

# Bridgend Replacement Local Development Plan 2018-2033



## Settlement Development Boundary Review 2021

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## **1. Executive Summary**

### **1.1 Purpose of this review**

- 1.1.2 This study provides the background and justification for the review of the settlement development boundaries through the Replacement Local Development Plan (2018-2033). It includes a list of matters that have been considered when determining if and how an existing settlement boundary should be changed. It also includes maps and tables for the County Borough of Bridgend illustrating the proposed changes and explaining the reasons for them.

### **1.2 What is a settlement development boundary?**

- 1.2.1 Settlement development boundaries separate the defined urban areas from the open countryside and are an essential tool for the management of development. Generally, Local Development Plan policies seek to focus development within urban areas, subject to other material considerations, and restrict development in the countryside. The reasons for establishing settlement development boundaries include:

- Directing development to more sustainable locations in terms of accessibility and proximity to public transport, and in terms of being well served by existing essential services and facilities.
- Protecting the countryside from the encroachment of land uses more characteristic of urban areas, conserve heritage assets, the natural environment and landscape value.
- To assist in urban regeneration, by encouraging the re-use of brownfield land.
- Providing a degree of certainty for landowners, developers and community groups over where development is likely to be acceptable, and where it is not.
- Supporting the plan led approach to development as advocated by national planning policy (Planning Policy Wales), which emphasises a controlled approach to growth rather than adhoc and inconsistent decision-making.

- 1.2.2 The settlement boundaries reviewed in this background paper are those defined by the existing Bridgend Local Development Plan adopted in 2013.

1.2.3 Schedule 1 identifies which settlements are subject to a proposed boundary change.

Settlement	Change to settlement boundary	
	Yes	No
Bridgend	X	
Maesteg		X
Pencoed	X	
Porthcawl		X
Pyle, Kenfig Hill and North Cornelly	X	
Valleys Gateway		X
Local Settlements		
Bettws		X
Blaengarw		X
Caerau		X
Cefn Cribwr		X
Evanstown and Glynogwr		X
Heol-y-Cyw		X
Laleston and Merthyr Mawr		X
Lewiston, Blackmill and Pantyrawel		X
Llangeinor, Lluest and Pontyrhyl		X
Nanttyffyllon		X
Nantymoel		X
Ogmore Vale		X
Pen-y-fai		X
Pontryhydycyff, Llangynwyd and Cwmfelin	X	
Pontcymmer		X
South Cornelly, Maudlam and Kenfig		X



## **2. Introduction**

- 2.1 The Council recognises the value which people place on the countryside; and because of the increasing development pressures which are being placed upon it, a robust planning policy framework is essential to reconcile appropriate rural development with the need to protect the countryside. It is therefore necessary, for the Council to define what it considers to be 'the countryside' for the purpose of its planning policies in the Local Development Plan (LDP) and to enable necessary settlement growth in a sustainable and controlled manner. The Council considers that the most effective way to achieve this is by defining clear, defensible boundaries around urban settlements in the form of 'settlement development boundaries' beyond which there will be specific policies to protect the countryside from development which would harm its distinctive character.
- 2.2 The existing LDP (adopted in 2013) already has defined settlement boundaries. This review therefore seeks to take these boundaries as a starting point, and make amendments where necessary for the purposes of effectively delivering the Replacement LDP.
- 2.3 The settlement development boundaries detailed in this study balance the need for delivering the growth and spatial strategy and the conservation of the countryside.



### **3. Policy Guidance and Background Evidence**

#### **3.1 Planning Policy Wales (PPW) 2021**

3.1.1 National and Regional Policy does not provide specific guidance on settlement boundaries but Planning Policy Wales (PPW) 2021, paragraph 3.38 states:

3.1.2 *“The countryside is a dynamic and multi-purpose resource. In line with sustainable development and the national planning principles and in contributing towards placemaking outcomes, it must be conserved and, where possible, enhanced for the sake of its ecological, geological, physiographic, historical, archaeological, cultural and agricultural value and for its landscape and natural resources. The need to conserve these attributes should be balanced against the economic, social and recreational needs of local communities and visitors.”*

3.1.3 The Council considers that the most effective means of delivering this overarching national planning policy guidance is to define appropriately drawn boundaries around its settlements, which are seen as important development management tools, providing greater certainty to developers and communities alike.

#### **3.2 Bridgend Local Development Plan (Adopted 2013)**

3.2.1 Policy PLA1 of the adopted Bridgend Local Development Plan defines the ‘primary key settlements’, ‘main settlements’, ‘local service settlements’ and ‘small settlements’ of the County Borough that constitute the settlement hierarchy. All settlements have designated settlement boundaries to clearly define the urban area from the countryside. As stated above, these boundaries have been used as a starting point for revision in accordance with the methodology applied in Section 3 of this report.

#### **3.3 Bridgend Settlement Assessment (2019)**

3.3.1 The Bridgend Settlement Assessment analysed the components of existing settlements, their functional relationships with each other plus their current and potential future roles. A comprehensive range of variables has been considered to help establish a sustainable settlement hierarchy to inform the replacement Local Development Plan (LDP). This helped identify the most appropriate locations to accommodate future development in order to achieve a sustainable pattern of growth, minimise unsustainable patterns of movement and support local services and facilities. The assessment forms a key part of the evidence base informing the authority’s Local Development Plan (LDP).

3.3.2 The three primary principles used to analyse each settlement were a) sustainable transport and accessibility, b) facilities and services, and, c)

employment provision. Consideration of each of these principles has helped to articulate a clear settlement hierarchy to inform decisions as to where development should be spatially located to achieve a sustainable pattern of growth:

### **Primary Key Settlement**

- Bridgend (*including Brackla, Broadlands, Bryntirion and Cefn Glas, Central Bridgend, Coity / Parc Derwen, Coychurch and North Bridgend / Litchard*).

### **Main Settlements**

- Maesteg
- Pencoed
- Porthcawl
- Pyle, Kenfig Hill and North Cornelly
- Valleys Gateway (*including Aberkenfig, Bryncethin, Brynmenyn, Coytrahen, Sarn, Tondy and Ynysawdre*).

### **Local Settlements**

- Bettws
- Blaengarw
- Caerau
- Cefn Cribwr
- Evanstown and Glynogwr
- Heol-y-Cyw
- Laleston and Merthyr Mawr
- Lewiston, Blackmill and Pantyrawel
- Llangeinor, Llest and Pontyrhyl
- Nanttyffyllon
- Nantymoel
- Ogmore Vale
- Pen-y-fai
- Pontryhydycyff, Llangynwyd and Cwmfelin
- Pontycymmer
- South Cornelly, Maudlam and Kenfig

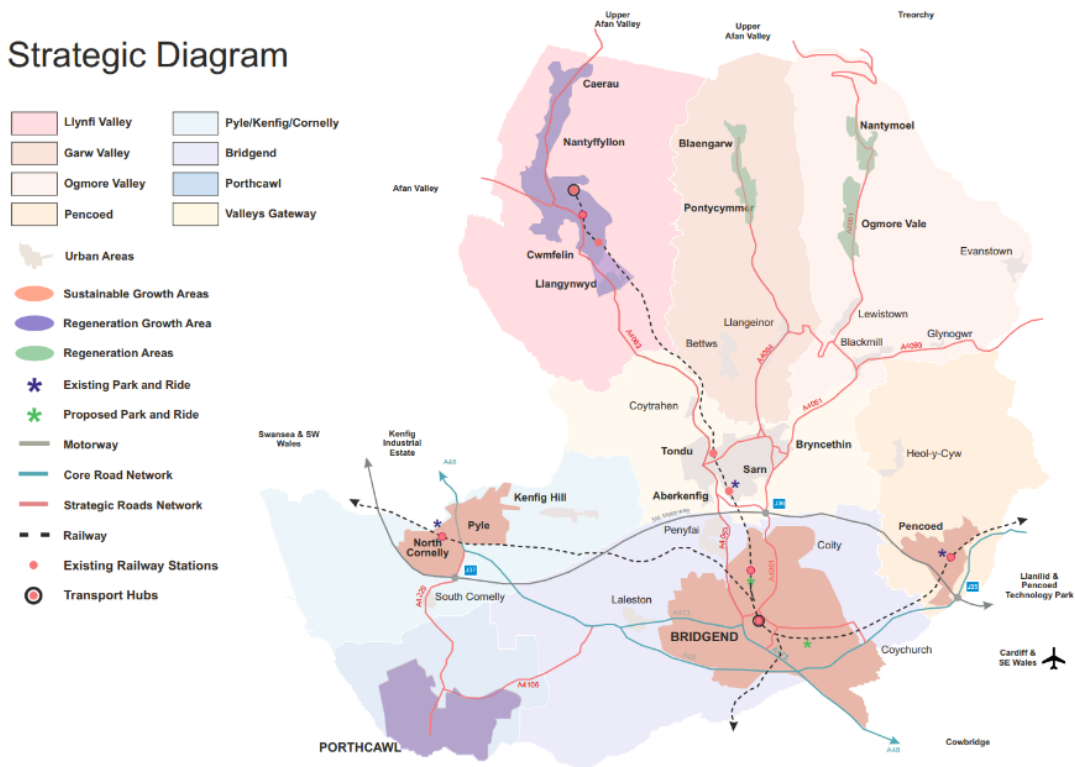
- 3.3.3 Bridgend is classified as the Primary Key Settlement, along with five additional Main Settlements, which include the Valleys Gateway, Porthcawl, Maesteg, Pencoed and the grouped settlement of Pyle, Kenfig Hill and North Cornelly. All six of these settlements demonstrate a strong employment function with an existing concentration of businesses plus a notable variety of shopping and community services. However, the Valleys Gateway specifically has accommodated substantial growth in recent years and there are now capacity issues running north to south at Junction 36 of the M4. This issue substantially

hampers the area's potential to accommodate any significant growth until it is resolved. Therefore, the remaining four Main Settlements and the Primary Key Settlement of Bridgend are considered, by the Preferred Strategy, to be the most sustainable environs to accommodate future growth and will therefore continue to be the 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.

### 3.4 The Replacement Local Development Plan – Deposit Proposals

- 3.4.1 The replacement LDP sets objectives and policies to control land use development throughout the County Borough over a plan period until 2033. Over this time the population of the County Borough will grow which will in turn result in a demand for new homes and associated infrastructural requirements.
- 3.4.2 In order to achieve the Vision and Objectives of the LDP the Council will follow a **Regeneration and Sustainable Growth Strategy** underpinned by a balanced level of economic growth.
- 3.4.3 Regeneration and sustainable development will be focused in the following areas:

#### Strategic Diagram





- Bridgend Sustainable Growth Area
- Pencoed Sustainable Growth Area
- Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area
- Maesteg and Llynfi Valley Regeneration Growth Area
- Porthcawl Regeneration Growth Area

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

Sub Area	Settlement	Impact on Settlement
<b>Bridgend</b>	Bridgend (including Brackla, Broadlands, Bryntirion and Cefn Glas, Central Bridgend, Coity / Parc Derwen, Coychurch and North Bridgend / Litchard).	Sustainable Growth.
<b>Maesteg and The Llynfi Valley</b>	Maesteg Caerau Nantyffyllon Cwmfelin Llangynwyd Pontrhydycyff	Regeneration Growth.
<b>Porthcawl</b>	Porthcawl	Regeneration Growth.
<b>The Garw Valley</b>	Blaengarw Pontycymmer Bettws Llangeinor Pontyrhyl	No Sustainable or Regeneration Growth.  Development within existing settlement – Regeneration Area.
<b>The Ogmore Valley</b>	Blackmill Evanstown Gylhogwr Nantymoel Ogmore Vale Pantyrwel	No Sustainable or Regeneration Growth.  Development within existing settlement – Regeneration Area.
<b>The Valleys Gateway</b>	Aberkenfig Bryncethin Brynmenyn Coytrahen Sarn Tondu	No Sustainable or Regeneration Growth.  Development within existing settlement.
<b>Pyle/Kenfig Hill /North Cornelly</b>	Pyle North Cornelly Kenfig Hill	Sustainable Growth.

	Cefn Cribwr Kenfig Mawdlam South Cornelly	No Sustainable or Regeneration Growth.  Development within existing settlement.
<b>Pencoed</b>	Pencoed	Sustainable Growth.
	Heol-Y-Cyw	No Sustainable or Regeneration Growth.  Development within existing settlement.

## **4. Methodology**

4.1.1 A review of the settlement development boundaries in the County Borough is based on the following:

- a) The Settlement Role & Function Study (2019);
- b) Desktop review: Using GIS mapping and aerial photography, together with information from the monitoring of planning applications, permissions and developments; and
- c) Site visits: Even with reasonably up to date aerial photos and street view technology, there are dangers of attempting a review solely as a desktop exercise without site visits as this does not allow consideration of the form and character of the settlement.

4.1.2 **Stage 1 – Minor amendments and necessary updates to the boundaries** (both inclusion and exclusion):

4.1.3 The first stage of the review considers:

- a. Curtilages of dwellings within settlements, where these are considered to be functionally and visually part of the urban area.
- b. Areas of extant planning consents on the edge of existing settlement boundaries that are deemed part of the settlement.
- c. Small-scale development opportunities which would provide infill and rounding off opportunities that are logical in terms of being physically, functionally and visually related to the existing urban area – taking account of any environmental development constraints.
- d. Small-scale brownfield sites on the edge of settlements where these are logical in terms of being physically, functionally and visually related to the existing urban area – taking account of any environmental development constraints.
- e. Facilities that are physically, functionally and visually related to and serving the urban area such as recreation grounds and cemeteries.

**4.2 Stage 2 – Appropriate boundary changes to allow for the delivery of the LDP strategy.**

4.2.1 The second stage of the review considers appropriate boundary changes to allow for the delivery of the LDP Strategy. Such sites have been identified

through the candidate site assessment and allocation process. Changes to the settlement development boundary will allow for the allocation of:

- a) Sustainable Urban Extensions (SUEs)
- b) Non-strategic edge of settlement allocations.
- c) Other land-uses.
- d) Sites submitted through the Candidate Site process that were excluded for being less than 0.25ha. This threshold represents the size of site considered large enough to accommodate 10 dwellings, and therefore a 'potential' allocation in the LDP. Recommendations as to whether or not these sites should be included or excluded from the defined settlement boundaries of the LDP is detailed at Appendix 1 to this report.

#### 4.2.2 The following assumptions were made for stage 2.

- Settlements in the Ogmore and Garw Valley have been considered more flexibly.

**Justification:** the LDP Strategy recognises that large-scale growth cannot be delivered in the Ogmore and Garw Valleys because of a combination of constraints relating to market deliverability and topographical issues. However, the LDP Strategy encourages regeneration development in these locations to stem decline and maintain viable communities in accordance with the area based regeneration aims for these areas but without compromising the landscape, which is a key regeneration driver in terms of encouraging tourism.

- The settlement boundary relating to the settlements of Maesteg and the Upper Llynfi Valley have been considered more flexibly.

**Justification:** the LDP Strategy defines this area for regeneration growth, but recognises that there are issues of deliverability and topographical constraints. As such, a more flexible approach is applied but which does not undermine the delivery of key regeneration sites or the landscape. This will assist in sustaining the role and function of Maesteg as a main settlement, stem decline and maintain viable communities.

- The settlement boundary relating to Bridgend has been considered flexibly.

**Justification:** Bridgend is defined as an area of growth but is constrained by the capacity of Junction 36 of the M4. This informs the location of sustainable growth within the settlement, with an emphasis on those areas



that can provide a range of sustainable travel options and where increased traffic movement will not add to the capacity issues of Junction 36.

- The settlement boundary of Porthcawl has not been considered more flexibly.

**Justification:** Porthcawl is defined as an area of growth – but which can predominantly be served within the existing settlement boundary. A more flexible approach to defining settlement boundaries around these settlements would mean the inclusion of greenfield sites that could be ‘cherry-picked’ by developers and undermine the delivery of key regeneration sites within the settlements that are crucial for the success of the Plan.

- The settlement boundary of Pencoed has been considered flexibly.

**Justification:** Pencoed is defined as a sustainable growth area but is constrained by flooding and highway capacity issues relating to the existence of the Penprysg Road level crossing. This informs the location of sustainable growth within the settlement, with an emphasis on those areas that are not at risk of flooding and can provide a range of sustainable travel options without adding to the capacity issues at the level crossing.

- The settlement boundaries of North Cornelly / Pyle / Kenfig Hill have been considered more flexibly.

**Justification:** The settlements of North Cornelly, Pyle and Kenfig Hill have been defined as areas capable of accommodating sustainable growth.

- The settlement boundaries of the Valley’s Gateway have not been considered flexibly.

**Justification:** These areas are not defined as areas of growth due to the lack of capacity at Junction 36 of the M4. A more flexible approach to defining settlement boundaries around these settlements would further exacerbate the highway capacity problems experienced around Junction 36 (see M4 Junction 36 Background Paper).

## 5. Results

5.1.1 The results of the review are set out in the schedules below and reflected on the Deposit Plan proposals map.

5.1.2 A schedule and maps of the proposed changes to the settlements have been provided. The schedule of changes lists a reference code (& candidate site reference where appropriate) in relation to the proposed area to be included within the settlement (urban area), along with the reason for the proposed change, including reference to the relevant criteria set out in the methodology section of this paper.

5.1.3 The maps provide an illustration of the proposed change to the settlement. The existing settlement boundary is illustrated by a solid purple line on the maps. The proposed changes to the settlement boundaries (referred hereon as the urban area) are shown as following:

- Extensions to the urban area boundary are shown as a green solid line.

5.1.4 Following consultation feedback on the Deposit Plan and supporting evidence (Regulation 18), further adjustments to the settlement development boundaries may be required, if they are considered necessary and justified.

### 5.2 Primary Key Settlement:

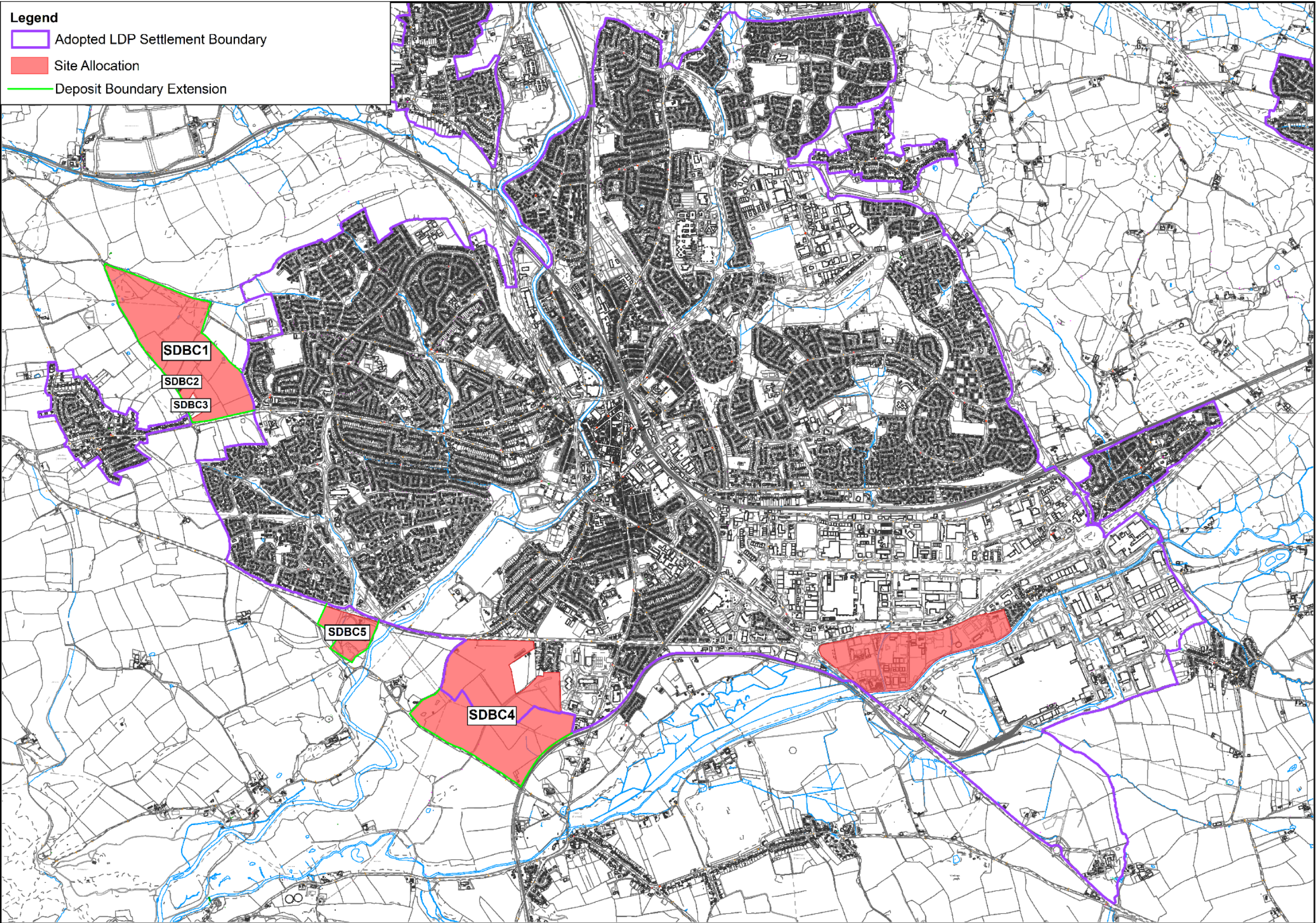
5.2.1 **Bridgend** (including Brackla, Broadlands, Bryntirion and Cefn Glas, Central Bridgend, Coity / Parc Derwen, Coychurch and North Bridgend / Litchard).

Reference	Site Location	Candidate Site Ref	Reason for change
<b>SDBC1</b>	Land West of Bridgend	308.C1	Change Bridgend SDB to include West of Bridgend Sustainable Urban Extension. Refer to Strategic Site Policy PLA3.
<b>SDBC2</b>	Land West of Candidate Site 308.C1	N/A	Small-scale development opportunities which would provide infill and rounding off opportunities that are logical in terms of being physically, functionally and visually related to the existing urban area – taking account of any environmental development constraints.
<b>SDBC3</b>	Land West of Candidate Site 308.C1	N/A	Small-scale development opportunities which would provide infill and rounding off opportunities that are logical in terms of being physically, functionally and visually related to the existing urban area – taking

			account of any environmental development constraints.
<b>SDBC4</b>	Land South of Bridgend, Island Farm	PS.1	Change Bridgend SDB to include Island Farm Sustainable Urban Extension. Refer to Strategic Site Policy PLA2.
<b>SDBC5</b>	Land South of Bridgend, Craig-y-Parcau	PS.2	Change Bridgend SDB to include Craig-y-Parcau COM1 non-strategic housing allocation.

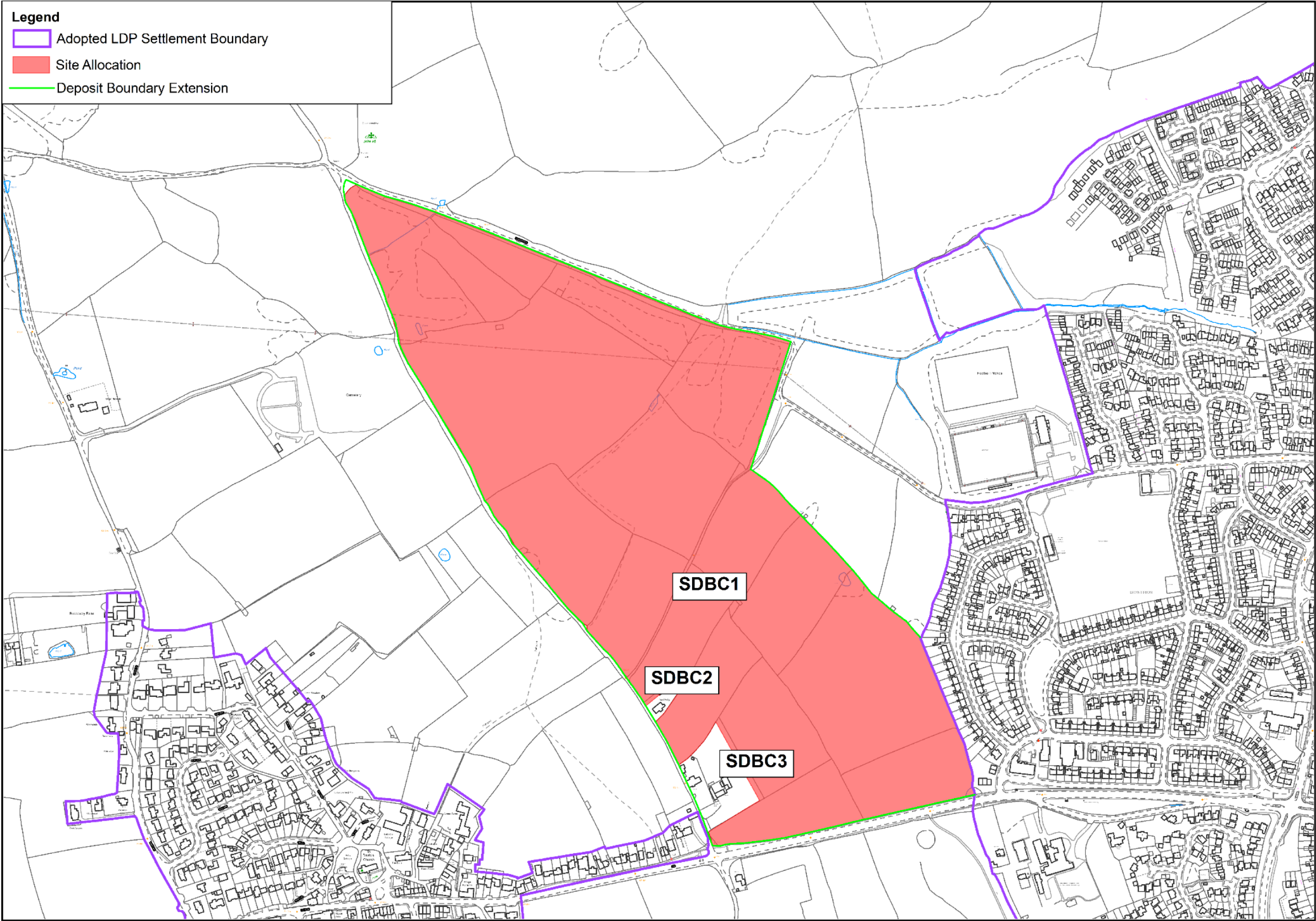


5.2.2 Bridgend settlement boundary

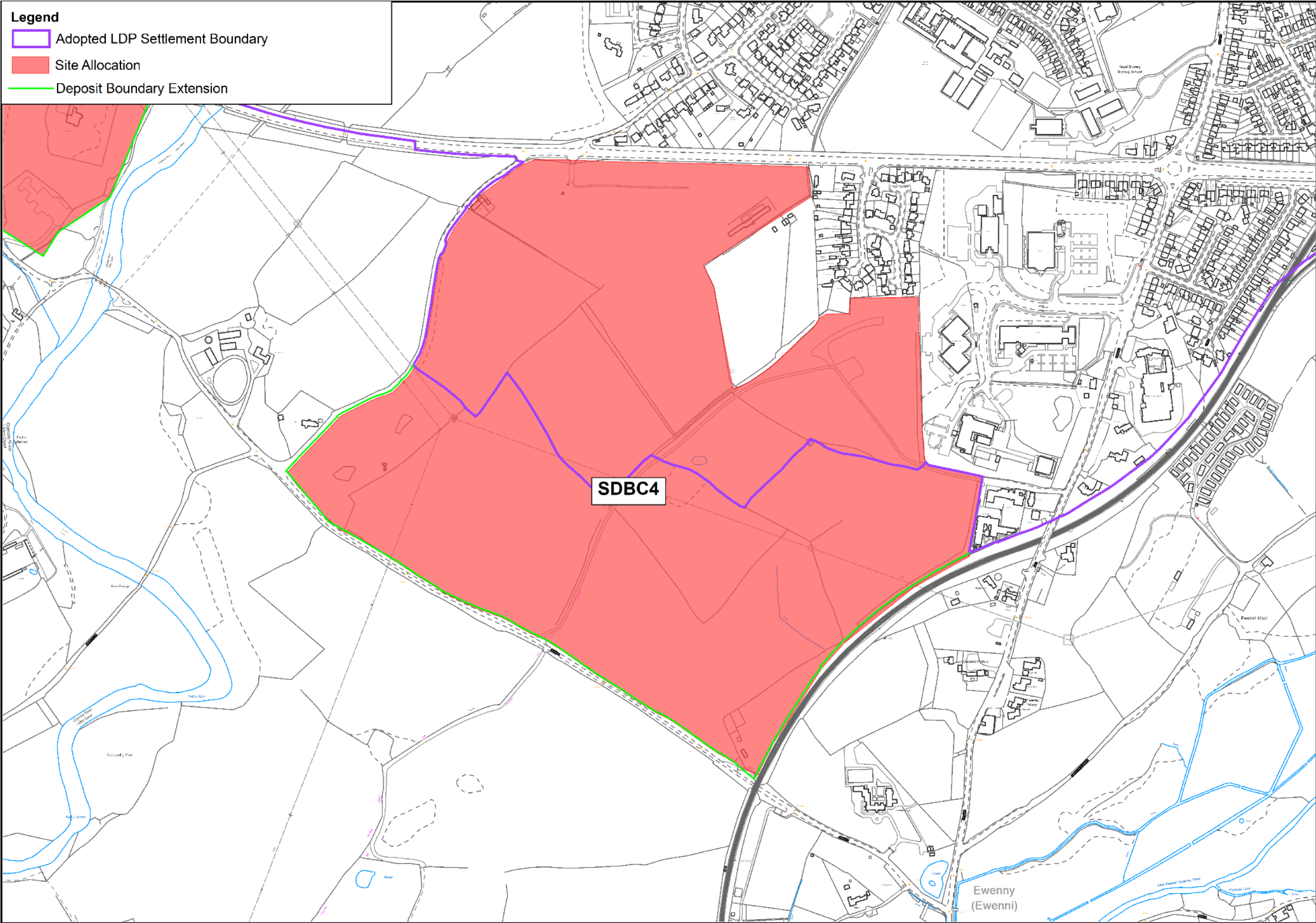




5.2.3 Land West of Bridgend

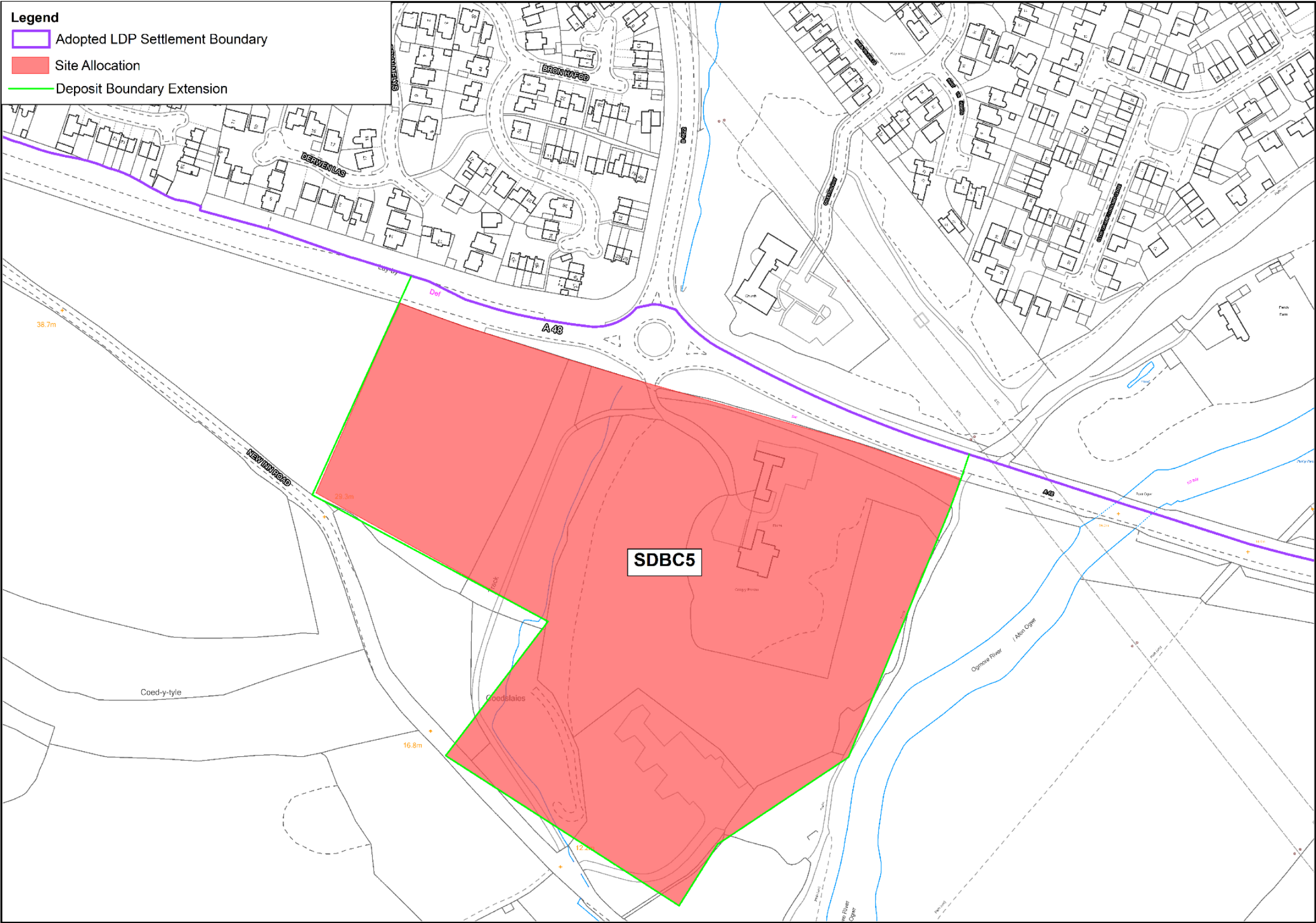


5.2.4 Land South of Bridgend (Island Farm)





5.2.5 Land South of Bridgend (Craig y Parcau)



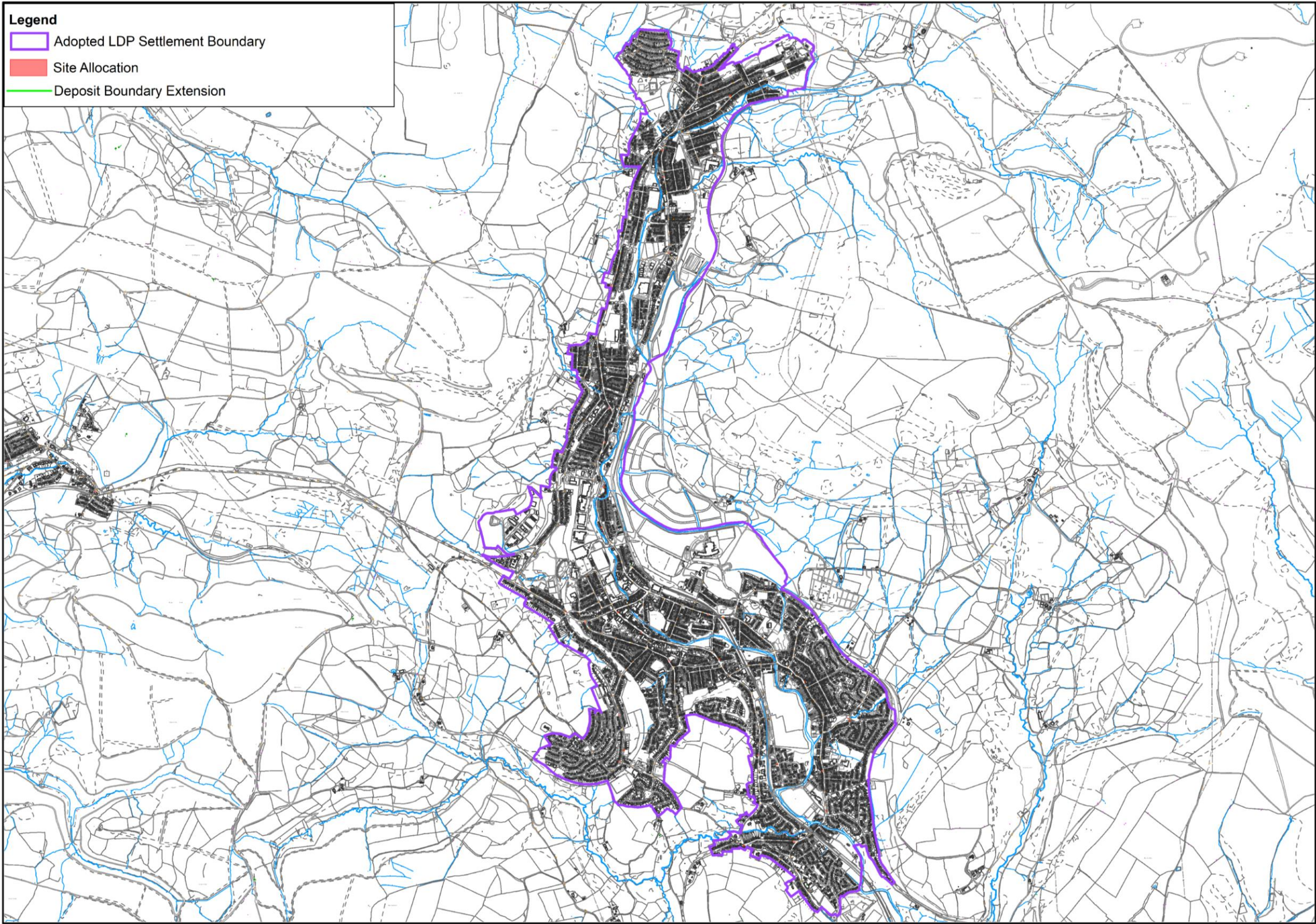
### 5.3 Main Settlements

#### 5.4.1 Maesteg

**No change proposed:** Maesteg is defined as an area of growth – but which can predominantly be served within the existing settlement boundary. Maesteg and the Llynfi Valley is allocated as a Regeneration Growth Area, reflecting the fact that it demonstrates the largest capacity to accommodate regeneration-led growth within the Valleys communities. There are individual sites within this area that already have the benefit of planning permission or are the subject of development briefs or master planning exercises to facilitate their delivery and regeneration. A substantial number of these sites are also brownfield or are under-utilised, whilst also being aligned to transport hubs, thereby demonstrating high credentials in terms of sustainable development and placemaking.



5.3.2 Maesteg Settlement Boundary



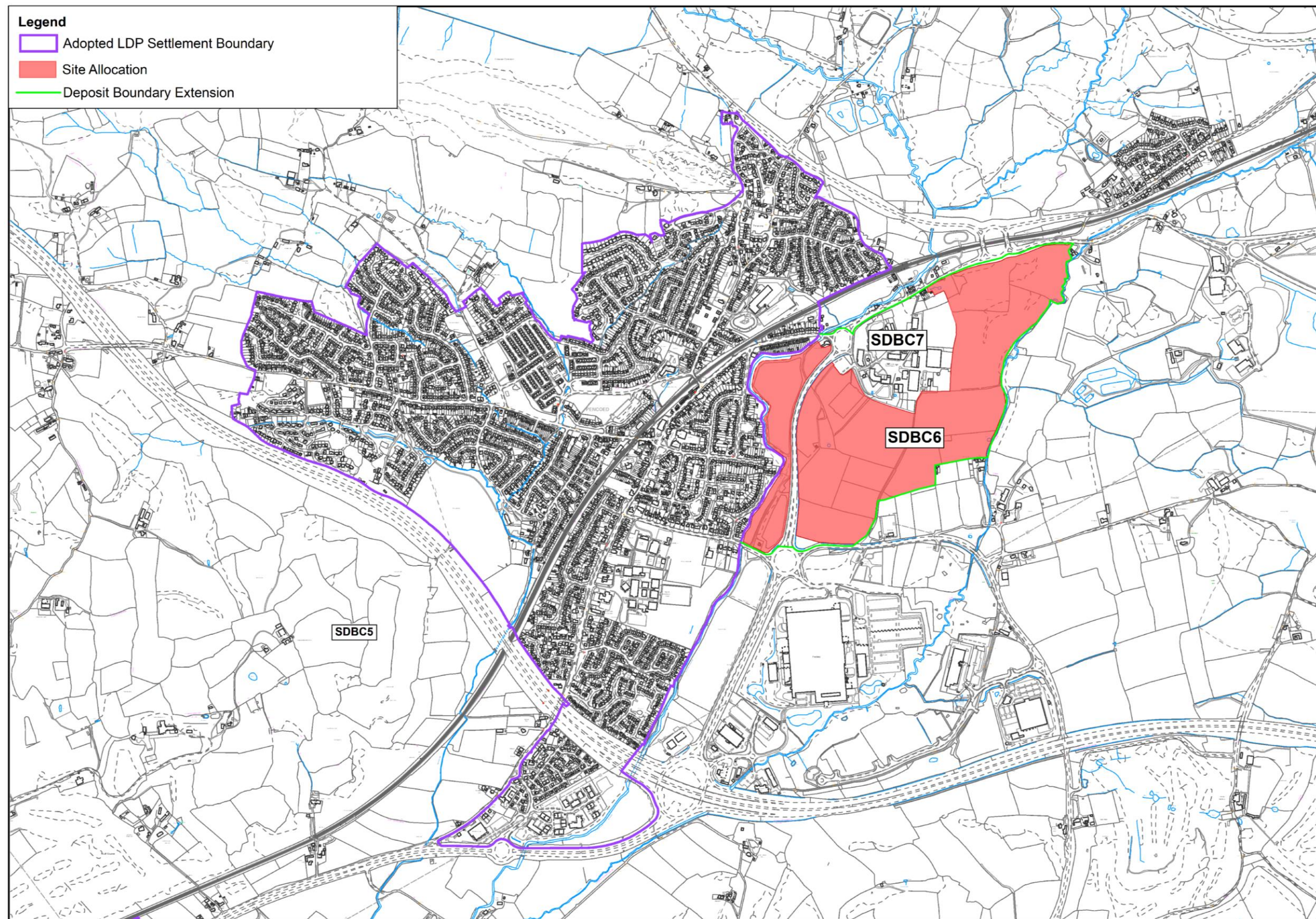


### 5.3.3 Pencoed

Reference	Site Location	Candidate Site Ref	Reason for change
<b>SDBC6</b>	Land East of Pencoed	219.C1	Change Bridgend SDB to include land east of Pencoed Sustainable Urban Extension. Refer to Strategic Site Policy PLA4
<b>SDBC7</b>	Pencoed College	N/A	Small-scale development opportunities which would provide infill and rounding off opportunities that are logical in terms of being physically, functionally and visually related to the existing urban area – taking account of any environmental development constraints.

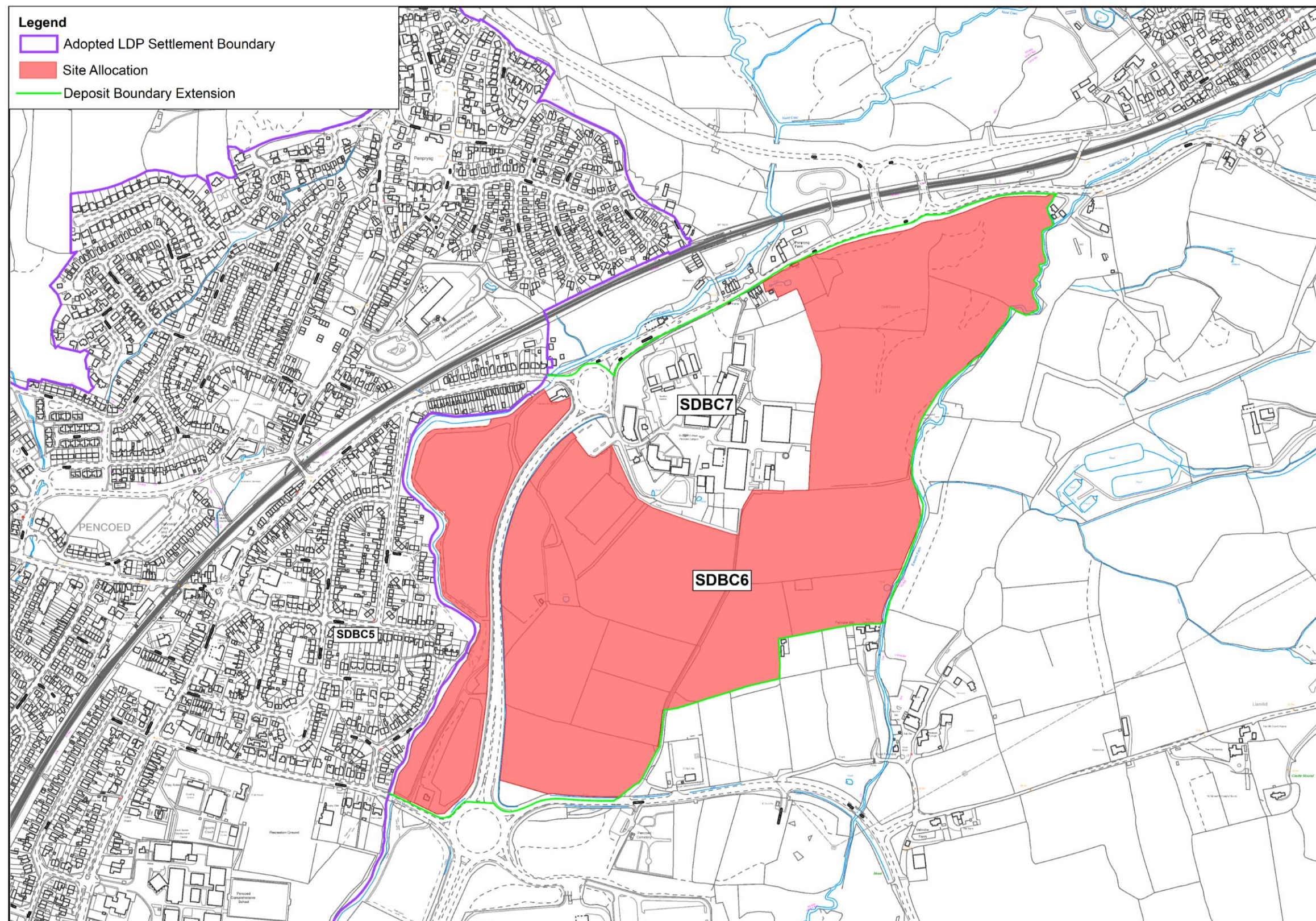


#### 5.3.4 Pencoed settlement boundary





5.3.5 Land East of Pencoed

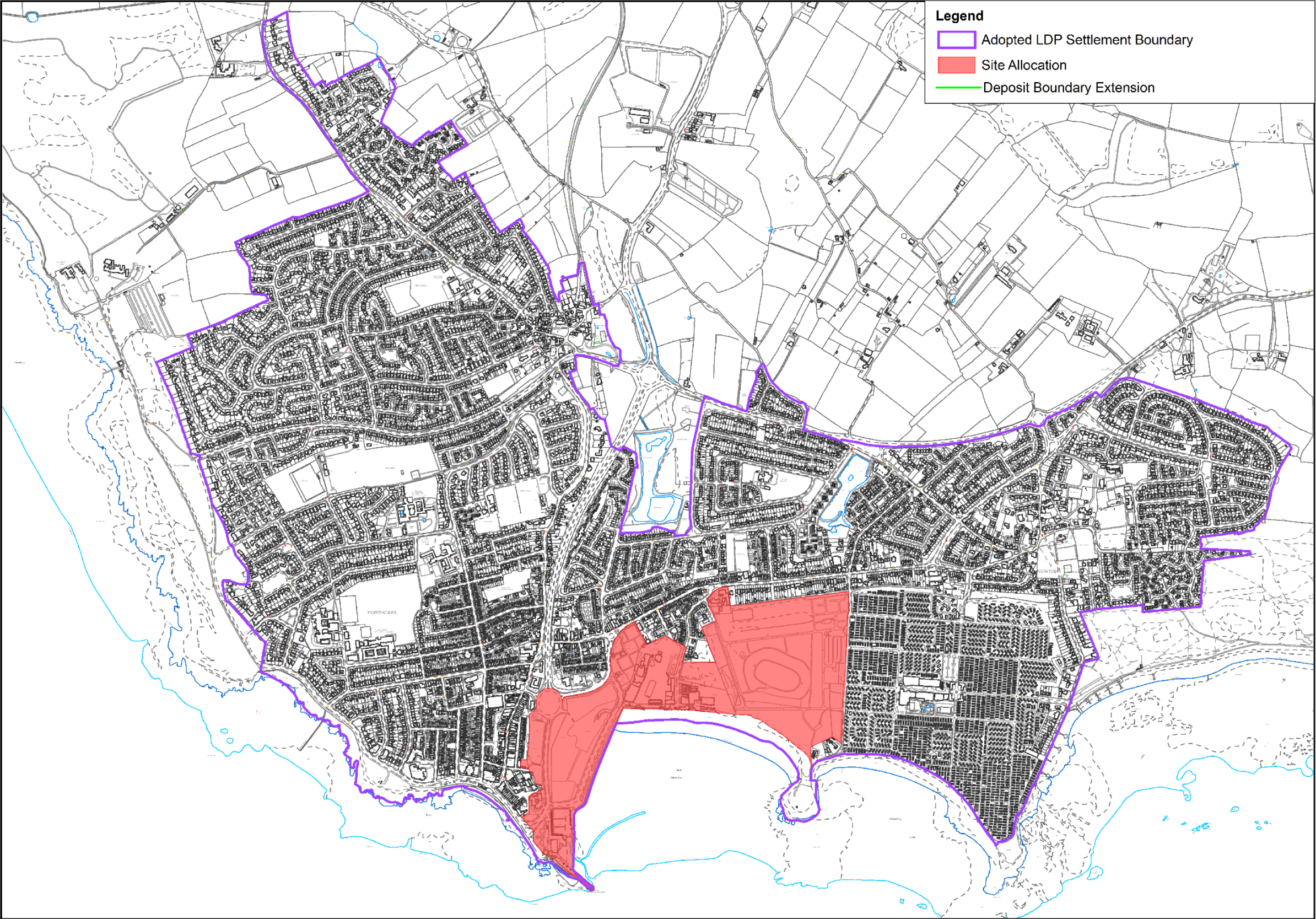




#### 5.3.6 Porthcawl

- 5.3.7 **No change proposed:** Porthcawl is defined as an area of growth – but which can predominantly be served within the existing settlement boundary. A more flexible approach to defining settlement boundaries around these settlements would mean the inclusion of greenfield sites that could be ‘cherry-picked’ by developers and undermine the delivery of key regeneration sites within the settlements that are crucial for the success of the Plan.

5.3.8 Porthcawl settlement boundary

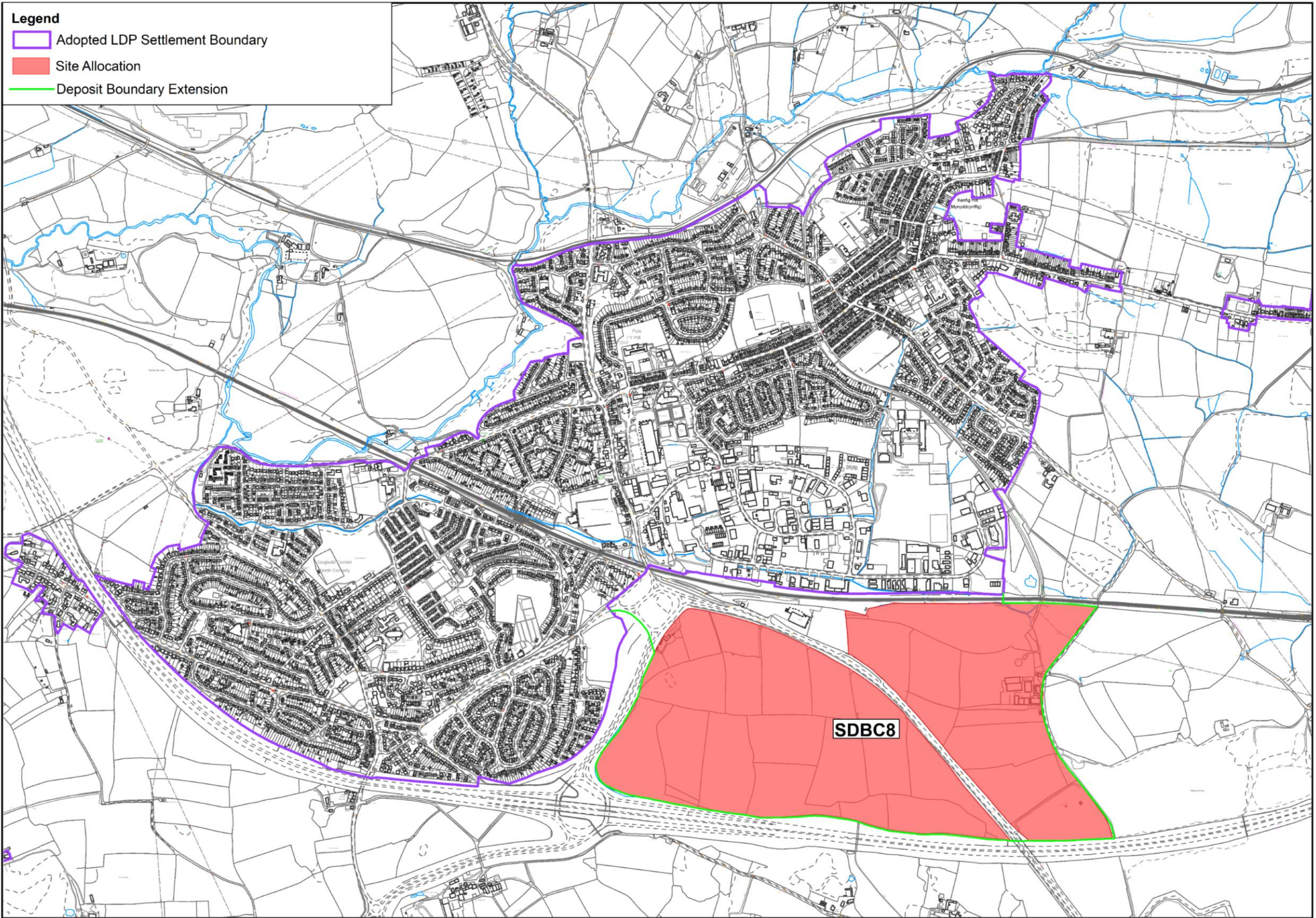


#### 5.3.9 Pyle, Kenfig Hill and North Cornelly

Reference	Site Location	Candidate Site Ref	Reason for change
<b>SDBC8</b>	Land East of Pyle.	328.C1	Change Bridgend SDB to include land east of Pyle Sustainable Urban Extension. Refer to Strategic Site Policy PLA5

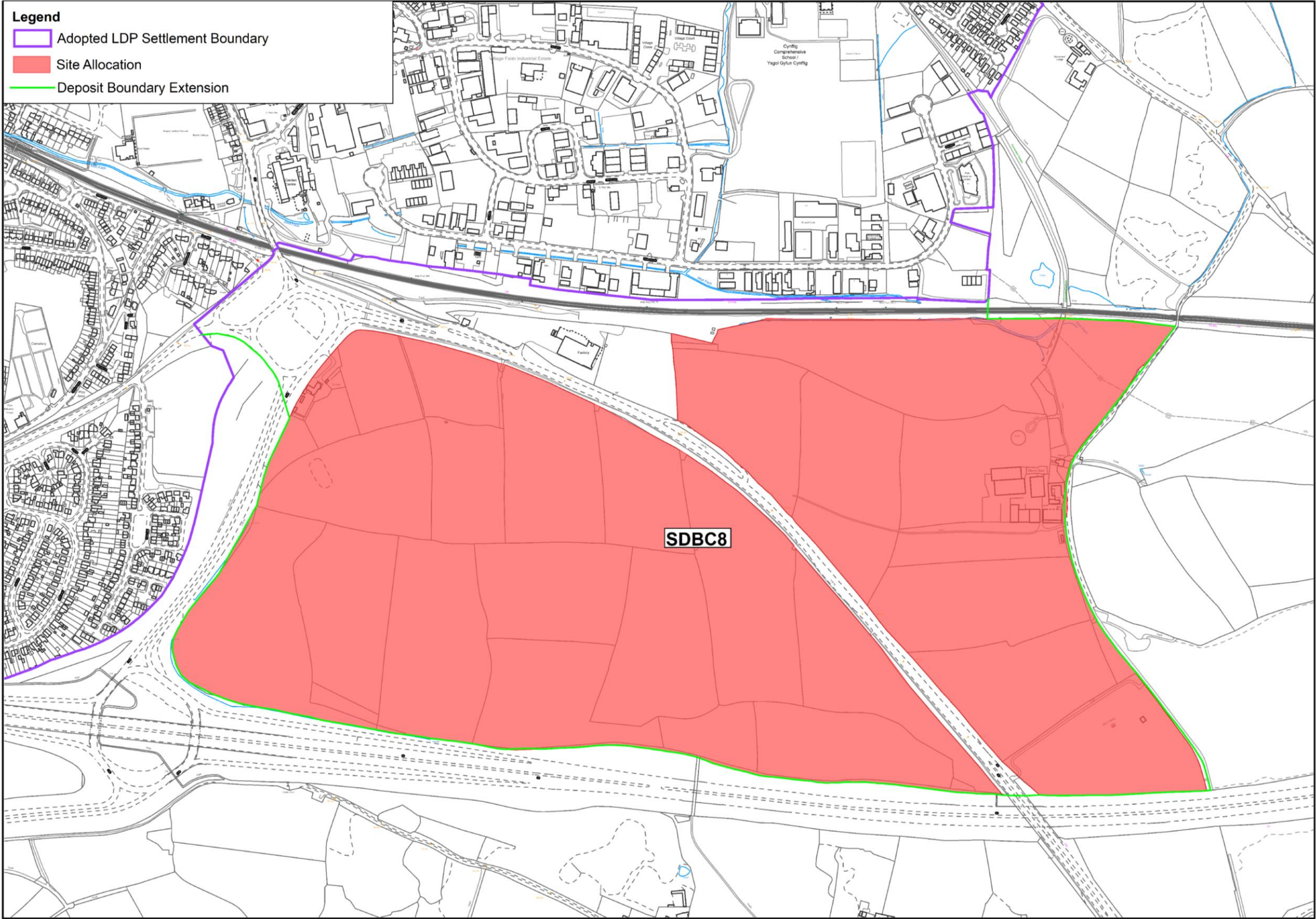


5.3.10 Pyle / Kenfig Hill and North Cornelly settlement boundary





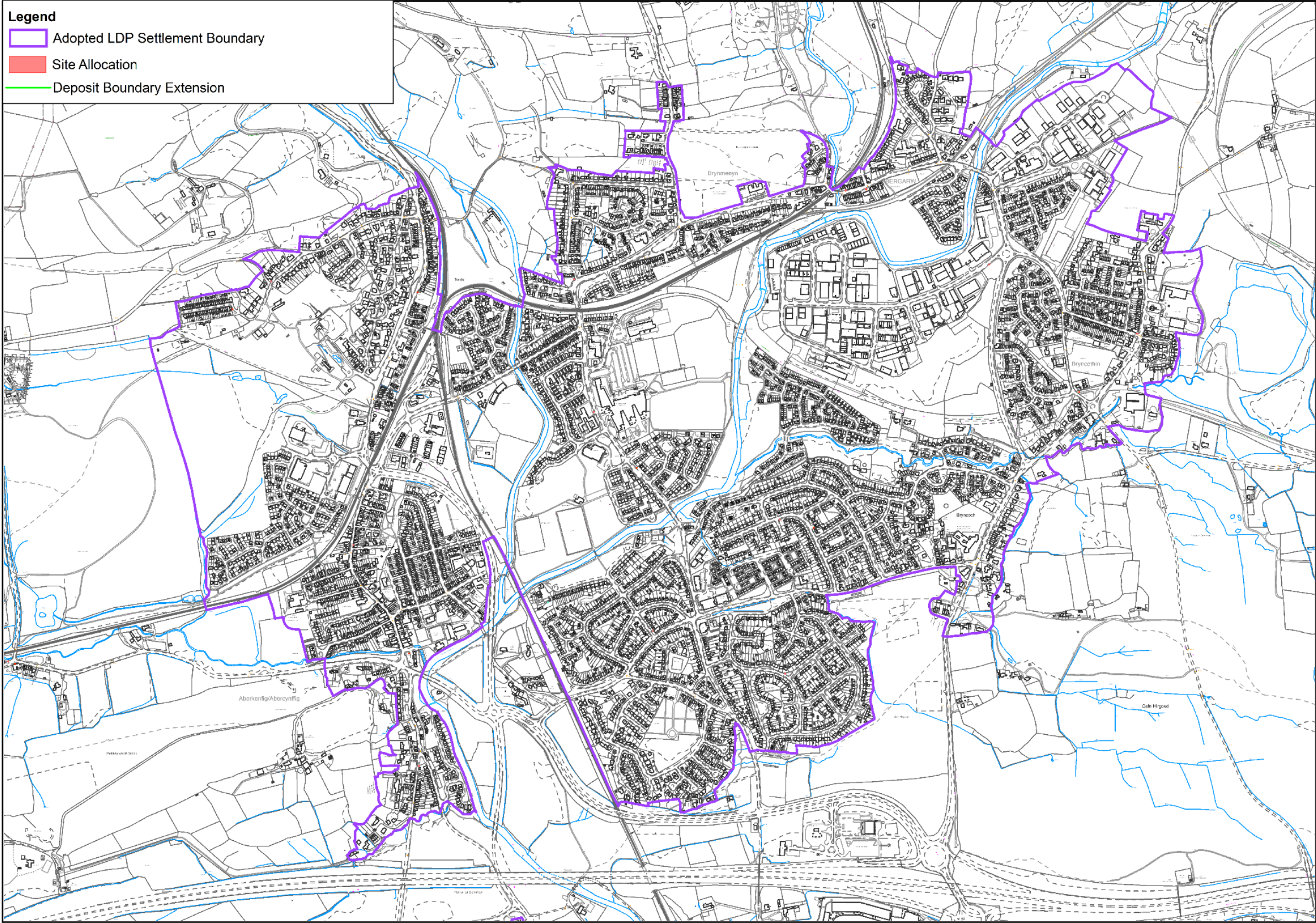
5.3.11 Land East of Pyle





- 5.3.12 **Valleys Gateway** (including Aberkenfig, Bryncethin, Brynmenyn, Coytrahen, Sarn, Tondy and Ynysawdre).
- 5.3.13 **No change proposed:** These areas are not defined as areas of growth due to the lack of capacity at Junction 36 of the M4. A more flexible approach to defining settlement boundaries around these settlements would further exacerbate the highway capacity problems experienced around Junction 36 (see M4 Junction 36 Background Paper).

5.3.14 Valleys Gateway settlement boundary



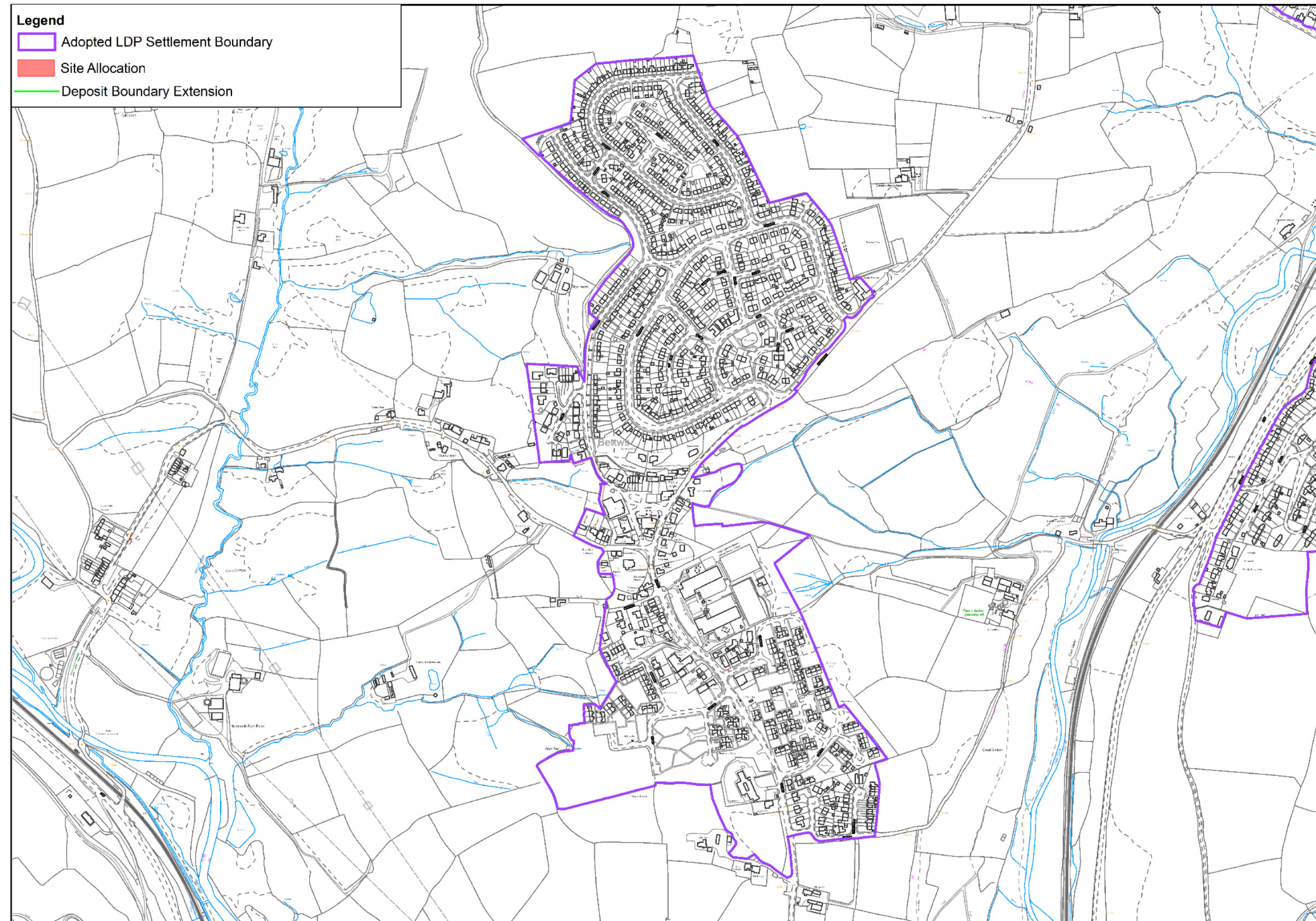
## **5.4 Local Settlements**

5.4.1 No changes are proposed for the defined local settlements (excluding Pontrhydydyff\*, P50):

- Bettws
- Blaengarw
- Caerau
- Cefn Cribwr
- Evanstown and Glynogwr
- Heol-y-Cyw
- Laleston and Merthyr Mawr
- Lewiston, Blackmill and Pantyrawel
- Llangeinor, Lluest and Pontyrhyl
- Nanttyffyllon
- Nantymoel
- Ogmore Vale
- Pen-y-fai
- Pont Rhyd-Y-Cyff\*, Llangynwyd and Cwmfelin
- Pontycymmer
- South Cornelly, Maudlam and Kenfig

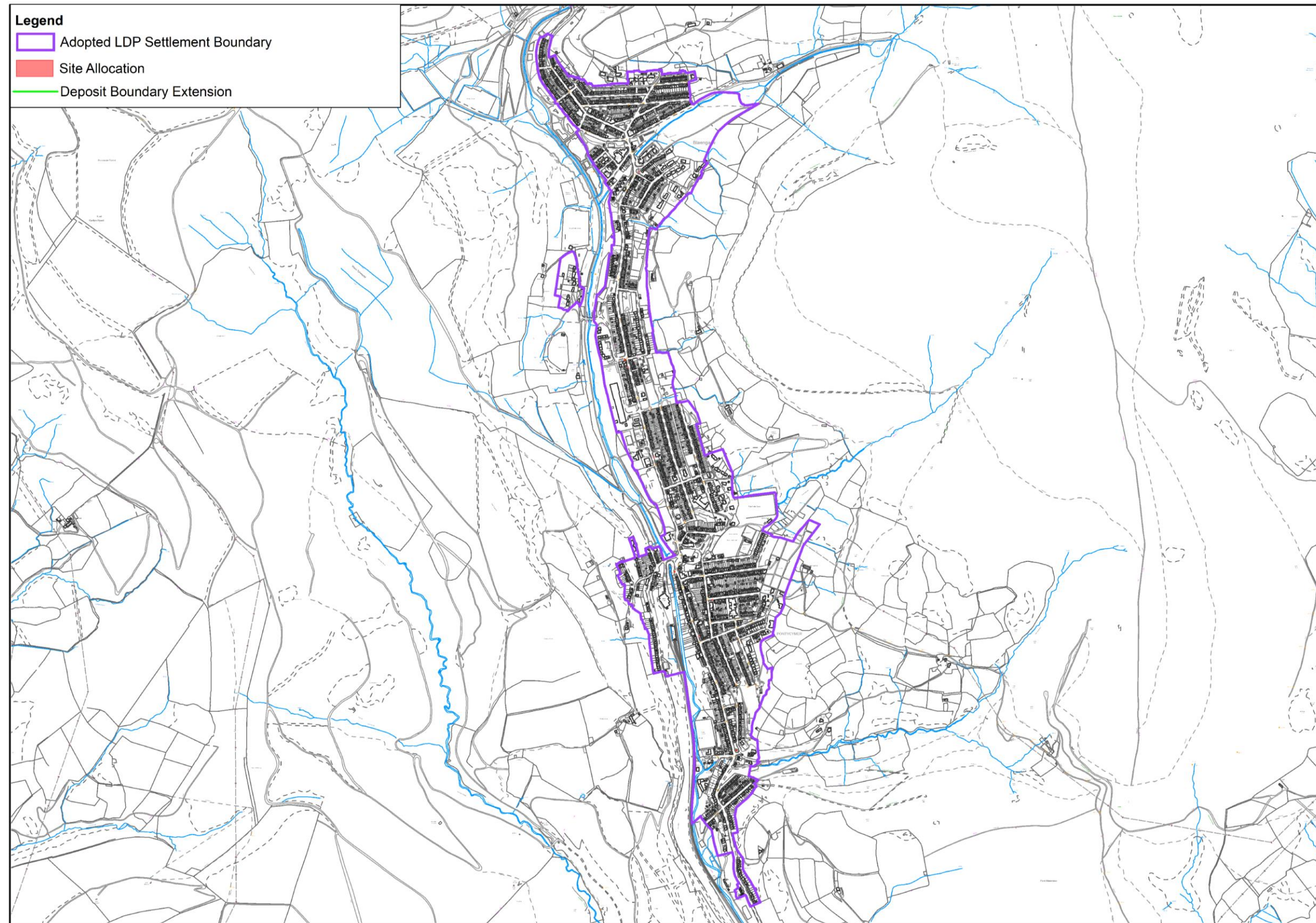


#### 5.4.2 Bettws settlement boundary



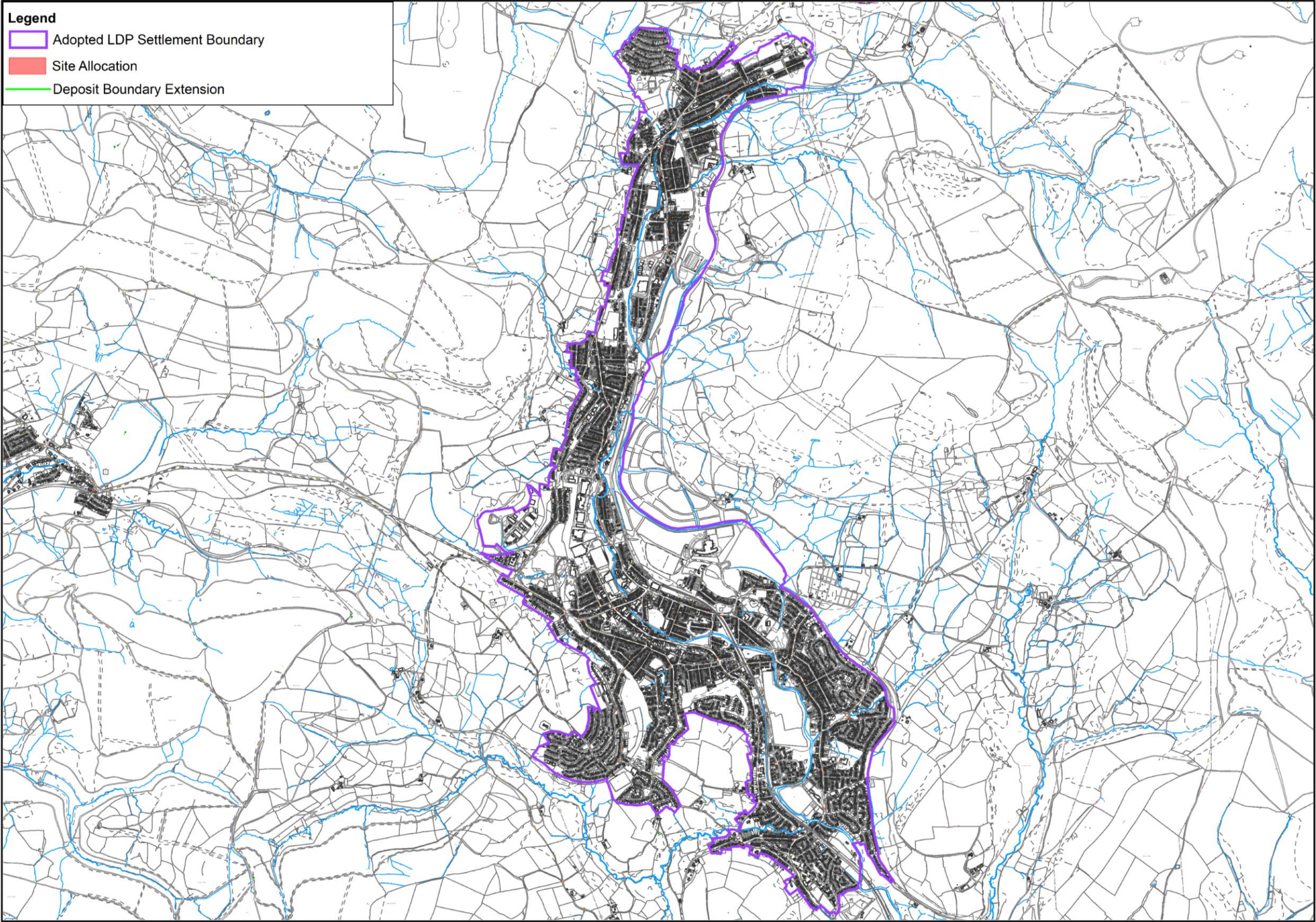


#### 5.4.3 Pontycymmer & Blaengarw settlement boundary



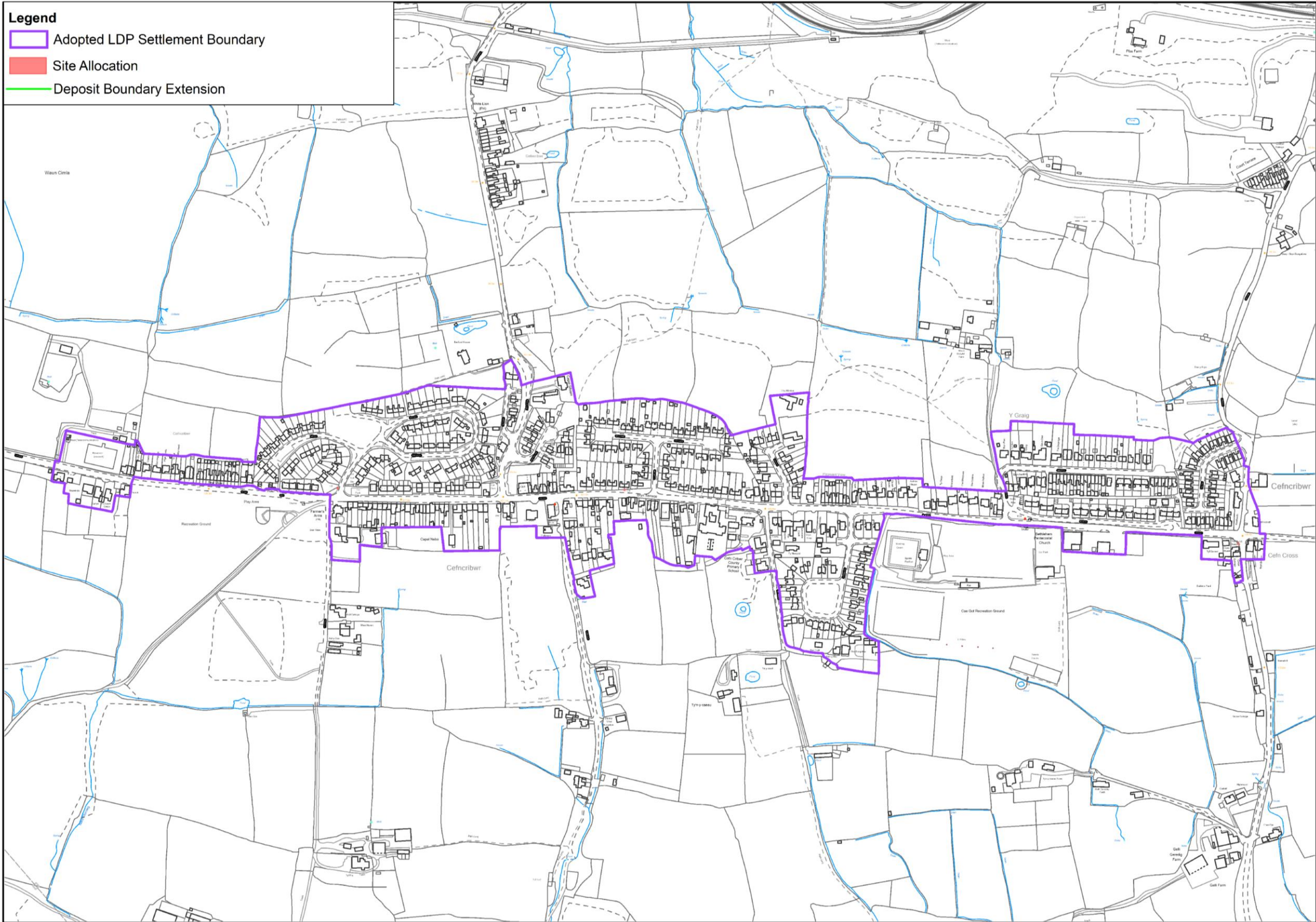


5.4.4 Caerau, Nantyffyllon & Cwmfelin settlement boundary





5.4.5 Cefn Cribwr settlement boundary

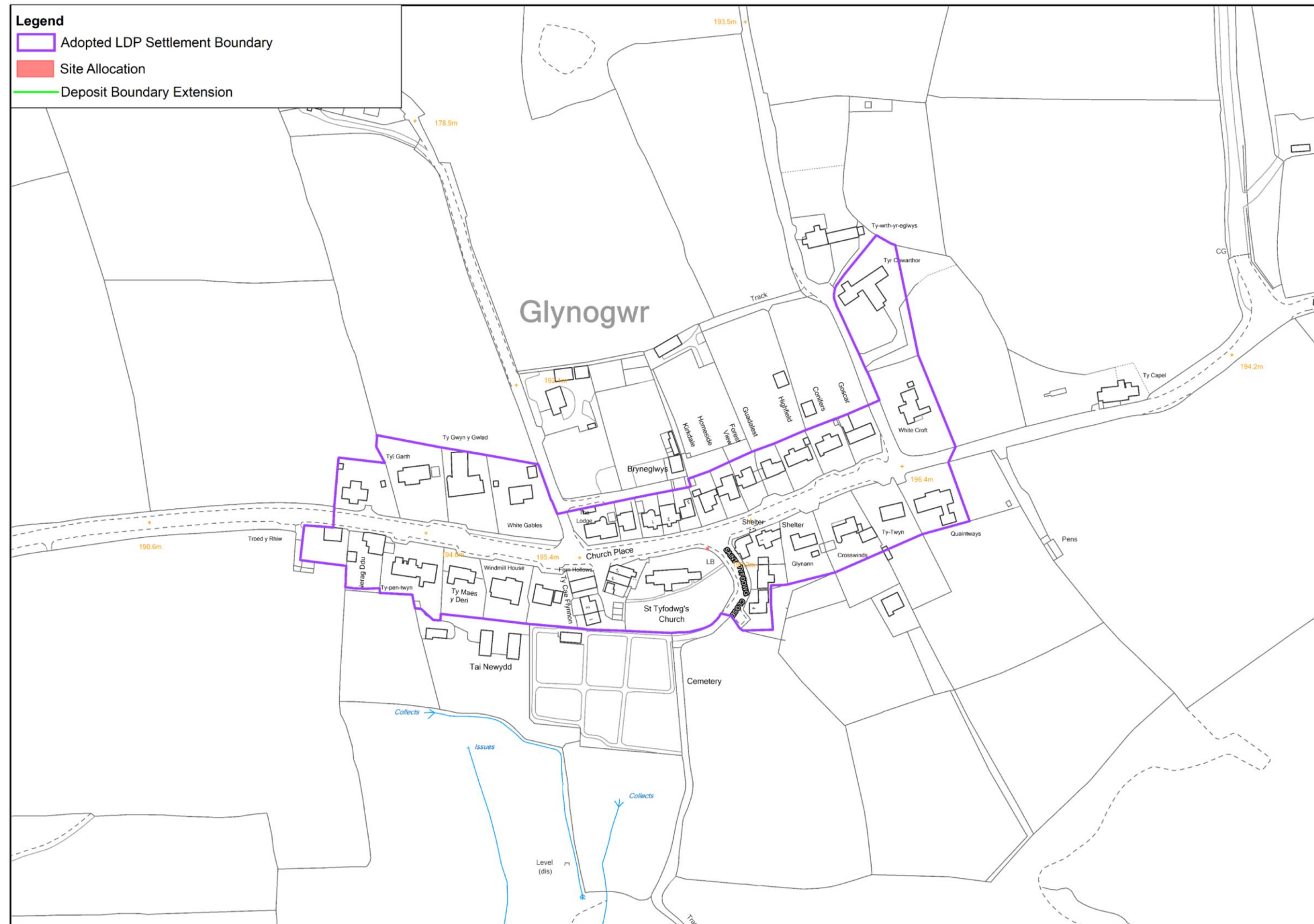




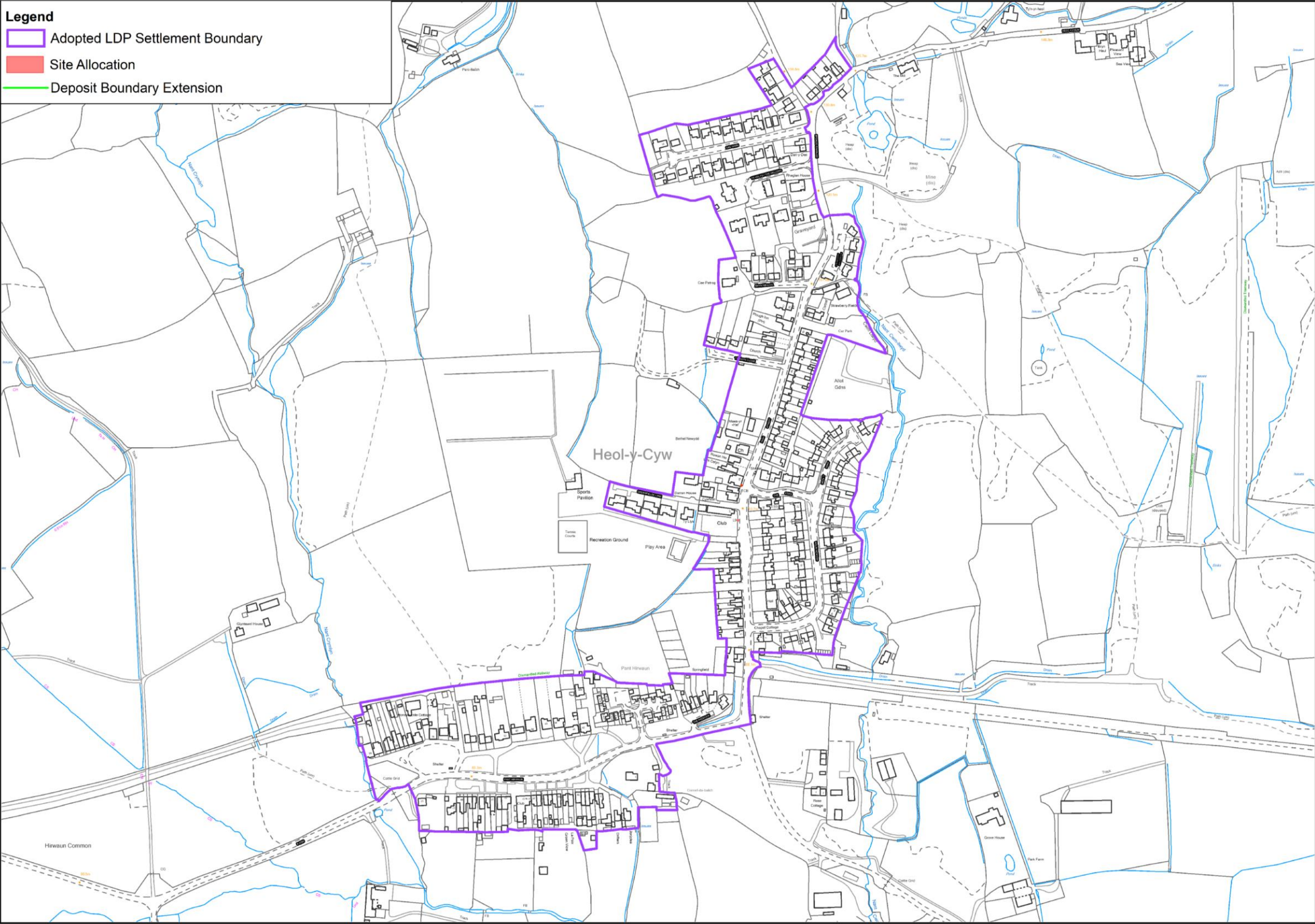




#### 5.4.7 Glynogwr settlement boundary

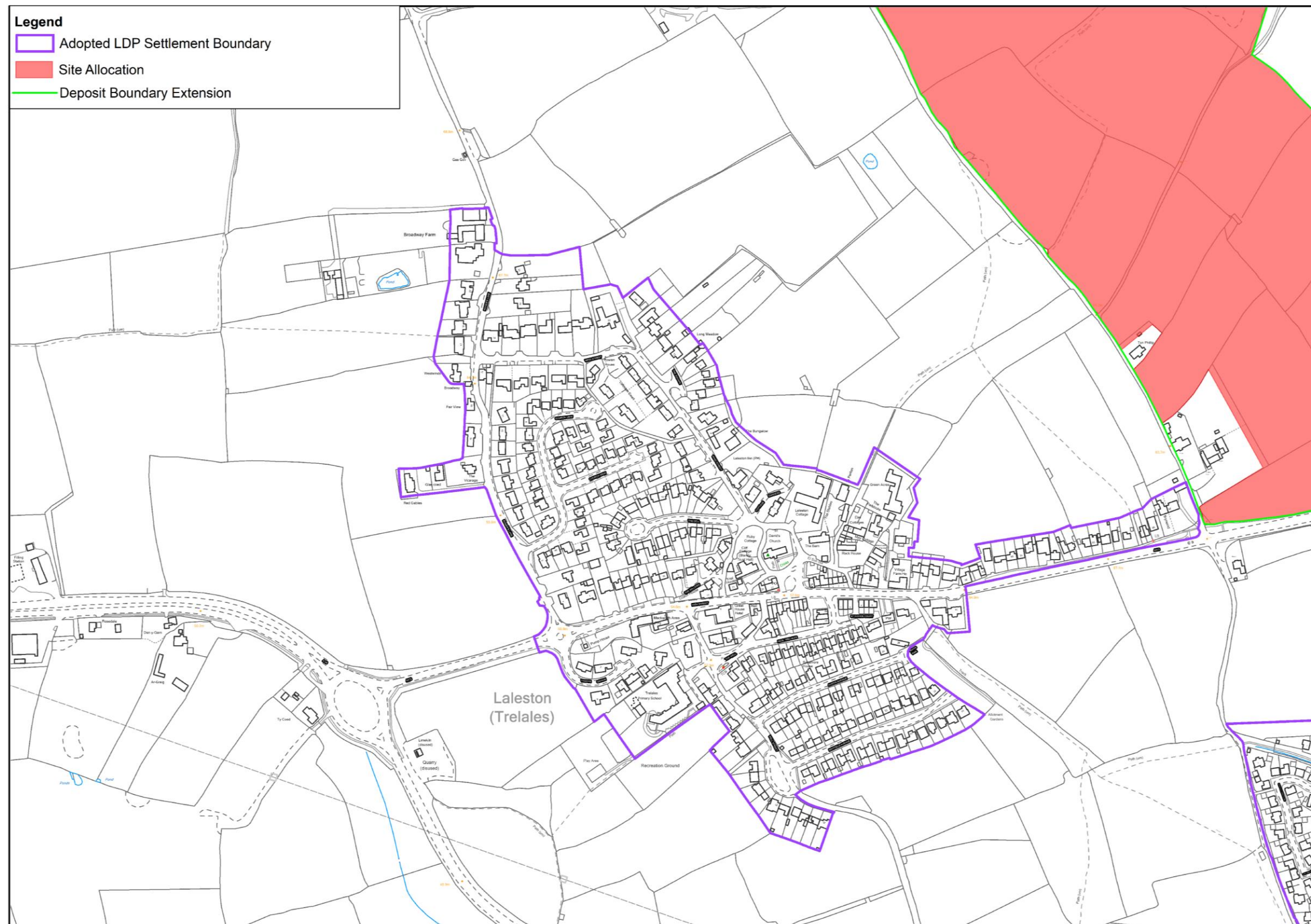


5.4.8 Heol y Cyw settlement boundary



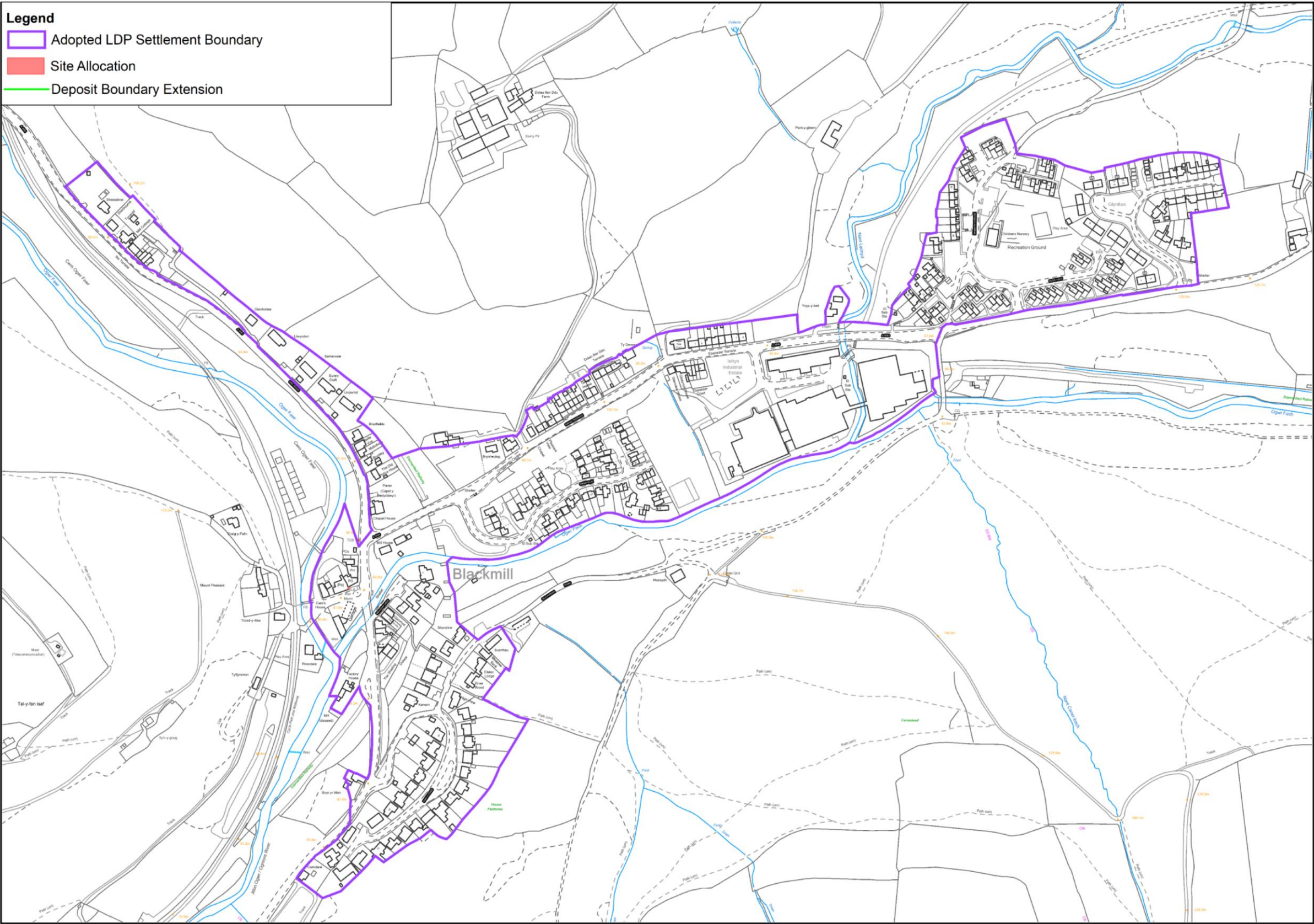


#### 5.4.9 Laleston settlement boundary



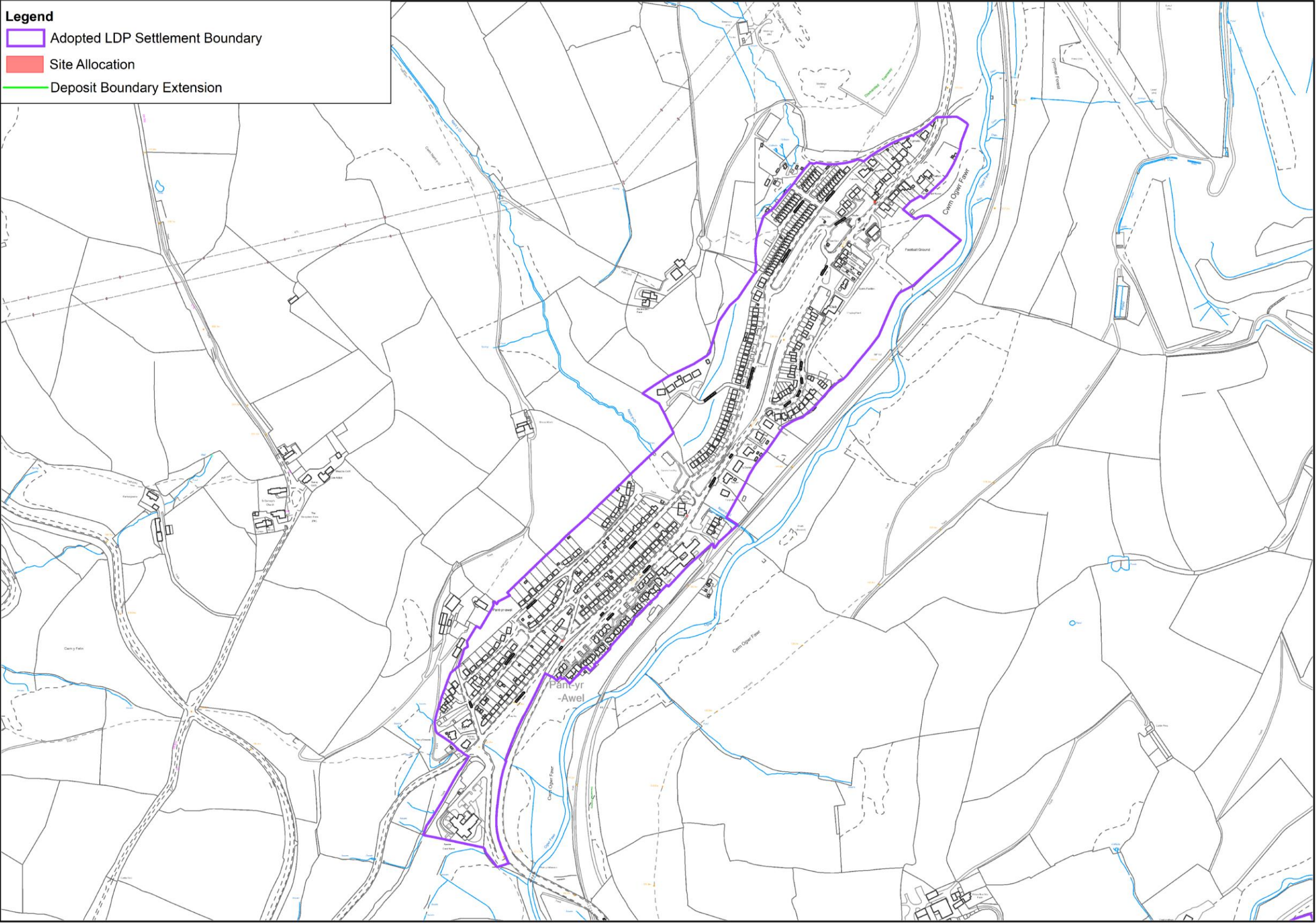


5.4.10 Blackmill settlement boundary



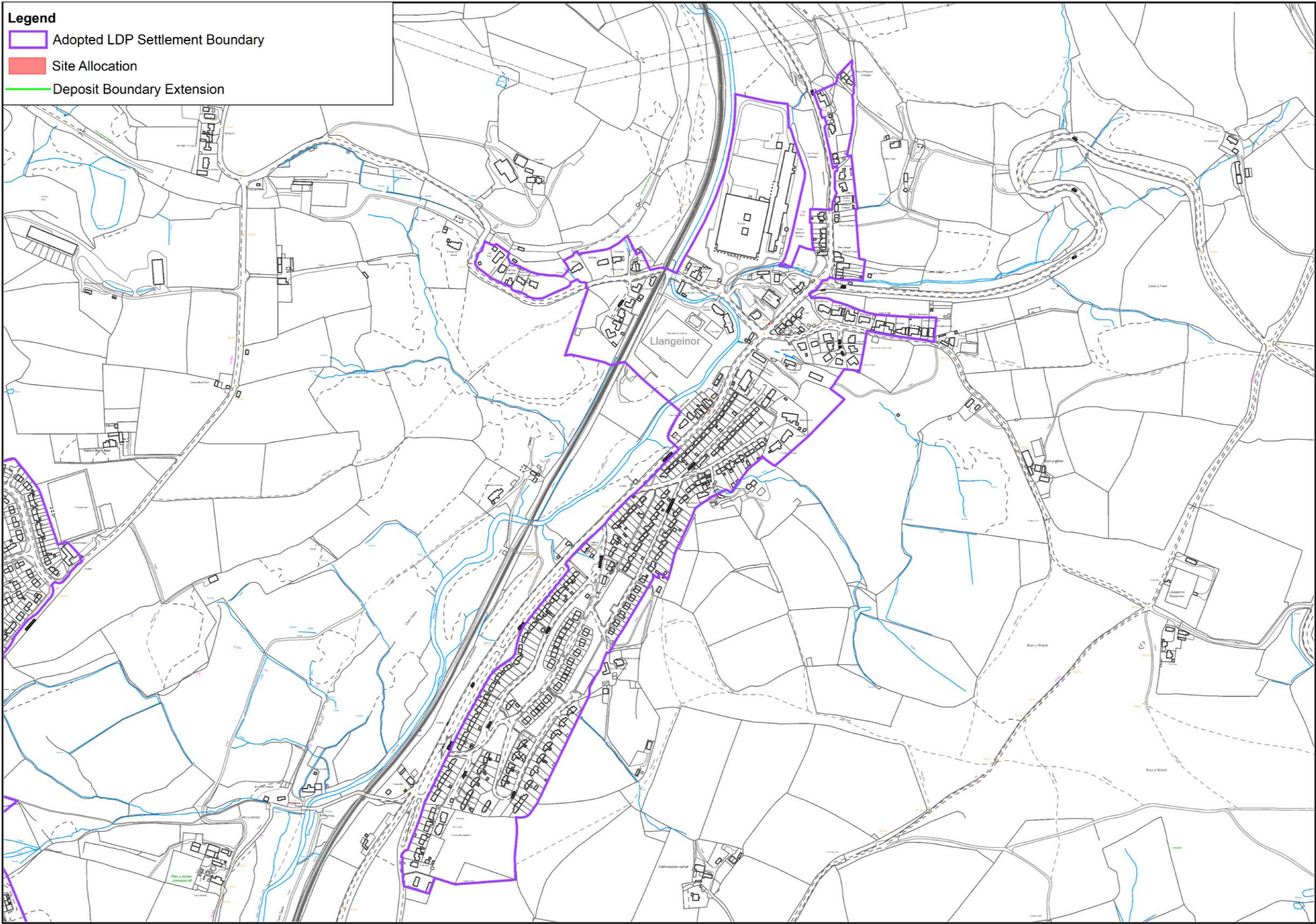


5.4.11 Pantyrwel settlement boundary



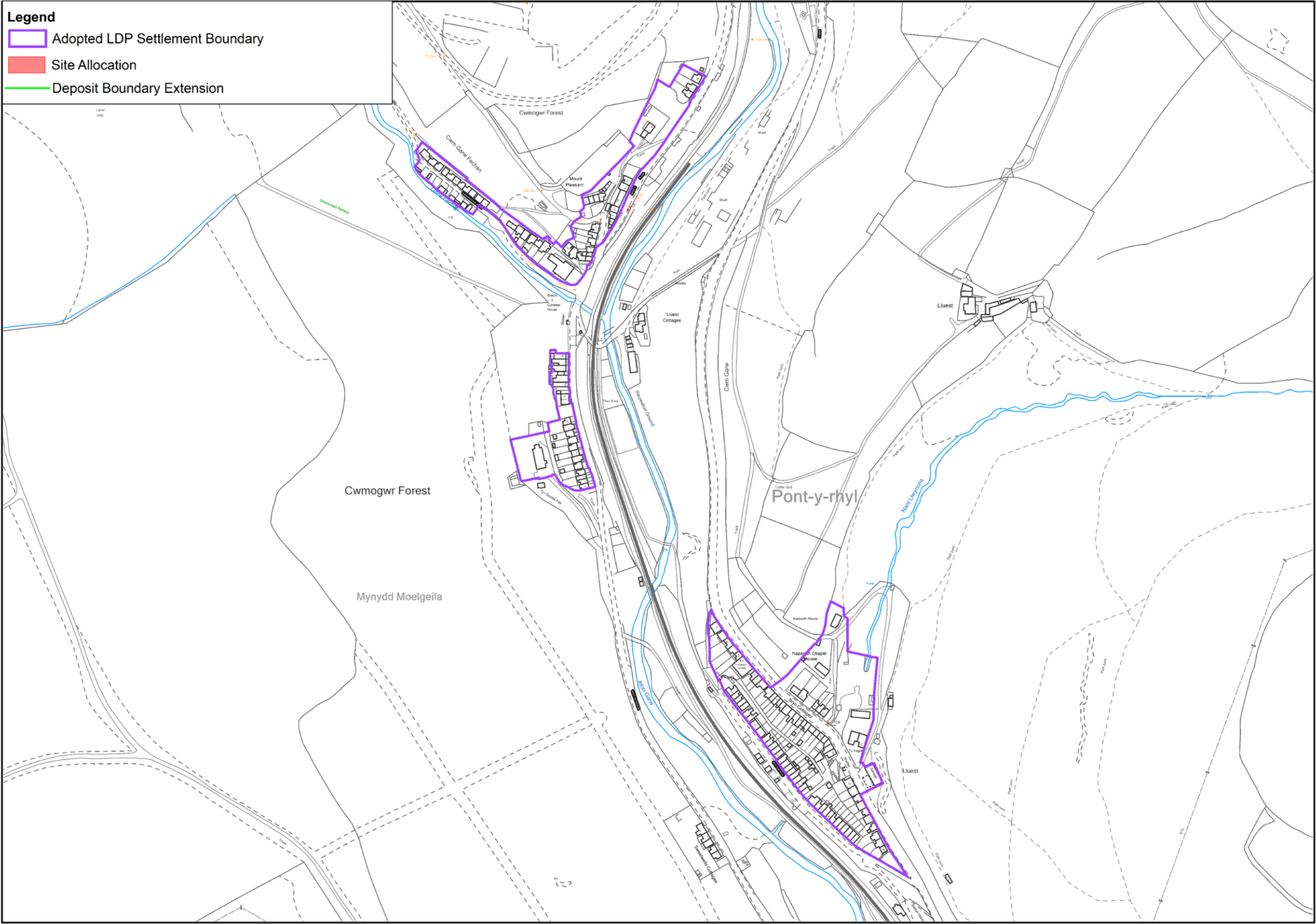


5.4.12 Llangeinor settlement boundary

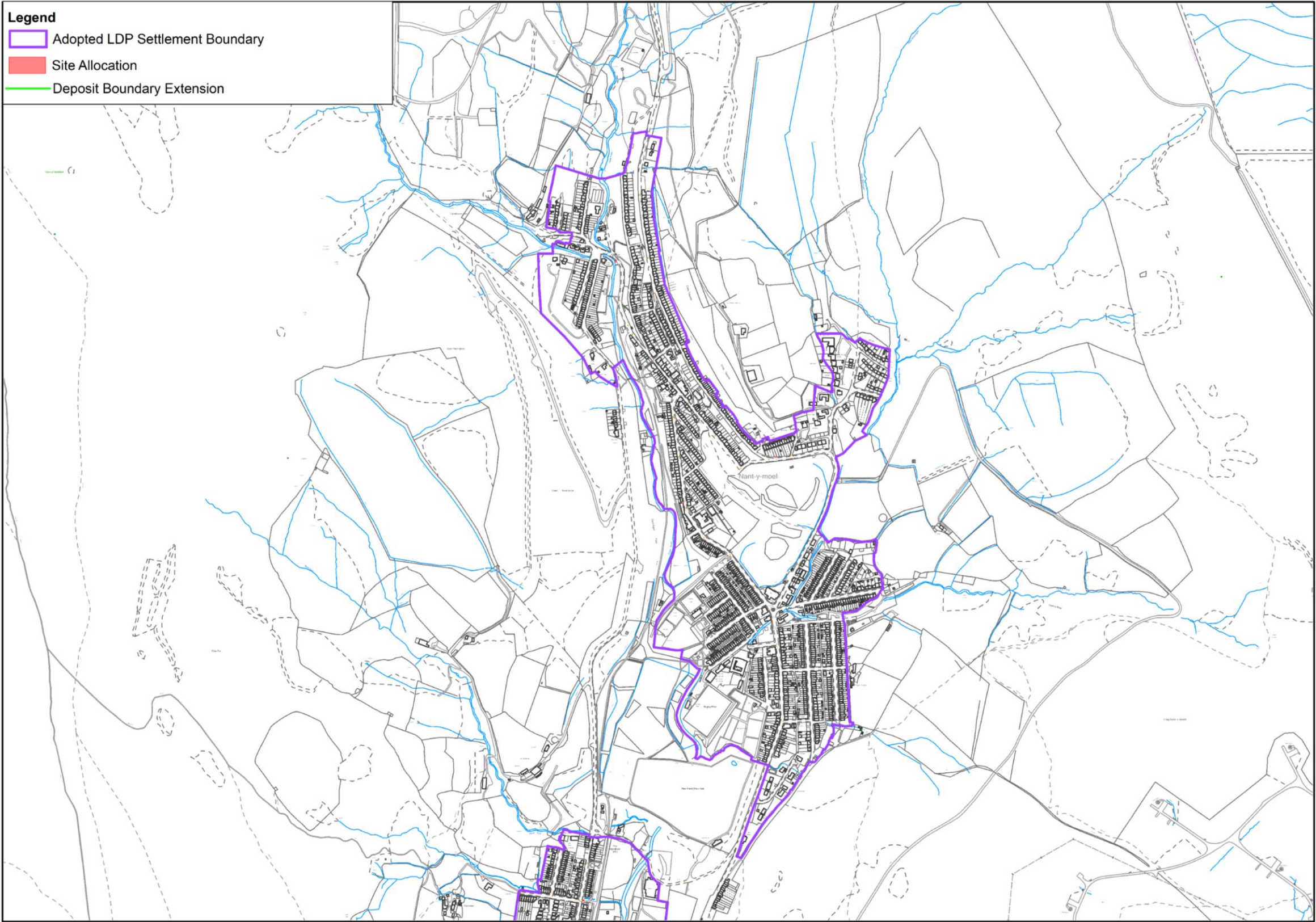




5.4.13 Pontrhyl settlement boundary

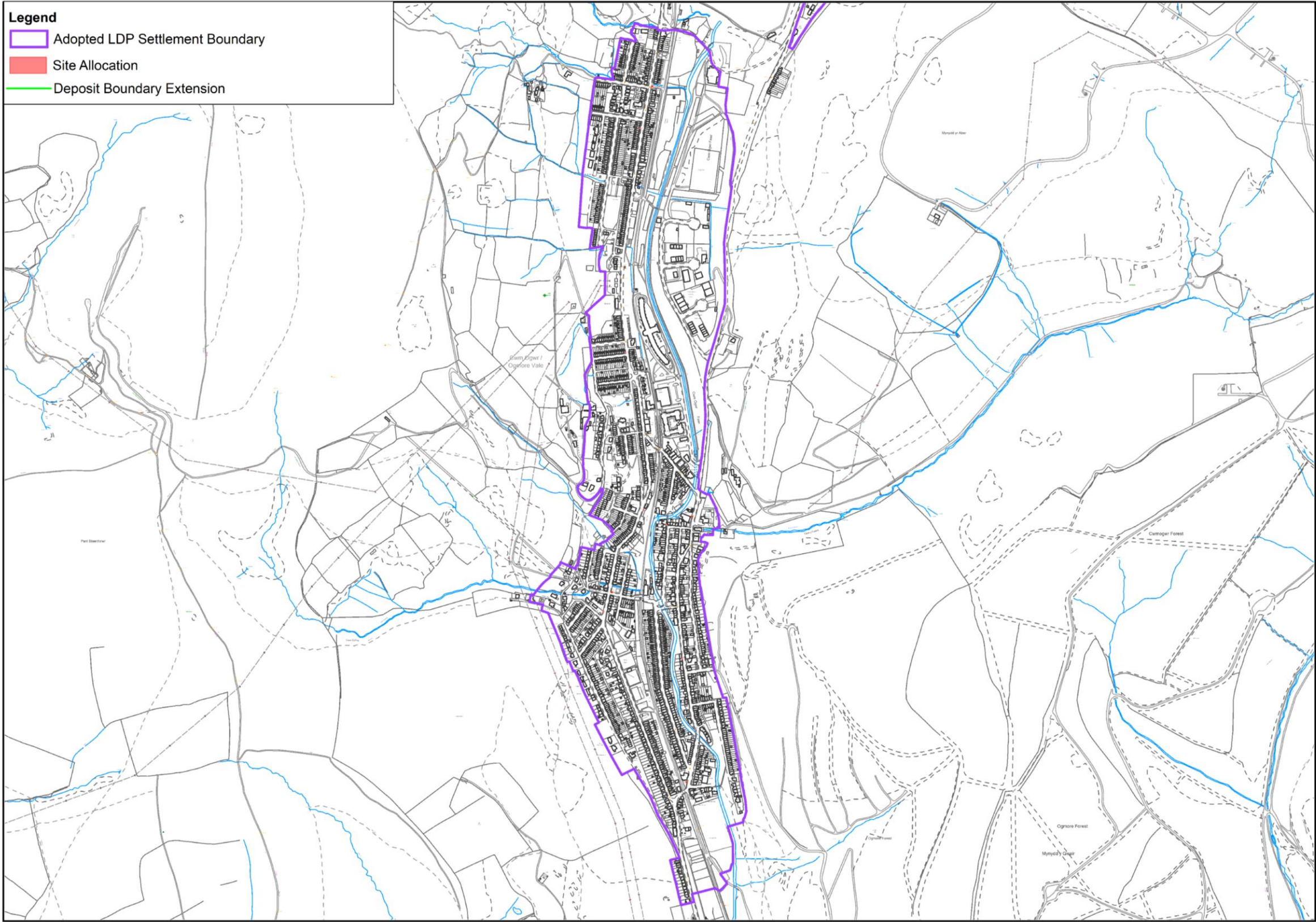


5.4.14 Nantymoel settlement boundary



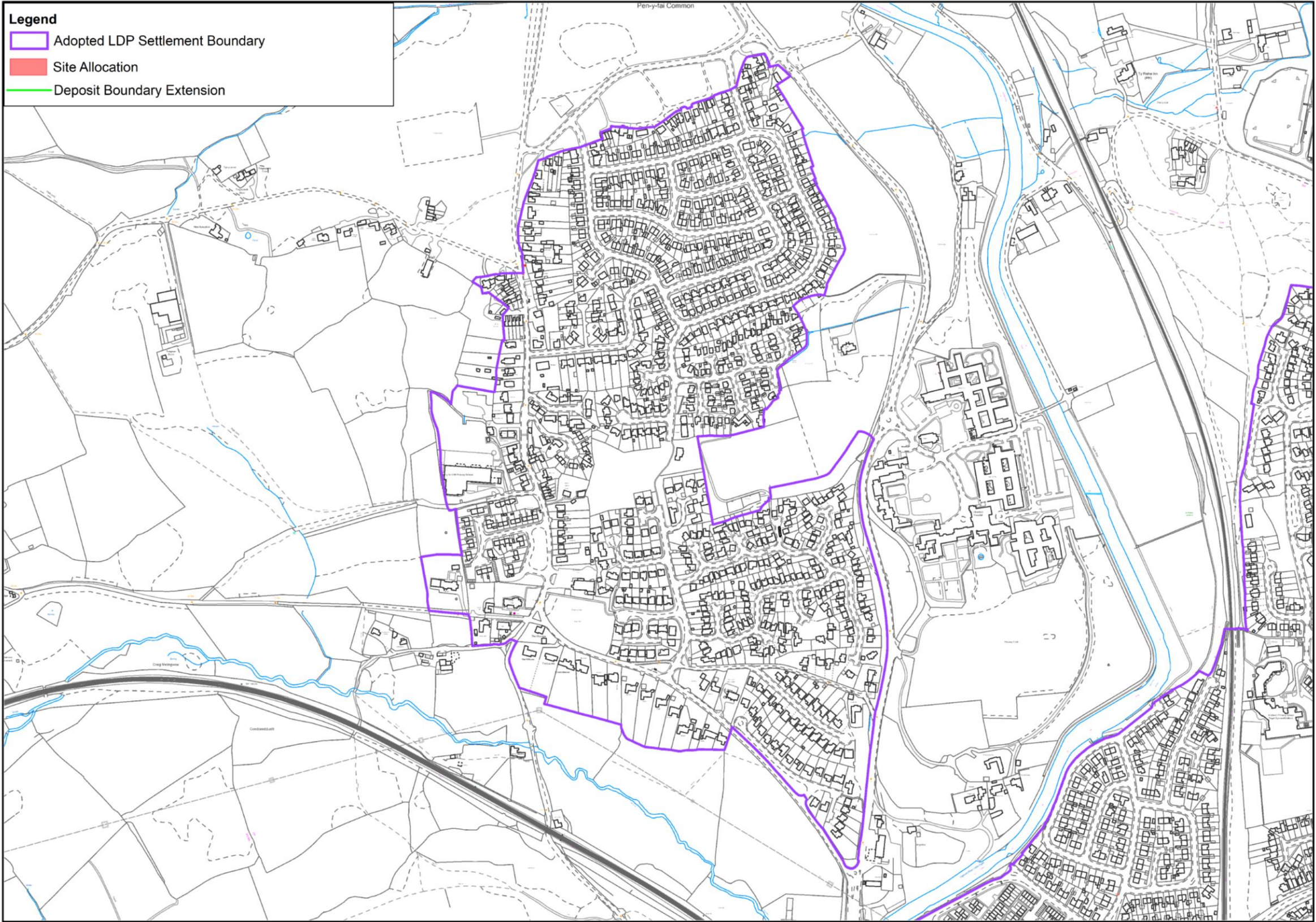


5.4.15 Ogmore Vale settlement boundary



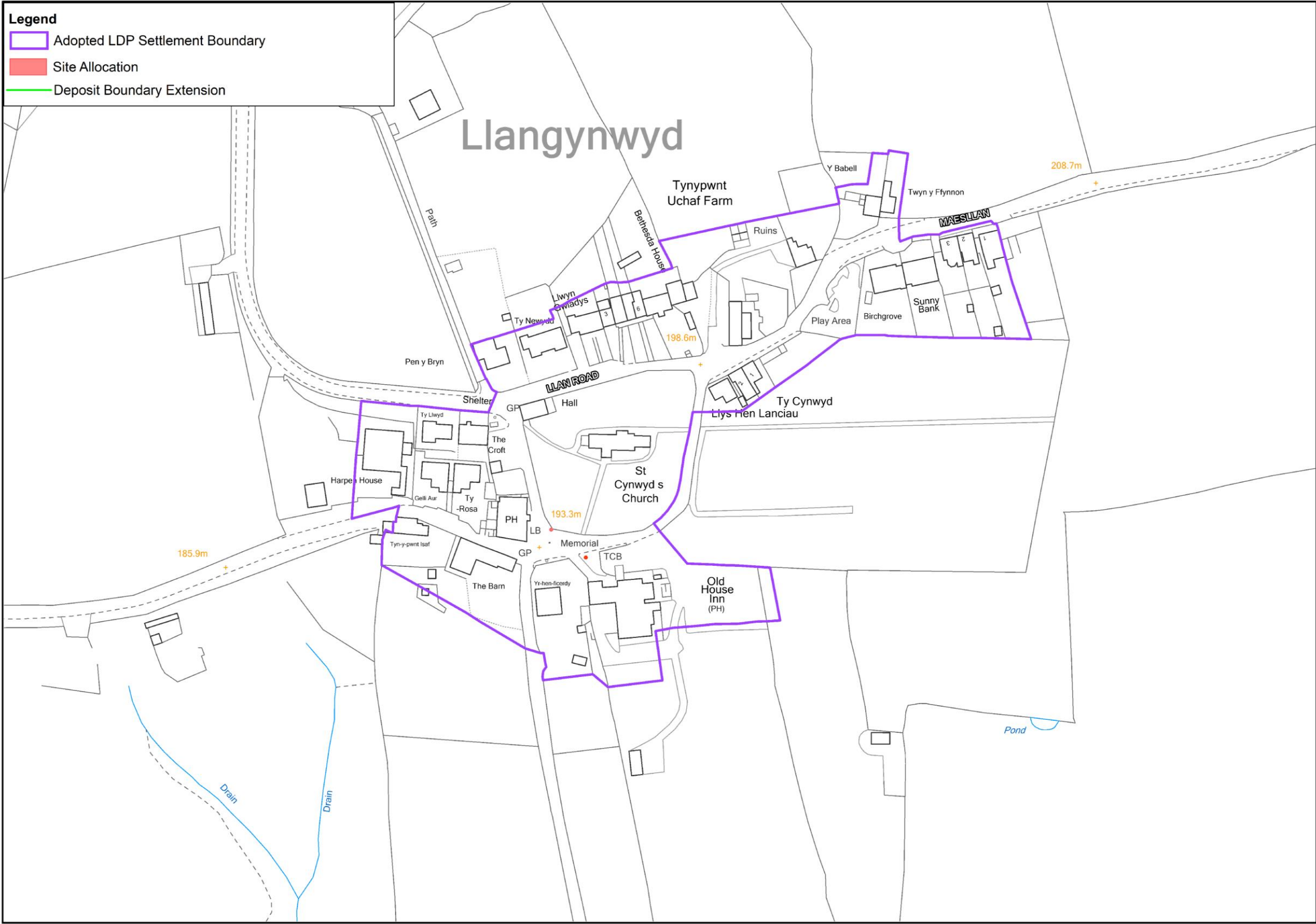


5.4.16      Penyfai settlement boundary





5.4.17 Llangynwyd settlement boundary



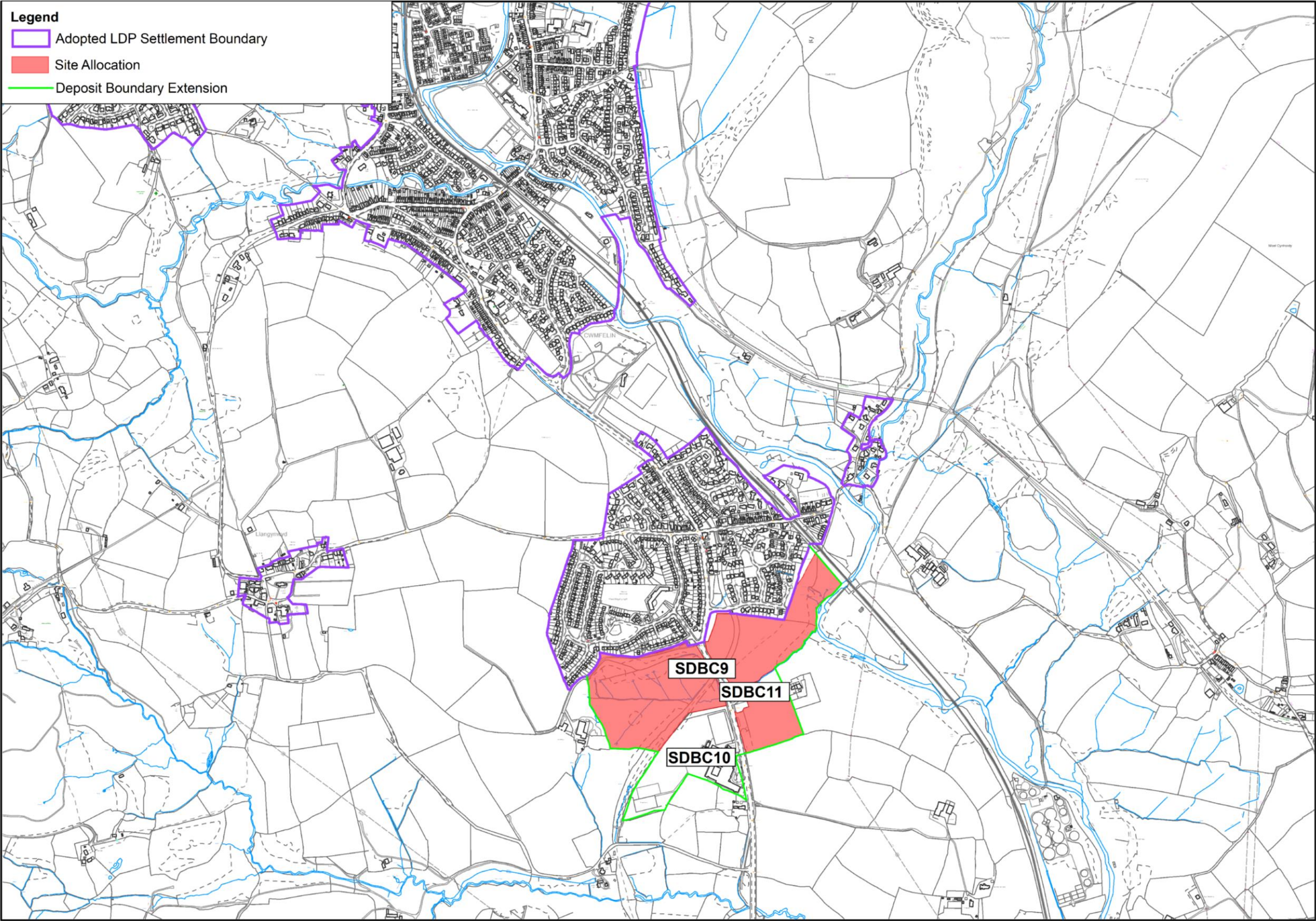
#### 5.4.18 Pontrhydydyff

Reference	Site Location	Candidate Site Ref	Reason for change
<b>SDBC9</b>	Land South of Pontrhydydyff	287.C1, 305.C7 and 325.C1	Change Pontrhydydyff SDB to include COM1 non-strategic housing allocation.
<b>SDBC10</b>	Land South of Candidate site 305.C7	N/A	Small-scale development opportunities which would provide infill and rounding off opportunities that are logical in terms of being physically, functionally and visually related to the existing urban area – taking account of any environmental development constraints.
<b>SDBC11</b>	Land North of Candidate Site 287.C1	N/A	Small-scale development opportunities which would provide infill and rounding off opportunities that are logical in terms of being physically, functionally and visually related to the existing urban area – taking account of any environmental development constraints.

5.4.19 The local settlement of Pontrhydydyff is sustainably located on the edge of the Regeneration Growth Area of Maesteg and Upper Llynfi Valley. Whilst there are a number of large regeneration sites in the Maesteg and surrounding parts of the Llynfi Valley that could accommodate mixed used development, these sites possess several constraints that need to be overcome (notably contamination and viability of sites) and will require longer lead in times than others for delivery to take place. Extension to the settlement boundary of Pontrhydydyff would enable sustainable development with close proximity and accessible active travel links to the town centre of Maesteg, providing access to a wide range of facilities, services and key transport infrastructure e.g. Garth railway station. Development in this location would also foster closer integration between Ysgol Gyfun Gymraeg Llangynwyd and the settlement of Pontrhydydyff.

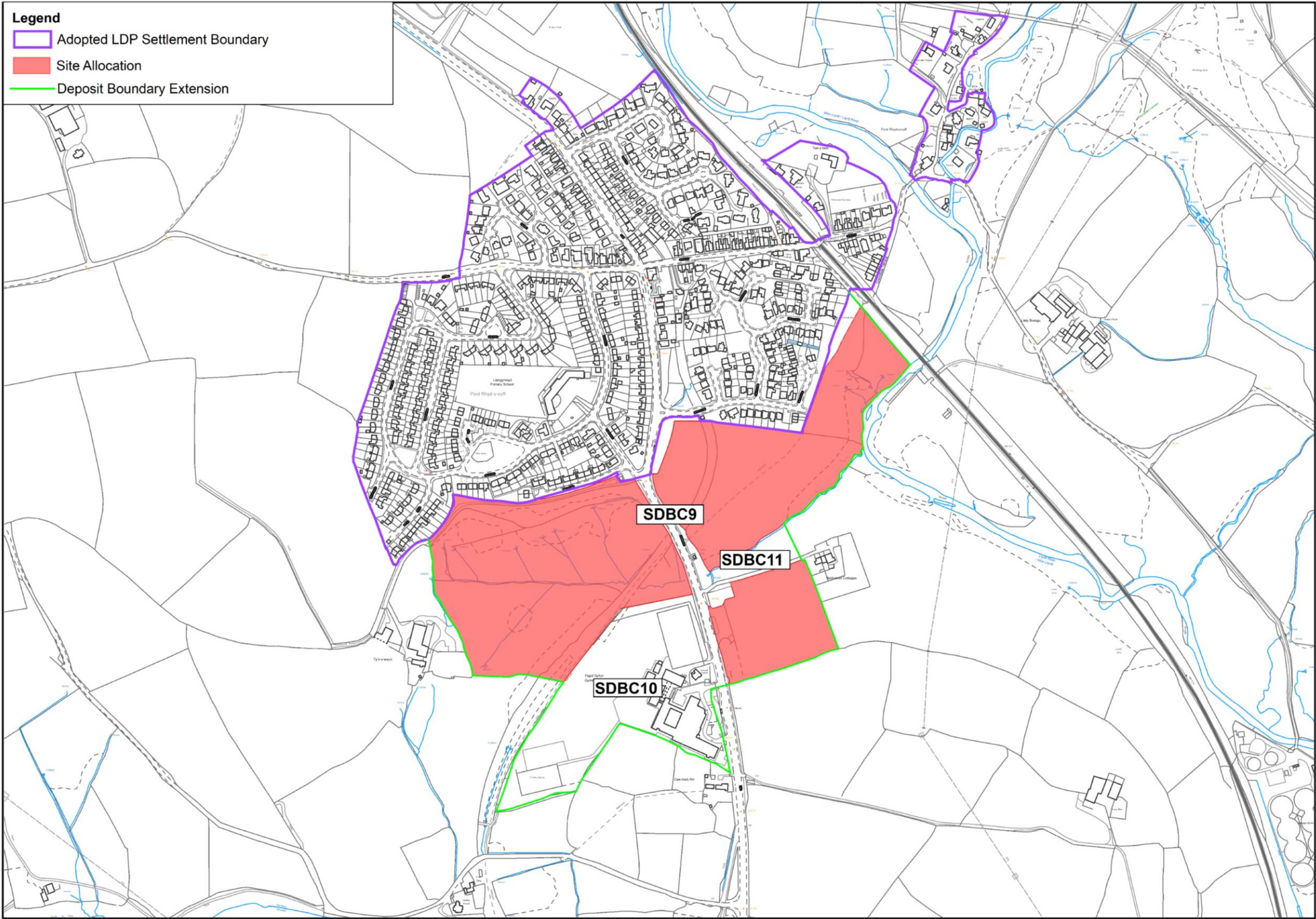


5.4.20 Pontrhydydyff Settlement Boundary



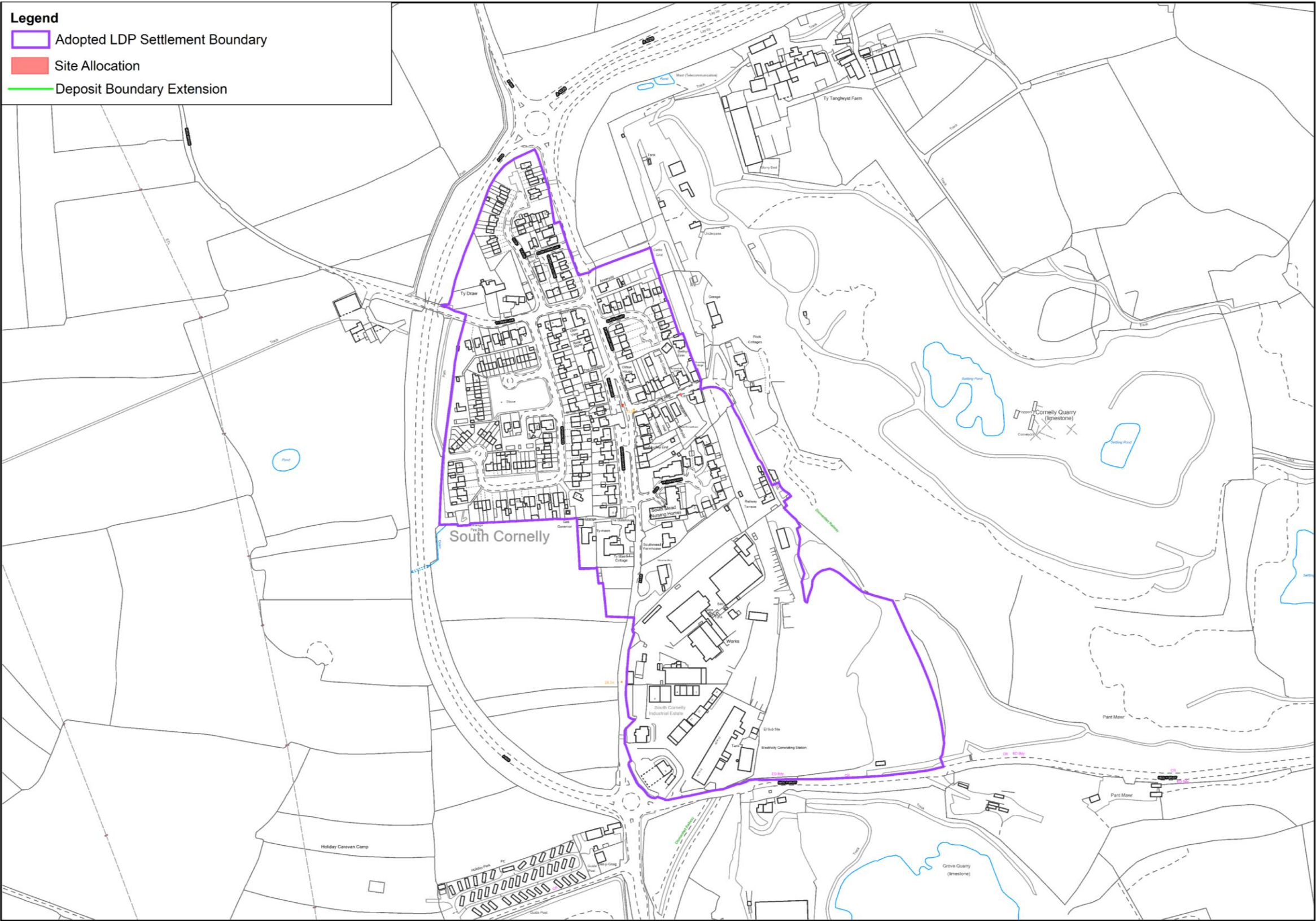


5.4.21 Land South of Pontrhydydyff



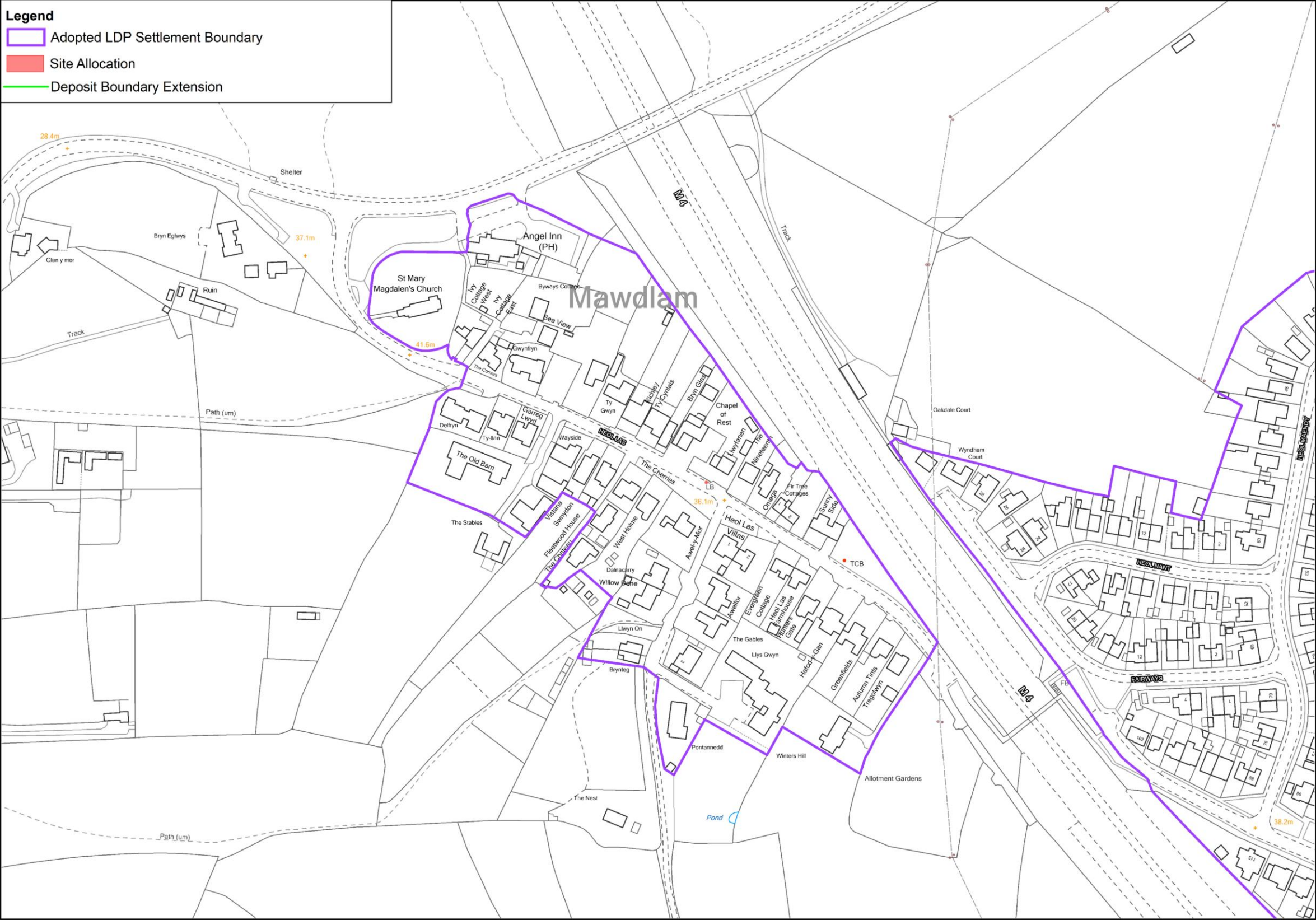


5.4.22 South Cornelly settlement boundary



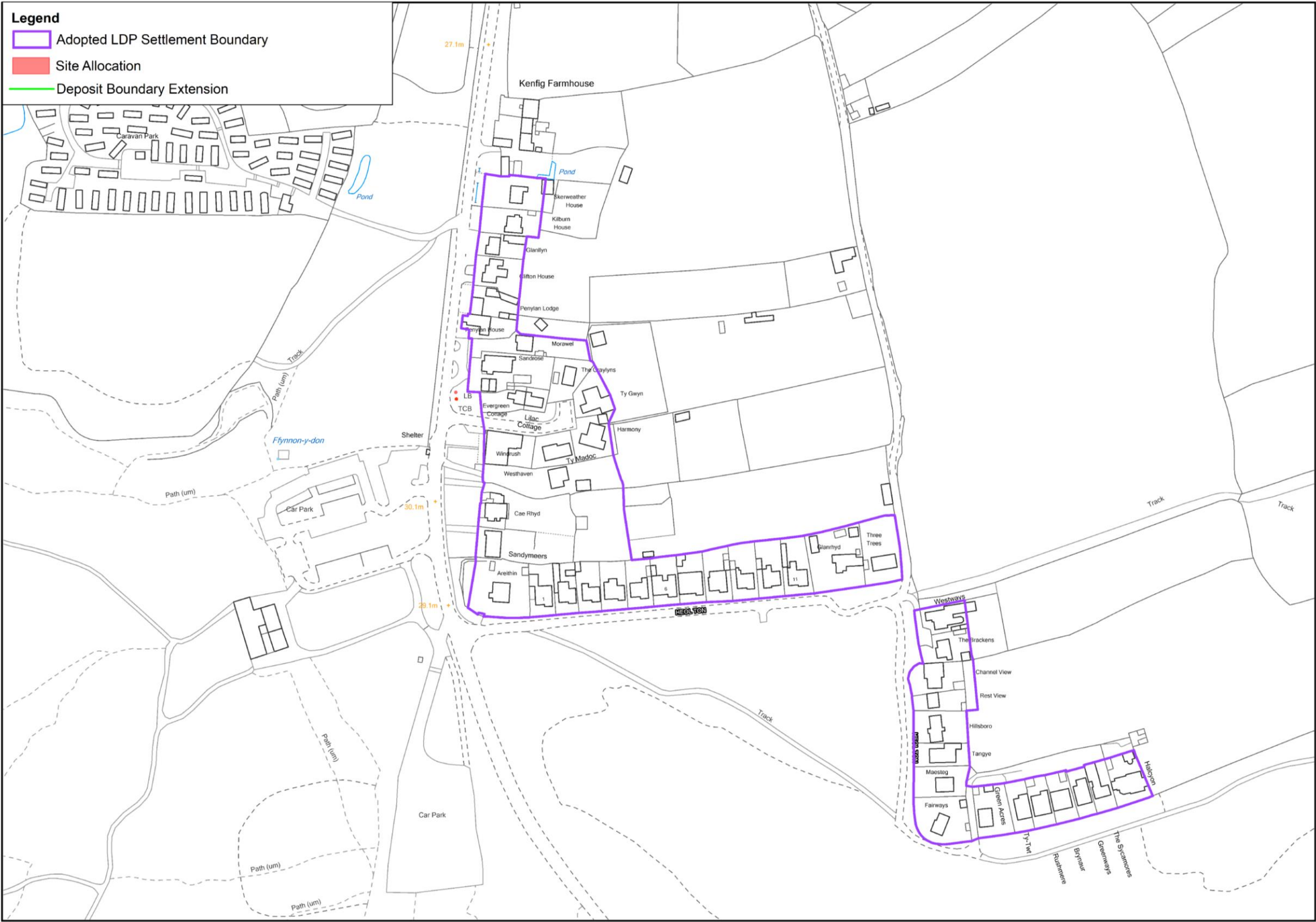


5.4.23 Mawdlam settlement boundary





5.4.24 Kenfig settlement boundary



## **6. Implications for the Replacement Local Development Plan**

- 6.1 In light of the newly defined settlement development boundaries, the Council has developed policies that protect the uses beyond them, which will now constitute 'the countryside' of the County Borough. This enables the proper implementation of LDP policy relating to the development of urban and rural settlements to meet the identified need and countryside protection policy, which allows for appropriate rural development.

## **7. Monitoring and Review**

- 7.1 The LDP will be subject to monitoring and review to ensure that all of the Policies within it are up-to-date and remain consistent with respect of the decision-making process. In light of this, and relevant existing and emerging guidance, the success of the settlement boundary policy will be monitored to assess the relative 'strength' of the settlement boundaries and where any further amendments maybe necessary.



## APPENDIX 1: CANDIDATE SITES UNDER 0.3 HECTARES

Site	Site Area (Ha)	Candidate Site Ref No.	Settlement	Proposed Use	Recommendation
<b>Blackmill (Land at)</b>	0.18	316.C1	Blackmill	Residential	The LDP Strategy does not identify Blackmill as a location for strategic growth with development located within the existing settlement boundary. This Candidate Site represents an inappropriate extension to the existing settlement of Blackmill into the open countryside and is not recommended for inclusion within the defined settlement boundary of Blackmill.
<b>Osbourne Terrace (rear of)</b>	0.19	329.C1	Nantymoel	Residential	The LDP Strategy does not identify Nantymoel as a location for strategic growth with development located within the existing settlement boundary. This Candidate Site represents an inappropriate extension to the existing settlement of Nantymoel into the open countryside and is not recommended for inclusion within the defined settlement boundary of Nantymoel.
<b>Cuckoo Street (Land adjoining)</b>	0.2	309.C1	Pontycymmer	Residential	The LDP Strategy does not identify Pontycymmer as a location for strategic growth with development located within the existing settlement boundary. This Candidate Site represents an inappropriate extension to the existing settlement of Pontycymmer into the open countryside and is not recommended for inclusion within the defined settlement boundary of Pontycymmer.