



COITY HIGHER COMMUNITY COUNCIL
CYNGOR CYMUNEDOL COETY UCHAF

Green Spaces Strategy

November 2024

(updated February 2025)

**Providing the best community facilities in Wales at
the best value.**

For
Consultation



Since 2017 the community council has acquired land assets on both a leasehold and freehold basis. It has also expressed an interest in acquiring further significant land assets.

This high-level paper summarises the green spaces currently under the stewardship of the community council or under formal expressions of interest.

It also outlines the proposed how each green space will be used and managed over the short, medium and long term.

For
Consultation



Prior to 2017 Coity Higher community council's land interests were relatively modest comprising of:

- Heol West Plas Allotments - freehold
- Coity Village Field (Cae'r Eglwys) - freehold
- Litchard School play park - leasehold

Since then the council has acquired further assets:

- Coity Castle play area – leasehold
- Tan-yr-allt play area – leasehold
- Great Western Avenue play area - leasehold
- Joslin Road play park – freehold

During discussions with BCBC it transpired that the lease on Litchard school play area had expired. No new lease was offered therefore CHCC's interest ceased.

For
Consultation



Following the successful acquisition of land from BCBC and Llanmoor Homes the council has lodged formal expressions of interest in the following:

- Great Western Avenue playing fields – freehold BCBC
- Litchard playing fields (inc play park)– freehold BCBC
- Litchard community centre – freehold BCBC
- Parc Derwen playing fields (excl 3G) – freehold Persimmon
- Parc Derwen play areas – freehold Persimmon
- Parc Derwen green spaces (see schedule) – freehold Persimmon
- Parc Derwen/Coity Village ‘buffer zone’ – freehold Persimmon
- Llys Gwyn play area – leasehold BCBC

In addition to the above the council is seeking an agreement with BCBC to maintain parts of the ‘Black path’ green space – tenure tbc.

Also, the council had previously expressed a formal interest in transferring the Heol Mair/Penylan play area from BCBC. However, due to land issues this couldn’t proceed.

For
Consultation



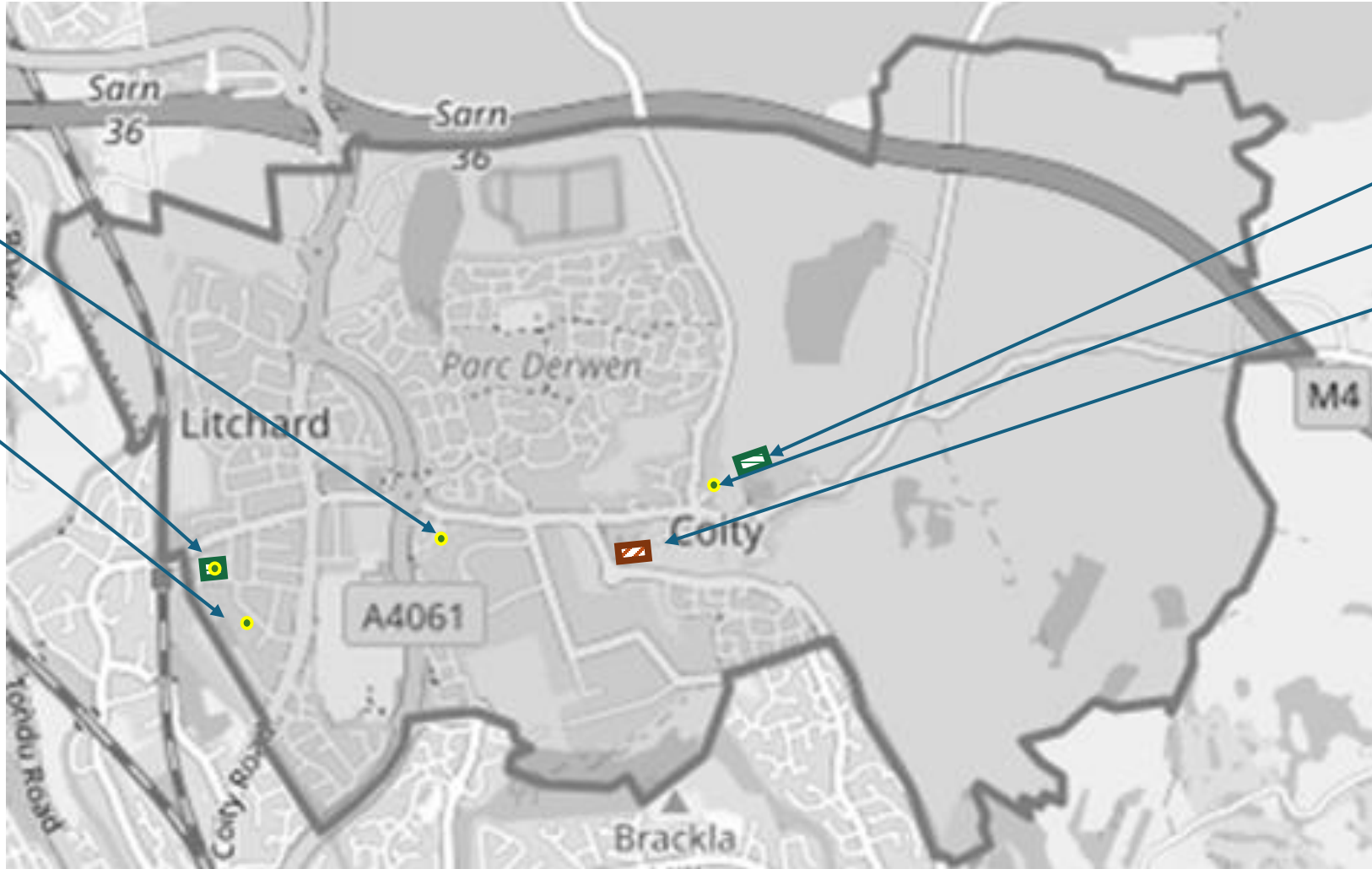
Existing Assets

Existing Green Assets

Joslin Road play area and green space

Tanyrallt play area and green space

Great Western Avenue play area



Existing Green Assets

Coity field (Maes Eglwys)

Coity play area

Allotments

For Consultation



Future Assets

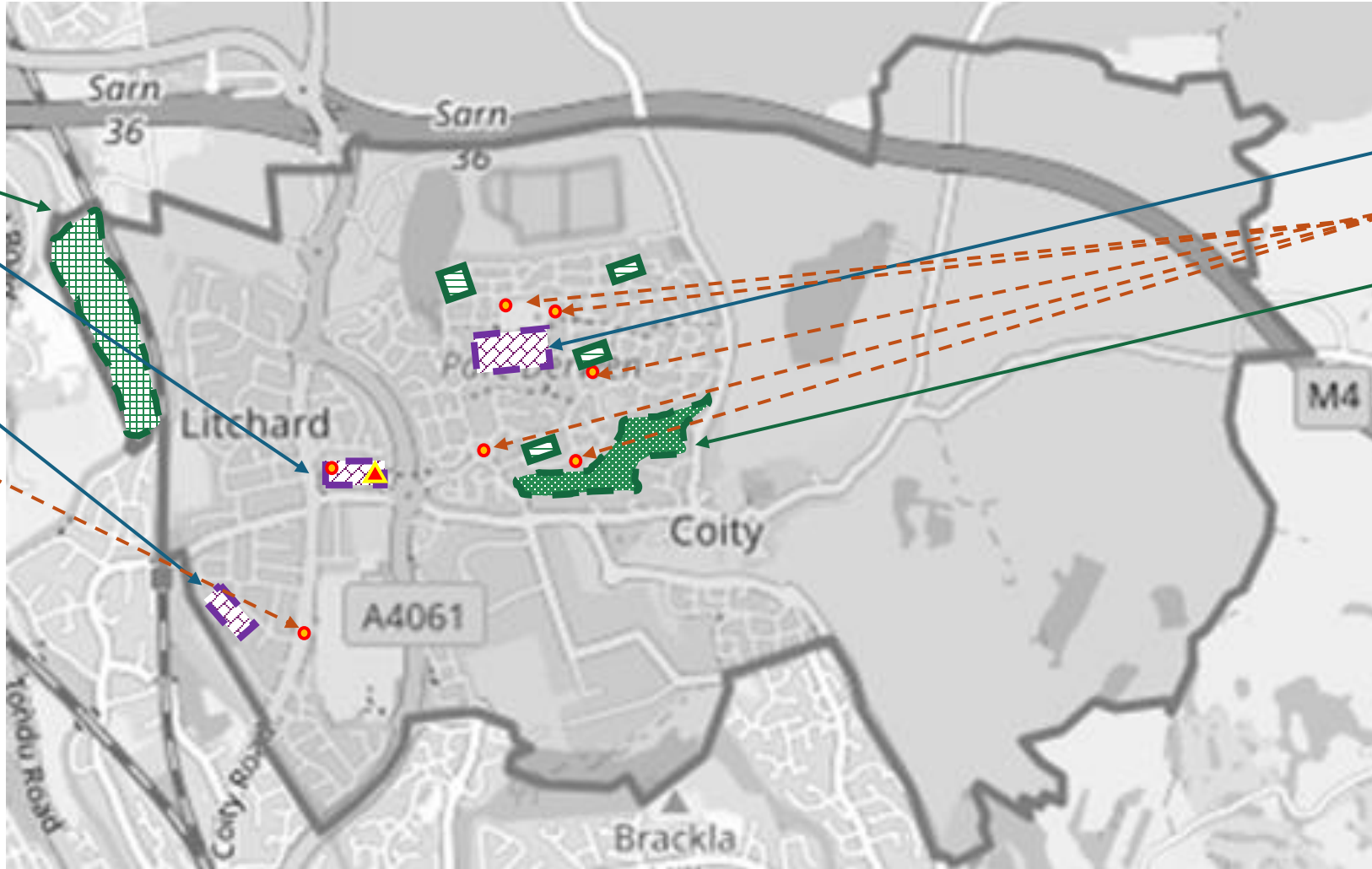
Future Assets – BCBC

Black Path

Litchard Playing Fields,
play area & Community
Hub

Great Western Avenue
playing fields.

Llys Gwyn play area



Future Assets - Persimmon

Parc Derwen playing fields

Parc Derwen play areas

Parc Derwen/Coity buffer

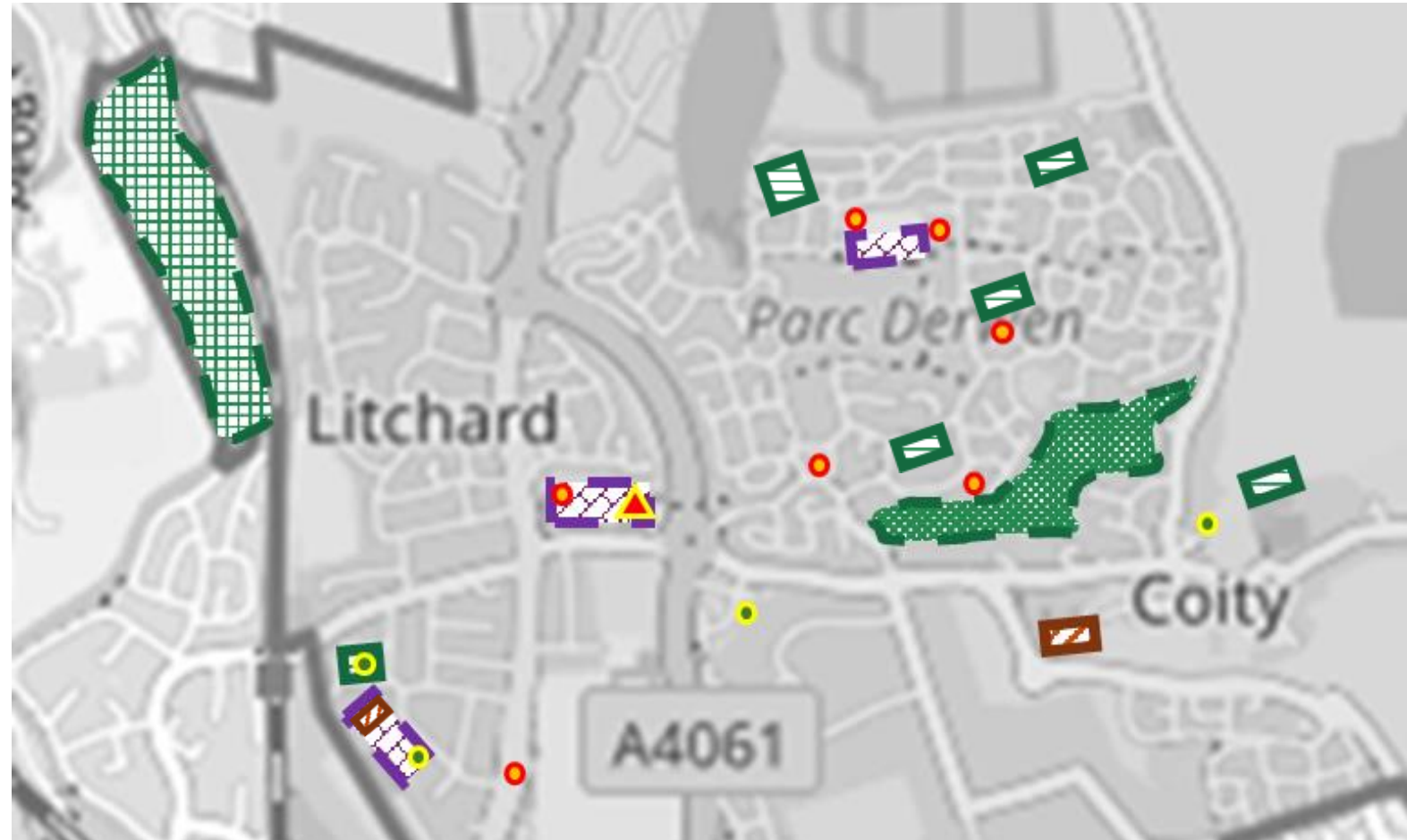
Parc Derwen green spaces
(various communal spaces)

For Consultation



Green Space Designation

- Community Centre 
- Maintained equipped play areas (current/future) 
- Maintained green spaces 
- Parc Derwen community spaces 
- Maintained playing fields 
- Allotments 
- Semi maintained informal green space 
- Unmaintained green buffer zone – for future generations. 





Why Asset Transfer?

There are various reasons why the community council should take over these assets.

BCBC have faced budget cuts for over a decade which have left many non-essential services such as the maintenance of play parks and green spaces significantly diminished.

The various sports clubs who play in Litchard and Great Western Avenue playing fields are facing significant pitch fee increases. There is also demand for further football pitches in particular. BCBC have no appetite to provide for this. Similarly, the play parks and playing fields in Parc Derwen require long term community guardianship.

The Community Centre closed during Covid-19 and has never reopened. AWEN gave up the lease, since March 2020 there has been no community centre to serve Coity Higher.

The allotments are at capacity with a significant waiting list. The Community Council is seeking a location for a second allotments.

The green spaces in Parc Derwen, buffer zone and Black Path area require local stewardship to protect them for future generations.

Ownership by the community council also safeguards these assets for the community for the long term.

For
Consultation



The playing fields and community centre situated in the heart of the community with excellent access to all parts of Coity Higher by foot or bike. They are close to the M4 and Wildmill train station.

There are currently two football pitches used by local clubs including Pen-y-fai, Brackla and Litchard Park. Bridgend Town have also expressed an interest in playing here.

The community centre which has been closed since 2020 comprises a large hall, kitchen, four changing rooms and various store rooms. Unfortunately, surveys have indicated that the centre will need approximately £160k of repairs to bring it up to standard.

The community council is aware that there is significant capital funding available from FAW/Sport Wales to develop sporting facilities that can also act as community hubs.

The vision is to create an additional pitch so that there are excellent grass roots pitches including a 'showcase' pitch adjacent to the community centre. We will seek to increase the size of the community centre and refurbish the changing rooms to create home for the clubs that use the pitches. With a second floor, and balcony overlooking the show pitch this will become a centre of excellence for grass roots and children's football. In addition to the existing large hall we would create an upstairs function room and 'committee' rooms so that the needs of the clubs and the community are well served.

It is important that this significant investment doesn't overwhelm the community council's finances. Therefore, the aim will be for the community hub and pitches to be financially self-sufficient with income covering expenditure.

The operating model is to be agreed however, local football clubs will be invited to become actively involved in the running of the hub either as long-term tenants or possibly as stakeholders in a operational organisation.

For
Consultation



Great Western Avenue Playing Fields and Llys Gwyn Play Area

The **Great Western Avenue** playing fields are located on Coity Road just south of the Princess of Wales Hospital. They are a well used community resource comprising one football pitch used by Pen-y-Fai FC, changing rooms, a former pitch which has been left to seed and a play park which has previously been asset transferred to the community council.

The community council has been in discussion with BCBC for some years over the transfer of these fields however, there have been land title complications.

The existing football pitch requires improvement and there is space for a junior size football pitch to the rear. It is proposed that improvements to the football pitch are undertaken plus the creation of a junior pitch, this would create more playable/rentable space.

In addition to this there is sufficient space for the creation of an allotment area to meet the increasing demand.

From a football perspective GWA should be viewed as a satellite of the Litchard Fields Hub.

We are mindful that GWA is a popular location for dog walking, the council will ensure that adequate space is retained.

The existing changing rooms will be retained. However, at some future point the council may wish to consider replacing the temporary structure with a more permanent building with adjoining community room.

The council has agreed a lease and secured match funding to install a toddler play area in **Llys Gwyn**. This will act as a catalyst for community activity including planting and green space.

For
Consultation



The Black path is a popular walking route from Bridgend Town north to the valleys. There is a large green area that has been used for informal recreation for many years.

As BCBC budgets have reduced so has maintenance of this land and it has largely been left to seed.

The council proposes to install benches, picnic tables, football goals and similar plus wildflower planting to replicate Coity playing fields.

These are relatively low-cost interventions.

An asset transfer from BCBC should be sought to bring this land into community council control.

For
Consultation



Parc Derwen Playing Fields, Play Areas, Green Space & Buffer Zone.

Play Parks:

A number of play parks have been installed within the Parc Derwen development. They are currently being maintained by the developer Persimmon but the intention is that they will be transferred to BCBC control. It is proposed that the community council take direct control of the play parks given that it is likely they will be offered to the cc post transfer in any event.

The play parks would be transferred on a freehold basis with a commuted sum to cover initial maintenance/refurbishment.

Playing Fields:

Parc Derwen will enjoy a large area designated for football pitches. It is estimated that there is space for 3 full sized pitches. The pitches are not yet marked out or available to clubs for use.

As with the play parks it is proposed that the community council transfers the playing fields directly from Persimmon on a freehold basis with a commuted sum. They can then either form part of the wider Litchards playing fields hub or potentially leased directly to local football teams. (note that the artificial pitch is not included).

Green Areas:

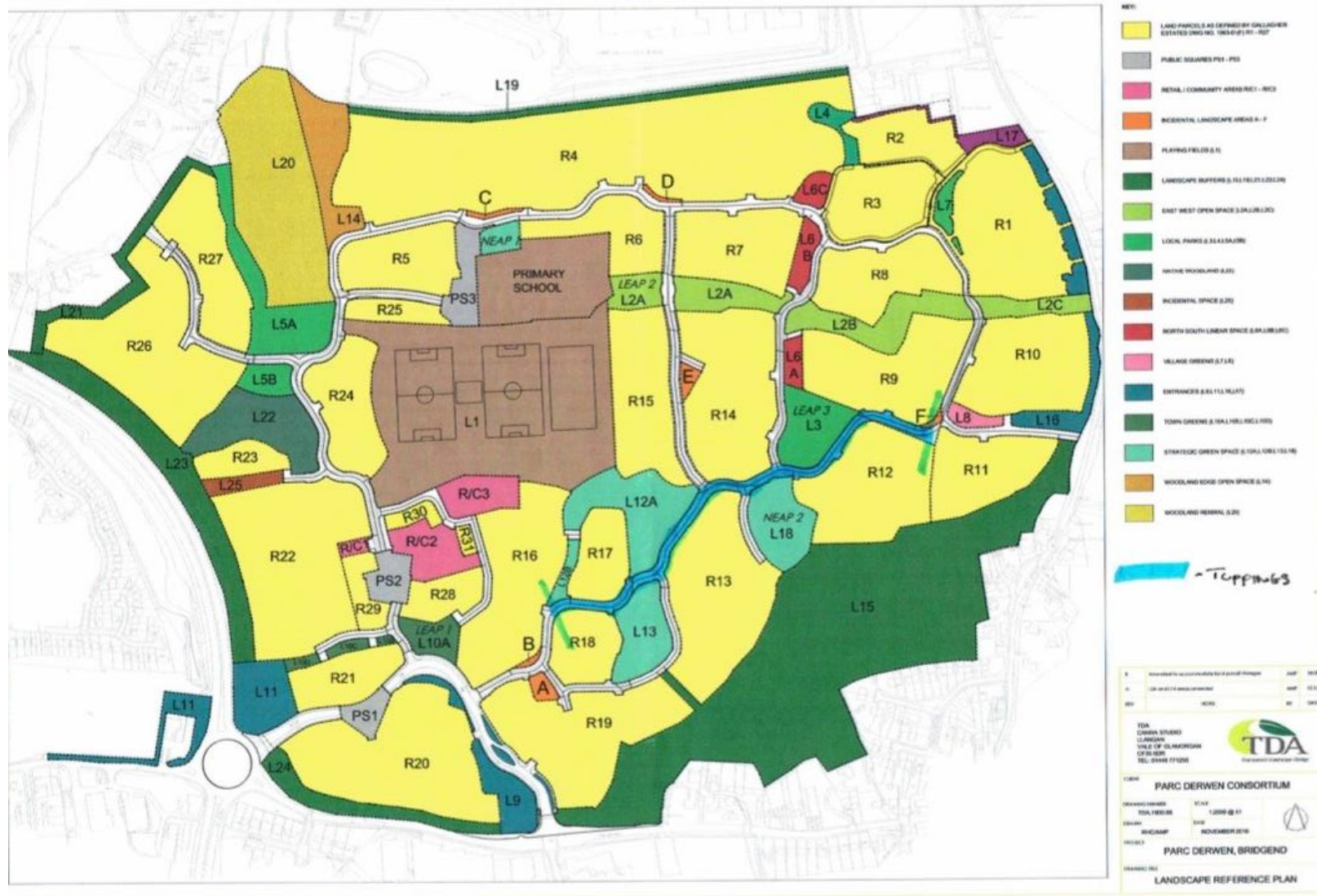
There are a number green areas within Parc Derwen that the council could consider transferring on a freehold basis. Community management of these spaces could be considered.

Buffer Zone:

It is proposed that the buffer zone is transferred to protect it from future development, provide valuable green recreational space and for potential future community use.

Transfer of the woods will not be sought due to maintenance liabilities and recent antisocial behaviour challenges.

For
Consultation



Areas to be transferred directly from Persimmon to Coity Higher Community Council.

All equipped play areas, playing fields and the green spaces listed below:

- L14, L4, L6C, L15, L1, L6A, LEAP 3
- L3, NEAP 2, L18, NEAP 1, LEAP 1
- L10A, LEAP 2 (park only)

Note that transfer should be on a freehold basis with a reasonable agreed commuted sum for future maintenance.

For Consultation



- 1. Adopt this high-level strategy** (*agreed January 2025*)
- 2. Consult with residents.**
- 3. Develop into a more detailed plan for each area.**
- 4. Use the plan to guide council activity through this and next council cycle from May 2025 to 2032.**

For
Consultation