

Bridgend Replacement Local Development Plan 2018-2033



Background Paper 12: Aggregate Safeguarding Assessment of Site Allocations

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BRIDGEND REPLACEMENT LOCAL DEVELOPMENT PLAN (LDP) 2018-2033

BACKGROUND PAPER 12: AGGREGATE SAFEGUARDING ASSESSMENT OF SITE ALLOCATIONS

1. Introduction

- 1.1 The British Geological Survey produced a Mineral Resource Map of Wales and using that Resource Map as a starting point subsequently produced a Minerals Safeguarding Map of Wales. The intention of the Mineral Safeguarding Maps is that it should enable LPA's to delineate aggregate safeguarding areas in their development plans and adopt suitable policies for managing development in these areas so that unnecessary sterilisation of identified resources does not take place. The BGS categorised the mineral resources in order of importance.
- 1.2 Category One resources are of national importance to Wales (and in some cases the UK). This category includes those minerals that are specifically referenced in policy as being of limited occurrence and therefore particularly susceptible to sterilisation, and those which are particularly economically important due to their high quality and/or limited occurrence across the UK.
- 1.3 Category Two resources have been selected as those resources that are considered to be of more than local importance and may have some regional significance but are less important nationally than the Category One resources.
- 1.4 Category Three resources are resources that may be important for local supply.

2. Safeguarding in Bridgend

- 2.1 The Aggregate Safeguarding Map for South East Wales indicates that Bridgend contains significant amounts of sandstone and igneous resources. The northern half of the Borough (on the higher ground between the Llynfi, Garw and Ogwr Valleys) contains significant resources of Category 1 high specification sandstone. To the south of that is a belt of Category 2 sandstone resource running from Kenfig Hill in the west to Pencoed in the east.
- 2.2 An area of Category One and Category Two carboniferous limestone outcrops to the west of Bridgend and along the coastal fringe around Porthcawl.
- 2.3 There are extensive Category One resources of sand and gravel at Kenfig Burrows and at Merthyr Mawr Warren. There are also Category One resources of sand and gravel in the Ogwr Valley and Category Two resources in the Llynfi and Garw Valleys.
- 2.4 Bridgend has safeguarded the entire Category One and Category Two resources as defined in the Minerals Safeguarding Map of Wales in the LDP to prevent the sterilisation of important mineral resources. Category Three resources are not safeguarded. Resources beneath recognised settlements and allocated sites are also excluded from safeguarding.

3. LDP Strategy

3.1 Having regard to the Mineral Safeguarding Map for South East Wales, the vast majority of the County contains safeguarded areas. The Council has sought as part of the strategy to favour the re-use of previously developed land but given the geographical extent of the safeguarded resource it would be impossible for the Council to implement the strategy and meet its objectives without impacting on safeguarded areas.

3.2 The Preferred Strategy will build on the successes of previous LDP strategy through prioritising the development of land within or on the periphery of urban areas, especially on previously developed 'brownfield' sites. Porthcawl, Maesteg and the Llynfi Valley will continue to remain regeneration priorities through their designation as Regeneration Growth Areas, accompanied by more community based Regeneration Areas within the Ogmore and Garw Valleys. However, the existing LDP has been broadly successful in delivering development on brownfield land in other settlements. For this reason, and to ensure maintenance of a deliverable housing land supply, the Strategy also seeks to identify viable, deliverable and sustainable sites elsewhere including some greenfield allocations. Accompanying growth will therefore be channelled towards Bridgend, Pencoed and Pyle, Kenfig Hill and North Cornelly. This approach reflects the classification of these settlements within the Settlement Hierarchy, coupled with their high need for Affordable Housing, broad viability and capacity to accommodate growth in a sustainable manner. Designation of these settlements as Sustainable Growth Areas will also provide a means of supporting their existing services and facilities, enabling delivery of associated infrastructure and capitalising upon their location on the strategic road and rail network.

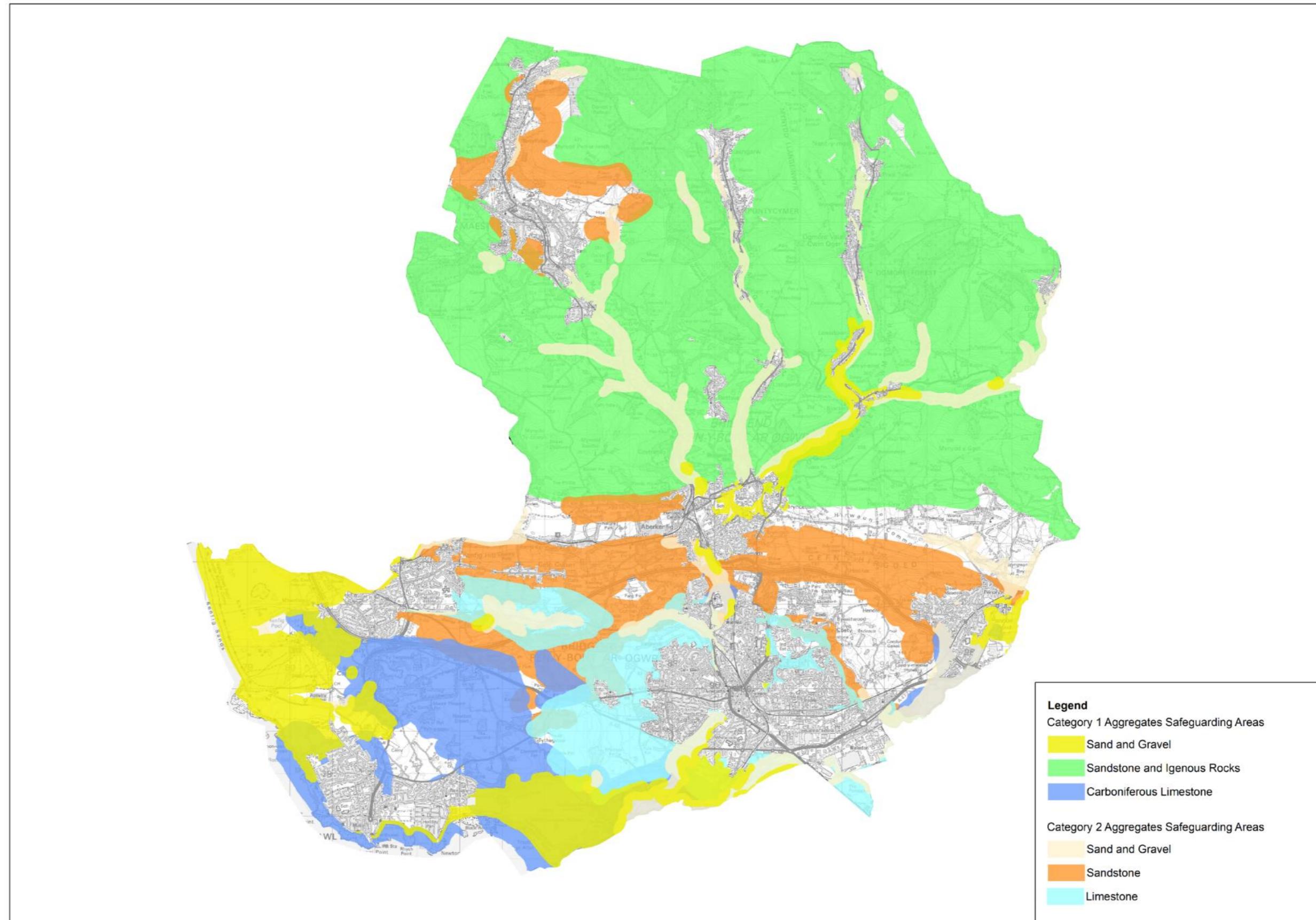
3.3 The amount of the safeguarded area affected amounts to **2.82%** of the safeguarded limestone area, **2.37%** of the safeguarded sand and gravel area and **0.77%** of safeguarded sandstone. The Council will produce SPG on assessing applications within minerals safeguarding areas which will provide further details on the implementation of the Policy. This is an approach consistent with a number of other Authorities across Wales.

3.4 In allocating sites within the LDP, the Council has considered the impact on the wider minerals resource and site allocations within these areas are considered to be justified for the reasons listed below. The justification for allocating sites affected by minerals safeguarding is considered to be:

- (i) the overriding need for the development (to meet housing and employment needs),
- (ii) the logical location of sites (adjoining existing settlements with services/facilities),
- (iii) the availability of appropriate alternative sites in that area given the extent of safeguarded resources in Bridgend,
- (iv) the likelihood of having a significant impact on the resource (i.e. the area is already largely sterilised given the proximity to existing sensitive development)

including the consideration of the potential of working from an existing or new quarry, and / or,
(v) the site in question has an extant planning permission.

Plan 1: Mineral Safeguarding Map for Bridgend County Borough, British Geological Survey



4. Consideration of Individual Allocated Housing Sites

4.1 Bridgend

4.1.1 308.C1 – Bridgend west of (36.97 ha)

- Category 2 Limestone Resource.
- There is an overriding need to meet housing needs within Bridgend – 850 dwellings (20% Affordable Housing).
- The site is logically located adjacent to the settlement of Bridgend.
- There are no appropriate alternative sites adjacent to the strategic settlement of Bridgend that would avoid a safeguarded resource.
- The resource at this location is considered to already be partly sterilised as it is within 200m of sensitive development.
- The Limestone Resource is sandwiched between sensitive residential property at Bryntirion and Laleston and minor roads to the north and west. The site is not considered to be an appropriate location for mineral working and is unlikely to support a commercially viable limestone extraction operation given the proximity of residential development and the need mitigate visual impact. Moving the settlement boundary to accommodate the allocation would not sterilise potentially winnable limestone resources as these are already substantially constrained.

4.1.2 PS.1 – Island Farm - Education, Residential, Office & Leisure – (49.95 ha)

- Category 1 Sand & Gravel Resource, Category 2 Limestone Resource.
- There is an overriding need to meet housing needs – 850 dwellings (20% Affordable Housing).
- There is an overriding need to provide for education facilities
- The site is logically located to the south of Bridgend.
- There are no appropriate alternative sites adjacent to the strategic settlement of Bridgend that would avoid safeguarded resource.
- The Category 2 limestone resource is a very small isolated block to the east of the site and would not support any commercial extraction as well as being adjacent to existing sensitive development. The sand and gravel resource could potentially be viable (depending on establishing the quantity and quality of the resource). Prior extraction of the sand and gravel resource must therefore be considered although a SINC may be a constraint on extraction on part of the site. Moving the settlement boundary to accommodate the allocation would not sterilise potentially winnable resources to any significant degree as New Inn Road to the south would be a natural boundary of a mineral working buffer zone.

4.1.3 PS.2 – Craig Y Parcau – Residential (6.78ha)

- Category 2 Sand & Gravel Resource, Category 1 & 2 Limestone Resource.
- There is an overriding need to meet housing needs - 110 dwellings (20% Affordable Housing).
- The site is logically located to the south of Bridgend.

- There are no appropriate alternative sites adjacent to the strategic settlement of Bridgend that would avoid safeguarded resource.
- This site is already constrained by being within 200m of residential properties to the north. It is not considered to be a suitable or acceptable location for mineral working and development of the site would not hinder the potential development of the remainder of the resources.

4.1.4 299.C1, 352.C41 & PS.3 – Parc Afon Ewenni – Commercial / Residential / Education / Council Depot (26.74ha)

- The site is within settlement limits and does not sterilise any resource.

4.2 Pencoed

4.2.1 219.C1 – Pencoed Campus – Mixed Use – Housing, Education and Public Open Space (50.23ha)

- Category 1 Sand and Gravel Resource and a small block of Category 2 Sandstone Resource.
- There is an overriding need to meet housing needs - 800 dwellings (20% Affordable Housing).
- There is an overriding need to provide for education facilities
- The site is logically located to the east of Pencoed with easy access to the M4.
- There are no appropriate alternative sites adjacent to the settlement of Pencoed that would avoid safeguarded resource.
- The sandstone resource is small and would not support a commercially viable extraction operation. The sand and gravel resource could potentially be viable (depending on establishing the quantity and quality of the resource). Prior extraction of the sand and gravel resource must therefore be considered but a gas pipeline and may well be a constraint which makes prior extraction unviable.

4.3 Pyle/ North Cornelly/ Kenfig Hill

4.3.1 328.C1 – Pyle (land east of) – (99.86ha)

- Category 2 sandstone primarily, Category 1 Limestone Resource (southern fringe along the M4), Category 2 Limestone and Category 2 Sand & Gravel Resource (northern fringe).
- There is an overriding need to meet housing needs – 2,000 dwellings (15% Affordable Housing).
- The site is logically located adjacent to existing development within Pyle.
- There are no appropriate alternative sites adjacent to the settlement of Pyle that would avoid safeguarded resource.
- The Category 1 Limestone Resource is on the northern fringe of the resource block and is severed from the rest of the resource by the M4 motorway. The resource to the north of the M4 is not sufficient to support a commercial operation. The Category 2 sand and gravel resource to the north lies along the

railway line and is not sufficient in size to support an extraction operation especially given the required rail line stand-off. The same applies to the Category 2 Limestone resource to the north which is severed from the remainder of that resource by the rail line. The sandstone block between the M4 and the A48 could potentially be worked to the west of the A48 but not on the east side of the A48. Further information on the quality of the resource and its commercial viability is required. Moving the settlement boundary to accommodate the allocation would not sterilise potentially winnable resources as these are already constrained by existing sensitive development.

4.4 Porthcawl

4.4.1 352.C57 and 352.C58 – Sandy Bay (Phase 2) & Salt Lake Car Park/Dock Street (Phase 1) - Mixed Use Regeneration Scheme - Residential, Commercial, Education, Coastal Defences, Recreation, Leisure – (41.72ha)

- The sites are within settlement limits and do not sterilise any resource apart from a very small area to the south of sandy bay which falls within an identified Category 1 Sand and Gravel Resource – essentially the beach. A commercial sand and gravel extraction operation would not be viable at this location.
- There is an overriding need to meet housing needs – 1,240 dwellings (30% Affordable Housing).

4.5 Pont Rhyd-Y-Cyff

4.5.1 287.C1 – Former Four Sevens Service Station – (2.09ha)

- Category 1 Sandstone/Igneous Resource.
- There is an overriding need to meet housing needs – part of allocation for 359 dwellings.
- The site is brownfield land opposite Ysgol Gyfyn Gymreag Llangynwyd.
- This site is already constrained by being within 200m of residential property to the east and a school to the south-west. It is not considered to be a suitable or acceptable location for mineral working and development of the site would not hinder the potential development of the remainder of the sandstone resource.

4.5.2 325.C1 - Bridgend Road A4063 (East of), Llangynwyd (5.30ha)

- Category 1 Sandstone/Igneous Resource (west) and category 2 Sand and Gravel Resource (east).
- There is an overriding need to meet housing needs – part of allocation for 359 dwellings.
- The site is logically located adjacent to existing development within Pont Rhyd-Y-Cyff.
- There are no appropriate alternative sites adjacent to the settlement of Pont Rhyd-Y-Cyff that would avoid safeguarded resource.
- This site is already constrained by being within 200m of residential property to the north and a school to the south-west. It is not considered to be a suitable or

acceptable location for mineral working and development of the site would not hinder the potential development of the remainder of the resources.

4.5.3 305.C7 – Llangynwyd (South of) – (7.35ha)

- Category 1 Sandstone/Igneous Resource.
- There is an overriding need to meet housing needs – part of allocation for 359 dwellings.
- The site is logically located adjacent to existing development within Pont Rhyd-Y-Cyff.
- This site is already constrained by being within 200m of residential property to the north and a school to the south. It is not considered to be a suitable or acceptable location for mineral working and development of the site would not hinder the potential development of the remainder of the sandstone resource.

4.6 Maesteg and Llynfi Valley

4.6.1 352.C15 – former Cooper Standard Site – Regeneration Site (8.03ha)

- The site is within settlement limits and does not sterilise any resource.

4.6.2 352.C17 - Maesteg Washery - Regeneration Site (13.4ha)

- The site is within settlement limits and does not sterilise any resource.

4.6.3 352.C19 - Coegnant, Maesteg - Regeneration site (8.46ha)

- The site is within settlement limits and does not sterilise any resource.

5. Employment Land

5.1 Employment Land Provision

5.1.1. Achieving a wide and balanced portfolio of employment uses is central to the economic strategy. This will allow the local economy to attract higher value-added intensive employment uses including, life sciences, construction, energy and decarbonisation, and telecommunications sectors. This is in addition to supporting and maintaining the significant manufacturing base and traditional B class uses that are an important facet and driver of growth for the local economy, now and in the future.

5.1.2 To ensure future resilience of the local economy the Council will also encourage and support the redevelopment, refurbishment and rationalisation of the existing stock of larger industrial buildings to improve the quality of employment floorspace suited to modern day needs in particular for Small Medium Enterprises (SMEs) that are so important to the Welsh and Bridgend economy.

Table 1: ENT1 – Employment Allocations

Strategic Employment Sites	Available Land (ha)	Uses	Mineral Resource
Brocastle, Waterton, Bridgend	20.4	B1, B2, B8	Cat 2 Limestone
Pencoed Technology Park	5.4	B1, B2, B8	Cat 1 S&G
Employment Sites			
Bridgend Sustainable Growth Area			
Brackla Industrial Estate	7.7	B1, B2, B8	Cat 2 S&G & Cat 2 Limestone
Bridgend Industrial Estate	9.2	B1, B2, B8	None
Coychurch Yard, Bridgend	0.1	B1, B2, B8	None
Crosby Yard, Bridgend	0.8	B1, B2, B8	None
Parc Afon Ewenni	2.0	B1, B2, B8	None
Waterton Industrial Estate	10.0	B1, B2, B8	None
Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area			
Land at Gibbons Way, North Cornelly	0.0	B1	None
Village Farm Industrial Estate, Pyle	2.6	B1, B2, B8	Cat 2 Limestone
Ty Draw Farm, Pyle	2.23	B1, B2, B8	Cat 2 Sandstone
Maesteg and the Llynfi Valley Regeneration Growth Area			
Ewenny Road, Maesteg	3.5	B1, B2, B8	None
Pencoed Sustainable Growth Area			
The Triangle Site, Bocam Park, Pencoed	1.0	B1	Cat 1 Limestone & Cat 2 S&G
Other Locations			
Brynmelyn Industrial Estate	2.0	B1, B2, B8	None
Land adjacent to Sarn Park Services	2.7	B1	Cat 2 Sandstone
Land west of Maesteg Road, Tondu	0.3	B1	None
Isfrynn Industrial Estate, Blackmill	0.4	B1, B2, B8	None
Abergarw Industrial Estate, Brynmelyn	1.4	B1, B2, B8	Cat 1 Sandstone, Cat 1 S&G & Cat 2 S&G
Totals	71.7 hectares		

5.2 Strategic Employment Sites

5.2.1 The strategic sites are distinguished from other employment sites on the basis of their physical and locational characteristics, particularly their prominent locations adjacent to areas of countryside, and their proximity to the strategic road network. They represent the greatest assets to the area in terms of their propensity to attract high quality businesses plus investment and therefore generate high levels of jobs in a manner that will contribute to the local and wider economy. Given the sensitive locations of these sites, the requirement for consistently high design and environmental standards within an overall concept framework is a prerequisite for development, including access by means other than the car. This will create a mix of employment opportunities for the local labour force in a high quality environment, meeting the employment objectives of the LDP. The Strategic Employment Sites (25ha in total) are all being progressed individually by the Council and the Welsh Government. The public ownership of these sites provides greater control as to when and how the sites are brought forward. The principle of developing the sites for employment purposes is well established. The loss/sterilisation of mineral

resources is considered justified and necessary to the economic ambitions of the County Borough and region.

5.3 Other Allocated Employment Sites

5.3.1 If Bridgend is to retain its competitive employment base it is imperative that the area is able to offer a broad portfolio of sites. In addition to those Strategic sites identified and safeguarded under Policy ENT1, the plan also identifies a variety of employment sites suitable for all types of employment uses of varying size and type. Existing allocations as shown in Table 1 – vacant land would form an integral part of the industrial estate; not likely to ever to be considered to be suitable or acceptable locations for mineral working.

Appendix – Housing Allocations

