



REG1 (8) WATERTON INDUSTRIAL ESTATE, BRIDGEND

Uses – B1, B2 & B8

Area of
Undeveloped Land
Remaining (ha)
(2009) – 11.29

Site Details

An existing prestige site of regional importance with larger plots which could potentially meet the needs of inward investors. Much of site is already developed for employment purposes with pockets (totalling 11.29Ha) of vacant land. Infrastructure is in place for development proposals. Situated alongside the A473 dual carriageway and the A48, significant occupiers include the Ford Motor Company.

The quality of the environment together with its strategic position and good access have made this estate very attractive to developers. Waterton Industrial Estate is a popular, high quality established employment / industrial site which continues to attract investment and development.

Planning Requirements

- Planning Application
- Design and Access Statement
- Masterplan / Development Brief
- Environmental Statement
- Ecological Assessment
- Noise Impact Assessment
- Flood Consequences Assessment
- Transport Assessment
- Contaminated Land Investigations
- Energy Assessment
- Economic Impact Assessment
- Habitats Regulations Assessment
- Archaeological Assessment
- Landscape Impact Assessment
- Health Impact Assessment
- Travel Plan
- Groundwater Investigations
- Tree Survey

Infrastructure Requirements

- Affordable Housing
- Education Provision
- Community Facility Provision
- Community Route/Cyclepath
- Highways Improvements
- Recreation Provision
- Green Infrastructure
- Drainage Improvements/SUDS
- Connection to Watermains
- Land Stability

Other Issues/Comments

Site is crossed by one of National grid's high voltage overhead electricity transmission lines.
Potential developers of the site should be aware that it is National Grid policy to retain existing overhead lines in-situ.

Other Issues/Comments

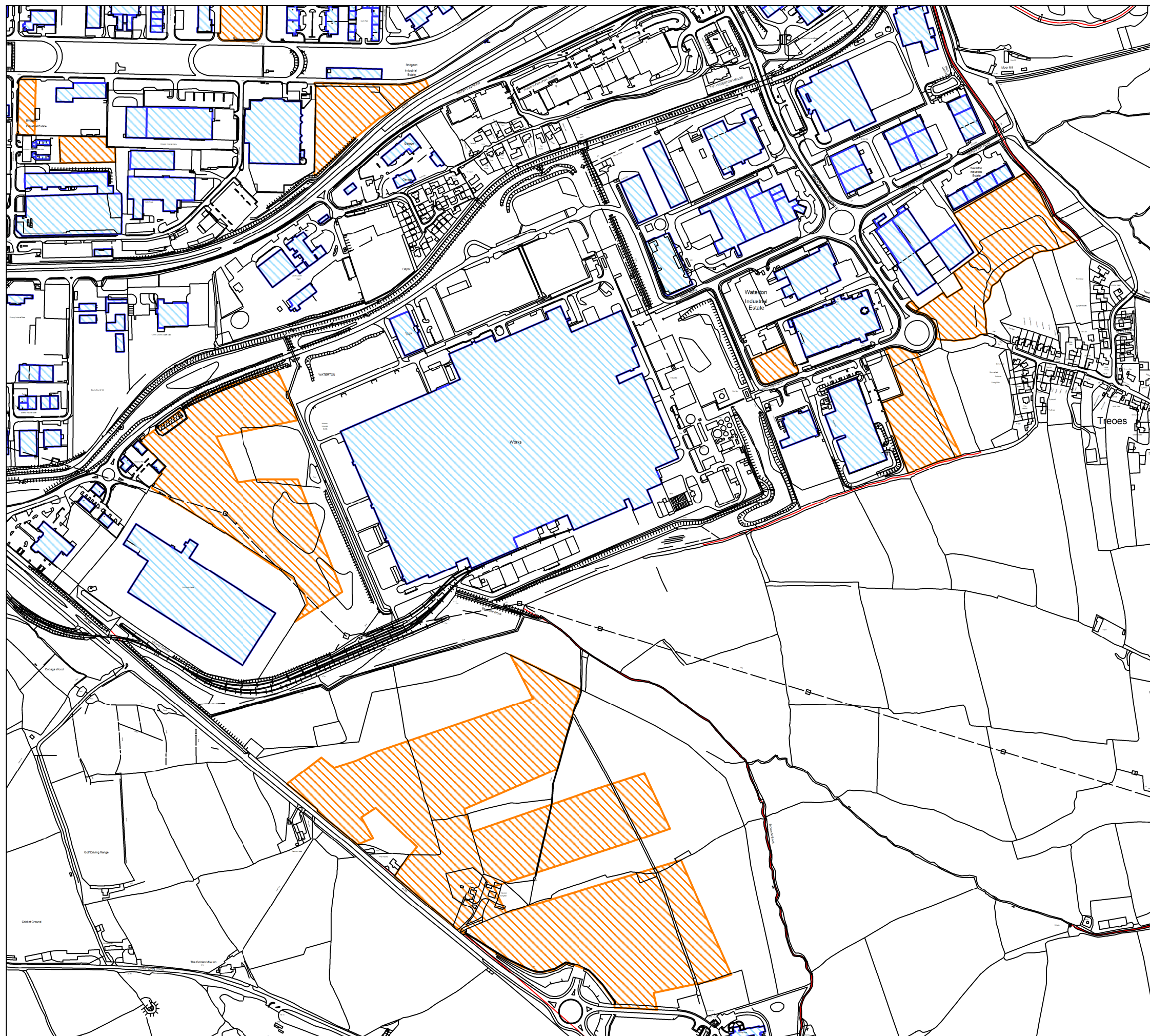
Waterton Alderwood SINC which is within the allocation boundary. Any development will need to make provision for the protection of the integrity of the SINC.

Total Area (Ha)
126.86

Phasing of
Development
2011-2016 ✓
2016-2021 ✓

Current Status
Various

Waterton Industrial Estate - 2013
REG1(8)
11.66 Ha Remaining



Date: _____ Map generated by: _____



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Scale 1:1,250 @ A3