



REG1 (12)  
HEOL TY  
GWYN,  
MAESTEG

Uses - B1, B2 & B8

Area of  
Undeveloped Land  
Remaining (ha) 2009  
– 3.14

### Site Details

This small industrial estate is situated in an elevated location to the west of Maesteg Town Centre, approximately 10 miles from junction 36 of the M4 motorway. The estate largely consists of small-scale local businesses.

Much of site is already developed for employment purposes with pockets of vacant land; site has been extended in the LDP as it is within a Strategic Regeneration Growth Area. Infrastructure is in place for development proposals and an extension to accommodate further employment development.

Access is gained off Heol Ty Gwyn.

Heol Ty Gwyn Industrial Estate is a well-established employment / industrial site within the existing urban area and relates well to its surroundings.

### 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

### Total Area (Ha)

7.81

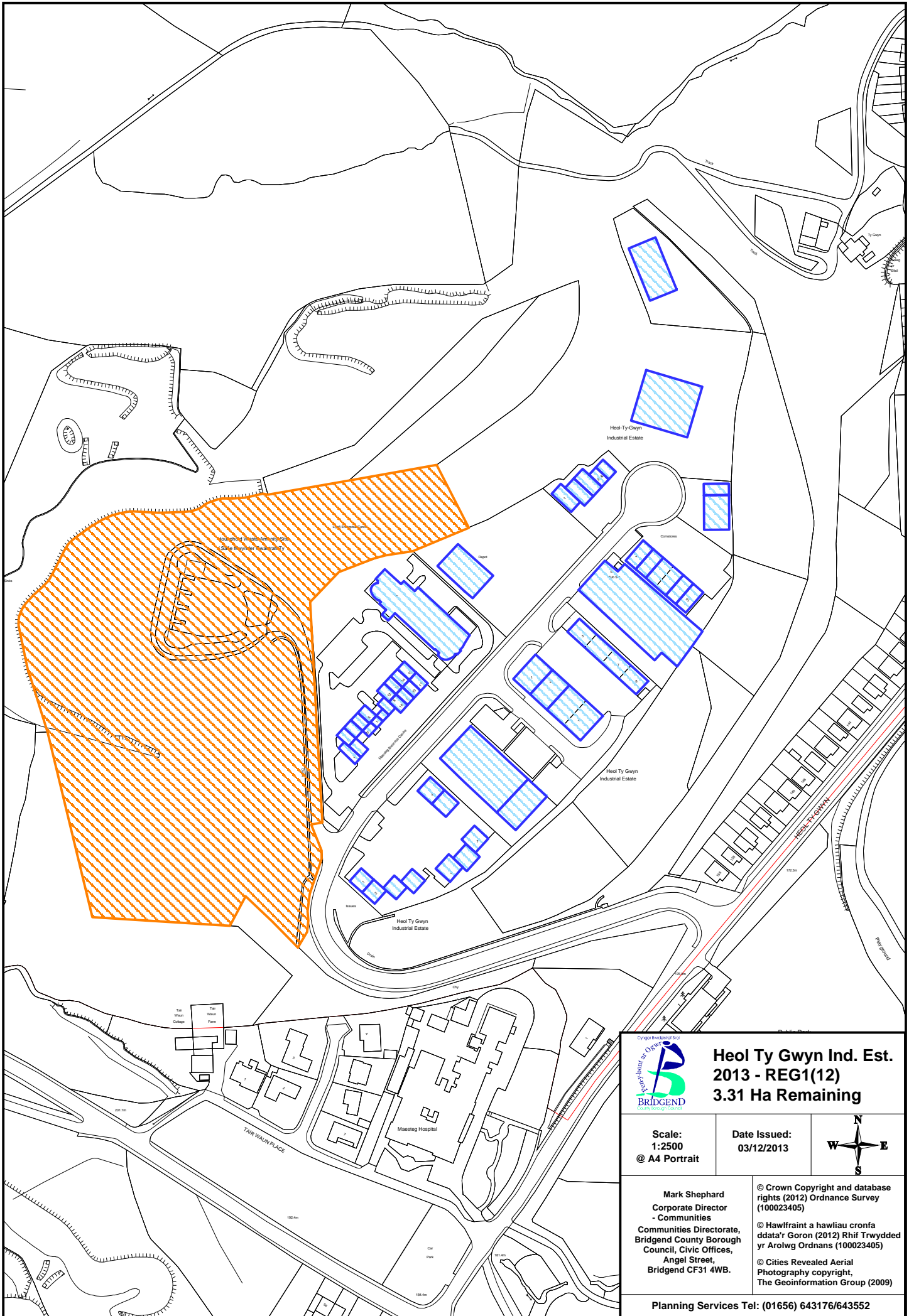
### Phasing of Development

2011-2016 ✓

2016-2021 ✓

### Current Status

Various



**Heol Ty Gwyn Ind. Est.  
2013 - REG1(12)  
3.31 Ha Remaining**

**Scale:**  
1:2500  
@ A4 Portrait

**Date Issued:**  
03/12/2013



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