



# REG9 (5) MARKET STREET, BRIDGEND TOWN CENTRE

## Town Centre Uses

### Site Details

The CACI Town Centre Vision Report in 2007 envisages that this site could house a major space user and that if high quality retail is located in this area it could create a level of balance within Bridgend's retail offer. There is also the opportunity for a significant design contribution given the site's highly visible location and its 'gateway' position to the town centre alongside the elevated A4061.

The site occupies a strategic position on the pedestrian route between the bus and railway stations and has the potential to accommodate a number of different uses including retail, commercial and residential.

### Related Documents

[Bridgend Masterplan](#)

### 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

### 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

**Total Area (Ha)**  
0.41

**Phasing of  
Development**  
2011-2016 ✓  
2016-2021 ✓

**Current Status**  
Masterplanning