



REG1 (22)
LAND
ADJACENT TO
SARN PARK
SERVICES,
SARN

Uses – B1

Area of
Undeveloped Land
Remaining (ha)
(2009) – 2.73

Site Details

This site is intrinsically linked to the adjacent Motorway Service Area (MSA) and is strategically located at junction 36 of the M4. Subject to the issues surrounding the current use of the site being resolved (i.e. the need for, or rationalisation of, the MSA or its incorporation into a redeveloped scheme) then this site together with adjacent land is an ideal location for an office business park. Located in an area of future growth in the Valleys Gateway SRGA, and its ability to serve the Ogmore and Garw Valleys to the north, this amalgamated site, because of its particular location, could make an important contribution to the strategic employment land supply for the whole of Bridgend County Borough.

Planning Requirements

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

Infrastructure Requirements

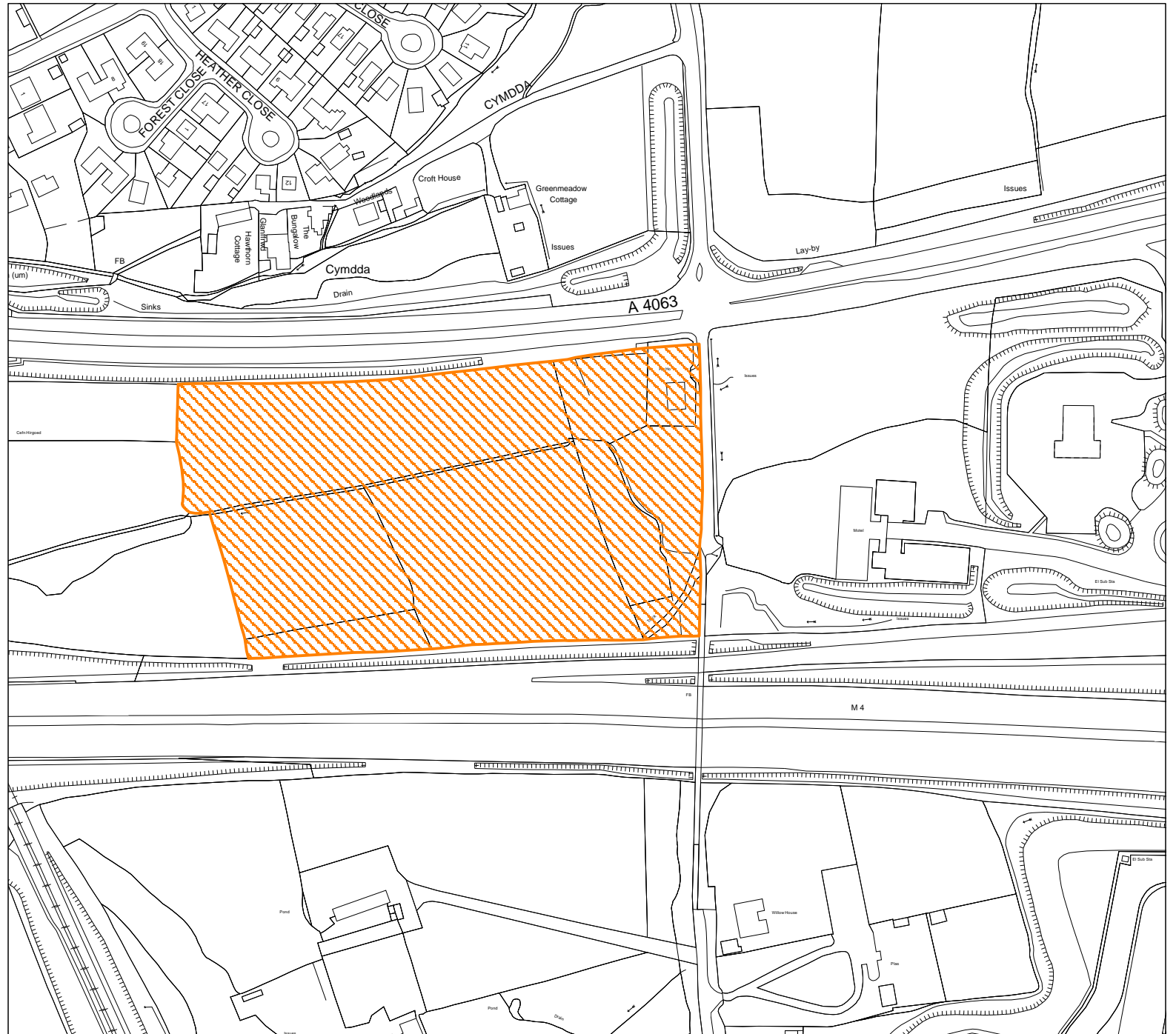
Affordable Housing	<input type="checkbox"/>
Education Provision	<input type="checkbox"/>
Community Facility Provision	<input type="checkbox"/>
Community Route/Cyclepath	<input type="checkbox"/>
Highways Improvements	<input type="checkbox"/>
Recreation Provision	<input type="checkbox"/>
Green Infrastructure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

Total Area (Ha)
9.08

Phasing of
Development
2011-2016 ✓
2016-2021 ✓

Current Status
Pre-Planning

**Land adjacent to
Sarn Park Services - 2013
REG1(22)
2.73 Ha remaining**



Date: _____ Map generated by: _____



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Scale 1:2500 @ A4