



KEY:

- Site Boundary
- Employment with potential for future residential development.
- Residential (to include appropriate LEAP / LAP provision)
- Green space / Public Open Space.
- Area of development potentially limited by overhead high voltage electricity pylons / cables.
- Possible traffic calming feature.
- Internal loop road arrangement for residential development areas.
- Possible footway / cycleway links to local schools / amenities.
- Footway / Cycleway links through the site. (Community Route)
- Area of land that is BRBR owned but currently rented by adjacent residential property owners on Greenwood Close.
- Area of development to be incorporated as rear gardens to take account of tree root protection zones associated with Poplars within adjacent cemetery.
- Existing Gas Apparatus within site boundary (Under licence)
- Gas - Medium Pressure (3m Easement required)
- Gas - Intermediate Pressure (5m Easement required)
- HV Electricity (underground) (1m Easement required)
- HV Electricity (overhead) (6.5m Vertical clearance required)

AREAS:

Residential

A	675 sq.m
B	3,590 sq.m (Includes 1,375 sq.m of land currently rented to adjacent home owners from BRB)
C	10,925 sq.m
D	3,580 sq.m
E	12,090 sq.m
F	2,980 sq.m
Total	33,840 sq.m (Suitable for 120-140 dwellings at approximately 40 dwellings per hectare)

Industrial

F	5,600 sq.m (currently occupied by Jewson's)
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Rev.	Designed Drawn	Checked Date	JBF PJS	Revision Details
B				Site boundary altered
A				Residential areas altered.

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Client
BRB (Residuary) Ltd

Job Title
**Coity Road,
Bridgend**

Drawing Title
Master Plan Proposal

Designed by: PJS	Drawn by: PJS	Checked by: KRA
Date May 2010	Scale 1:2,000 (A2)	
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