



# REG1 (25) CROSBY YARD, BRIDGEND

Uses – B1, B2 & B8

Area of  
Undeveloped Land  
Remaining (ha)  
(2009) – 0.85

## Site Details

Crosby Yard is a small, yet centrally located Industrial Estate within the urban area of Bridgend. Containing small industrial units it is ideal for start-up and small businesses.

Access to the estate is gained from Lawrence Close, a residential area within Wildmill.

Crosby Yard is a well established employment / industrial site within the existing urban area and relates well to its surroundings. It has been extended in the LDP as this site is relatively close to the Wildmill Communities First area which may benefit from the provision of nearby employment land and premises, particularly for smaller enterprises.

## 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

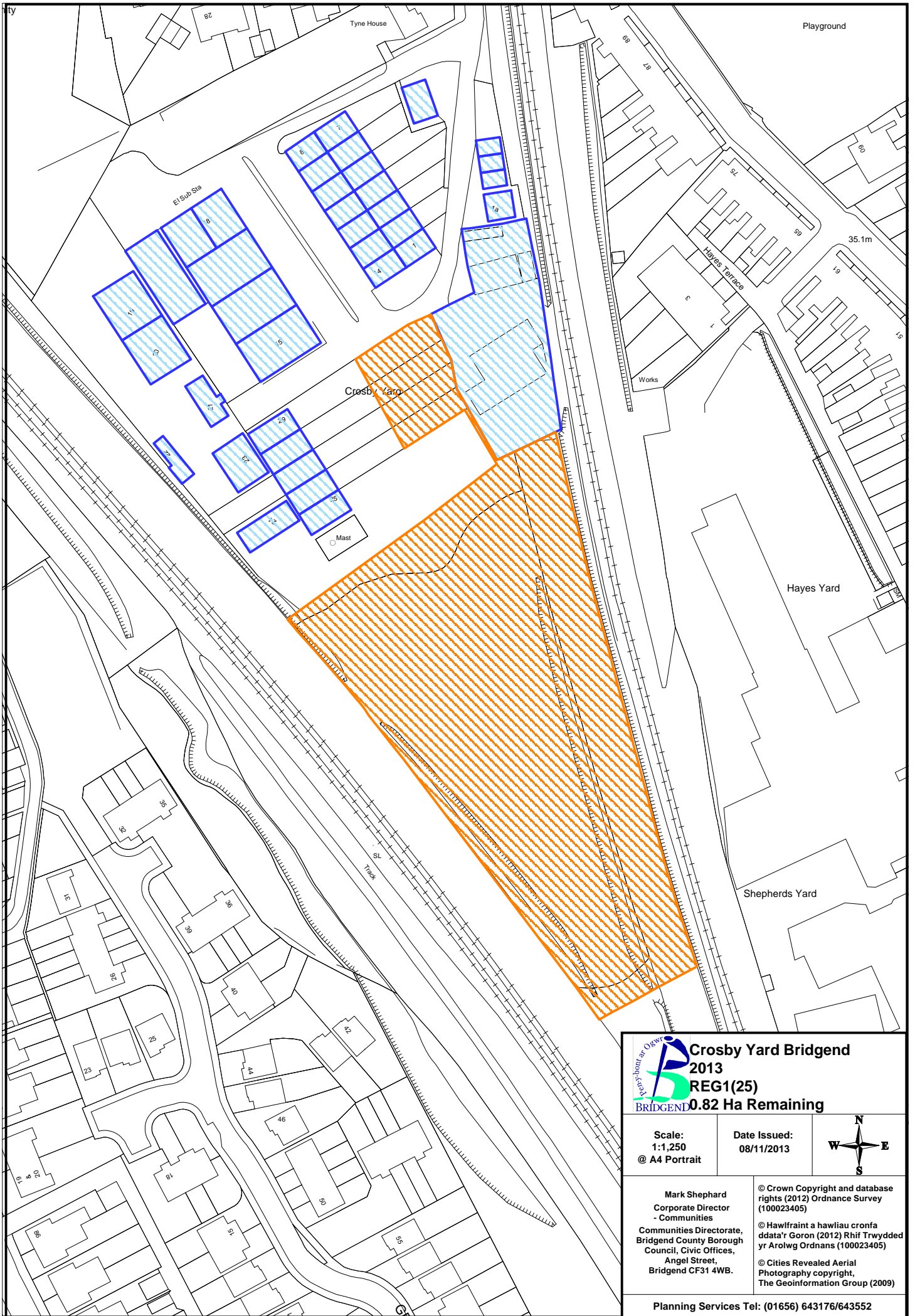
## Infrastructure Requirements



- 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)  
1.88

Phasing of  
Development  
2011-2016 ✓  
2016-2021 ✓

Current Status  
Various



 <b>Crosby Yard Bridgend</b> <b>2013</b> <b>REG1(25)</b> <b>0.82 Ha Remaining</b>		
<b>Scale:</b> 1:1,250 @ A4 Portrait	<b>Date Issued:</b> 08/11/2013	
<b>Mark Shephard</b> Corporate Director - Communities Communities Directorate, Bridgend County Borough Council, Civic Offices, Angel Street, Bridgend CF31 4WB.		© Crown Copyright and database rights (2012) Ordnance Survey (100023405) © Hawlfraint a hawliau cronfa ddata'r Goron (2012) Rhif Trwydded yr Arolwng Ordnans (100023405) © Cities Revealed Aerial Photography copyright, The GeoInformation Group (2009)
<b>Planning Services Tel: (01656) 643176/643552</b>		