



Key

- Application Site
- Existing Path
- Roadway with Pedestrian Access to School and Town
- Existing Access
- Neighbouring Noise
- Works Site Noise
- Single Storey Building
- Two Storey Building
- Businesses
- Sun Path
- Approximate Location of water pipes
- Existing Highway Drainage

SWOT Analysis

Strengths

- * Previously developed (brownfield) site.
- * Existing vehicular and pedestrian access.
- * Sustainable location with good access to services such as schools, healthcare and public transport.
- * Located on the edge of an existing town, lower noise pollution.
- * Angle of road compared to the sun path allows uninterrupted sunlight through the day.

Weaknesses

- * Significant changes in site levels and topography.
- * Existing areas of poor-quality vegetation requiring removal.
- * Existing noise environment arising from the adjacent Waste Management and Motor businesses
- * Lower level close to the businesses is unable to be used due to existing waterways.
- * Existing waterways and road reduces the diversity of design opportunities,

Opportunities

- * Enhancement of the existing road way and creating a space for living and recreation.
- * Delivery of a high-quality architectural design.
- * Regeneration and beneficial reuse of a vacant brownfield site.
- * Creating spaces for recreation and socialisation within the new community to have connection with the surrounding landscape.

Threats

- * Restraints surrounding existing water ways and pipes beneath the existing site.
- * Existing roadway causing reduction in options for the arrangement of the site.
- * Noise disruption from surrounding businesses
- * Overlooking from surrounding existing houses on the East of the site.

Proposed Development Land off Pencoed Avenue Cefn Fforest	Job No. 26_038 Dwg No. AL(90)02	Rev.
Title SWOT Analysis		
Date 28/09/25	Drawn	Scale 1:1250 @ A3
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