



SP9 (1) BROCASTLE WATERTON, BRIDGEND

Uses - B1

Area of
Undeveloped Land
Remaining (ha)
(2009) – 20

Site Details

The site is owned by the Welsh Government who have developed a Masterplan to cover the site for employment purposes in order to secure European funding to facilitate further road and utility infrastructure to make the site 'occupier-ready'. Brocastle is one of the most important and prestigious greenfield inward investment sites within the South Wales M4 corridor. The site is in a highly accessible and desirable countryside location on the outskirts of Bridgend, on the A48 towards Cowbridge. Access is gained off the A48, approximately 2.5 miles from Junction 35 of the M4 motorway. A new road access (roundabout) with realignment of A48 is now in place. Reprofiling is required to create development plateaux. The site is almost entirely undeveloped. It is considered to be the County Borough's greatest asset in terms of attracting large scale employment investment to the area. The Masterplan details the development plateaux in more detail and provides scope for also bringing forward smaller-scale development, more suited to the changing employment structure up to 2021.

Related Documents

[Draft Brocastle Waterton Masterplan](#)

Related Planning Applications

Reference	Description	Decision	Date
97/929/OUT	Business, Industry and Hotel (Application in outline)	Approved	09/04/98
P/10/901/ESO	Request for screening opinion	EIA reqd	31/12/10

Total Area (Ha)
46.1

Phasing of
Development
2011-2016 ✓
2016-2021 ✓

Current Status
Masterplanning

Planning Requirements

Planning Application	<input checked="" type="checkbox"/>
Design and Access Statement	<input checked="" type="checkbox"/>
Masterplan / Development Brief	<input checked="" type="checkbox"/>
Environmental Statement	<input checked="" type="checkbox"/>
Ecological Assessment	<input checked="" type="checkbox"/>
Noise Impact Assessment	<input type="checkbox"/>
Flood Consequences Assessment	<input type="checkbox"/>
Transport Assessment	<input type="checkbox"/>
Contaminated Land Investigations	<input type="checkbox"/>
Energy Assessment	<input checked="" type="checkbox"/>
Economic Impact Assessment	<input type="checkbox"/>
Habitats Regulations Assessment	<input type="checkbox"/>
Archaeological Assessment	<input type="checkbox"/>
Landscape Impact Assessment	<input checked="" type="checkbox"/>
Health Impact Assessment	<input type="checkbox"/>
Travel Plan	<input type="checkbox"/>
Groundwater Investigations	<input type="checkbox"/>
Tree Survey	<input type="checkbox"/>

Infrastructure Requirements

Affordable Housing	<input type="checkbox"/>
Education Provision	<input type="checkbox"/>
Community Facility Provision	<input type="checkbox"/>
Community Route/Cyclepath	<input type="checkbox"/>
Highways Improvements	<input type="checkbox"/>
Recreation Provision	<input type="checkbox"/>
Green Infrastructure	<input checked="" type="checkbox"/>
Drainage Improvements/SUDS	<input checked="" type="checkbox"/>
Connection to Watermains	<input type="checkbox"/>
Land Stability	<input type="checkbox"/>

Other Issues/Comments

Extract from draft Masterplan



Land Ownership Information

Contact BCBC Development Planning: 01656 643670 – ldp@bridgend.gov.uk

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