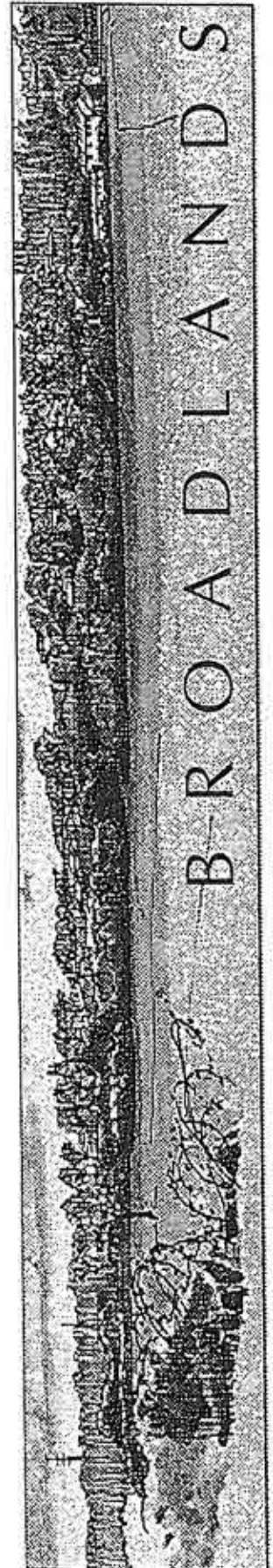


DEVELOPMENT BRIEF
FOR
BROADLANDS,
SOUTH WEST BRIDGEND

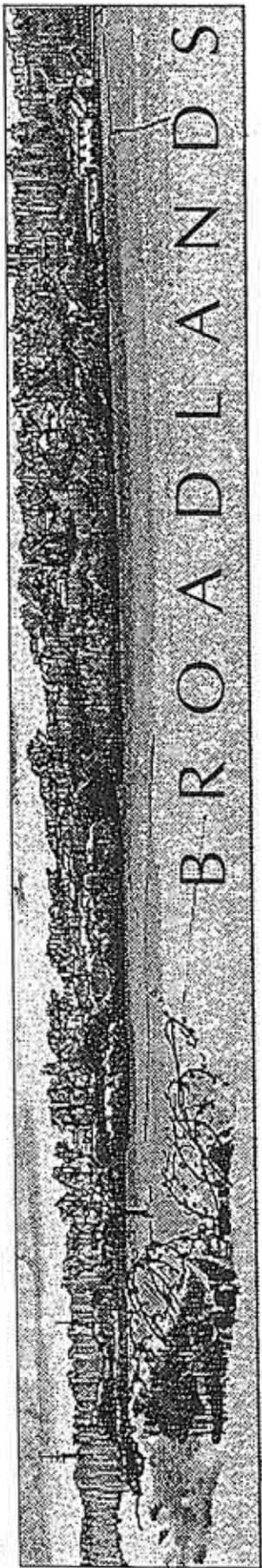


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1.1. The Site

1.1.1. Broadlands is located at the south-western edge of Bridgend (see Fig. 1) and currently comprises an extensive area, amounting to approximately 120 hectares, of undulating countryside generally bounded by the A473 and the existing Oaklands residential area in the north, the A48 in the south, Fairy Lane in the west, and Park Wood sloping steeply downwards to the Ogmore River in the east.

1.2. Planning Framework

1.2.1. *Policy H4(1)* of the adopted Ogwr Borough Local Plan allocates the Broadlands site for the development of a new comprehensive residential community. The Plan envisages the construction of approximately 750 dwellings during the Plan period, with further subsequent development taking place thereafter.

1.2.2. Other specific Policies of the Local Plan are also of direct relevance to the development, and these are as follows:-

Policy T4(2) requires the construction of a new A473/A48 link road to be provided as part of, and to be entirely funded by, the development;

Policy SC5(14) requires that a site be reserved for educational facilities within the development area;

Policy SC7 establishes the Borough Council's intention to provide a Community Centre within the development area; and,

Policy RC6 requires that 2 hectares (4.94 ac.) of land within the development area be allocated for the provision of playing fields and associated facilities.

1.2.3. In addition, there are other planning and highway policies, advice and guidance which have specific relevance to the Broadlands proposal, and to which general references are therefore made as appropriate

throughout the course of this Development Brief. These include:-

- Certain other non-specific policies of the Ogwr Borough Local Plan, the Ogwr Borough Council's non-statutory Design Guides, and the Mid Glamorgan County Council Design Guide for Residential and Industrial Estate Roads; and
- Welsh Office Circular No. 5/94 "Planning Out Crime", which emphasises that there needs to be a balanced approach to development layout and design which attempts to reconcile the environmental and functional considerations with the need for crime prevention. In particular, specific guidance is given on the wide range of issues of direct relevance to the layout and design of large areas of housing and their associated facilities, and these are of particular significance in terms of this Development Brief's references to "public safety".

The foregoing should accordingly be read in conjunction with this Development Brief.

1.3. The Purpose of the Development Brief

1.3.1. The Broadlands proposal is clearly a major scheme which requires the very careful and sensitive treatment of a complex series of planning, environmental and technical considerations over a long-term construction period. It is therefore essential that it is planned and implemented in a manner which is appropriately comprehensive, balanced and flexible.

1.3.2. In the above respect, the scheme has already been the subject of a carefully considered evolution process from initial recognition of the site's "in principle" potential for a new major residential development, to the preparation of an initial Overall Development Concept document, and to a subsequent more extensive analysis of the landscape, ecological, agricultural, archaeological and traffic considerations as

reported in a document entitled "Broadlands" - A New Residential Community". This work was undertaken in conjunction with Ogwr Borough Council's preparation of the Local Plan in order to determine whether or not the scheme should be included as a major and integral part of the Plan's overall proposals for the future development of the Borough. In addition, the Ogwr Local Plan Inquiry Inspector's Report, which concluded in favour of the Broadlands development proposal, made a number of recommendations regarding specific issues relevant to the scheme's detailed design.

1.3.3. With the Scheme's consequent inclusion within the final adopted Local Plan, it will now continue to evolve - developing further on the considerable research and design consideration which has already been undertaken. The next stage in this process will be the granting of the initial overall outline planning consent. However, it is clearly neither possible nor sensible at this outline planning application stage to devise a full and final **detailed** scheme for the whole area - particularly as the development construction will take place over a relatively long-term period during which the specific housing types and densities, designs and layouts, and construction rates will accordingly need to be responsive to potential fluctuations in market demand.

1.3.4. Nevertheless, it is essential to establish the main overall framework for the detailed development proposals, and in this respect Policy H4 of the Ogwr Borough Local Plan requires the preparation of a Development Brief which must be agreed with the Ogwr Borough Council prior to the granting of any planning consent and the commencement of development on site.

1.3.5. The Development Brief has therefore been prepared following further extensive in-depth analysis and consultation between the Ogwr Borough Council, the Mid Glamorgan County Council, other relevant organisations, and the Broadlands

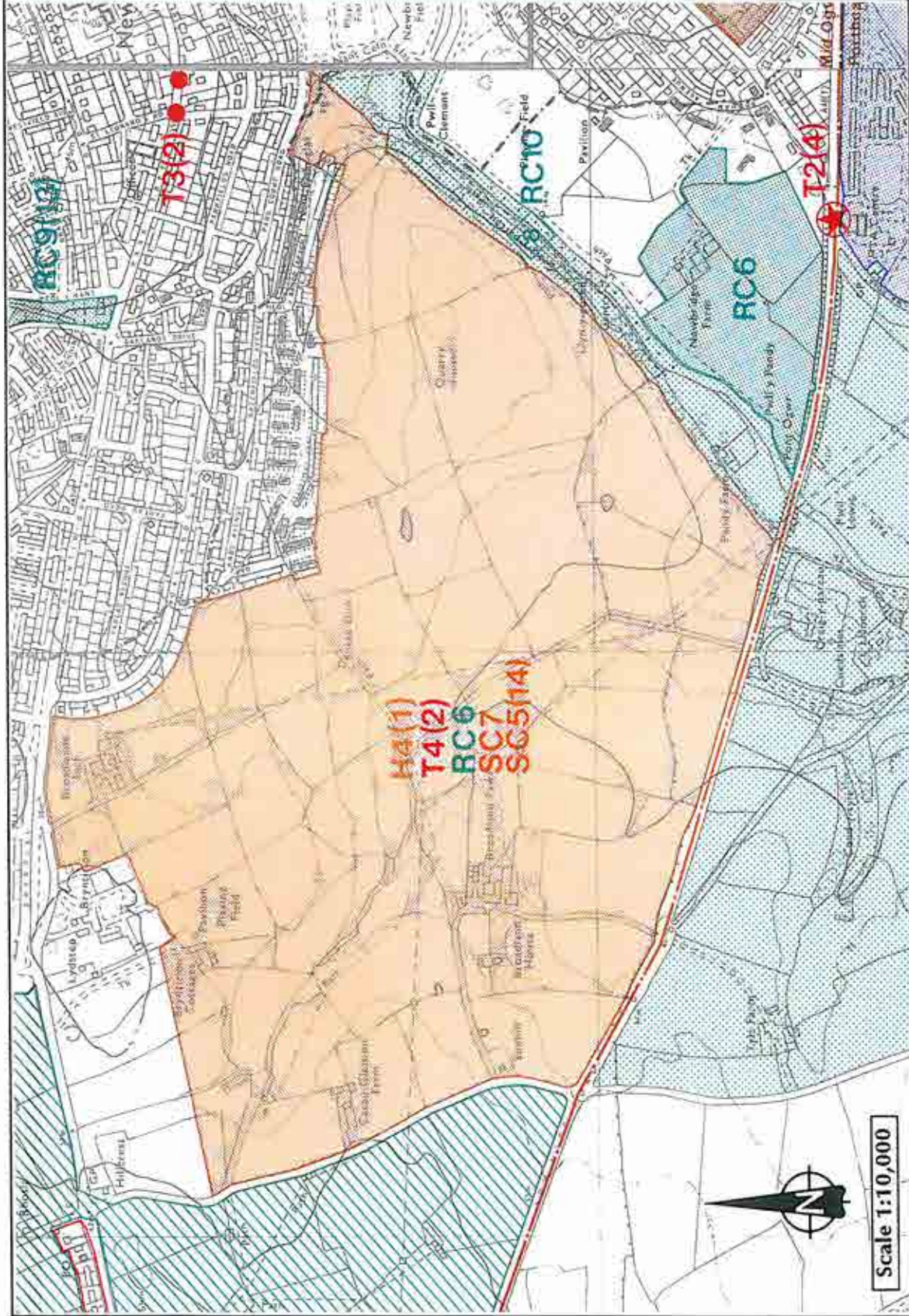
Development Consortium, and accordingly sets out the main design principles and requirements which the detailed development proposals will need to satisfy. As such, it forms the basis on which the overall outline planning consent is to be granted, and with which all subsequent applications for detailed planning consent will need to conform. It also highlights those issues which will need to be the subject of separate Legal Agreements associated with the initial overall outline planning consent, or with subsequent detailed planning consents relating to specific individual parts or elements of the overall scheme.

1.4. The Format of the Development Brief

1.4.1. In the context of the need to clearly establish and set out all the main design principles and requirements for the scheme, the Brief comprises a number of separate, albeit closely interdependent, Section headings. These are Transportation; Housing, Environment and Recreation; Community Facilities; and Services, and are dealt with in turn under Sections 2 - 5 respectively.

1.4.2. In addition to the text, several illustrations including an overall Indicative Master Plan are provided. It is important, however, to emphasise that these illustrations are only schematic and supplementary to the detailed text of the Brief, and that many of the specific detailed provisions of the development in accordance with all aspects of the Brief can only be finalised, and agreed by the LPA, at the detailed planning application stages.

FIG. 1. EXTRACT FROM ADOPTED
OGWR BOROUGH LOCAL PLAN PROPOSALS MAP



BROADLANDS

DEVELOPMENT BRIEF INTRODUCTION

2.1. Aims

2.1.1. The overall transportation aim is to provide a safe, efficient and user-friendly system for vehicle, cycle and pedestrian movement - both within the development area itself, and between the development area and the wider surrounding area.

2.1.2. In particular, the system must be designed:-

- To be attractive to its users by minimising levels of potential danger and conflict, congestion and misuse;
- To be consistent with the need to provide a high quality overall living environment;
- To be consistent with the need for energy efficiency, particularly in terms of facilitating and encouraging maximum use of public transport, cycling and walking travel options;
- To provide a network of distributor and residential access roads which both enables proper and efficient use, and prevents or discourages misuse; and
- To provide a network of cycleway and footpath routes which are attractive to use by virtue of being convenient, safe, enjoyable and readily maintainable.

2.2. Issues/Requirements

General

2.2.1. All transportation provisions within the Broadlands development will, unless modifications are otherwise mutually agreed with the Local Planning and Highway Authorities, be required to comply with the detailed guidance contained within the Mid Glamorgan County Council Design Guide for Residential and Industrial Estate Roads, January 1993 and associated technical memoranda.

2.2.2. It should be noted that all the required new works involving alterations to existing

adopted roads, and the construction of new roads, will need to be the subject of the 1974 Local Government Act Section 111, and the 1980 Highways Act Section 38, procedures respectively. Similarly, the creation of any new, or the diversion or closure of any existing, statutory rights of way will need to be the subject of the 1990 Town and Country Planning Act Section 257, and/or the 1980 Highways Act Section 119, procedures. In addition, it may be necessary to make appropriate provision within Planning Act Section 106 Agreement(s) associated with the grant of the relevant planning permission(s) to ensure that these procedures are followed.

Site Vehicular Access, Off-Site Traffic Calming, and the A473-A48 Link Road

2.2.3. Access into the development area is to be provided directly from the A473 in the north and the A48 in the south. The final precise locations and designs of these access junctions, along with appropriate measures necessary to reduce extraneous traffic usage of Oaklands Road, are to be agreed with the Local Planning and Highway Authorities. In addition to the (Local Government Act) Section 111 procedures, the provision of any Oaklands Road traffic management measures will need to be secured by a (Planning Act) Section 106 Agreement associated with the grant of the initial overall outline planning consent for the Broadlands development.

2.2.4. Housing construction shall not be commenced at the A48 end of the development area until such time as the new A48 site access junction, and the first stage of the A48/A473 link road from that junction, have been satisfactorily completed. Housing construction at the A473 end of the development area, however, may be commenced but not occupied prior to the completion of the new A473 site access junction provided that satisfactory temporary site access arrangements at this location can be demonstrated to be acceptable, and the requirements stipulated in para. 2.2.7. are met.

2.2.5. No additional or alternative permanent vehicular access into the development will be permitted. In this respect, it is particularly important to note that no direct vehicular links from the development area into the adjoining existing Oaklands housing area will be permitted.

2.2.6. A new Link Road between the A473 and A48 accesses is to be constructed. The precise construction and alignment details are to be agreed with the Local Planning and Highway Authorities, but the main principles are:-

- It shall be designed to satisfactorily serve a dual function of "site distributor" and "through route";
- It shall pass relatively centrally through the overall development area;
- It shall be of 7.3m width and designed to have a 30 m.p.h. speed limit;
- Two roundabout junctions giving access to the "loop" roads (paragraphs 2.2.10-2.2.13 refers) shall be provided at appropriate locations along its length;
- No direct frontage access shall be permitted; and,
- Appropriate footpath and cycleway provision shall be made along its whole length (paragraph 2.2.19 further refers).

2.2.7. Construction of the entire Link Road and its respective junctions with the A48 and A473 shall be completed to the Local Planning and Highway Authorities' satisfaction by the **earlier** of the following:-

- Either, 3 years from the date of occupation of the first new dwelling within the development area;
- Or, the occupation of 375 new dwellings within the development area.

The completion of the Link Road and its A473 and A48 junctions in accordance with the above will need to be secured by the Section 106 Agreement (and appropriate bond provision) associated with the grant of the initial overall outline planning consent for the Broadlands development.

2.2.8. Subject to the overall total dwelling number, and junction completion, requirements stipulated under paragraphs 2.2.7 and 2.2.4 above;

- Up to, but no more than, 300 No. dwellings can be served from the A473 site access prior to the completion of the entire Link Road, and
- Up to, but no more than, 175 No. dwellings can be served from the A48 site access prior to the completion of the entire Link Road.

With regard to the latter, it will be necessary to make adequate early footpath link provision in order to ensure that such housing development is not temporarily isolated from other parts of the on-going overall development area and the wider adjoining areas of Bridgend (paragraph 2.2.19 more generally refers).

Construction Traffic Access

2.2.9. Prior to the completion of the Link Road, construction traffic will need to access the site via the A473/Link Road and A48/Link Road junctions to service each end of the development respectively. Following completion of the Link Road, however, the developers will ensure that all construction traffic is obligated/contracted to access the site via the A48/Link Road junction only.

The "Loop" Roads and Residential Access Roads

2.2.10. The "loop" roads shall be designed to have a 20 m.p.h. speed limit. The variety of speed control measures necessary to achieve

this will be restricted to those as set out in the Mid Glamorgan County Council Design Guide for Residential and Industrial Estate Roads, or as may otherwise be mutually agreed with the Local Planning and Highway Authorities.

2.2.11. Places of public interest, such as the District Centre and the Primary School, can be served by direct frontage access onto the "loop" roads, subject to the provision of adequate on-site turning facilities and layby provision.

2.2.12. With regard to housing development, the Mid Glamorgan County Council Design Guide for Residential and Industrial Estate Roads requires, and sets out the relevant design specification for, the provision of residential access roads to be provided off the "loop" roads. In this respect, it does not generally allow for direct frontage access. However, for general urban design amenity reasons - and in particular to avoid long stretches of unattractive rear garden boundaries fronting onto the "loop" roads - consideration will be given to direct frontage access in the form of multiple spur and single driveways along the more lightly trafficked sections. These will be subject to the provision of adequate on-site turning facilities and layby provision.

2.2.13. In the foregoing context, and because of their particular visual prominence, the precise means of garden boundary enclosures fronting onto the "loop" roads will require careful treatment in terms of design and appearance (see further under Section 3, paragraph 3.2.2).

Provision for Local Bus Services

2.2.14. There are three possible alternative ways in which the Broadlands development may be served by local bus services:-

1 The existing Porthcawl/Bridgend bus service which operates along the A473 could be diverted into the development;

2 The existing "circular" local service currently operating between Cefn Glas (to the north of the A473) and the Bridgend town centre could be extended into the development; or,

3 A new "circular" local service operating between the development and the Bridgend town centre could be provided.

2.2.15. All of the above options must be planned for. It will therefore be necessary to ensure that appropriately located and designed Bus Stops are provided at regular intervals along the Link Road and "loop" roads, and particularly adjacent the District Centre. The detailed provisions will need to accord with the guidance contained within the Mid Glamorgan County Council Design Guide for Residential and Industrial Estate Roads.

2.2.16. During the earlier construction stages of the Broadlands development, and particularly prior to the completion of the "loop" road systems, temporary Bus Stops and bus turning facilities shall be required, the precise details of which will need to be agreed with the Local Planning and Highway Authorities at the various detailed planning application stages.

Parking and Servicing

2.2.17. Parking and servicing provision throughout the development shall accord with the requirements as set out within the publication, "Standing Conference on Regional Policy in South Wales - Parking Guidelines".

Footpaths and Cycleways

2.2.18. Whilst the "loop" roads, the residential access roads, and their pavements will be available for use by cyclists and pedestrians respectively, it will also be necessary to provide a safe and convenient network of segregated footpaths and cycleways.

2.2.19. The prime requirements in the above respect are:-

- The specific siting and design of the segregated footpaths and cycleways must ensure that the general amenity, privacy and security of existing and new properties in the vicinity are appropriately protected;
- The provision of a main pedestrian and cycleway spine running across the site from the western end via a main pass under the Link Road, running adjacent the District Centre and Primary School, and onto the Bridgend town centre to the east;
- The provision of main pedestrian and cycleway spines in conjunction with the Link Road and its associated landscape corridor. Except at the Link Road's at-grade crossings referred to below, these spines should be generally set back within the landscaped verges;
- The provision of at least two appropriately sited and designed at-grade crossings of the Link Road to serve the northern and southern parts of the development area;
- The provision of an adequate network of additional segregated footpaths and cycleways appropriately linking into the main footpath and cycleway spines, the Link Road crossings, and the non-segregated footpath and cycleway system. This will need to include links between separate residential access roads;
- The provision of a main pedestrian and cycleway link crossing the A473 from the northern part of the development (to be incorporated into the Link Road/A473 junction design).
- The provision of a main pedestrian and cycleway link from the development area into the adjoining existing Oaklands housing area;

- The provision of a main pedestrian and cycleway link from the development area to Newbridge Fields. This will include the provision of a new pedestrian/cycle bridge over the River Ogmore which will also appropriately accommodate any replacement of the existing foul sewer crossing (Section 5, paragraph 5.2.10 refers); and
- The phased provision of the foregoing, including any additional interim temporary footpath network measures, in conjunction with the construction progress of the development area as a whole and which will be dealt with as part of each detailed planning application submission.

2.2.20.

- The foregoing will need to take full and appropriate account of the need to incorporate, or formally divert as may be necessary, all existing rights of way within the development site.

2.2.21.

- There are only two existing public footpaths which continue to the south of the A48 immediately adjacent to the proposed development areas. There is also an existing agricultural underpass at the southern end of Newbridge Fields which is not a registered Public Right of Way. The Highway Authority notes that current pedestrian numbers crossing the A48 do not reach the levels required to justify provision of expensive dedicated pedestrian facilities, although it is recognised that such facilities may be desirable. The situation will be monitored by the Planning and Highway Authorities as development of the site proceeds.

3.1. Aims

3.1.1. To create a new residential environment of the highest quality.

3.1.2. To avoid the creation of a shapeless mass of buildings by creating a development of several distinctive elements, each linked to the other by an integrated and manageable network of landscaped formal and informal recreation and amenity open space areas/corridors.

3.1.3. To soften the impact of the development from both within and outside the site by a combination of major structure landscaping belts concentrated at key locations (site boundaries, prominent landscape features, along main transportation routes, etc) and supporting secondary landscaping measures.

3.1.4. To ensure that the amenities of the proposed housing, and the existing adjoining housing areas, are not adversely affected by noise, visual intrusion, loss of privacy, etc.

3.1.5. To make provision for an appropriate range and distribution of recreation facilities required to satisfy the needs of the development's residents.

3.2. Issues/Requirements

Building Design and Materials

3.2.1. The building design, massing and use of materials shall be in accordance with the general provisions of the Ogwr Borough Local Plan and other relevant advice and guidance contained in the Council's non-statutory Design Guides.

3.2.2. Whilst these are matters which will require specific consideration at the detailed planning application stages, it is important at this Development Brief stage to note that:-

■ The buildings should predominantly be of no more than normal two-storey height. The possible exceptions to this will be certain main feature or landmark buildings (such as in and around the District Centre) where variation in design and scale may be of positive visual benefit, or where split level dwellings can be satisfactorily accommodated on certain areas or more steeply sloping ground;

■ No red roof tiles will be permitted; and

■ Especially sensitive treatment will be required in terms of the design and visual appearance of prominent means of enclosure situated adjacent the main roads located both within and immediately adjoining the site. An appropriately balanced use of designs, heights, and "hard" and "soft" materials will be expected in order to ensure that their visual contribution to the overall quality of the environment is optimised.

Social Housing

3.2.3. Serviced land should be made available by the developers to a nominated Housing Association at a price agreed with the District Valuer, or failing such agreement, determined by arbitration. On the basis of discussions with Ogwr Borough Council and Tai Cymru, the requirement is for 150 dwellings by the end of the Ogwr Local Plan period in 2006. With an assumed start on site in 1996 this equates to an average of 15 dwellings per annum and should be provided on land sufficient to build 30 dwellings or two years worth of provision.

On this basis, the developers shall make serviced land available in accordance with the following:-

■ A single parcel of 1 hectare shall be made available on or before the second anniversary of the completion of the first house on the development;

2 Thereafter, further 1 hectare parcels shall be made available at intervals of up to 2 years from the previous parcel until 2006; and

3 Each parcel of 1 hectare shall remain available for a period of two years only. If any such parcel is not acquired (including the exchange of unconditional contracts to acquire) by the nominated Housing Association within the two years availability period, then the developers shall be permitted to develop that parcel for open market housing.

3.2.4. The above arrangement will continue beyond 2006 if further allocations are released. In this event the arrangements will continue for the duration of the development.

3.2.5. Serviced land shall include land which has the benefit of vehicular access (secured by a Section 38 Agreement), gas, electricity, telecommunications, drainage (secured by a Section 104 Agreement), and water taken to the boundary; and shall be free from contributing towards playing field provision. Incidental open space or children's play areas will be subject to negotiations with the Planning Authority.

3.2.6. The precise location of each parcel shall be subject to negotiation with Ogwr Borough Council and Tai Cymru at the point of delivery and shall have regard to the ease of access to existing and proposed facilities within South West Bridgend. It is, however, recognised as a general principle that there should be an avoidance of a concentration of provision.

3.2.7. The above arrangement will need to be the subject of the Section 106 Legal Agreement associated with the grant of the initial overall outline planning consent for the Broadlands development.

Landscaping and Open Space - General

3.2.8. Broadlands offers an ideal opportunity for a carefully designed high quality residential development. The sensitive and appropriate

incorporation of new landscape features, the careful response to existing landscape character (including the preservation of existing trees and hedgerows and the planting of new trees - N.B. Ogwr Borough Council Design Guide "DG7 - Trees and Development") and the provision of open spaces (N.B. Ogwr Borough Council Design Guide "DG5 - Public Open Space") are critical in this respect.

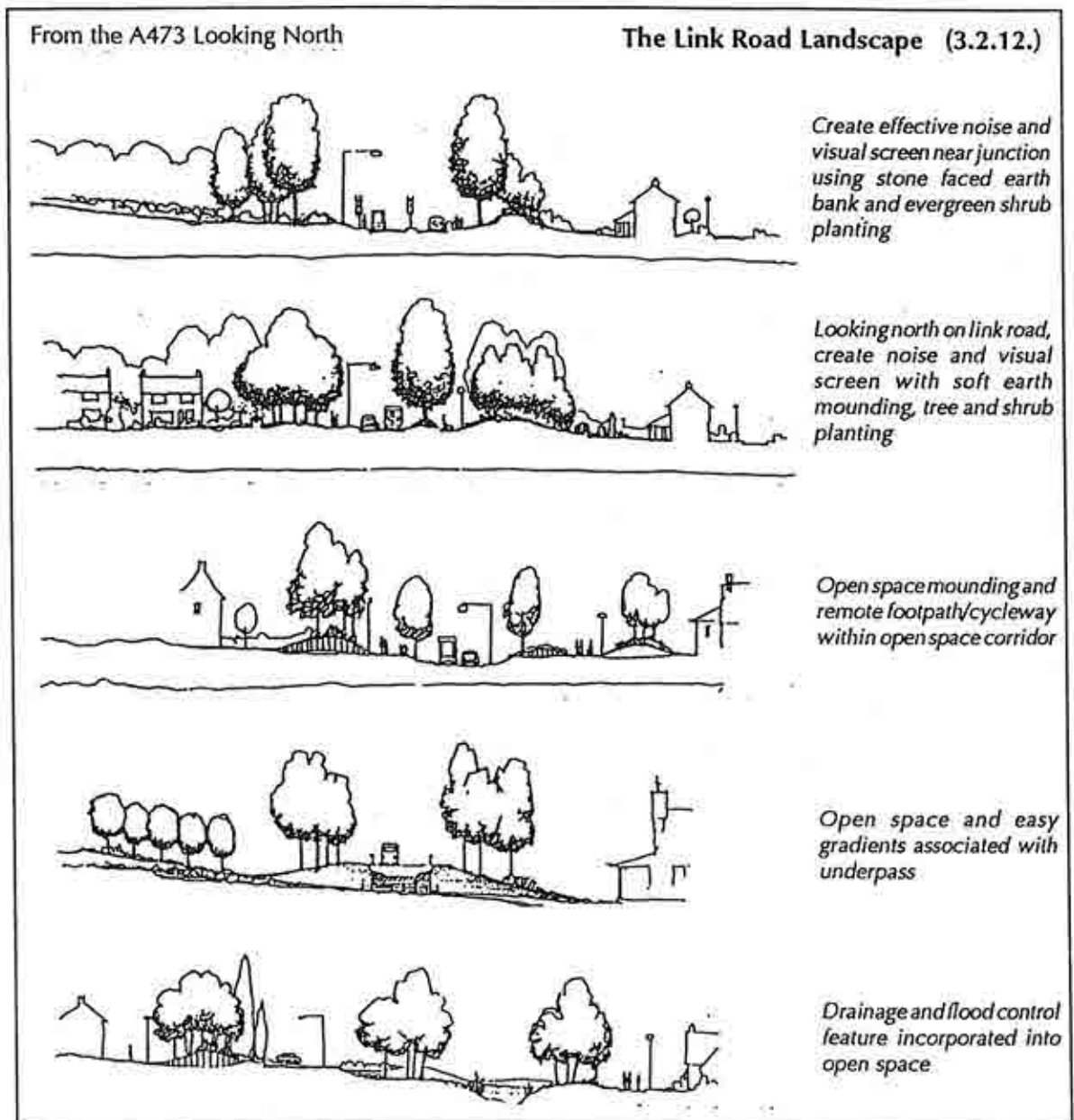
3.2.9. The final precise level, location and specification of all the landscape and open space provision throughout the Broadlands development will ultimately need to be secured at the detailed development design stages. In this respect, the developers will need to ensure that full benefit of the site has been achieved, and, they (or their successors in title) will be required to ensure that the areas are subsequently managed and maintained in a satisfactory manner. With regard to the latter, the developers will be responsible for the initial intensive establishment and maintenance work, but it is anticipated that they will:-

- Seek to secure the adoption of the public landscape and open space areas by the Local Authority. Such adoption will be the subject of the Local Authority's specific adoption arrangements/conditions prevailing at the particular time; and,

- Incorporate other landscape areas within private property curtilages. In these cases, the responsibility for management and maintenance will be passed on to the property owners/occupiers.

3.2.10. The foregoing matters will be controlled by the Local Authority through its consideration and determination of the required initial overall outline, and subsequent relevant detailed, planning applications; the appropriate and selective use of conditions, and Section 106 Agreements, attached to the relevant planning consents; and the use of Tree Preservation Orders.

3.2.11. Nevertheless, it is necessary at this Development Brief stage to establish certain



key requirements in relation to the provision, and implementation timing, of **major structure landscape and open space areas**, and to give further guidance regarding the provision of **smaller areas of incidental public open space and equipped children's play areas**. These matters are accordingly dealt with under the following two sub-headings, paragraphs 3.2.12 - 3.2.23.

Major Structure Landscaping and Open Space Areas

3.2.12. The Link Road and its A473 and A48 Junctions (Area C on the Implementation

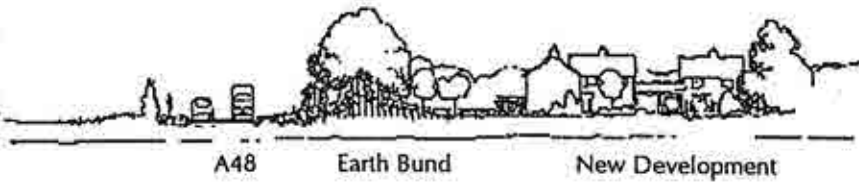
Programme Plan) will be one of the main elements within the development area where the associated landscape provision will be of major environmental significance - not only in terms of views into the rest of the development, but also in terms of the impact of the road itself on that development. Such provision shall therefore comprise:-

- A landscaped open space corridor to the west of the road. This shall generally be of at least 15 metres width, although the detailed consideration stage may identify the need for this width to be increased at certain locations - particularly along

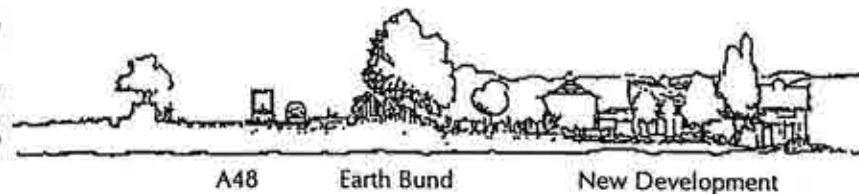
(3.2.13.) Boundaries adjoining the A48

Range of solutions to noise and visual screening complementing existing hedgerow along the A48

Mounding steep on outer side, shallower in gardens. Plot fencing running into dense planting on mound



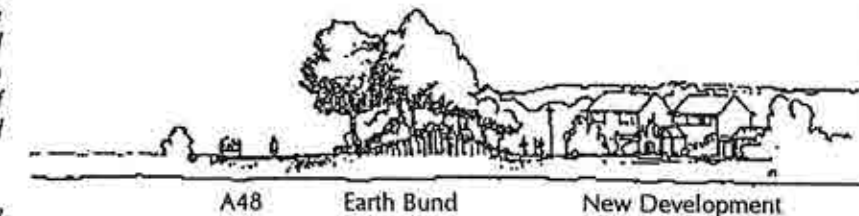
Mounding more localised and steep both sides. Hedge planting defining plants and running into dense planting on mound



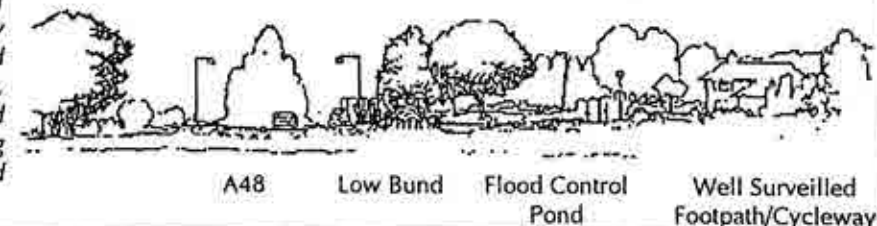
Mounding taken into garden areas and terraced. Evergreen trees and shrubs included in planting on mound



Higher earth mounding to control noise at the junction of the A48 and the link road. Pedestrian route on inner side of planted mound surveilled from housing



East side of link road A48 junction - noise control partly by mounding, partly by distance. Flood balancing pond footpath, retained existing trees and lower mounding forming attractive landscaped 'gateway' to site

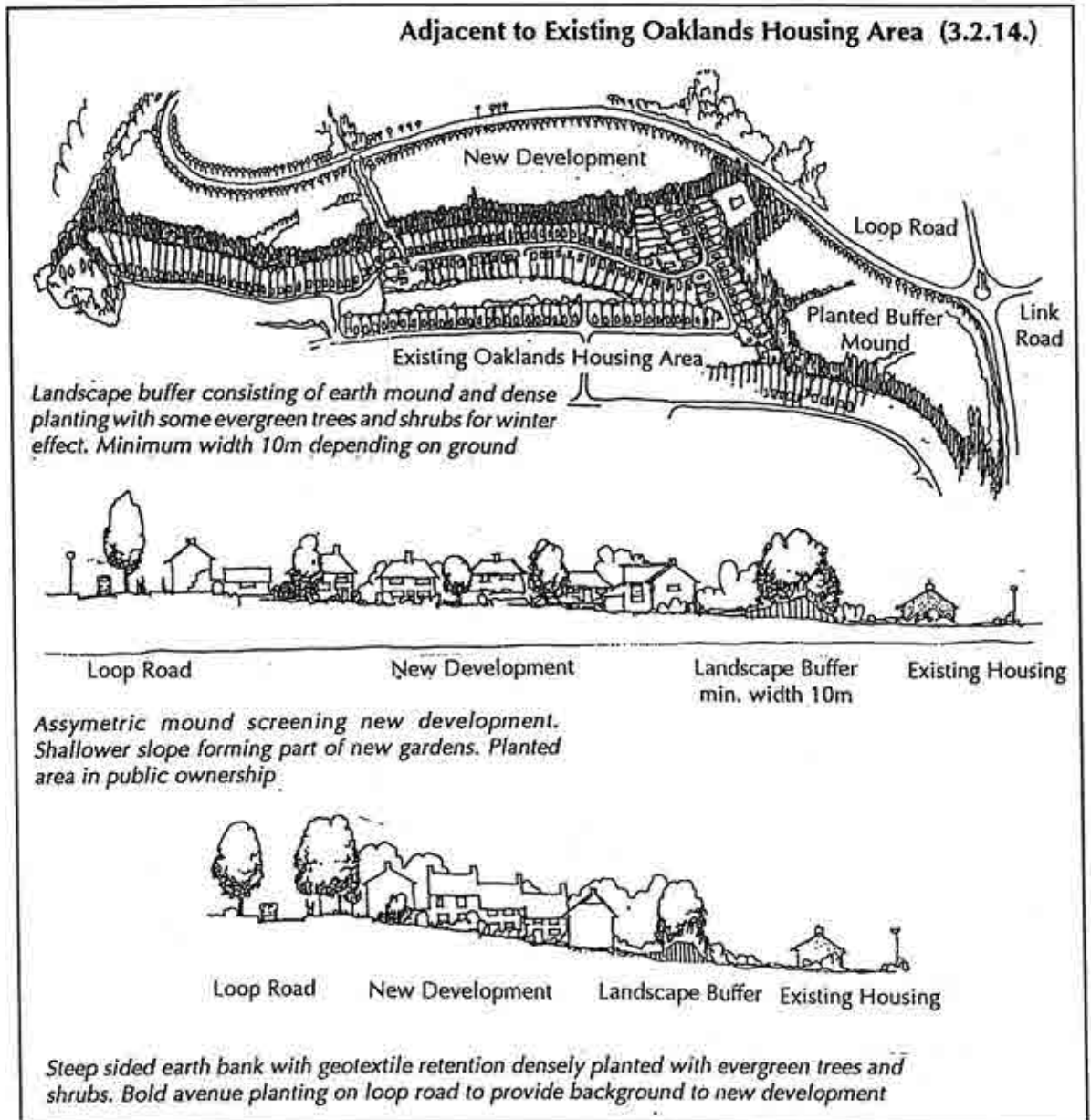


parts of its southern section where the existing overhead 275 kV electricity line will need to be incorporated;

- A landscaped open space and main services corridor to the east of the road. This shall generally be of at least 20 metres width, although the detailed consideration stage may again identify the need for this width to be increased at certain locations - particularly along its southern section where the existing stream and associated surface water drainage balancing ponds will need to be incorporated (refer to paragraph 3.2.17 for further information

regarding the balancing pond design requirements). The main services will include the diversion of the existing on-site 33 kV overhead electricity line but all other services will be placed underground; and

- The incorporation of footpath and cycleway facilities, appropriate ground modelling, and selective dense group tree and shrub planting. Care will be needed to ensure that there are no conflicts between public safety, environmentally effective landscaping and noise attenuation, and the necessary service protection requirements.



3.2.13. The site's boundaries adjoining the A48, Bryntirion Cottages and the Bryntirion Theological College (Areas B and E on the Implementation Programme Plan) are of major environmental significance, particularly in terms of extensive public views into the overall development and the environmental impact of the busy roads themselves on the adjoining parts of the development. Landscape buffers will therefore be required along these boundaries and, with the exception of certain less sensitive sections adjoining the College grounds, these shall generally be of at least 10 metres width. However, the detailed

consideration stage may identify the need for this width to be increased at certain other locations, particularly adjacent the Green Wedge area between the site and the A473, and immediately to the east of the College - areas which the Ogwr Local Plan Inquiry Inspector concluded were especially sensitive. They shall incorporate appropriate ground modelling, and selective existing tree preservation and dense new tree and shrub planting, and care will be needed to ensure that there are no conflicts between public safety and environmentally effective landscaping and noise attenuation.

BROADLANDS

DEVELOPMENT BRIEF HOUSING, ENVIRONMENT & RECREATION

MAJOR STRUCTURE LANDSCAPING & OPEN SPACES IMPLEMENTATION PROGRAMME

Location of Landscaping/Open Space Area	Proposed Completion Date (See Notes)
A Immediately behind Oaklands Road area	Year 1
B1 B2 Along the A48 and at the corner of Laleston Lane	Year 2 for most areas marked B1 (most of the A48 frontage); the rest, marked B2 , to be completed at the same time as the adjacent development
C Alongside the main N - S Link Road	Years 1 - 4 as each section of the Link Road is built, the landscaping in the corresponding area on either side will be completed in the first season following the planting season
D Alongside the Loop Roads	Year 1 to end of development. As with C above, landscaping will be phased to keep pace with the construction of the road
E Adjacent to Theological College, Bryntirion Cottages and Beechcroft House	Year 2
F1 F2 Above and adjacent to Park Wood	Years 1 - 3 for F1 ; Year 5 for F2
G Alongside the NE and E banks of the stream	Years 1 - 4 at the same time as adjacent development (including possible flood prevention works)
H Around Broadlands House, between the proposed development and Broadlands Cottages, SW of the stream and along Laleston Lane	This landscaping will be associated with the later stages of the development

Notes:

1. The timing of all landscaping schemes is programmed to run from the start of construction on site. Thus if development begins in 1997, Year 2 would be 1998.
2. In all cases the works will be carried out in the first planting season following completion of construction. Typically this means that if a section of road is completed in the late spring or summer of Year 1, the associated tree-planting and other landscaping works would be carried out during the following winter or early spring.

3.2.14. *The site's boundary adjoining the existing Oaklands housing area* (Area A on the Implementation Programme Plan) is of particular environmental significance in terms of the need to ensure that the development does not have an unacceptable impact on the amenities of the existing

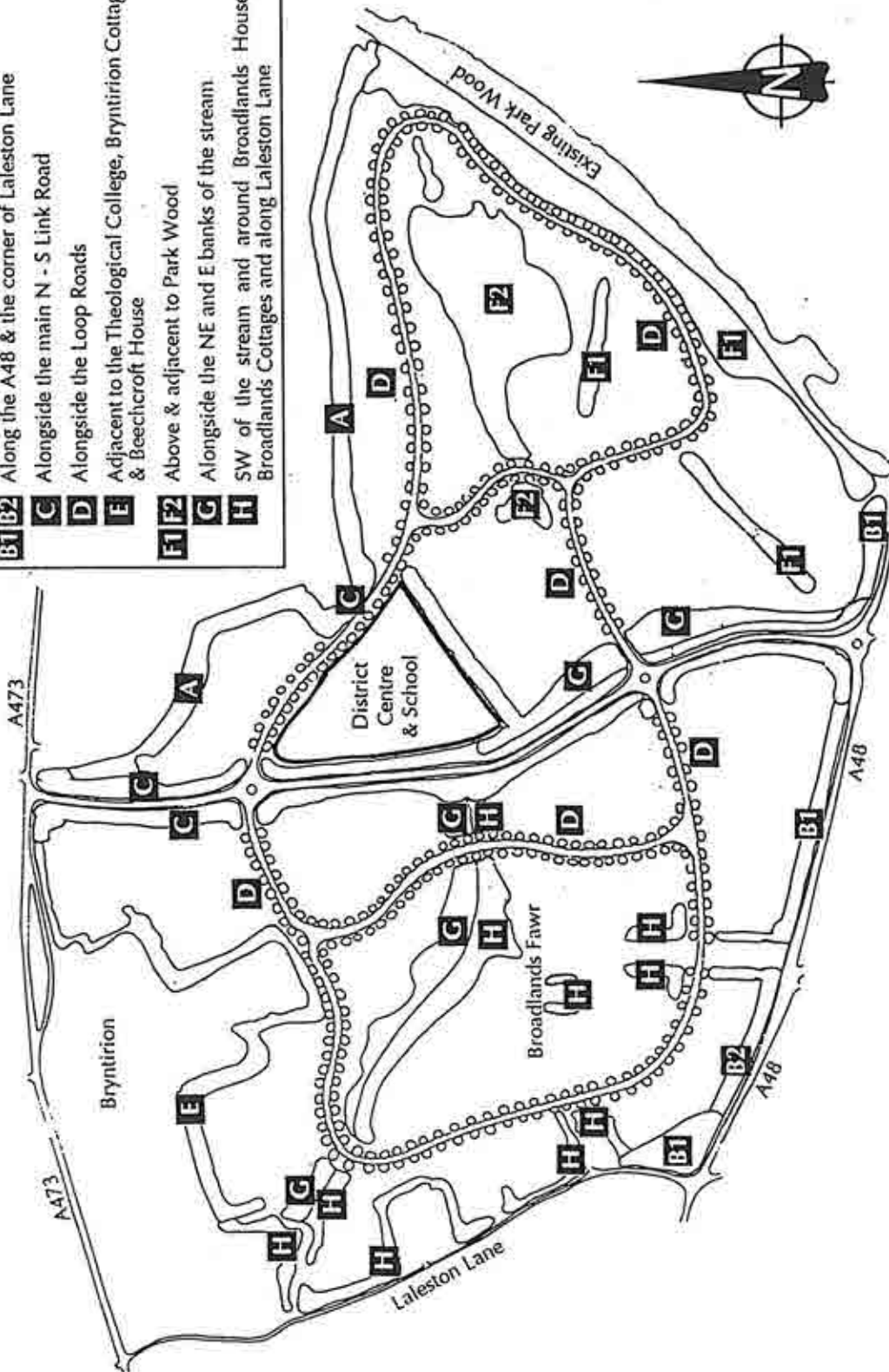
adjacent residential properties. This was an issue to which the Ogwr Local Plan Inquiry Inspector made specific reference. A landscaped area incorporating appropriate ground modelling and selective tree and shrub planting will therefore be required along this boundary.

MAJOR STRUCTURE LANDSCAPING & OPEN SPACES IMPLEMENTATION PROGRAMME PLAN

The Landscape Settings Of Broadlands

LOCATION OF LANDSCAPING ZONES

- A** Immediately to the rear of Oaklands Rd/Heol y Bardd
- B1 B2** Along the A48 & the corner of Laleston Lane
- C** Alongside the main N - S Link Road
- D** Alongside the Loop Roads
- E** Adjacent to the Theological College, Bryntirion Cottages & Beechcroft House
- F1 F2** Above & adjacent to Park Wood
- G** Alongside the NE and E banks of the stream
- H** SW of the stream and around Broadlands House, Broadlands Cottages and along Laleston Lane



3.2.15. The eastern and south-eastern part of the site (Area F on the Implementation Programme Plan) slopes gradually from a natural ridge line down to the steep woodland beside the river. Park Wood already obscures the lower part of this area from the south and east, but the higher and more gently sloping land is exposed to view. Detailed consideration of the area confirms that careful integration of development and a strong landscape structure is essential if it is to make a positive contribution to the already attractive landscape to the south of Bridgend. The situations which require to be addressed are:-

- The ridge crest which needs further emphasis to form a wooded skyline;
- The gently sloping land south and east of the ridge on which belts of framework planting, and significant tree planting in gardens, can contain and soften appropriate development; and,
- The land immediately adjoining Park Wood which can be planted to strengthen the wood itself, increase its winter screening effect, and enhance its ecological value.

The following components should therefore be incorporated in the landscape strategy for the eastern and south-eastern part of the site:

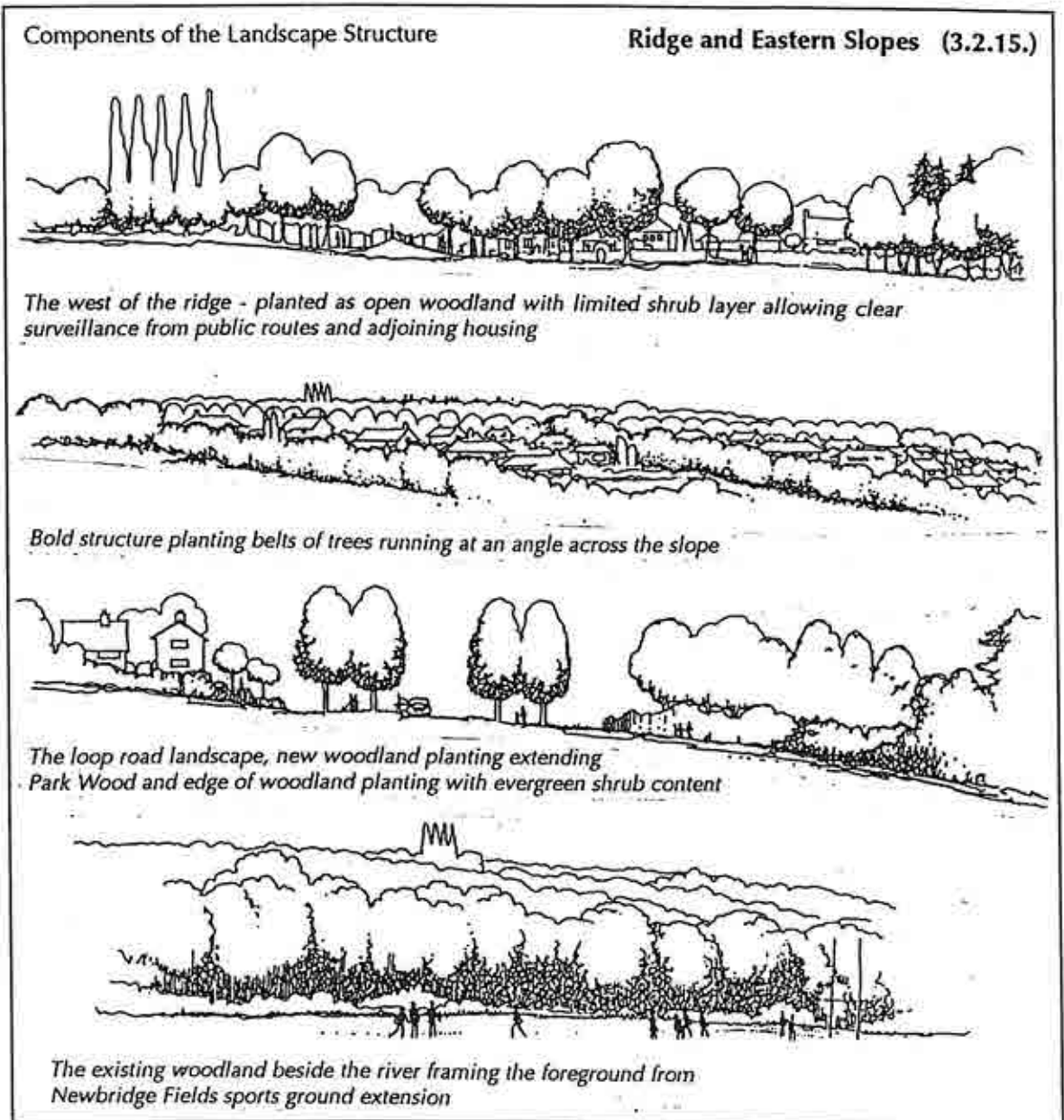
- Ridge top planting in the form of bold open woodland with limited understorey. This will achieve the ridge skyline emphasis referred to above whilst enabling easy surveillance from public footpaths and adjoining development;
- A strong avenue tree planting theme to the loop road. This will traverse the sloping ground beyond Park Wood and form an effective intermediate skyline;
- A series of structure planting belts running diagonally across the slopes which can combine with planting to private garden curtilages and richly planted private space to reduce the visual impact of housing development; and,

- Woodland planting between Park Wood and the loop road to strengthen and extend Park Wood, increase its winter screening effect by the incorporation of some ever green species, and increase its value as a wildlife habitat.

3.2.16. The site's western boundary adjoining Fairy Lane (Parts of Area H on the Implementation Programme Plan) lies immediately adjacent the Green Wedge area (which maintains the physical segregation of Bridgend and Laleston) and the existing dwellings known as Sunhill and Caeau Gleision Farmhouse (which are to be retained). A landscape buffer will therefore be required along this boundary. As a less visually prominent area, this shall generally need to be only of about 5 metres width, although the detailed consideration stage may identify the need for this width to be increased at the southern and northern extremes and adjacent Sunhill and the Caeau Gleision Farmhouse. It shall incorporate appropriate ground modelling and selective dense tree and shrub planting.

3.2.17. Along the existing stream bed leading from the Link Road up to the north-western part of the site (Area G and parts of Areas H on the Implementation Programme Plan), a highly landscaped/planted linear public open space must be provided. This will also need to incorporate a hierarchy of surface water drainage balancing ponds involving a system of constantly wet, and alternative wet and dry, areas. The design of the system will therefore require particularly careful attention in terms of the need for appropriate ecological treatment, and the need to avoid the creation of hazards to public safety - especially that of children. The drainage arrangements must be the subject of separate detailed agreement with the Borough Council.

3.2.18. The ridge line extending from the north-western end to the north-eastern end of the site, and parallel to the northern section of the "loop" road network (Part of Area D on the Implementation Programme Plan) represents a particularly prominent area of



higher ground within the overall development area. Special landscaping treatment, with a significant emphasis on substantial tree planting, will therefore be required in association with the construction of the relevant parts of this "loop" road network and the adjoining new development.

3.2.19. *The area along the southern side of the existing Broadlands House and Broadlands Farm properties, and adjacent to Broadlands Cottage, (Parts of Area H on the Implementation Programme Plan) currently provides an attractive open frontage to the dwellings*

themselves and their associated prominent trees/woodland. The properties and their associated prominent trees/woodland are to be retained and it is accordingly important to also retain a southern open vista at this location. This will therefore need to be appropriately accommodated within the detailed layout and design of new development in the vicinity.

3.2.20. *The overhead 275 kV electricity line (as shown on the Indicative Master Plan) running through the southern part of the site is a major visually intrusive feature. Whilst such a feature clearly cannot be totally obscured,*

the careful layout and design of adjoining development areas, incorporating selective tree and shrub planting in close proximity to otherwise prominent open views, can have a dramatic softening effect on its visual impact. All detailed new housing development, public open space, etc. proposals adjoining the 275 kV line will accordingly need to include appropriate landscaping/planting measures to offset the line's visual impact as far as is reasonably practicable.

In addition, a building development clearance zone along this line is required for maintenance/safety reasons. On the basis of additional general amenity considerations, it is appropriate to adopt a guideline minimum total width of 40 metres for this clearance zone although this may be wider in certain individual detailed circumstances.

3.2.21. With regard to the implementation of the foregoing Major Structure Landscaping and Open Space Areas, it is essential that they are undertaken as soon as practicable in order to maximise their effect during the various stages of the overall Broadlands construction programme. Indeed in many cases, their implementation is required in advance of the commencement of construction work on adjoining or other nearby areas.

It is accordingly necessary to establish a phasing programme designed to ensure that the implementation of the various areas is triggered at appropriate defined stages in the overall Broadlands scheme construction. In order to secure developer compliance with this programme, the relevant elements will need to be incorporated into the Section 106 Agreement associated with the grant of the initial overall outline planning consent for the Broadlands development.

On the basis of comprehensive consideration of the respective impacts and practicalities of each scheme area, and the anticipated overall phased construction of the development as a whole, the major structure landscaping and open space areas shall be undertaken in

accordance with the Implementation Programme Schedule and Plan.

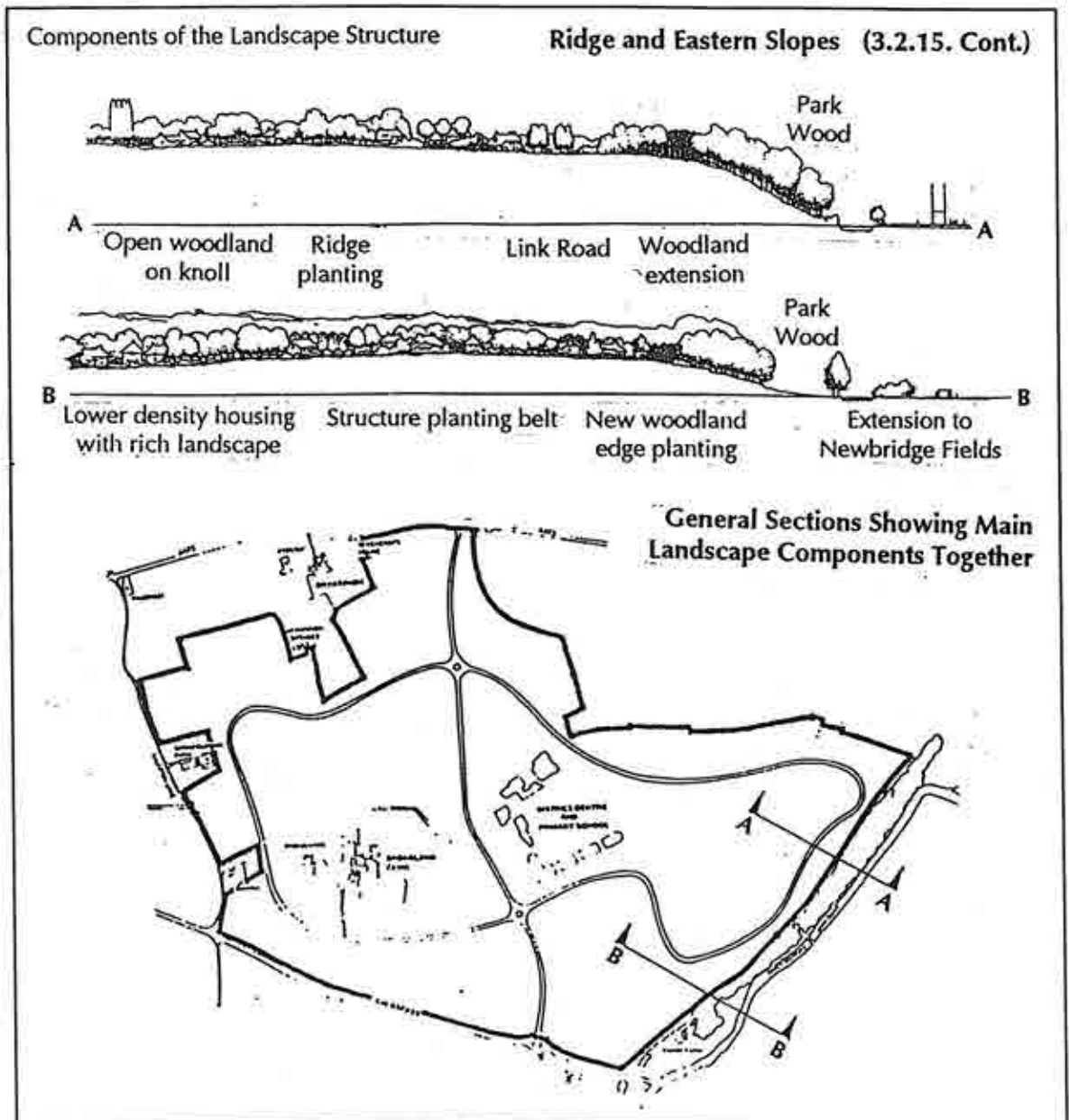
Incidental Public Open Space and Equipped Children's Play Areas

3.2.22. As stated in paragraph 3.2.9, the final precise level, location and specification of all landscaping and open space provision, including incidental public open space and equipped children's play areas (pre-school age and school aged equipped playgrounds, and kick about areas), will need to be secured at the detailed development design stages. In this respect, the Ogwr Borough Council Design Guide "DG5 - Public Open Space" provides comprehensive and detailed guidance on these matters and must accordingly be complied with.

3.2.23. In particular, "DG5, - Public Open Space":-

- Requires that 10% of the total site area of a new housing development should be dedicated to "public open space" (includes equipped children's play areas as well as informal casual open space). It further notes, however, that if the proposed development site contains landscape features of special quality, an open space provision of greater than 10% may be required. This is the case at Broadlands where considerable green space provision of significantly over the 10% requirement is accounted for by the Major Structure Landscaping and Open Space Areas (previous sub-heading refers). Nevertheless, smaller-scale incidental open space provision, particularly incorporating equipped children's play areas (see below) will also be required, and detailed planning proposals for each individual housing development area will be judged accordingly; and,

- Sets out the detailed requirements in terms of the quantity, distribution and specification of equipped pre-school age, and school age, play areas and kickabout areas. With



regard to the equipped play areas, these will largely need to be accommodated within each individual housing development area and detailed planning proposals for the individual housing areas will be judged accordingly. Kickabout areas, however, serve wider catchment area needs and 5 strategically located kickabout areas within the major Structure Landscaping and Open Space Areas have accordingly been identified on the Indicative Master Plan and are to be provided in conjunction with the Implementation Programme of those Areas. The Children's Kickabout areas will be sited

away from existing housing areas to serve the new residential areas within the new development.

Playing Field Provision

3.2.24. In addition to the major and incidental landscape and open space areas, the Broadlands development will generate a formal playing field requirement equating to the NPFA standard of 1.6 - 1.8 hectares (4 - 4.5 acres) per 1,000 population. In this respect, it has been agreed between the LPA and the Broadlands Development Consortium that the

BROADLANDS

DEVELOPMENT BRIEF HOUSING, ENVIRONMENT & RECREATION

development area's overall requirement will be provided within the (Ogwr Local Plan) proposed extension area of Newbridge Fields down to the A48.

3.2.25. This land is currently in the ownership of one of the Broadlands Development Consortium parties and amounts to approximately 8.9 hectares (22 acres). Whilst the Broadlands development itself will generate a playing field requirement of under 8.9 hectares, the Consortium has agreed to dedicate the whole of this area to the Local Authority so that the Authority can provide additional playing fields at this location to help meet the needs of the wider Bridgend area.

3.2.26. Nevertheless, the Consortium will be responsible for meeting the cost of implementing and establishing that element of the Newbridge Fields extension playing fields generated directly by the Broadlands development itself. In view of the fact, however, that it is the Local Authority's wish to undertake the design and implementation of the whole Newbridge Fields extension immediately, it has been agreed that the Consortium will:-

- Pay appropriate sums of money (to be negotiated) to the Local Authority on completion of every 400 new dwellings (approximately 1,000 population) within the Broadlands development area towards implementation and establishment costs of 1.8 hectares (4.5 acres) of playing fields. The final payment will be made on a pro-rata basis as this is unlikely to relate exactly to 400 dwellings.

The foregoing will need to be secured by the Section 106 Agreement associated with the grant of the initial overall outline planning consent for the Broadlands development.

Archaeology

3.2.27. An initial Archaeological Appraisal of the Broadlands Development site was

commissioned by the Broadlands Development Consortium in 1992 and presented to the Ogwr Borough Council in July 1992 as part of a wider report entitled "Broadlands - A New Residential Community".

3.2.28. The Recommendations contained in that Appraisal were as follows:-

"Before any decision is taken to release any part of this area for development the following should be considered to protect the archaeological interests of the site.

Statutory Protection

The Local Authority should make the appropriate arrangements for Cadw to assess the desirability of taking any action under W.O. Circular 61/81 to protect the earliest structure identified within the Broadlands Fawr/Broadlands House complex and to evaluate some of the later structures. Cadw have been notified and it is recommended the Local Authority ensure their response.

Field Assessment/Watching Brief

Agreement should be made between Owners, Developers and the Borough Council on the extent and costs of undertaking a field assessment prior to grant of detailed planning consent. An archaeological watching brief should be agreed subsequently if required, following the field assessment. The brief also to allow for the emergency recording of any archaeological features or artifacts found during the course of excavations on any part of the site. The 3 areas identified for consideration of such agreement are:-

- The area adjacent the line of the former Roman Road...

It is understood that it may be necessary for an outfall sewer to cross the A48 to discharge south of the bridge. If this proves necessary, a watching brief is recommended during its construction, although remains are unlikely, as the 1930's realignment of the A48 led to no such finds.

- 2 The site of the dry valley in the North West corner of the proposed site. This site is indicated to remain as an undeveloped/landscaped area. However, should any built development be proposed, a watching brief would be recommended.
- 3 The site of Medieval Farmstead. Again the majority of the setting of this feature is to be incorporated within open space/landscaping. If built development is considered, and a field assessment confirms its significance, a watching brief would be recommended.

Archaeological work to be carried out only by an organisation with suitably qualified staff or archaeologists listed within the Institute of Field Archaeologists Directory.

Physical Protection

Resulting from the field assessment the fencing of any features of agreed Archaeological importance excluded from development should be included as an element of the detailed planning consent for their protection during the period of works relating to those particular phases of the development".

3.2.29. Further discussion and agreement in relation to these recommendations must accordingly be reached between the developers and the Local Authority prior to the grant of any detailed planning consent relating wholly, or partly, to any of the identified special areas. It must be noted, however, that the Local Authority will not be responsible for any of the potential financial costs associated with the Field Assessment and Physical Protection work referred to in the above quotation.

BROADLANDS

DEVELOPMENT BRIEF HOUSING, ENVIRONMENT & RECREATION

4.1. Aims

4.1.1. To ensure that the development is adequately served by an appropriate level and range of community services.

4.2. Issues/Requirements

District Centre Site

4.2.1. The developers will be required to make provision for a District Centre site for the accommodation of the required range of local facilities. Whilst it is not possible at this stage to provide a definitive list of all the facilities, it is anticipated that they will include a health centre, a public house, the Local Authority's community centre, places of worship, local shops, and the associated parking/servicing, pedestrian, and open space and landscaping, areas. The site will need to be provided at a relatively central location within the overall development area, and appropriately served in terms of convenient and safe vehicular, pedestrian and cycle access.

4.2.2. With regard to the size of the site required, this will of course be dependent upon the total number of dwellings which will ultimately be provided at Broadlands, and the particular nature and level of demand resulting from the resident population. These are matters which remain uncertain at this stage, and it is accordingly necessary within this Development Brief to ensure that adequate land provision is made to accommodate the maximum potential requirement. The required provision has therefore been calculated, as shown on the Table overleaf, to be 2.4 hectares. It is to be reasonably expected that certain indoor recreation facilities will be provided for at the proposed Community Centre and by dual usage at the proposed Primary School.

4.2.3. The site is to be fully serviced by the developers and the first 1.2 hectares (i.e. excluding the additional flexibility "reserve" area) made available for development by no

later than the completion of the A473/A48 Link Road and its associated A473 and A48 Junctions. By this same date, the developers must submit an appropriate District Centre Design Brief for the approval of the LPA and such approval must be obtained prior to the commencement of any building construction (other than the provision of the necessary services links) thereon. In addition, no single retail unit shall, by initial construction or by subsequent physical amalgamation of separate retail units, comprise a net retail floor space area in excess of 1,200 square metres. These requirements will need to be secured as part of the Section 106 Agreement associated with the grant of the initial overall outline planning consent for the Broadlands development.

Education Site

4.2.4. The Education Authority has confirmed that the secondary school needs of the Broadlands development can be accommodated by existing secondary schools within the general area.

4.2.5. There will, however, be a need for the provision of new Primary School facilities. In this respect, 750-800 dwellings will generate the need for a new Primary School requiring a fully serviced site of about 1.2 - 1.6 hectares (3-4 acres), whilst a new Primary School with separate Junior and Infant provision, requiring a site of about 2.4 hectares (6 acres), will serve at least 1200 dwellings.

4.2.6. A 2.4 hectares (6 acres) Primary School site is therefore required and needs to be sited at a relatively central location within the overall development area and appropriately served in terms of convenient and safe vehicle, pedestrian and cycle access. It is therefore to be provided adjacent the District Centre site as shown on the Indicative Master Plan.

4.2.7. The Education Authority has indicated that the school facility will need to be operational by the time 600 dwellings are occupied. The 2.4 hectares (6 acres) site is therefore to be fully serviced by the developers

BROADLANDS

DEVELOPMENT BRIEF COMMUNITY FACILITIES

LAND PROVISION NEEDED TO ACCOMMODATE MAXIMUM POTENTIAL REQUIREMENTS PER FACILITY	
Facility	Required Building Floorspace (Gross) To Serve A Minimum Of 1,200 Dwellings
Health Centre	450m ²
Public House	500m ²
Community Centre	500m ²
Place(s) of Worship	650m ²
Food Retail Unit	1 x 1,200m ²
A1 & A2 Retail Units	4 - 6 separate units totalling 300m ²
Assumptions:-	TOTAL 3,600m²
<p>1. Building floorspace primarily provided at single storey level.</p> <p>2. Building floorspace will represent approximately 30% of the total site coverage, the remaining 70% being for parking/servicing, pedestrian, and open space and landscaping areas.</p> <p>Therefore land requirement = $\frac{100 \times 3,600}{30} = 1.2$ Hectares</p>	
Additional Flexibility 'Reserve' in view of uncertainties referred to = 1.2 Hectares	
TOTAL LAND REQUIREMENT = 2.4 Hectares (Approximately 6 Acres)	

and made available for purchase by the Education Authority by no later than the completion of the A473/A48 Link Road. These provisions are to be covered by the Section 106 Legal Agreement associated with the overall outline planning consent for the Broadlands development.

4.2.8. On the basis that the Education Authority prefers that individual Primary Schools do not become overlarge, a further site will also need to be reserved on the western side of the A473/A48 Link Road in order to accommodate a further separate Primary School facility should this be required as a consequence of the final total number of

dwellings at Broadlands. In the event, such an additional facility is likely to take the form of a second Nursery School which would feed into the Junior School adjacent the District Centre, and a site of approximately 1.2 hectares (3 acres) is accordingly considered to be sufficient. The precise location of this reserved site has not yet been determined but will again need to be selected on the basis of the need for convenient and safe vehicle, pedestrian and cycle access. It can be reasonably expected that certain indoor recreation facilities will be provided for by dual-usage of the proposed Junior School adjacent to the District Centre and/or at any further separate School facility.

5.1. Aims

5.1.1. To ensure that the Broadlands development is adequately served in terms of all utility services infrastructure.

5.2. Issues/Requirements**General**

5.2.1. Main services will be brought into the site via the A473 and A48 access junctions and the provision of a main services corridor running along the eastern side of the link road.

Gas

5.2.2. Gas services can be readily provided to the whole of the Broadlands development by the installation of a new supply network from Bryngolau to the north of the site.

Electricity

5.2.3. The Broadlands site is crossed by a number of high voltage distribution lines (275kV and 33kV) together with an 11kV low voltage supply network.

5.2.4. With regard to the 275kV line, it is anticipated that the costs of diversion will be prohibitive. A minimum clearance distance of 20 metres will be retained between the centre of the line and the nearest house elevation.

5.2.5. The existing 33kV line is to be diverted to run along the eastern side of the A473/A48 Link Road and a minimum clearance distance of 9 metres will be retained between the centre of the line and the nearest house elevation. However, this clearance zone can incorporate the highway itself, and certain planting if it can be shown that it does not prejudice reasonable access or create a hazard.

5.2.6. The existing 11kV low voltage supply network can be readily incorporated into that required for the development as a whole.

Water

5.2.7. Water services can be readily provided to the whole of the Broadlands development from existing services immediately to the north of the site.

Telecommunications

5.2.8. A ducted telephone network service can be readily provided to the whole of the Broadlands development. In addition, a franchise for the provision of cable television and other electronic services ("Information Highway") to the Bridgend area is expected to be issued in Spring 1995, following which the service will be readily available to the Broadlands development.

Surface Water Drainage

5.2.9. The surface water drainage from the site will need to be discharged into the Ogmore River at a point downstream of the New Inn Road or Dipping Bridge. Such discharge will be via the existing stream outfall and will be attenuated by retaining peak flows in a number of storage ponds (balancing ponds) constructed on site. These ponds will be provided to progressively service the development as it is implemented and to ensure that the rate of discharge from the site is equivalent to "green field run-off" in accordance with the requirements of the approving Authorities. These balancing ponds will also need to be designed to maximise landscape and ecological advantage and maintain public safety.

Foul Water Drainage

5.2.10. The site is generally well served by foul sewers although there is a capacity constraint to the downstream section of the existing system. This constraint may need to be removed by the upgrading of a 400 metres section of the existing sewer and the replacement of an existing pipe bridge over the Ogmore River (Section 2, paragraph 2.2.19. refers).

BROADLANDS

DEVELOPMENT BRIEF

S E R V I C E S

BROADLA2.PM4 (KPJ 3/96)



LEGEND

	Existing vegetation		Open space
	Proposed planting		Balancing pond
	Spine road		Footpath/cycleway routes
	Loop road		Kick-about/play area
	20mph road		Existing contours

**BROADLANDS
DEVELOPMENT BRIEF**

NORTH
Scale 1:5 000

**Indicative
masterplan**

Wyn Thomas+Partners



26066