



REG1(23)
BOCAM
PARK,
PENCOED

Uses – B1

Area of
Undeveloped Land
Remaining (ha)
(2009) – 1.16

Site Details

This triangular greenfield site is located in a prominent gateway location to the County Borough, on the outskirts of the settlement of Pencoed, adjacent to junction 35 of the M4 motorway.

The site is bounded by the M4, A473 and the B4280. Development of this prominent site is progressing well.

There has been recent developer interest in constructing a hotel on part of the site, which is seen as a complementary use to its employment designation.

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)
9.87

Phasing of
Development
2011-2016 ✓
2016-2021 ✓

Current Status
Various

