"/>

# Candidate Sites Stage 2: Conclusion

<b>Representor No</b>	827.B1	<b>Location</b>	Land off Heol Mostyn, Village Farm Industrial Estate
<b>Proposed Use</b>	Retail - delete from existing employment allocation Policy E3(20)		
<b>Stage 2 Conclusion</b>			<b>Area (Ha)</b> 0.76
<p>This candidate site forms part of Village Farm Industrial Estate which is recognised as having a strategic role in delivering an employment function not only to the surrounding Pyle/Kenfig/Cornelly sub areas but also to serve Porthcawl which has a large shortfall in available employment land. In this respect it is considered that all available vacant employment land within this industrial estate should be protected for this use and this site will not be allocated for a retail land-use in the LDP.</p>			

**Stage 2**

**Settlement Boundary Review**

<b>Representor No</b>	857.B8	<b>Location</b>	Rear of Laing Street, Village Farm, Pyle
<b>Proposed Use</b>	Recreation, residential and/or employment		
<b>Stage 2 Conclusion</b>			<b>Area (Ha)</b> 1.61
<p>The site includes an element of existing employment land associated within Village Farm Industrial estate and an element of recreation space to the rear. With regards the employment land, it has a strategic role in delivering an employment function not only to the surrounding Pyle/Kenfig/Cornelly sub areas but also to serve Porthcawl which has a large shortfall in available employment land. In this respect it is considered that all available vacant employment land within this industrial estate should be retained for this use.</p> <p>Additionally, the northern part of the site is existing recreation space recognised in the recreation space Audit 2010 and will be protected for this use by policies in the LDP.</p> <p>Notwithstanding this consideration the northern part of the site could come forward as windfall development provided identified access and highway constraints are overcome and existing recreational provisions enhanced by any future scheme.</p> <p>Access to the northern part of the site for residential use via the industrial estate would be acceptable.</p>			

**Stage 2**

**Settlement Boundary Review**

# Candidate Sites Stage 2: Conclusion

## Sarn

<b>Representor No</b>	797.B1	<b>Location</b>	Sarn Park Services
<b>Proposed Use</b>	Mixed use development comprising employment / offices or bulky goods retail use.		
<b>Stage 2 Conclusion</b>	<b>Area (Ha)</b>		6.02
<p>Since the submission of this candidate site, a decision has been made to retain/rationalise the existing MSA thereby make part of that brownfield site available for alternative development. Given its strategic location B1 businesses uses would complement the existing service station and given its strategic location at junction 36 of the M4 would be a potentially viable and attractive prospect to create employment growth in a location that is accessible and capable of serving an area of strategic growth in the Valleys Gateway and the Bridgend Valleys immediately to the north which are particularly constrained in terms of new employment opportunities.</p> <p>In order to make such an opportunity viable the MSA site has been coupled with land immediately to the west, in order to create a business park environment that would be attractive to investors and prestigious businesses that require such a high profile location within the M4 corridor.</p> <p>The extent of the proposal respects the overall integrity of the green wedge at this location and careful landscaping will ensure that the development can be sensitively assimilated into the environment.</p> <p>Bulky goods retail use is not considered to be an appropriate use for such a prime development opportunity and these uses are allocated on alternative sites by the LDP.</p> <p>These combined candidate sites (797.B1/802.B1 and 844.B1) are partly allocated for employment purposes in the LDP</p>			

Stage 2

Settlement Boundary Review

<b>Representor No</b>	802.B1	<b>Location</b>	Sarn Park Services
<b>Proposed Use</b>	Employment		
<b>Stage 2 Conclusion</b>	<b>Area (Ha)</b>		7.02
<p>Since the submission of this candidate site, a decision has been made to retain/rationalise the existing MSA thereby make part of that brownfield site available for alternative development. Given its strategic location B1 businesses uses would complement the existing service station and given its strategic location at junction 36 of the M4 would be a potentially viable and attractive prospect to create employment growth in a location that is accessible and capable of serving an area of strategic growth in the Valleys Gateway and the Bridgend Valleys immediately to the north which are particularly constrained in terms of new employment opportunities.</p> <p>In order to make such an opportunity viable the MSA site has been coupled with land immediately to the west, in order to create a business park environment that would be attractive to investors and prestigious businesses that require such a high profile location within the M4 corridor.</p> <p>The extent of the proposal respects the overall integrity of the green wedge at this location and careful landscaping will ensure that the development can be sensitively assimilated into the environment.</p> <p>Bulky goods retail use is not considered to be an appropriate use for such a prime development opportunity and these uses are allocated on alternative sites by the LDP.</p> <p>These combined candidate sites (797.B1/802.B1 and 844.B1) are partly allocated for employment purposes in the LDP</p>			

Stage 2

Settlement Boundary Review

# Candidate Sites Stage 2: Conclusion

<b>Representor No</b>	844.B1	<b>Location</b>	Part Ty Risha Farm, Cefn Hengoed, Sarn, Bridgend
<b>Proposed Use</b>	Commercial		
<b>Stage 2 Conclusion</b>	<b>Area (Ha)</b>		3.49
<p>Since the submission of this candidate site, a decision has been made to retain/rationalise the existing MSA thereby make part of that brownfield site available for alternative development. Given its strategic location B1 businesses uses would complement the existing service station and given its strategic location at junction 36 of the M4 would be a potentially viable and attractive prospect to create employment growth in a location that is accessible and capable of serving an area of strategic growth in the Valleys Gateway and the Bridgend Valleys immediately to the north which are particularly constrained in terms of new employment opportunities.</p> <p>In order to make such an opportunity viable the MSA site has been coupled with land immediately to the west, in order to create a business park environment that would be attractive to investors and prestigious businesses that require such a high profile location within the M4 corridor.</p> <p>The extent of the proposal respects the overall integrity of the green wedge at this location and careful landscaping will ensure that the development can be sensitively assimilated into the environment.</p> <p>Bulky goods retail use is not considered to be an appropriate use for such a prime development opportunity and these uses are allocated on alternative sites by the LDP.</p> <p>These combined candidate sites (797.B1/802.B1 and 844.B1) are partly allocated for employment purposes in the LDP</p>			

**Stage 2**



**Settlement Boundary Review**



# Candidate Sites Stage 2: Conclusion

## South Cornelly

<b>Representor No</b>	814.B1	<b>Location</b>	Braceys Builders Merchant, South Cornelly
<b>Proposed Use</b>	Residential - Housing.		
<b>Stage 2 Conclusion</b>	<b>Area (Ha)</b>		2.84
<p>This candidate site is located within the settlement of South Cornelly, which is not defined as a settlement for strategic growth in the Preferred Strategy, with development within existing settlement boundaries. The site is defined as an existing employment site in the UDP.</p> <p>Spatial analysis of the location and availability of employment land across the County Borough indicates that the site should be retained for employment purposes, not only to serve the area of South Cornelly / Pyle / North Cornelly and Kenfig Hill but also Porthcawl which has a lack of employment land to serve the local community. This would support the LDP Preferred Strategy and the Wales Spatial Plan approach of designating Porthcawl and Kenfig Hill / Pyle / Cornelly as a 'linked' settlement.</p> <p>This site will therefore be retained and allocated for employment purposes in the LDP.</p>			

**Stage 2**



**Settlement Boundary Review**



# Candidate Sites Stage 2: Conclusion

## Tondu

<b>Representor No</b>	772.B1	<b>Location</b>	Land to west of Maesteg Rd, Tondu, Bridgend
<b>Proposed Use</b>	mixed residential and business uses		
<b>Stage 2 Conclusion</b>	<b>Area (Ha)</b>		19.9
<p>This candidate site is located within the settlement of Tondu which is a settlement located within the Valley's Gateway, defined in the LDP Preferred Strategy as a Strategic Regeneration Growth Area, for mixed-use development. The UDP currently also allocated the site as a mixed-use regeneration area, part of which has already been implemented for residential development, retail development and a waste transfer station, with additional land also with planning consent for further housing and commercial development.</p> <p>This whole area subject to candidate site 802.B3 and also including candidate site 772.B1 is similarly proposed for mixed-use development but with the balance of land-uses changing. The site is sustainably located close to existing amenities and public transport facilities and is therefore allocated accordingly for mixed-use development in the LDP.</p> <p>The site can be adequately accessed and the development will be required to implement a realignment of the A4063 – a traffic statement has been submitted.</p> <p>Biodiversity issues and existing trees on part of the site are considered by an ecological appraisal and arboricultural statement.</p> <p>Ground conditions and any potential contamination issues are considered by a geotechnical report.</p> <p>Employment has also been considered in the context of the Employment Land Review, which supports this more viable and deliverable option for the site.</p> <p>A concept masterplan and planning statement accounts for sensitive elements of the site that are located within the boundaries of the Derllwy Road Conservation Area and enhancement of open space to compliment proximity to the Tondu Ironworks.</p> <p>This forms the basis of the mixed-use allocation proposed in the LDP</p>			
<b>Stage 2</b>	<input checked="" type="checkbox"/>	<b>Settlement Boundary Review</b>	<input type="checkbox"/>

<b>Representor No</b>	802.B3	<b>Location</b>	Land West of Maesteg Rd, Tondu
<b>Proposed Use</b>	Employment in part.		
<b>Stage 2 Conclusion</b>	<b>Area (Ha)</b>		45.32
<p>This candidate site is located within the settlement of Tondu which is a settlement located within the Valley's Gateway, defined in the LDP Preferred Strategy as a Strategic Regeneration Growth Area, for mixed-use development. The UDP currently also allocated the site as a mixed-use regeneration area, part of which has already been implemented for residential development, retail development and a waste transfer station, with additional land also with planning consent for further housing and commercial development.</p> <p>This whole area subject to candidate site 802.B3 and also including candidate site 772.B1 is similarly proposed for mixed-use development but with the balance of land-uses changing. The site is sustainably located close to existing amenities and public transport facilities and is therefore allocated accordingly for mixed-use development in the LDP.</p> <p>The site can be adequately accessed and the development will be required to implement a realignment of the A4063 – a traffic statement has been submitted.</p> <p>Biodiversity issues and existing trees on part of the site are considered by an ecological appraisal and arboricultural statement.</p> <p>Ground conditions and any potential contamination issues are considered by a geotechnical report.</p> <p>Employment has also been considered in the context of the Employment Land Review, which supports this more viable and deliverable option for the site.</p> <p>A concept masterplan and planning statement accounts for sensitive elements of the site that are located within the boundaries of the Derllwy Road Conservation Area and enhancement of open space to compliment proximity to the Tondu Ironworks.</p> <p>This forms the basis of the mixed-use allocation proposed in the LDP</p>			
<b>Stage 2</b>	<input checked="" type="checkbox"/>	<b>Settlement Boundary Review</b>	<input type="checkbox"/>

# Candidate Sites Stage 2: Conclusion

<b>Representor No</b>	857.B18	<b>Location</b>	Land at rear of Tondu Primary School, Park
<b>Proposed Use</b>	Residential and Education		
<b>Stage 2 Conclusion</b>	<b>Area (Ha)</b>		7.66
<p>This candidate site is located outside the settlement boundary of Aberkenfig. The settlement is part of the Valleys Gateway Strategic Regeneration Growth Area as defined by the LDP Preferred Strategy where amendments to existing settlement boundaries can be considered more flexibly to accommodate growth. The inclusion of the site could be considered to represent a rational expansion of the settlement in purely physical terms, however there are a number of constraints that militate against allocation of the site. Access cannot be delivered direct from the existing settlement and would need to be off Fountain Road, which would effectively mean the site is divorced from the main part of Aberkenfig for vehicular traffic, and the prohibitive cost of this bridge access would impact on the viability of the whole site.</p> <p>The site has also been ecologically appraised and this would result in part of the site being retained for mitigation measures, which would also impact on viability. These constraints are coupled with the fact that the LDP's required level of growth for this area and the County Borough can be accommodated elsewhere.</p> <p>In terms of educational provision the settlement boundary immediately surrounding the existing school has been slightly amended to accommodate a possible future expansion and in an area defined as being less ecologically sensitive. Any such extensions would however need to satisfy criteria based policies in the LDP.</p>			
<b>Stage 2</b>	<input checked="" type="checkbox"/>	<b>Settlement Boundary Review</b>	<input type="checkbox"/>

<b>Representor No</b>	857.B59	<b>Location</b>	Ynysawdre/Archbishop McGrath Site
<b>Proposed Use</b>	Residential and/or Education		
<b>Stage 2 Conclusion</b>	<b>Area (Ha)</b>		15.86
<p>This candidate site is located within the settlement of Tondu at the heart of the Valleys Gateway Strategic Regeneration Growth Area, required by the LDP Preferred Strategy to deliver a new educational and community hub on part of the School's Modernisation Programme.</p> <p>This site benefits from planning consent for the new comprehensive school and associated community facilities. In addition, an area within the site has been identified as having potential to accommodate an element of residential development and associated local retail provision contributing to the LDP strategy of delivering growth in this strategic area.</p> <p>It is proposed that the residential element to the north of the new campus is developed on the brownfield site of the relocated Archbishop McGrath Comprehensive School and this extends to a 'land-locked' area to the east, which although does not form part of the candidate site, the land-owner has expressed an interest in its future development for housing.</p> <p>The site is therefore allocated in the LDP for mixed-use incorporating the school, housing and small-scale retail developed to serve the local area.</p>			
<b>Stage 2</b>	<input checked="" type="checkbox"/>	<b>Settlement Boundary Review</b>	<input type="checkbox"/>

**APPENDIX 6**

**CANDIDATE SITES TAKEN FORWARD  
FOR ALLOCATION IN THE LDP**

## APPENDIX 6

### CANDIDATE SITES TAKEN FORWARD FOR ALLOCATION IN THE LDP

CANDIDATE SITE REFERENCE	PAGE NO. REFERENCE	NAME / LOCATION OF SITE
580.B2	12	Land S/W City Road, Bettws
857.B12	22	Bettws Bottom Side West
857.B38	52	Garw Valley Reclamation Site – David Street
857.B41	53	Land South of Gwendoline Street, Blaengarw
142.B1	59	Waterton Cross, Waterton, Bridgend
264.B1	66	Field at Island Farm
798.B1	80	Parc Farm Buildings and Associated Land, Bridgend
802.B2	81	Police Site at Waterton Cross, Bridgend
802.B5	82	Coity Sidings, Bridgend
804.B1	83	Island Farm
825.B1	86	Business / Commercial / Housing / Mixed Use
825.B2	87	Brocastle

825.B6	88	Employment (Commercial)
825.B7	89	Waterton (West) Eweny Park
857.B22	96	Coed Parc Library HQ, Bridgend
857.B26	99	Ysgol Bryn Castell – Special School, Bridgend
857.B55	106	Brewery R.F.C. Field, Bridgend
863.B1	124	Land adjacent to Bridgend Bus Station, Market Street, Bridgend
863.B6	129	Police Station, Cheapside, Bridgend
868.B3	132	Adjacent to Crosby Yard, Bridgend
701.B1	135	Bryncethin Clay Pits
857.B16	140	Recreation, Tourism, Residential and/or B1
857.B43	141	Residential and/or Education
859.B26	143	Potential site for showground
618.B1	145	Land at Abergarw Farm, Brynmenyn
857.B42	153	Blaencaerau Junior School

857.B1	156	Blaenllynfi Infants School
802.B4	193	Coronation Works, Evanstown
857.B14	224	Llangeinor Pool and Recreation Ground
749.B3	236	Maesteg Washery
780.B2	241	Land at Maesteg Road, Cwmfelin
813.B1	243	Land between Yr Ysfa and Y Parc, Maesteg
85.B1	228	Brithdir, Crown Road, Maesteg
857.B60	260	Land adjoining Heol Ty Gwyn Industrial Estate
868.B1	261	Closed Branch Line at Maesteg
857.B4	263	Coegnant
857.B53	271	Land at Gibbons Way, North Cornelly
825.B3	309	Pencoed Technology Park
857.B13	317	Hendre Road, Pencoed
857.B15	318	Playing Field opposite Pencoed Junior School, Pencoed

781.B1	360	The Vineries, New Road, Porthcawl
800.B1	366	Land at Pwll y Waun Pond, Porthcawl
814.B2	374	Dunraven House, Stormy Down, Pyle
825.B5	376	Ty Draw Farm, Pyle
797.B1	381	Sarn Park Services
802.B1	382	Sarn Park Services
844.B1	383	Part of Ty Risha Farm, Sarn
772.B1	399	Land West of Maesteg Road, Tondu
802.B3	400	Land West of Maesteg Road, Tondu
857.B59	385	Ynysawdre / Archbishop McGrath Site

## **APPENDIX 7**

### **LDP ALLOCATIONS ASSESSED BY CANDIDATE SITE METHODOLOGY**

## APPENDIX 7

### LDP ALLOCATIONS ASSESSED BY CANDIDATE SITE METHODOLOGY

<b>DEPOSIT LDP POLICY NUMBER</b> COM 1(9)	<b>ADDRESS</b> CROWN ROAD, MAESTEG
<b>SUMMARY CONCLUSION</b>  Allocated in the existing UDP. This site is located in close proximity to the Maesteg Washery Site and part of the Llynfi Valley SRGA and provides an opportunity to provide additional housing close to local amenities. The landowner will need to undertake ecological assessment of the site, given that it has substantially regenerated.	
<b>DEPOSIT LDP POLICY NUMBER</b> PLA 3(8)	<b>ADDRESS</b> EWENNY ROAD, MAESTEG
<b>SUMMARY CONCLUSION</b>  This 7.7 hectare site, which was formerly was occupied by Cooper Standard and Budelpak Cosi now represents one of the most strategically sited development opportunities in the Llynfi Valley.  Located within the urban area of Maesteg adjacent to the Oakwood Estate, which is a renewal priority for V2C Housing. The site is owned, in part, by the County Borough Council, and has been identified as suitable for funding from the Western Valleys Strategic Regeneration Area (WVSRA).  The strategic and sustainable location of the site, adjacent to a rail halt on the Maesteg to Bridgend line, means that this regeneration opportunity could have benefits for the whole of the Llynfi Valley. The significance of this opportunity has been recognised by the Llynfi VARP which earmarks the future development of the area as a Strategic Project. The LDP strategy promotes the site as a flexible regeneration opportunity to create a new mixed-use neighbourhood that can deliver much needed development space for small businesses, new market and affordable housing, and related commercial and social facilities set within a pleasant environment that can capitalise on its riverside setting.	

<p><b>DEPOSIT LDP POLICY NUMBER</b></p> <p>COM 2(17)</p>	<p><b>ADDRESS</b></p> <p>LAND OPPOSITE WAUN WEN, NANTYMOEL</p>
<p><b>SUMMARY CONCLUSION</b></p> <p>This represents a 'brownfield' reclaimed site in the centre of the settlement of Nantymoel, close to all local amenities and bus stops. The boundary of the site has been amended to exclude landscaping areas.</p>	
<p><b>DEPOSIT LDP POLICY NUMBER</b></p> <p>PLA 3(16)</p>	<p><b>ADDRESS</b></p> <p>GLANYRAFON, TONDU</p>
<p><b>SUMMARY CONCLUSION</b></p> <p>Redevelopment opportunity taken forward on a partnership basis between the Council and a Registered Social Landlord to provide integrated dementia care and extra care living units. An advertisement seeking potential partner has been approved and the project is being actively pursued.</p>	
<p><b>DEPOSIT LDP POLICY NUMBER</b></p> <p>COM 1(5)</p>	<p><b>ADDRESS</b></p> <p>SOUTH WALES POLICE, COWBRIDGE ROAD, BRIDGEND</p>
<p><b>SUMMARY CONCLUSION</b></p> <p>Part of the SW Police Rationalisation process. This site is also being considered as part of the wider Parc Afon Ewenni Masterplanning process.</p>	
<p><b>DEPOSIT LDP POLICY NUMBER</b></p> <p>COM 1(8)</p>	<p><b>ADDRESS</b></p> <p>JUBILEE ROAD, BRIDGEND</p>
<p><b>SUMMARY CONCLUSION</b></p> <p>This site is an existing UDP allocation and it is currently being actively considered for disposal by the Council.</p> <p>The site is highly accessible, close to the town centre and public transport</p>	

facilities.

## **APPENDIX 8**

### **Call for Candidate Site Local Advertisement**

## Appendix 8: Call for Candidate Site Local Advertisement

BRIDGEND COUNTY BOROUGH COUNCIL – CYNGOR BWRDEISTREF SIROL  
PEN-Y-BONT AR OGWR

### BRIDGEND LOCAL DEVELOPMENT PLAN

#### CALL FOR CANDIDATE SITE SUBMISSIONS

Bridgend County Borough Council is preparing a Local Development Plan (LDP) for the County Borough. The next stage in the LDP process involves work on preparing Pre-deposit proposals. The first action is to ask developers, land-owners and the public to nominate 'Candidate Sites' for potential allocation in the emerging LDP.

This could be for any land use including:

- residential,
- employment,
- retailing,
- public open space,
- minerals development
- waste developments
- community uses
- tourism uses

**There is no guarantee that sites suggested at this stage will be taken forward,** however their submission will enable the Council to assess the availability of sites when formulating a Plan Vision and subsequent Strategic Options for development across the County Borough.

If you would like to nominate a site for consideration, a plan outlining the site with an Ordnance Survey base should be submitted together with an assessment questionnaire form. The form asks general questions about the site and its characteristics and will aid in its future assessment for LDP purposes.

Copies of the assessment questionnaire form are available: from the Planning Department, Civic Offices, Angel Street, Bridgend, CF31 4WB during normal office hours; at any library within the County Borough; to download from the Council's website at [www.bridgend.gov.uk](http://www.bridgend.gov.uk) (Click on 'Planning') **Any sites submitted without a completed assessment questionnaire form will be returned to the proposer**

The deadline for return of plans and forms is 4.30pm on **Wednesday 31<sup>st</sup> January 2007** although earlier submissions than this date would be appreciated.

Officers from the Council's Development Planning team are able to assist in the completion of the questionnaire if required. Further information is available from the team: telephone 01656 643670 / 3165 / 3162 or email: [developmentplanning@bridgend.gov.uk](mailto:developmentplanning@bridgend.gov.uk)

Rhodri-Gwynn Jones BSc, C.Eng., M.I.C.E.  
Director of Environmental and Planning  
Services,  
Bridgend County Borough Council,  
Civic Offices, Angel Street,  
BRIDGEND CF31 4WB.

Rhodri-Gwynn Jones BSc, C.Eng., M.I.C.E.  
Cyfarwyddwr Gwasanaethau  
Amgylcheddol a Chynllunio,  
Cyngor Bwrdeistref Sirol Pen-y-bont ar Ogwr,  
Swyddfeydd Dinesig, Stryd yr Angel,  
PEN-Y-BONT AR OGWR, CF31 4WB.

DATED 09/11/2006

DYDDIAD 09/11/2006

## **APPENDIX 9**

### **Candidate Site Assessment Questionnaire Form**

**Appendix 9: Candidate Site Assessment Questionnaire Form**

<b>FOR OFFICE USE ONLY</b>	
Date Received:	Acquired:
2 0 0 .	2 0 0 .
Date Captured:	2 0 0 .
2 0 0 .	2 0 0 .
Representor Number:	Site Reference:

**Bridgend Local Development Plan  
Candidate Site  
Assessment Questionnaire**



Bridgend County Borough Council, Planning Services Department, P.O. Box 4,  
Civic Offices, Angel Street, Bridgend, CF31 4WB. Telephone: 01656 643643  
Fax: 01656 643190 E-mail: [planning@bridgend.gov.uk](mailto:planning@bridgend.gov.uk)

**NOTES**

Please complete one form for every site proposed. This form may be photocopied if necessary. Forms and plans should be submitted to the Assistant Director - Planning Services, Bridgend County Borough Council, Civic Offices, Angel Street, Bridgend, CF31 4WB by 4.30pm on **31st January 2007**. Please note that the content of all plans and assessment forms submitted will be made available for public inspection.

Officers from the Council's Development Planning team are able to assist in the completion of the questionnaire if required. For more information telephone: 01656 643670 or e-mail: [developmentplanning@bridgend.gov.uk](mailto:developmentplanning@bridgend.gov.uk)

The plan submitted with the site should be on an Ordnance Survey base and contain the following information:

- An outline of the site submitted in **Red**
- Any additional land in the ownership of the proposer outlined in **Blue**
- Indicative access points to the site with any third-party land required for access outlined
- Any proposed changes to an existing settlement boundary from the adopted Bridgend Unitary Development Plan
- Any areas of the site liable to flooding
- Any information given in answer to the questions below that can be displayed spatially

*Please complete in BLOCK CAPITALS and in Black Ink only. This form can be photocopied. Note that if agents details are included, all correspondence will be sent to the agent and not to the persons/organisations given in Section 1.*

**SECTION 1 - CONTACT DETAILS OF SITE PROPOSER**

**Name:** \_\_\_\_\_  
**and/or Organisation:** \_\_\_\_\_  
**Address:** \_\_\_\_\_  
 \_\_\_\_\_  
**Postcode:** \_\_\_\_\_ **Telephone No:** \_\_\_\_\_ **Fax No:** \_\_\_\_\_  
**E-mail:** \_\_\_\_\_ **Please specify your preferred method of communication: Letter [ ] E-mail [ ]**

**SECTION 2 - CONTACT DETAILS OF SITE PROPOSER'S AGENT IF APPLICABLE**

**Name of Agent (if appropriate):** \_\_\_\_\_  
**Person to Contact:** \_\_\_\_\_  
**Address:** \_\_\_\_\_  
 \_\_\_\_\_  
**Postcode:** \_\_\_\_\_ **Telephone No:** \_\_\_\_\_ **Fax No:** \_\_\_\_\_  
**E-mail:** \_\_\_\_\_ **Please specify your preferred method of communication: Letter [ ] E-mail [ ]**

**SECTION 3 - SITE DETAILS**

**Name / Location of Site:** \_\_\_\_\_  
**OS Grid Reference:** \_\_\_\_\_ **Area of Site in Hectares:** \_\_\_\_\_  
**Existing Use of Site:** \_\_\_\_\_  
**Proposed LDP allocation of Site:** \_\_\_\_\_



**SECTION 4 - CONSULTATION QUESTIONS**

**4(a) - General**

Question	Response		Further Information Required	Further Information <small>(Please continue overleaf or on separate sheet if necessary)</small>
	Yes	No		
Is the site wholly in the ownership of the proposer?			If no, has the owner / additional owners been notified of the sites submission for consideration? Please give contact details where necessary.	
Are there any restrictive covenants relating to the use of the land / buildings contained within the site?			If yes, please give details and attach copies of any such covenant where available.	
Would the allocation of the site require an alteration to a settlement boundary contained within the adopted Bridgend Unitary Development Plan?			If yes, please state which settlement boundary would be affected and indicate on the submitted plans the existing and proposed settlement boundary.	
Would the allocation of the site require a change to a land-use allocation contained within the adopted Unitary Development Plan?			If yes, please state the name and policy number of the existing allocation.	

**4(b) - Accessibility**

Question	Response		Further Information Required	Further Information <small>(Please continue overleaf or on separate sheet if necessary)</small>
	Yes	No		
Is the site accessible from the public highway?			If no, have third-party land holders been notified of the sites submission for consideration? Please give contact details where necessary.	
Is the site located within 400m of a public transport access point, i.e. train station or bus stop?			If yes, please give route frequency and destination information.	
Is the site located within 400m of a community facility (shop / commercial services)?			If yes, please give details of shops and services.	
Does the site's stability / topography present an obstacle to its development?			If yes, please give any details of any remedial works necessary.	

**SECTION 4 (Continued) - CONSULTATION QUESTIONS**

**4(c) - Environmental**

Question	Response		Further Information Required	Further Information (Please continue overleaf or on separate sheet if necessary)
	Yes	No		
Is the site located in an area of flood-risk or adjacent to a watercourse?			If yes, give details of flood-risk data and extent to which the site is affected.	
Is the site on previously developed land (brownfield)?			Previously Developed Land is defined by Figure 2.1 of Planning Policy Wales. Please give details of how this site meets the criteria.	
Would development of the site result in the loss of agricultural land (in current / previous use)?			If yes, give the site's Agricultural Land Classification.	
Is the site located in an area designated as a local, regional or national area for landscape, ecological or cultural purposes?			If yes, give details of classification.	
Is there a risk that the site could consist of contaminated land?			If yes, give dates and details of possible contamination sources.	

**4(d) - Site Context**

Question	Response		Further Information Required	Further Information (Please continue overleaf or on separate sheet if necessary)
	Yes	No		
Is the site located within 100m of existing water, sewerage, electrical, gas, and telecommunications systems?			If no, describe how access to these services will be obtained.	
If the site is proposed for residential development, are there any industrial / employment uses adjacent to the site?			If yes, give details of their location and mark on accompanying plan.	
If the site proposed is for employment / waste / minerals development, are there any residential properties adjacent to the site or within 200m of the site?			If yes, give details of their location and mark on accompanying plan.	

