

Dear Amanda

During the summer of 2021, following the announcement of the Aldi superstore and the subsequent realisation of the scale of the proposed mixed-use development tied into this LDP (since revised), a group of Porthcawl residents decided to meet and discuss/ debate the proposals.

### **Current SDS**

*Porthcawl Waterfront is allocated for a residential-led, mixed use scheme that will deliver up to 1,100 dwellings with associated facilities, including tourism, leisure, retail, a bus terminus and community provision.*

From these initial discussions a local group “A Voice for the future Porthcawl” was formed.

The overriding concern of this group and the majority of the Porthcawl residents who have engaged with this group is the amount of land take that is being proposed for the housing lead mixed use development.

Whilst residents understand and respect the housing needs within the borough (including Porthcawl), Porthcawl holds unique opportunity to provide beyond residential development for its residents, BCBC’s constituents and the wider visiting public.

This unique seafront location should not, and really cannot, be looked at in the same vein as any other proposed development sites within the RLDP.

With consideration given to the representations made by residents regarding the CPO related to this site (Most of which were objecting the statement of reason and not the actual CPO’s), the placemaking representations and the representations made regarding the appropriation of land at Sandy Bay and Griffin Park, there is evidence of a consistent view and very real concerns. Concerns regarding the proposed land take for permanent types of development in this location which would unquestionably remove opportunities for this generation and all future generations to maximise the areas potential as a well-being provider for all. In addition, there are concerns regarding the ability of local, existing infrastructure to be improved/adapted to meet the increased demands that the proposed development would undoubtedly impose.

I have attached a representation made by Porthcawl Town Council regarding the CPO’s (appendix 1.A), The Acquiring Authority statement of case (appendix 1.B - section 15.8 summarises non statutory objections), an overview of representations made during Porthcawl placemaking consultation (appendix 1.C) and Porthcawl appropriation consultation summary (appendix 1.D).

I appreciate that the LDP consultation is a separate and much more wide-ranging consultation within the borough, but it is undeniable that the consultations and engagements mentioned above are intrinsically linked to this PWRA section of the wider LDP.

Within each cabinet report ahead of decisions being made regarding these important planning steps the LDP and the advised legal obligation for BCBC to meet the requirements for housing in this unique location has been used to suggest that there is no real alternative but to accept the proposals. Is this fair and reasonable?

I attach a survey ( appendix 1.E) that was carried out in April 2022 which asked the following 3 questions:

1. For the purposes of evidencing community support (or otherwise) for the regeneration development, using the scale provided, please could you identify how important you feel each of these following elements are to Porthcawl's regeneration?
2. Is there something that is important to you missing from the list? What is it? Please write answer in the text box provided below.

3. Where do you live?

In summery the results to question 1 were as follows:

Q1 - For the purposes of evidencing community support (or otherwise) for the regeneration development, using the scale provided, please could you identify how important you feel each of these following elements are to Porthcawl's regeneration?

#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	Residential development	0.00	10.00	3.67	2.51	6.29	861
2	Commercial development	0.00	10.00	4.89	2.49	6.20	870
3	Land of sufficient size and suitability, protected for public leisure, fitness, wellness, and recreation	0.00	10.00	8.88	1.78	3.18	943
4	Commercial leisure	0.00	10.00	6.51	2.54	6.47	898
5	Car parking	0.00	10.00	6.97	2.58	6.68	898

Speaking on behalf of the majority identified by the survey above, we truly hope that the relevant footprints and proposed dwelling numbers can be revisited by Welsh government. We would be extremely grateful if the obligation under this RLDP for BCBC, our community and our visitors to lose such a large proportion of this unique public open space could be reduced.

This land holds such great potential to provide for, and improve society in terms of being active, healthy and of well-mind/being. Once it has been developed as residential it will have been lost forever.

In the spirit of the Well-being and future generations (Wales) Act 2015 please let our voices be heard, take note of our concerns, and let's ensure that our legacy is one of continued opportunity, enjoyment and success within this beautiful coastal gem that is Porthcawl.

Yours sincerely

Jamie Strong (representor number 502)

A Voice for the future, Porthcawl



# PORTHCAWL TOWN COUNCIL



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17<sup>th</sup> November 2021

To whom it may concern,

**Reference: The Bridgend County Borough Council (Porthcawl Waterfront Regeneration). Compulsory Purchase Order 2021. PC1- P2 070621**

Porthcawl Town Council (PTC) write to you today to express concerns on behalf of its residents who use Sandy Bay for education, health and recreational purposes such as educating the future generation on habitat and environment, walking, running, horse riding, all which have an impact on mental health and wellbeing.

PTC is aware that Bridgend County Borough Council (BCBC) has decided to move forward with preparations for acquisitions of some areas of land to enable the development of Sandy Bay through a Compulsory Purchase Order.

PTC is very keen to see the regeneration of areas across Porthcawl particularly concerning Sandy Bay and supports BCBC's ambition to bring Sandy Bay back into beneficial use after being left to nature for so many years. Having said this any development plan must involve stakeholders amongst which Porthcawl residents are central to the future of the town. There is a significant concern amongst Porthcawl Councillors and residents about the lack of any meaningful conditions which would ensure that an appropriate area of land is retained for leisure/recreation purposes and adaptable and useable open space.

Various master plans have been commissioned by BCBC over the past number of years which have primarily been housing focused. From the very limited information made available to date, by BCBC for proposals at Sandy Bay are very seriously lacking in any ambition with regards to leisure/recreation and open spaces they appear to be totally driven by new housing.



Since proposals for Sandy Bay were produced over 13 years ago there have been some significant changes that demonstrate the need for a fresh look at creating an area master plan that fully takes account of those changes.

These include

- The current draft plans were created 13 years ago, and times and legislation have moved on.
- Legacy learning from Covid-19 through creating more outdoor space and opportunities for leisure/tourism
- Any housing provision should meet the need for 'affordable accommodation' including social housing to enable our young residents to be able to afford to stay in Porthcawl. Also, one-bedroomed accommodation.
- Welsh government sea defence grants will increase land values on Sandy Bay requiring a fresh look at the business finance model.
- The dunes and Sandy Bay are now home to a wide variety of wildlife
- The Environmental Act 2016 Section 6 requires that a plan is prepared and published proposing how BCBC would maintain and enhance Biodiversity.
- Considerations now that Wales has declared a climate Change Emergency
- New legislation requiring a Full Equality Impact assessment be undertaken ensuring that all stakeholders are targeted and allowed to take part.
- The Wellbeing of Future Generations Act 2015.

Because of the above PTC object to the Compulsory Purchase Order 2021 PC1-P2 070621 until the following steps are completed:

1. A commitment to seek legal advice concerning the conditions and restrictions contained within the 1947 agreement to Compulsory Purchase of large areas of Sandy Bay by Porthcawl Urban District Council from Sir T.G Jones. The lease arising from the CPO clearly states that the sale was conditional upon the area being retained for leisure/tourism benefits for the community. the anecdotal comment states that in 1979 the then Mid Glamorgan Council proposed developing Sandy Bay which was opposed by Councillors and that planning was refused because of an Act of Parliament to change the CPO.
2. Increase transparency by producing and publishing a stand-alone development plan and business plan to clearly show the purpose for which BCBC intend to compulsory acquire the land.
3. The development plan to be of a mixed development adding value to the wider regeneration of Porthcawl. Provision for some housing, taking note of the focus on affordable and to include leisure, recreation, and open spaces.
4. A clear commitment to new leisure facilities that are fully financed from the proceeds of the land sale. Sizeable areas of open space, protection of natural habitat i.e the dunes and clear evidence of community benefits (S106) strategy concerning commercial developers.

5. Full transparency at all stages of the business plan, finances and partnership agreements setting out how private or public funding contributes and benefits concerning the overall development of the area specifically ensuring that leisure provision is fully financed from within the land proceeds envelope.
6. That a Full Equality Impact assessment be undertaken in ensuring that all stakeholders are targeted and allowed to take part.
7. An in-depth assessment is also completed in accordance with The Wellbeing of Future Generations Act 2015 and The Environmental Act 2016.
8. That BCBC demonstrates how they have met their socio-economic duty in any decisions that they plan to make.
9. The Replacement LDP 2018-2023 emphasised Porthcawl as being a prime seaside and tourist resort. The development plan should demonstrate how this is being maintained/enhanced throughout the phasing of the various construction activities.
10. We have also looked at the Statement of Reasons produced by BCBC and this has a major error in that paragraph 6 states the inhabitants in 2001 as being 3308. This implies a small village rather than a town. The correct figure in 2001 census was 15,869 which rose to 16,005 in 2011 and the 2020 estimate is 16,138.  
It is worth noting that the population density in 2020 was 1205/km<sup>2</sup> which is higher than across Bridgend (578/km<sup>2</sup>). The new housing proposals will add nearly 15% to the current figure of 8040. This would certainly require community services to be improved. The Statement of Reasons needs update to include the correct information.

Porthcawl Town Council are representing and seeking to protect the land for the benefit of the residents and future generations to come.

We look forward to receiving your response in due course.

Yours sincerely,

Cllr Tracy Hill (Mayor)

On behalf of the Town Councillors and residents of Porthcawl.

## Appendix 1.B

**THE BRIDGEND COUNTY BOROUGH COUNCIL (PORTHCAWL WATERFRONT  
REGENERATION) COMPULSORY PURCHASE ORDER 2021**

**TOWN AND COUNTRY PLANNING ACT 1990**

**ACQUISITION OF LAND ACT 1981**

**COMPULSORY PURCHASE (INQUIRIES PROCEDURE) (WALES) RULES 2010**

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**STATEMENT OF CASE  
OF THE  
ACQUIRING AUTHORITY**

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**Planning and Environment Decisions Wales Reference: CAS-01384-Z1D8B0**

**3 May 2022**

**Geldards LLP  
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Tyndall Street  
Cardiff  
CF10 4BZ  
Ref: CF/102905.2  
Solicitors to the Acquiring Authority**

## 1 INTRODUCTION

- 1.1 This is the Statement of Case of Bridgend County Borough Council (referred to in this Statement as “**the acquiring authority**” or “**the Council**”). It is produced to comply with Rule 9 of the Compulsory Purchase (Inquiries Procedure) (Wales) Rules 2010. It contains particulars of the case which the acquiring authority will put forward at the public inquiry which the Welsh Ministers have decided to convene into The Bridgend County Borough Council (Porthcawl Waterfront Regeneration) Compulsory Purchase Order 2021 (“**the CPO**”).
- 1.2 The land to be acquired by compulsory purchase pursuant to the CPO is referred to in this Statement as “**the Order Land**”.
- 1.3 Reference is also made in this Statement to the non-statutory Statement of Reasons served with the CPO and referred to in this Statement as “**the Statement of Reasons**”.
- 1.4 The purpose of this Statement is to set out the case which the acquiring authority proposes to put forward at the inquiry and to provide a list of the documents which the acquiring authority intends to refer to or put in evidence.
- 1.5 This Statement and the Statement of Reasons have been prepared in accordance with the guidance set out in Welsh Government Circular 003/2019 ‘*Compulsory Purchase in Wales and ‘The Crichef Down Rules (Wales Version, 2020)’ (October 2020)*’.

## 2 STATUTORY POWERS

- 2.1 The acquiring authority is the local authority and local planning authority for the area in which the Order Land is situated.
- 2.2 The CPO has been made using the powers conferred by section 226(1)(a) of the Town and Country Planning Act 1990, as the Council has concluded that the acquisition of the Order Land will facilitate the carrying out of development, re-development or improvement on or in relation to land in its area. Furthermore, the Council’s view is that the development is likely to contribute to the promotion or improvement of the economic, social and environmental well-being of its area, in accordance with section 226(1A) of that Act.

### 3 BACKGROUND and NEED FOR THE SCHEME

- 3.1 The Order Land is located within the coastal town of Porthcawl, a prime location for tourist activity on the South Wales Coast, overlooking the Bristol Channel.
- 3.2 Porthcawl covers an area of 177 square hectares and has 16,005 inhabitants (2001 Census). It lies in the County Borough of Bridgend, approximately halfway between Wales' two largest cities, Cardiff and Swansea (approximately 25 miles from both). Situated at the main entrance to Porthcawl, the Order Land is located within 5 miles of junction 37 of the M4 motorway and is connected to it by the A4229 and the A4106.
- 3.3 Porthcawl, like many UK seaside resorts, has suffered a decline in its holiday trade over the years, especially since most of the South Wales coal pits have closed. A major feature of the summer used to be the miners' fortnight when the miners would take their annual break in large numbers.
- 3.4 Key historical events of the area that is proposed to be developed, redeveloped or improved, which help to understand the context of the Council's proposals, are as follows:

1866	Porthcawl harbour is extended.
1884	Railway infrastructure serving the harbour is present. A ship builders yard, sawmill, smithy, gasworks and gasometer surround the harbour.
1906	The inner basin of the harbour is closed.
1918	Original Coney Beach Amusement Park built on a beachfront area where the ballast from incoming ships to Porthcawl had been deposited over many years.
1919	The lock gates are removed and the harbour is used for breaking up ships.
1926	The inner lock is bricked up creating a lagoon used for swimming and boating
1946	Coney Beach Amusement Park rebuilt after site had been used for the war effort. The gasworks and gasometer are removed, the industrial buildings remain and residential development in the area has occurred.
1940's	Trecco Bay Caravan Park opened.

1950	Sandy Bay Caravan Park opened.
1969	The infilled dock is used as a car park.
1970s	Model Village Leisure Park opened as part of Coney Beach Amusement Park.
1990's	Model Village Leisure Park closed.
2000	Sandy Bay Caravan Park closed.

- 3.5 Porthcawl is home to one of the largest caravan and camping parks in Europe, Trecco Bay. It has an extensive promenade, a small harbour and several beaches, two of which are Blue Flag beaches: a tourist-oriented beach at Trecco Bay, at the eastern end of the town; a sandy beach at Rest Bay, which lies to the north-west of the town; and the popular Sandy Bay leading out towards Rhych Point. There are a range of leisure activities fronting onto the town's Western and Eastern Promenades and Sandy Bay.
- 3.6 Whilst Porthcawl benefits from a prime seaside location and is home to an array of quality beaches, a significant area of the waterfront has remained vacant and underutilised following the closure of the Sandy Bay Caravan Park. A large gravel car park situated above the former Porthcawl Dock has also been underutilised for a significant number of years with this site laying largely vacant apart from when used for car parking, primarily on a seasonal basis.
- 3.7 In response to the extent of underutilised and in parts derelict land, the Council has proactively sought to bring forward comprehensive mixed-use regeneration over a period in excess of 15 years, with the primary objectives being to facilitate development that improves the attractiveness and accessibility of the area, enhances the town as a premier seaside resort, and provides opportunities for much needed additional housing across sustainably located brownfield land.
- 3.8 In May 2007, the Council's Cabinet resolved to make a compulsory purchase order to acquire land for what was then known as the 'Seven Bays Project'. A draft order was progressed but never published due to the recession which resulted from the financial crisis in 2008. A key difference in the current CPO is that the previously proposed acquisition of land to undertake coastal protection works along the frontage of the Hi-Tide Inn has been removed. These works are no longer required, as the coastal flood

protection works the Council are carrying out at Eastern Promenade, the Western Breakwater and Rhych Point, and the works that the Council's development partners are carrying out in front of the Coney Beach Amusement Park, will provide sufficient coastal flood protection to enable the proposed development to proceed. In addition, the Council has secured freehold title to some of the land that was required and this land is therefore not included as part of the Order Land in the current CPO.

- 3.9 A resolution of the Council's Cabinet was made on 15<sup>th</sup> September 2020 in order to authorise officers to commence work on all steps which may lead to the making of a compulsory purchase order to acquire the land required, and on 20<sup>th</sup> July 2021 in order to authorise officers to make the current CPO and carry out all other ancillary steps. The purchase of the Order Land is required to enable comprehensive and strategic regeneration of the area, as opposed to piecemeal development.

## **4 OPTION SELECTION**

- 4.1 With regards the decision to proceed with the scheme to be facilitated by the CPO, the viability and deliverability of large scale comprehensive regenerative development without the need to proceed utilising third party land was severely limited. The reason for this is that the existing access points to the majority of the site are via sections of public highway that would not be suitable to accommodate the additional volume of vehicle movements proposed without unacceptable adverse impacts. It is for this reason that a new access road and associated roundabout via Griffin Park, the Coney Beach funfair and through the former Model Village Leisure Park land was identified as a fundamental requirement for any proposed regeneration. By providing this new access the Council is able to unlock the 23.38 hectare site for the delivery of circa 900 new homes.
- 4.2 Without the proposed access road, alternative options would principally be limited to the following:
- retention of the former Sandy Bay Caravan Park in its current state;
  - landscaping of the former Sandy Bay Caravan Park to improve its form and function as open space;
  - reinstatement of areas of leisure use, albeit the extent would be limited due to highway impacts via existing access points.

- 4.3 None of the aforementioned options would meet the Council's regeneration and planning objectives for the site and as such were not considered appropriate alternatives.
- 4.4 The decision to approve the final land acquisition plans and proceed with the use of compulsory purchase powers was confirmed at a Cabinet Meeting of the Council on 20<sup>th</sup> July 2021. This followed earlier Cabinet approvals given for the progression of the scheme at various points over the last 15 years with the most recent approval prior to the final 20<sup>th</sup> July 2021 Cabinet approval being the one given on 15<sup>th</sup> September 2020 when Cabinet authorised officers to take all necessary steps to acquire the land identified for acquisition, including all preparatory steps for making a compulsory purchase order for the purposes of enabling the comprehensive development of the Porthcawl Regeneration Scheme.

## **5 DESCRIPTION OF THE SCHEME**

- 5.1 The Order Land which is to be acquired forms a small part of a larger site to be developed, redeveloped or improved. The site boundary for the larger regeneration area extends from the town centre to the west towards Trecco Bay Caravan Park to the east ("**the Regeneration Area**").
- 5.2 The Order Land, which does not include any homes and is not occupied by any businesses, comprises an area of approximately 5.68 hectares in the vicinity of the waterfront at the eastern end of Porthcawl, extending from Trecco Bay Caravan Park to the east to Salt Lake carpark to the west including a part of the frontage along Sandy Bay beach, between the Harbour and Rhych Point.
- 5.3 The Council aims to create a premier seaside resort of regional significance through the comprehensive regeneration of the Regeneration Area, including the Order Land, which forms a key waterfront site. The Council has made the CPO to facilitate the delivery of the scheme, which is unlikely to come forward absent the CPO.
- 5.5 The Council proposes a sustainable distribution and variety of complementary land uses across the Regeneration Area, including residential, leisure, retail and education.



It also proposes to retain and improve upon areas of attractive open space within Griffin Park, whilst creating significant new areas of open space along the seafront, supplemented with high quality active travel routes that traverse the entire site between the harbour and Trecco Bay Caravan Park.

5.6 It is proposed to provide a mixed-use development consisting of the following components, in accordance with the Council's strategic plans and policies:

- a primary east west vehicular link;
- a new large open "Griffin Park";
- approximately 900 dwellings on the Sandy Bay / Coney Beach Amusement Park sites and in excess of 328 dwellings on the Salt Lake site;
- recreational and leisure opportunities;
- retail and commercial development;
- new and improved parks and open spaces; and
- a new school or expansion of existing educational facilities

5.7 The scope and detail of these general components was outlined within a Report to Cabinet on 15<sup>th</sup> September 2020 which included an update on the Local Development Plan ("LDP") candidate site submission and proposed Land Use Framework ("LUF") for the Porthcawl Waterfront Regeneration Area. Attached to the Cabinet Report was a land use plan which indicated a proposed mix of land uses and quantum of development broadly similar to that identified within the Porthcawl Regeneration Supplementary Planning Guidance (SPG) prepared in 2007.

5.8 As detailed further in section 8 of this Statement, work on the replacement LDP ("RLDP") has since progressed to the stage where a report is to be made to Cabinet in June 2022 on the results of the consultation on the draft RLDP, with the Porthcawl Waterfront Regeneration Area having been identified as a regeneration growth area, earmarked to deliver mixed use regeneration including in excess of 1,000 homes, a school and commercial development alongside new public open space and active travel routes. The final deposit draft of the RLDP should be agreed by Council in July 2022.

5.9 Whilst the LUF was prepared to evidence the deliverability and viability of the site as part of the LDP process, officers recognised that an additional layer of placemaking

consideration and guidance would be critical in ensuring that the future development of the Regeneration Area achieves the Council's aspirations to deliver development of the highest quality and responds to the wide ranging needs of both the current community and future generations. In response to the need to provide a strong placemaking framework, a placemaking strategy was commissioned with Austin Smith Lord being the successful bidder following a competitive procurement exercise. Since their appointment in the summer of 2021, Austin Smith Lord have worked alongside Council officers in order to progress the key stages of work, including stakeholder engagement and public consultation, that have culminated in a Placemaking Strategy which was approved by Cabinet on 8<sup>th</sup> March 2022.

- 5.10 Delivery of the aforementioned development in accordance with both the Placemaking Strategy and LDP allocation will build upon the successful revitalisation of the harbour area, the conversion of the Jennings Building into residential and commercial units, the coastal flood defence works to Eastern Promenade, Western Breakwater, Sandy Bay and Rhych Point, and the disposal of part of the north-western portion of Salt Lake Carpark for development as a food retail site. The scheme will seek to build upon this earlier development by creating development that is both complementary and well-integrated, within a prestigious and vibrant waterfront.
- 5.11 Physical development of the waterfront in this manner will improve the attractiveness of the town as a place to live and work, enhance the vibrancy of the town centre and deliver wider socio-economic benefits that allow the broader settlement of Porthcawl to thrive and prosper.
- 5.10 The Council is the freehold owner of most of the land to be used in the development. Much of the land is unoccupied and derelict. The Council has entered into an agreement with the owner of another substantial area of land to be used in the development. This land comprises the main part of the Coney Beach Amusement Park, which is still operational. Reinvestment in buildings at the Amusement Park has been held back in recent years because of the long term agreement to release the land as part of the comprehensive redevelopment of the area. This landowner also holds a long leasehold interest in the former Model Village Leisure Park but it is necessary to acquire the freehold interest in that land to enable the comprehensive development to be carried out.

- 5.11 The Agreement between the Council and the landowner requires the joint marketing and disposal of all of the larger area of land to be used for the development to either a single or multiple developers – the Council aims to work jointly with those developers to improve the quality of life of those living, working or otherwise involved in the community life of their area. The original Agreement, entered into in 2011, was varied in 2018 (following Cabinet approval on 19<sup>th</sup> December 2017) to exclude the Salt Lake Carpark land, when the Council acquired the landowner's long leasehold interest in this land.
- 5.13 The CPO relates to land assembly to deliver the Porthcawl Waterfront Regeneration Scheme as identified within the recent Candidate Site submission for the RLDP, which is a lesser area of land than was included in previous proposals for the Seven Bays Regeneration Scheme.
- 5.14 The Porthcawl Waterfront Regeneration scheme includes development on the Salt Lake and Hillsborough Place car parks. However, given the 2018 acquisition referred to above, that area is now a separate standalone scheme. The CPO is required to enable the development, redevelopment or improvement of the remainder of the land within the proposed Porthcawl Waterfront Regeneration scheme which remains within the Council's agreement with the other substantial landowner and is located within the Sandy Bay and Coney Beach areas. These again are standalone developments.
- 5.15 However, the two schemes combined will provide comprehensive redevelopment of the Regeneration Area along the Porthcawl Waterfront and are able to run concurrently rather than as two phases of development, being land at Salt Lake as phase 1 development and land at Sandy Bay / Coney Beach as phase 2, as was envisaged previously.

## **6 DELIVERY OF THE SCHEME AND NEED FOR COMPULSORY ACQUISITION**

- 6.1 The current target for the completion of the scheme is the late 2020's, with the Council seeking to achieve acquisition of the land to be acquired by early 2023 at latest. It is intended to identify the preferred developer or developers, depending upon whether a single or multiple developers are chosen via open marketing of the first phase of the site, in early – mid-2022. The aim is to secure the requisite planning permission for the first phase by late 2023.

- 6.2 Once acquisition is complete it is intended to dispose of the land by way of tender. This is considered to be the most advantageous way to achieve a disposal of the site to developers as this will allow for receipts to be maximised whilst also enabling the Council to control the nature, scale and quality of proposals put forward by bidders. This control will be secured through the use of a gateway test requiring bids to demonstrate deliverability, which includes the scheme being capable of achieving planning permission.
- 6.3 In order to guide the nature, scale and quality of proposals, and provide a framework to assess a bids ability to secure planning permission, a development brief will be prepared in advance of any marketing of the site. The development brief will build upon the principles established within the Porthcawl Placemaking Strategy, which provides a clear framework within which any development is expected to come forward. It is envisaged that this development brief will set out a series of key development and infrastructure parameters and design guidance that reflect the requirements of the Council whilst also aligning with the requirements of the landowners in terms of infrastructure and phasing.
- 6.4 The CPO is therefore being progressed prior to the grant of planning permission recognising that in this instance it is not feasible or sensible to wait until the full details of the development proposal have been worked up, and planning permission obtained. Here, the proposed acquisitions form part of a longer term strategy which needs to adapt to changing circumstances. It is therefore not possible to demonstrate with absolute clarity or certainty the precise nature of the end-use proposed.
- 6.5 However, the Council believes that there is a compelling case for compulsory acquisition to secure these remaining small areas of land required to deliver comprehensive development, in advance of resolving all the uncertainties, and there are realistic prospects of the preferred developer subsequently securing the necessary planning permission for the scheme.
- 6.6 To achieve the delivery of the scheme it is necessary for the Council to unify all the interests in the land to be acquired. The achievement of this will enable the Council to fulfil the terms of the Agreement with the other owner of land to be used in the scheme and will allow the joint marketing of the entire area required for the scheme to take place.

- 6.7 To secure the ownership of the land to be acquired for its development, within a reasonable period of time, at a fair and reasonable price and to assure potential purchasers that the development is viable, it is considered that there is a compelling case in the public interest for the making and confirmation of the CPO in view of the significant public benefits that will result from the comprehensive development, redevelopment or improvement.
- 6.8 In deciding to proceed with the making of the CPO the Council has taken into account the statutory requirements in section 226(1)(a) of the Town and Country Planning Act 1990 ("**the 1990 Act**"), which requires the Council to have concluded that the acquisition of the land in question is likely to contribute to the achievement of the promotion or improvement of the economic, social and environmental well-being of the Council's area.
- 6.9 The Council considers that the scheme will promote or improve the economic and social well-being of the area through the regeneration of a derelict and rundown waterfront area for mixed uses including new leisure and recreation facilities, retail and commercial uses and residential development. The geographical location of the area to be developed is most conducive to a vibrant tourist resort that includes this mix of development.
- 6.10 Through its content, quality and size, the development will be a flagship for Porthcawl that will give substantial aid to the implementation of the Council's strategic policies.
- 6.11 The development, redevelopment and improvement of the area is supported by the statutory development plan process as necessary for the vitality and viability of Porthcawl and for its contribution to the achievement of the Council's wider regeneration priorities.
- 6.12 The scheme will facilitate the environmental well-being of the area through the redevelopment of an area within Porthcawl a large part of which has long been identified as being unoccupied, derelict, run down and in an unattractive state generally. The scheme will have a positive impact on a substantial section of the waterfront. On the operational areas it will involve redevelopment and the demolition and clearance of a number of structures built in the 1960's and 1970's which are now effectively at the end of their useful life. Overall, this will result in a substantial improvement in the environment in the immediate area of the scheme.

- 6.13 The re-creation of sustainable communities through better balanced housing markets is a key regeneration objective of the Council. A greater diversity of housing provision is needed to ensure that neighbourhoods are sustainable in the long term, and improved housing quality and choice is necessary to meet demand.
- 6.14 The Order Land is considered to be the minimum land essential to the successful implementation of the scheme and is the minimum required for the scheme to be able to proceed in a comprehensive way.
- 6.15 The benefit to be derived from making the CPO is not restricted to the area subject to the CPO, as the concept is applied to the wellbeing of the whole (or any part) of the Council's area. Accordingly, the Council has taken into account all the benefits and consequences that are likely to flow from the development, redevelopment or improvement of land within the scheme in deciding to make the CPO.
- 6.16 The site has been allocated in the LDP for many years but the scheme has not come forward on its own. The Council therefore see the scheme as not being capable of being delivered solely or mainly through the planning system. The scheme requires a more proactive approach with the Council facilitating the assembly of land.
- 6.17 The scheme assists in the achievement of the following corporate well-being objectives under the Well-being of Future Generations (Wales) Act 2015:
- Supporting a successful sustainable economy – taking steps to make the County Borough a great place to do business, for people to live, work, study and visit, and to ensure that our schools are focussed on raising the skills, qualifications and ambitions for all people in the county borough.
  - Smarter use of resources – ensure that all resources (financial, physical, ecological, human and technological) are used as effectively and efficiently as possible and support the creation of resources throughout the community that can help to deliver the Council's well-being objectives.

In addition to the aforementioned corporate well-being objectives under the Well-being of Future Generations (Wales) Act 2015, the Council is cognisant of the seven well-

being goals contained within that Act and has paid due regard to the achievement of these when formulating the scheme.

6.18 The Well-being of Future Generations (Wales) Act 2015 assessment based on the 5 ways of working has been considered and there are no significant or unacceptable impacts upon the achievement of wellbeing goals/objectives.

- Long term – the Porthcawl Waterfront Regeneration is a strategic development scheme which has the potential to add vibrancy to the locality through the provision of new housing, leisure and tourism opportunities, as well as retail and commercial developments; set within appropriate open space, parking and public realm.
- Prevention – the current Waterfront sites are largely unoccupied and under-utilised and detract from the attractiveness of the area.
- Integration – the Waterfront development will integrate with and access to the existing town centre, sea front and leisure developments.
- Collaboration – the Council will collaborate with residents, visitors and end users of this project to ensure successful and sustainable development and outcomes.
- Involvement – ongoing engagement with the community will be an important facet of this project.

## **7 DESCRIPTION OF LAND TO BE ACQUIRED**

7.1 The Order Land to be acquired pursuant to the CPO includes the following:

- the freehold in the subsoil of land forming a part of Mackworth Road (Plot 3), which begins at No. 48 Mackworth Road and ends at the gated vehicular access from Mackworth Road to Sandy Bay Beach to the south;
- the leasehold interest (but not the freehold interest) in a plot of land forming the gated vehicular access from Mackworth Road to Sandy Bay Beach, part of a wall and stepped revetment onto Sandy Bay Beach from Mackworth Road (Plot 1B);
- the freehold interest (but not the leasehold interest) in a parcel of land adjoining Mackworth Road, to the east of it, and to the west of Sandy Lane known as the Model Village Leisure Park (Plot 5);

- the freehold interest in the road and footway of Sandy Lane, off Mackworth Road and south-west of Newton Primary School (Plot 7);
- the freehold interest in part of the western verge of Sandy Lane and the rear access to the residential property at 2 Mackworth Road (Plot 6), driveway fronting the residential property at 1 Sandy Lane (Plot 8) and driveway fronting the residential property at 2 Sandy Lane (Plot 9);
- the freehold interest in land on the eastern side of Sandy Lane forming a car parking area used in connection with Newton Primary School (Plot 10) and a vehicular access to the car park at Newton Primary School (Plot 10A);
- the freehold interest in the subsoil of land at Rhych Avenue off New Road and part of the unadopted lane from Rhych Avenue to the premises known as the Hi Tide Inn (Plot 11), together with part of the road and eastern footway (Plot 11B) and western footway (Plot 11A) of Rhych Avenue located south of its junction with New Road;
- the freehold in the Coney Beach WPD substation located east of Eastern Promenade and Griffin Park Tennis Courts (Plot 2);
- all interests other than the freehold in land forming the former Coney Beach Amusement Park (Plot 1);
- All interests other than the freehold and registered charge in part of Sandy Bay Beach located east of Eastern Promenade and south-west of Mackworth Road (Plot 1A), together with part of Sandy Bay Beach comprising unregistered land (Plot 4).

7.2 Whilst comprising several plots and totalling 5.6846 hectares, the Order Land is limited in scale when considered in the context of the 23.38 hectare site that encompasses the entire scheme which the CPO is intended to facilitate, which in turn forms part of the wider 32 hectare waterfront Regeneration Area. The Council is already the freehold owner of the significant majority of the land that makes up the scheme with the main balance of land comprising predominantly of land to which the Council's partner landowner owns the freehold interest. With respect to the Order Land, the Council's partner landowner is the freeholder of plots 1, 1A and 1B and has a long leasehold interest in plot 5.



- 7.3 The present built development on the Order Land is varied. Plot 3 consists in the main of the end of Mackworth Road which is adopted highway maintainable at public expense. Plot 1B consists of the gated vehicular access, wall and stepped revetment from the southern end of Mackworth Road to Sandy Bay Beach. Plot 5 is known as “the Model Village Leisure Park”. This used to form a part of the Coney Beach Amusement Park and is currently unoccupied. Plots 6, 7, 8 and 9 consist of Sandy Lane which runs off Mackworth Road together with the western verge and driveways to the properties at 2 Mackworth Road, 1 Sandy Lane and 2 Sandy Lane. Plots 10 and 10A consist of land on the eastern side of Sandy Lane which form a car park used in connection with, and a vehicular access leading to, Newton Primary School. Plots 11, 11A and 11B consist of part of Rhych Avenue off New Road, which is highway but not adopted as maintainable at public expense, along with footway, verge and turning areas, together with part of the unadopted lane from Rhych Avenue to the premises known as the Hi Tide Inn. Plot 2 is the site of an electricity substation at the former Coney Beach Amusement Park. Plot 1 is the former Coney Beach Amusement Park, where all interests other than those of the freeholder are to be acquired to cleanse the title. Plot 1A consists of part of Sandy Bay Beach located east of Eastern Promenade and south-west of Mackworth Road, where all interests other than those of the freeholder are to be acquired to cleanse the title. Plot 4 comprises an area of Sandy Bay Beach which comprises unregistered land in unknown ownership.

## **8 THE PLANNING POSITION**

- 8.1 The Order Land, and the wider Regeneration Area, is currently allocated for mixed development within the existing LDP. Policy PLA3 sets out the Council’s objectives for mixed use regeneration of brownfield underutilised sites and identified the Porthcawl Regeneration Area as being a significant part of this strategy through its allocation as site PLA3(8). This allocation is supported by adopted Supplementary Planning Guidance, often referred to as the ‘Seven Bays Project – Porthcawl Waterfront SPG’ (**“the SPG”**).
- 8.2 In addition to the allocation in the adopted Local Plan, the site is identified as a Mixed-Use Strategic Development Site within the RLDP Deposit Plan Public Consultation Document.

- 8.3 Specifically, Policy PLA1 of the RLDP Deposit Plan Public Consultation Document allocates the land at Porthcawl Waterfront for a comprehensive, regeneration-led, mixed-use development that will deliver circa 1,115 homes (including 30% / 335 units of affordable housing), incorporating a new one form entry Welsh medium primary school, a four classroom block extension at the existing English medium primary school, a new food store, leisure facilities, a bus terminus, recreation facilities, public open space, plus appropriate community facilities and commercial uses. Policy PLA1 goes on to set out a series of placemaking and master planning principles that apply to the site.
- 8.4 The Porthcawl Placemaking Strategy builds upon the land use framework that had previously been prepared for the site. Collectively these documents evidence the deliverability and viability of the site as the major landowners have contributed to a draft land use framework and masterplan for consideration as part of the RLDP process. This work is supported and informed by a suite of technical evidence that has been commissioned by the landowners. The proposed mix of land uses and quantum of development are similar to those within the SPG and include mixed use development comprising residential, leisure, retail, commercial, open space, car parking and active travel routes.
- 8.5 In addition to the planning status of the site at a local level there is significant support for the proposed regeneration at a national policy level. Planning Policy Wales (“**PPW**”) is unequivocal in terms of its support and indeed directive towards prioritising the redevelopment of suitably located brown field sites such as this. Of particular relevance is paragraph 3.51, which states as follows:
- “3.51 Previously developed (also referred to as brownfield) land (see definition overleaf) should, wherever possible, be used in preference to greenfield sites where it is suitable for development. In settlements, such land should generally be considered suitable for appropriate development where its re-use will promote sustainability principles and any constraints can be overcome.”*
- 8.6 In parallel to the importance placed on supporting brownfield regeneration opportunities such as the proposal, paragraph 3.57 of PPW encourages appropriate steps to be taken to unlock sites, with this including exercising compulsory purchase powers where voluntary acquisition is unsuccessful. Considerable effort has been made to voluntarily acquire the freehold interest in the former Model Village Leisure Park, although at this time these attempts remain unsuccessful. Steps are being taken

to progress with a compulsory purchase as this will unlock the site so that it can meet development needs in the local area and secure better development outcomes. The Council is satisfied that the benefits in relation to the public interest will outweigh the loss of private interests.

- 8.7 The Council's evidence will demonstrate that there are no planning impediments to the scheme proceeding if the CPO is confirmed.

## **9 NEED FOR COMPULSORY PURCHASE and COMMUNICATIONS WITH STATUTORY OBJECTORS TO DATE**

- 9.1 The need for compulsory purchase, and the existence of a compelling case in the public interest, will be demonstrated in evidence. In particular, it will be shown why each plot included within the Order Land is required for the purpose of assembling the land required for the delivery of the proposed scheme.
- 9.2 Some of the Order Land that the Council requires for the scheme is in unknown ownership, despite diligent attempts to identify the owners. The Council has not been able to negotiate with anyone in respect of voluntary acquisition of those plots as a result. The Council has carried out title searches to all of the land within the scheme and has placed site notices on site in an attempt to identify unknown owners where land is unregistered. The Council has also made contact with larger landowners in the locality to check if they claim ownership.
- 9.3 Other parts of the land are in known ownership. The Council has entered into a collaboration Agreement with one of the known major landowners so as to ensure delivery of the scheme.
- 9.4 With regards the statutory objectors to the CPO (details of whose grounds of objection are set out in section 15 of this Statement):

### **SGSS TDS (Nominee 1) and SGSS TDS (Nominee 2) Limited – Leaseholder of Plots 11 & 11B**

- 9.4.1 A meeting was convened with Michael Richardson of Landa Asset Management, whom is acting on behalf of the objectors, on 5<sup>th</sup> April 2022 to discuss the concerns raised within the objection and work towards agreeing a

form of undertaking to enable the objection to be resolved alongside voluntary acquisition of the interests with work ongoing to agree a value.

*Mrs M Marchant – Reputed Owner of Plot 9*

9.4.2 A letter was sent on 8<sup>th</sup> April 2022 with the offer of a meeting on site to discuss the CPO scheme proposals and ascertain what form of assurances or undertakings may address the objector's concerns. The letter also included a copy of the Placemaking Strategy approved by Cabinet on 8th March 2022 in order to provide further context to the CPO scheme. At the time of submitting this Statement there has been no response to the letter and a meeting is yet to take place. Moving forward the Council will continue to pursue dialogue and if no response to the letter is forthcoming a follow up letter and offer of a meeting will be sent at the appropriate time.

*Western Power Distribution ("WPD") – Owner of Plot 2 and Table 2 interests in Plots 1, 2, 3, 6, 7, 8, 9, 10, 10A, 11, 11A, 11B*

9.4.3 There has been a series of telephone conversations and email correspondence dating back to June 2021 in connection with WPD's interests within the Order Land. The parties are currently in the process of working up an Asset Protection Agreement that will address WPD's concerns regarding the protection of its apparatus and will enable its objection to be withdrawn. It is anticipated that this will be finalised ahead of any CPO Inquiry.

*Dwr Cymru Welsh Water ("DCWW") – Table 2 interests in Plots 1, 1A, 1B, 3, 6, 7, 10, 10A, 11, 11A, 11B*

9.4.4 There has been a series of telephone conversations and email correspondence dating back to January 2022 in connection with DCWW's interests within the Order Land. The parties are currently in the process of working up a suitable form of undertaking or agreement that will enable DCWW's objection to be withdrawn. The Council will continue to engage with Welsh Water in order to progress towards a mutually acceptable position ahead of any CPO Inquiry.

*Andrea Williams – Beneficiary to the Estate of Sir Thomas George Jones KBE, the reputed owner of Plot 3*

9.4.5 A letter was sent on 8th April 2022 to the agent whom the Council understands to have been previously acting on behalf of the trustees of the Estate. The letter included a copy of the Placemaking Strategy approved by Cabinet on 8<sup>th</sup> March 2022 in order to provide further context to the CPO scheme and sought confirmation as to whether the agent was formally instructed to act on behalf of the Estate and followed previous correspondence, including most recently in January 2022, in connection with the CPO. An email response was received on 8<sup>th</sup> April 2022 indicating that the agent was still yet to receive further instructions. At the time of submitting this Statement there has been no further update, although the Council will continue to pursue dialogue and if no response to the letter is forthcoming a follow up letter and offer of a meeting will be sent at the appropriate time.

9.5 The ongoing efforts to engage and negotiate with statutory objectors follows considerable attempts to agree voluntary acquisitions ahead of the CPO being made. The acquiring authority will expand further on the attempts made to date to acquire the Order Land by agreement, and will show that it is necessary to seek powers of compulsory purchase to ensure that all of the land required for the scheme can be available at the appropriate time to enable the scheme to proceed.

9.6 The Council's evidence will show that it has set out to minimise the impacts on all of the interests affected by the scheme set against the limitations and constraints present to deliver the scheme. It will show that the limited effects on some landowners are significantly outweighed overall by the benefits of the scheme.

## **10 ASSESSMENT OF HUMAN RIGHTS AND PUBLIC INTEREST**

10.1 The acquiring authority will show that it has considered the provisions of the Human Rights Act 1998 when deciding whether to make the CPO.

10.2 The acquiring authority will show in evidence that the use of compulsory purchase powers will not constitute an unlawful interference either with property rights protected under Article 1 of the First Protocol of the European Convention on Human Rights, or the respect for private and family life and the home protected under Article 8 of the Convention, because:

- (a) National legislation provides the opportunity through the development plan process to make representations on the planning policies which support the development and, through the planning application process, to make representations on the specific development proposals.
  - (b) Those directly affected by the CPO are entitled to make objections and representations in respect of the CPO and will be given the opportunity to appear at a public inquiry and, if the CPO is confirmed and the scheme constructed, will be entitled to compensation as provided for under national law. Compensation is also available under national law in respect of the adverse effect on the value of properties arising from the use of the scheme, once opened to traffic, including the provision of any noise insulation to qualifying residential properties which may be required.
  - (c) National legislation provides for independent and impartial judicial oversight of the decision-making in respect of the CPO through the statutory challenge and judicial review procedures.
- 10.3 The objectives of the scheme are consistent with the public interest. The acquiring authority will show that the Order Land is the minimum amount of land necessary to achieve those objectives.
- 10.4 The acquiring authority will demonstrate in evidence that overall, the making of the CPO is a proportionate action when the compelling public benefits of the scheme and the process whereby the routes were selected and approved are balanced against the scheme's effects on private interests. There is accordingly a compelling case in the public interest for the CPO to be confirmed.

## **11 ENVIRONMENTAL EFFECTS AND MITIGATION**

- 11.1 As set out within section 8 of this Statement, the CPO scheme forms part of a wider Regeneration Area that is allocated both in the current adopted LDP and the RLDP Deposit Plan Public Consultation Document. As part of the previous LDP and current RLDP plan-making process the site has been subject to scrutiny by the Local Planning Authority with respect to its overall suitability for mixed use regeneration as proposed. As part of this assessment a suite of technical evidence was prepared and submitted to assess the extent, if any, of various environmental impacts, including but not limited

to ecology, landscape and seascape visual impact, and drainage feasibility. Based on the assessment to date, no significant environmental effects have been identified that would form a barrier to the delivery of the CPO scheme. Such matters will be considered in further detail as part of any future planning application process and suitable mitigation will be incorporated within the final design of any scheme as appropriate and will, if necessary, be controlled by planning conditions.

## 12 SPECIAL CATEGORIES OF LAND AND DESIGNATIONS

### Open Space

- 12.1 The Order Land includes land within Sandy Bay Beach (Plots 1A and 4) which could potentially be deemed to be open space, which is a special category of land within section 19 of the Acquisition of Land Act 1981 (**"the 1981 Act"**).
- 12.2 The Council has no record of this land having ever been formally designated as open space, as defined in section 19(4) of the 1981 Act. However, it accepts that the land is publicly accessible and used for the purposes of informal public recreation, and therefore there may be an argument that it constitutes open space for the purposes of section 19 of the 1981 Act.
- 12.3 The Council intends to acquire the potential open space land pursuant to the CPO in order to improve its management and public access thereto and to provide flood defences at the interface between the beach and the seafront as part of the proposed development scheme. It is currently intended that a stepped revetment spanning a 135m stretch of the seafront, with an additional 54m length of rock armour, will be constructed to form the interface with the beach. Once the stepped revetment has been constructed as part of the completed development, it will be accessible to and able to be used by the public.
- 12.4 Following completion of the construction works associated with the proposed development, the land will continue to be accessible for use as open space (albeit to some extent in a different way than at present), meaning that there will be no loss of open space able to be accessed and used for the purposes of public recreation. In addition, the proposed design of the flood defence scheme means that access to the beach will be more cohesive, attractive and accessible, including to a range of different users, when compared to the existing situation. Furthermore, the land will be of a better

qualitative standard as an area of informal open space – the Land is therefore being purchased to improve its management, in the form of an improvement within the sense of section 226(1)(a) of the 1990 Act (see Section J, paragraph 31 of Welsh Government Circular 003/2019).

- 12.5 On 16<sup>th</sup> December 2021, an application was submitted to the Welsh Ministers for a certificate under section 19(1)(aa) of the 1981 Act, on the grounds that the land in question is being purchased in order to secure its preservation or improve its management.
- 12.6 On 9<sup>th</sup> March 2022, the Council's solicitors received a letter informing them of the Welsh Ministers' intention to grant a certificate pursuant to the application. The Council will shortly be arranging for notice of the intention to grant a certificate to be advertised in accordance with the procedural requirements, to allow members of the public to submit representations.

*Other special category land*

- 12.7 The Coney Beach substation is also being acquired from Western Power Distribution ("WPD"), who are a statutory undertaker pursuant to the Electricity Act 1989. The Council and its preferred developers will work with WPD to ensure that its interests can be purchased and not replaced without serious detriment to the carrying on of the undertaking, or that if purchased it can be replaced by other land belonging to, or available for acquisition by, the undertakers without serious detriment to the carrying on thereof.
- 12.8 In addition to this, equipment and structures of statutory undertakers and telecommunications operators will be protected, replaced, diverted, extended or improved as necessary. The Council is actively working with statutory undertakers to achieve this by agreement.
- 12.9 The Order Land includes land within the setting, but not the curtilage, of Newton Primary School, which is a Grade II listed building.
- 12.10 There are no scheduled ancient monuments within the Order Land.



12.11 None of the Order Land is within a conservation area.

12.12 There are no interests held by the Crown within the Order Land.

12.13 There are no Tree Preservation Orders on the land to be acquired, although it is likely that some trees will need to be removed to enable the development to proceed. The impact on trees will be fully assessed and considered during the planning process.

### **13 SCHEME FUNDING**

13.1 Evidence will be given of the intended funding for the scheme.

13.2 At its meeting on 20<sup>th</sup> July 2021, Cabinet agreed to recommend to Council that the Capital Programme be revised to (inter alia) include provision in the Capital Budget funds to cover the compensation required for the CPO acquisition and other capital costs. The Council agreed that recommendation at its meeting on 21<sup>st</sup> July 2021 (see Minute 557).

13.3 The acquisition costs will be funded by the Council and an earmarked reserve is available to enable the payment of compensation as land is acquired. The scheme delivery costs will be borne by the Council's preferred developer.

### **14 RELATED WORKS, ORDERS AND PROCEDURES**

14.1 Evidence will be given regarding the following procedures and consents related to the CPO and the delivery of the scheme:

- Planning permission
- Appropriation of land
- Stopping up of public highway

### **15 OBJECTIONS RECEIVED AND RESPONSES**

15.1 A total of 5 statutory objections (within the meaning of the Compulsory Purchase (Inquiries Procedure) (Wales) Rules 2010) have been received to the CPO.

15.2 The objections are summarised below, together with the acquiring authority's responses, which will be amplified in evidence in respect of any objections that have not been withdrawn as at the date of the public inquiry.

### **15.3 SGSS TDS (Nominee 1) Limited and SGSS TDS (Nominee 2) Limited – Plot Numbers 11 and 11B**

#### 15.3.1 Summary of Objection

- (a) Lack of consultation – there has been no contact, consultation or advance notification from the Acquiring Authority whatsoever and no attempt to acquire the Order Land by agreement. This constitutes a breach of the relevant guidance and is not in the public interest. CPO powers should be used only as a last resort; given that there have been no attempt to negotiate here the Order is premature.
- (b) No detail has been provided as to the proposed use of the Order Land, nor how it will relate to the proposed CPO scheme or any redevelopment. It has not been demonstrated that the proposed acquisition is required for the proposed scheme or that it is likely to improve the economic, social and environmental well-being of the area.

#### 15.3.2 Response to Objection

- (a) Prior to making the CPO the Council was in contact with Parkdean, as the operator of the Trecco Bay Caravan Park. More recently, the Council has been in contact with the SGSS companies as long leaseholders of the site following a 'sale and lease back' transaction. The Council has met with SGSS and its advisors to discuss the Council's wider plans and to discuss the prospect of both an undertaking to address any concerns they may have and a voluntary acquisition of the extent of their interests in the Order Land.
- (b) The land in question is currently public highway and will remain public highway in the event that the CPO is confirmed and subsequently implemented, albeit it will then be able to be improved and maintained to a higher standard than it is at present.

### **15.4 Maria Marchant – Plot Number 9**

#### 15.4.1 Summary of Objection

- (a) Requests clarification as to what Sandy Lane will be used for. The CPO only goes as far as her property – does this mean that Sandy Lane is going stop here? Or is it going to become a main road? Is it still going to be used as a car park for everyone's work vans, lorries and cars, and for use by the Hi Tide Inn?
- (b) Has lived in Sandy Lane since 1995 and had nothing but grief since the Council closes the caravan park. Hopes that if the Council takes over Sandy Lane again it is not going to be left in limbo for another 21 years.
- (c) Previously explained position regarding ownership of the land in a letter dated 7<sup>th</sup> March 2009 which the Council already has.

#### 15.4.2 Response to Objection

The Council has written to Mrs Marchant in order to set up a meeting to provide additional information and clarification in response to the points raised. As it stands, Mrs Marchant has not made a possessory title claim to support her assertion of ownership and given the highway status of the land in question it is evident that such a claim may not be possible. In any event the Council does not intend to stop up Sandy Lane and it will continue to serve her property. Moreover, in the event that the CPO is confirmed and subsequently implemented the Council would be in a position to undertake enhancements to Sandy Lane as part of the scheme and if the road becomes adopted highway the Council would be in a position to maintain the land and enforce against any parking contraventions.

### **15.5 Newton (Porthcawl) Estate Company Limited – Plot Numbers 6, 7, 8, 9, 10, 10A, 11, 11A and 11B**

#### 15.5.1 Summary of Objection

- (a) Objects to the redevelopment of Sandy Bay. The ground should be used for leisure purposes as was the original intention following closure of the dock in 1906.
- (b) Building houses adjacent to one of the best beaches in Porthcawl is not in keeping with Porthcawl being a seaside resort. The town needs tourists to flourish and grow, not additional housing and residents. The beach has been a centre point for tourists for years; where will people holiday for staycations which are now popular than ever, where will they park?

- (c) The whole area needs to be developed as a holiday complex, not housing for commuters (there will be less jobs as there will be less tourism if the development is allowed to go ahead).
- (d) The site is a super location for a caravan park – close to the sea, close to Porthcawl (other recreational facilities and the town centre). In planning terms, quite absurd to suggest that Sandy Bay Caravan Park be used for anything other than short term holiday use – as either a caravan park or more likely now an upmarket holiday chalet park.
- (e) For such use, the site is unique within the borough – you can have houses anywhere, but not a holiday caravan/chalet park right alongside the beach. The adjoining facilities of Trecco Bay shows what be done in terms of the employment generated and trade brought to other recreational and business outlets in Porthcawl.
- (f) Correct to have a policy of promoting tourism – policy ENT 8 – and of protecting existing sites – ENT 18 – but absurd to suggest building houses on Sandy Bay Caravan Park. The loss of Sandy Bay Caravan Park will adversely affect the range and scale of such use in Porthcawl.
- (g) Dispute the claim in paragraph 5.4.138 that tourism in Porthcawl is in decline – all of the best economic forecasts suggest (for Covid and environmental reasons) UK destination holidays are likely in the future to be at a far higher level than for the 30 years pre-2019.
- (h) The site was marketed for 30 days but the Owner has kept it empty for 30 years; deliberately keeping a site empty is not exception envisaged in TAN 13 so 5.4.139 does not apply.
- (i) Sandy Bay Caravan Park should not be even considered for housing as in doing so it would result in the loss of such a prominent ideally located facility which cannot be replaced in the Borough. The site could (and should) be put on the market for sale as a caravan/chalet park. The planning process should not be used to fund public benefit schemes by incorporating otherwise unacceptable proposals contrary to local and national policy.

#### 15.5.2 Response to Objection

This objection principally relates to land use planning matters as opposed to the merits of the CPO. As detailed within section 8 of this Statement, the planning policy position is well established and the proposed CPO scheme is considered to be entirely compliant with the LDP allocation that is in place in addition to national planning policy.

**15.6 Dwr Cymru Welsh Water – Table 2 interests in Plot Numbers 1, 1A, 1B, 3, 6, 7, 8, 9, 10, 10A, 11, 11A and 11B**

**15.6.1 Summary of Objection**

- (a) Dwr Cymru has apparatus that is affected by the proposed Order and must therefore object to it.
- (b) Require full details of the proposed works that will be undertaken, including the depth and location of any excavations and apparatus that will be installed, or any structures that will be constructed.

**15.6.2 Response to Objection**

- (a) The Council is aware of the relevant apparatus and has taken full account of the nature and location of apparatus when formulating the drainage strategy for the scheme as part of the LDP candidate site process.
- (b) Whilst a significant degree of detail is provided within the drainage strategy prepared to date, which has been shared with Dwr Cymru, it is recognised that Dwr Cymru require suitable undertakings in connection with the protection of its apparatus moving forwards and as such a suitable undertaking or agreement between the parties is in the process of being prepared.

**15.7 Western Power Distribution (South Wales) plc – Plot Number 2 and Table interests in Plot Numbers 1, 2, 3, 6, 7, 8, 9, 10, 10A, 11, 11A and 11B**

**15.7.1 Summary of Objection**

- (a) The impact of the scheme on the local and/or strategic electricity distribution network, or the need to ensure security of electricity supply in the area has not been fully considered.
- (b) The Order does not appear to fully detail WPD's rights that would be affected by the implementation of the Order.
- (c) The information accompanying the Order does not provide information on how WPD would continue to fulfil its statutory responsibilities as an electricity distribution company following the acquisition of the land.
- (d) WPD are not aware of any provision in the proposed scheme for replacement cable or overhead line routes and other electricity apparatus that would need to be relocated as part of its implementation. This could potentially result in a significant negative impact upon the distribution of electricity in the area.

#### 15.7.2 Response to Objection

In response to the objection the Council has engaged in dialogue with WPD and it has been agreed by both parties that a suitably drafted asset protection agreement will overcome the concerns set out within the objection. That agreement is in the process of being prepared in line with the WPD's requirements.

15.8 In addition to the statutory objectors summarised above, a total of 308 non-statutory have been lodged with the Welsh Ministers (an additional objection was submitted but has since been withdrawn). A significant number of these non-statutory objections have been prepared using a standard template, which broadly raises the following issues:

- Regeneration is welcomed and although it is accepted that there is a need for new homes there also needs to be enhanced open spaces.
- Further detail is needed in connection with the nature of proposals, and it is requested that an area of land within the regeneration site be protected from future development.
- If approved conditions should be attached to the CPO to ensure land is provided for and protected for adapted use by the community.

15.8 The template objection also includes an area for additional representations to be made and some of the objections have added additional points here. These additional points span a wide range of issues with the following themes representative of the overriding recurring concerns raised:

- Concerned about lack of open space.
- CPO is in breach of a historic covenant.
- Sandy Bay should remain in leisure use.
- Do not support the proposed development of housing.
- Concerned about ecology impacts.
- Do not consider the proposals take account of the Wellbeing of Future Generations Act.
- Transport and parking impacts arising from redevelopment.
- Insufficient land protected for the community.

- Opposed to development on Salt Lake.
- Lack of consultation.
- Impact on ecology and relic dunes.

15.9 A significant number of the issues raised by non-statutory objectors relate to planning matters as opposed to the merits of the CPO. As detailed within section 8 of this Statement, the planning policy position is well established and the proposed CPO scheme is considered to be entirely compliant with the LDP allocation that is in place in addition to national planning policy.

15.10 In further response to the non-statutory objections, the Council draws attention to the recent Placemaking Strategy consultation that was carried out in November 2021, after the making of the CPO and objection period in October. The Placemaking Strategy was formulated in order to ensure that the future development of the wider Regeneration Area is aligned with the Council's aspirations to deliver development of the highest quality and responds to the wide ranging needs of both the current community and future generations.

15.11 The Placemaking Strategy and associated consultation provided an opportunity for members of the public to understand and influence the framework and guiding principle for development within the Porthcawl Waterfront Regeneration Area, which includes the CPO scheme.

15.12 The public consultation was undertaken over a 3 week period from 24<sup>th</sup> November 2021 to 17<sup>th</sup> December 2021. The consultation included a two day public exhibition in the Porthcawl Pavilion which was attended by in excess of 1,000 members of the public. This exhibition was followed by the consultation material being displayed on the cosy corner site hoarding for 3 weeks and being made available online on the Council's website.

15.13 The outcome of the public consultation process is fully outlined within the consultation report included as a background document to this case. In headline terms, the consultation drew out similar themes to that which were identified within the CPO objections, albeit with the exception that the placemaking consultation also resulted in

a significant number of comments in support of the Council's proposals, either fully or in part.

15.14 In response to the areas of concern identified through the consultation, which largely mirrored those concerns expressed through the CPO objections, the following core amendments were made to the indicative mix and distribution of uses identified within the Regeneration Area:

- Creation of a circa 200m long and 70m wide linear park along the Salt Lake seafront.
- Enlarged area of open space adjoining the pedestrianised extension to Dock Street and adjoining piazza.
- Reduction in the area of land on Salt Lake earmarked for housing by approximately a third.

15.15 Whilst the aforementioned amendments do not directly alter the nature and sale of the CPO scheme, they do introduce significant changes to the form of development across the wider Regeneration Area as a whole, introducing additional open space that can be used flexibly by the community. The request for the provision of such flexible space for current and future generations was a main focus of the template objection which formed the overriding majority of the non-statutory objections to the CPO. As such it is considered that the Placemaking Strategy consultation, subsequent amendments and Placemaking Strategy document approved by Cabinet represents direct responses to the key concerns raised by members of the public.

## **16 DOCUMENTS**

16.1 The acquiring authority intends to refer to or put in evidence the documents listed in the Annex to this Statement.

16.2 Further reports are in preparation and when finalised will be added to the list of documents and made available for inspection.

16.3 Copies of these documents are available for inspection at Porthcawl Library, Church Place, Porthcawl, CF36 3AG between 9.15am - 6pm on Monday, 9.15am - 5pm on Tuesday, 9.15am - 1pm on Wednesday and 9.15am - 5pm on Thursday to Saturday



(please note the library is closed for lunch between 1pm - 2pm on Monday – Saturday and is not open on Sunday). All statutory objectors and interested parties in this matter may inspect and make copies of these documents.

- 16.4 Electronic copies of these documents can be viewed at [https://bridgendcountycouncil-my.sharepoint.com/:f/g/personal/jacob\\_lawrence\\_bridgend\\_gov\\_uk/ErHg\\_O7V6IFDj\\_Ms8vGtnslwB4hnNTF2r14o380KfAA3fHw?e=CbuXQU](https://bridgendcountycouncil-my.sharepoint.com/:f/g/personal/jacob_lawrence_bridgend_gov_uk/ErHg_O7V6IFDj_Ms8vGtnslwB4hnNTF2r14o380KfAA3fHw?e=CbuXQU). If you are unable to view the documents on this web page please email [porthcawlcpo@bridgend.gov.uk](mailto:porthcawlcpo@bridgend.gov.uk).

**Geldards LLP**

**Solicitors to the Acquiring Authority**

## **ANNEX – LIST OF DOCUMENTS**

### **Legislation**

- (1) Town and Country Planning Act 1990
- (2) Acquisition of Land Act 1981
- (3) Compulsory Purchase (Inquiries Procedure) (Wales) Rules 2010

### **CPO Guidance**

- (4) Welsh Government Circular 003/2019 'Compulsory Purchase in Wales and 'The Crichel Down Rules (Wales Version, 2020)' (October 2020)'.

### **Planning Policies and Documents**

- (5) The Bridgend Local Development Plan 2006 -2021 (adopted September 2013)
- (6) Supplementary Planning Guidance "Seven Bays Project – Porthcawl Waterfront" (adopted 2007)
- (7) Supplementary Planning Guidance "Porthcawl Development Framework" (adopted 2 December 2004)
- (8) The Bridgend Replacement Local Development Plan Deposit Plan Public Consultation Document.
- (9) The Wales Spatial Plan – People, Places, Futures (November 2004)
- (10) Planning Policy Wales (2021)
- (11) TAN 2 – Planning and Affordable Housing
- (12) TAN 4 – Retailing
- (13) TAN 5 - Nature Conservation & Planning
- (14) TAN 8 – Planning for Renewable Energy
- (15) TAN11 – Noise
- (16) TAN12 – Design
- (17) TAN14 – Coastal Planning
- (18) The National Strategy for Flood and Coastal Erosion Risk Management in Wales (October 2020)

### **Cabinet Reports and Minutes**

- (19) Report to Cabinet dated 20th July 2021
- (20) Minutes of Cabinet Meeting dated 20th July 2021 containing resolution authorising the making of the CPO.
- (21) Report to Cabinet dated 8<sup>th</sup> March 2022
- (22) Minutes of Cabinet Meeting dated 8th March 2022 containing resolution approving the Porthcawl Placemaking Strategy (*to be made available once approved and published*)

### **Other Relevant Documents**

- (23) Porthcawl Placemaking Strategy prepared by Bridgend County Borough Council and Austin Smith Lord dated March 2022
- (24) Porthcawl Placemaking Strategy Consultation Report prepared by Bridgend County Borough Council dated March 2022
- (25) Coney Beach Coastal Defence Feasibility Study Report prepared by Arup (dated August 2020)
- (26) Transport Assessment prepared by Jacobs (dated August 2020)
- (27) Landscape / Seascape and Visual Impact Assessment prepared Soltys Brewster Consulting (dated March 2021)
- (28) Topographical Survey Plan prepared by Landmark (dated September 2020)

- (29) Ground Investigation Report prepared by Quantum (dated July 2020)
- (30) Phase 1 Environmental Assessment prepared by Jubb (dated August 2021)
- (31) Ecology Survey prepared by David Clements Ecology (dated October 2020)
- (32) Porthcawl Waterfront Regeneration Area LDP Drainage Strategy Report prepared by Capita Redstart (dated November 2020)
- (33) Utilities Report prepared by SMS (dated November 2020)

## 1. Overview

A public consultation asking for views on the key strategies and emerging opportunities identified as part of the preparation of the Porthcawl Placemaking Strategy was undertaken over a three-week period from the 24 of November until the 17 of December 2021. The consultation included a two-day public exhibition in the Porthcawl Pavilion which was attended by over a 1000 members of the public. This exhibition was followed by the consultation material being displayed on the Cosy Corner site hoarding for three weeks and being made available online on the council's website.

The Porthcawl Placemaking Strategy Consultation provided an opportunity for businesses and residents to give their views on the emerging proposals, either online or by visiting drop-in sessions where exhibition boards and regeneration staff were on-hand to advise on the strategy. The exhibition boards set out some of the aims and objectives of the development alongside some of the opportunities and emerging ideas. The plans and images were provided for illustration purposes only, to stimulate conversation and do not represent fixed designs.

## 2. Introduction

The public were invited to submit comments in writing during the two-day exhibition event and throughout the subsequent three-week consultation period. In total, 142 comments were submitted in response to the consultation, being a combination of those submitted in person across the course of the 2 day exhibition and representations submitted via email or posted to the Council.

Although comments submitted covered a wide range of issues it is evident that the majority of comments were in relation to one or more of the following key themes:

- Parking and transport
- Residential development
- Open space and recreation
- Leisure provisions
- Community facilities
- Commercial uses
- Sustainability
- Ecology

## 3. Marketing and engagement methods

This section details the specific marketing and engagement methods used to reach people and encourage them to share their views during the consultation period.

### 3.1 Social media and GovDelivery bulletin

The council runs the following social media accounts: Twitter, Facebook, Instagram, LinkedIn, and YouTube.

There are currently has 14,321 followers on its English Twitter account and 316 on its Welsh Twitter account, 17,234 followers on its English Facebook page and 198 on the Welsh Facebook page, 2,975 followers on Instagram and 5,261 followers on LinkedIn and 142 subscribers on YouTube. While content is most likely to be seen by these users, it is also displayed to users who are not connected to the accounts.

The draft Porthcawl Placemaking strategy was promoted on the council's corporate Facebook and Twitter social media channels throughout the consultation period to raise awareness of the consultation and to encourage citizens to share their views on the proposals.

Information was posted twice in both English and Welsh on Twitter on the 23 and 30 November, reaching 1,533 people with 89 engagements, five likes and two retweets.

Information was posted twice on the English and Welsh Facebook pages, reaching a total of 20,733 people with 2,813 engagements, 50 likes, 19 comments and 37 shares.

In June 2020, the local authority implemented a new digital communications channel called Gov Delivery. Gov Delivery is a new email marketing system that sends messages directly to residents' email inboxes in the language of their choice. There are currently 36,539 English subscribers and 222 Welsh subscribers from Bridgend County Borough signed up to receive weekly update emails.

The draft Porthcawl Placemaking strategy consultation was included in one weekly English and Welsh bulletin issued on the 15 November 2021. This generated 110 link clicks through to the consultation webpages.

### **3.2 Local press**

Details of the consultation were issued in two press releases emailed to local and national press on the 15 and 25 November 2021.

### **3.3 Internal communications**

Details of the consultation were not published internally in the Bridgend's weekly staff messages.

### **3.4 Engagement with stakeholders**

Local members and interested groups were made aware of the consultation event and disseminated information to their respective constituents and members.

Prior to the public consultation event, advance meetings were held with the following stakeholders in order to obtain early comments and feedback to inform the emerging strategies and opportunities identified.

- Porthcawl Comprehensive
- Porthcawl Civic Trust
- Sustainable Wales
- Porthcawl Town Council
- A Voice for the Future of Porthcawl
- Parkdean Resorts (Operators of Trecco Bay Caravan Park)
- Evans Family (landowners within the regeneration area and operators of Coney Beach Funfair)

Given the public consultation was held on two consecutive weekdays extended evening hours were provided on the Thursday to maximise attendance and cater for those members of the public that could not attend during regular business hours. The Thursday evening session proved particularly popular with a significant number of attendees visiting the exhibition up until and even past the 8pm finish time. For those members of the public that could not attend the exhibition, the same consultation material was displayed on the Cosy Corner hoarding for three weeks and made available on the council's website.

In order to maximise the response rate, paper consultation forms were distributed at the event providing an opportunity for people to submit handwritten comments in person at the event, and in addition instructions for how to submit comments via email or post over the subsequent three-week period.

## **4. Response rate**

In total, there were 142 written responses formally submitted to BCBC. In addition to these written responses, officers had a significant number of conversations with members of the public over the course of the two-day exhibition which raised key issues and themes which were mirrored by the written responses.

## 5. Headline Figures

In order to analyse and understand the key trends reflected by the comments received, each response was reviewed in detail and coded when considered against a range of key themes and issues. For example, whether a response was in support of the potential opportunity to extend Dock Street or whether they were opposed to this opportunity.

- 51% of respondents that commented on the proposals either fully or partially supported the emerging strategy and opportunities identified.
- Only 18% of respondents that commented on the proposals were fully opposed to the emerging strategy and opportunities identified.
- 74% of respondents that commented on the residential elements of the proposals confirmed support for residential development but at a lesser scale than that indicatively proposed.
- 100% of respondents that commented on the proposed extension of Dock street supported this opportunity.
- 100% of respondents that commented on the proposed extension of Griffin Park supported this opportunity.
- 81% of respondents that commented on the proposed pedestrianisation of eastern promenade supported this opportunity.
- 73% of respondents that commented on the proposed multi storey car park supported this opportunity.
- 41% of respondents that commented on the proposals considered that there was a lack of leisure opportunities identified.
- 32% of respondents that commented on the proposals considered that there was a lack of community facility opportunities identified.
- 23% of respondents that commented on the proposals considered that there was a lack of open space / recreational opportunities identified.
- 50% of all respondents that commented on the proposals were concerned about parking and transportation issues

## 6. Key themes and issues raised

In addition to the above headline numerical analysis and further detailed numerical analysis provided as appendix 1, some of the typical consultation comments have been reviewed, summarised and categorised under separate headings below.

### Residential

- If this much housing is built on Salt Lake, it prevents any space for recreation, an important and attractive feature of Porthcawl will be lost for ever.
- Do not support housing on the sea front.
- Concerned height of buildings will block views.
- ~~Page 202~~ Page 202 that housing will be too expensive.

- Housing should be net zero carbon.
- All new homes should have renewable energy like solar panels or heat pumps and electric charge points.
- Development should maximise affordable housing.
- A need to stop people from buying new home as holiday homes.
- More housing is needed in Porthcawl and the development is supported.
- People need to recognise housing is key to the viability of overall regeneration.
- A resort needs people to live there and provide places to stay to encourage other uses that bring vitality.
- Housing is needed but it should be built on the outskirts of towns and villages.
- Housing would be better located in Bridgend.

#### Parking / Transport

- There is not enough parking as it stands.
- Currently insufficient parking for bank holidays and bonfire night.
- The council should provide parking along existing dual carriageway and make single carriageway.
- Car sharing and CPZ parking should be adopted.
- New road through the existing Griffin Park to Sandy Bay should be extended to the Trecco Bay Caravan Park and a new slip road and entrance constructed.
- New road through the existing Griffin Park should be constructed prior to any other developments.
- Sandy Bay should be opened for tourist parking until the multi storey car park in Hillsborough Place is constructed.
- The plan does not work together without the multi-story car park.
- We would suggest provision is maintained for touring caravans/campervans/motorhomes within the Sandy Bay development. Staycation provision would be in line with the wider project objectives.

#### Commercial

- The current retail areas should be fully integrated into the scheme and not left isolated to become ghost towns if there is new retail in the development.
- Like that there could be shops but worried about impact on town centre.
- Concern that new businesses will compete with already established and going concerns for the seaside trade.
- Shipping container commercial units should be introduced.

## Leisure

- The fairground should be retained in some form as this attracts large numbers of visitors to the town.
- Opportunity to provide facilities for water sports, cycling and other activities alongside Coney Beach and the prom (e.g. hire and changing facilities).
- More leisure and sports facilities needed for teenagers, children and everyone.
- People want swimming pools and leisure centre.
- The council should take ideas from Cardiff Bay, Barry Island and Aberavon.
- Existing hotels should be regenerated before new hotels are considered.
- Concerned the new hotel will be for the wealthy only.
- Area would benefit from an Amphitheatre or Auditorium - an area that can be used for music, art and crafts - providing our community and visitors with an interesting area that also supports musicians, artists and small local businesses that can't afford premises due to such high rates in the area.
- Make it a fun, fashionable area with coffee bars, wine bars, small boutiques as well.
- Everything possible should be done to encourage the 4 star spa hotel shown in the concept drawing.

## Open Space

- Concerned about possible loss of tennis courts and would like to see tennis courts resurfaced.
- Would like to see open air gym equipment and play facilities included.
- The inclusion of a pump track, skate park, climbing walls, adventure play, covered social space offering should be considered. Protection from the elements such as indoor amenities would be supported. There are strong links to be drawn between the rich surfing culture in Porthcawl and these types of facilities.
- A sufficient area of land in this unique location should remain in public ownership and be protected from permanent types of development.
- Perhaps some provision could be made for all-weather five-a-side football and basketball/netball courts within the Griffin Park area.
- Would like to see outdoor shower facilities for all the open water swimmers, with storage/ hooks for bags and coats
- The new plazas and promenades should have leisure features such a children's play equipment, splash park and pump track.
- A hub for outdoor sports would be a useful facility for local groups who already use the coastline for sports.
- Indoor space is needed for all weather sports use.
- A tidal pool or seawater pool should be developed.
- Concerned about potential loss of bowling green.



### Community Facilities

- Medical centre already at capacity.
- Need leisure centre
- Need more provision for youth.
- Developers should be made to provide facilities.

### Design

- Need for quality materials and any development should not be like the bottle bank.
- Need more consideration of disabled access across development.
- Concerned over creation of 'wind tunnels' with open spaces next to buildings.
- The design should turn Salt Lake into a marina.
- Concerned as to whether the buildings and other aspects of the project stand the test of time as the corrosive nature of the sea affects not only the land but buildings as well.
- If Porthcawl is to be developed as a 'Premier Seaside Resort' it needs architecture that is exciting colourful, and appropriate to the seaside situation, and should include cafes a, restaurants and facilities for surfers, windsurfers etc. along the seafront.
- Tenby seafront has tall traditional buildings which are full of character and colour – this could be included in Porthcawl
- It is important to ensure the regeneration makes the development unique and attractive to visitors - not just a template modern development with box-like modern buildings.

### Ecology

- Not enough space for wildlife.
- Oppose the road through the former model village as this are currently protect owls, songbirds and trees.

### General

- Very impressive and ambitious plans but do not believe it will happen.
- Some aspects of the plan were really exciting, like the enhancement of the Eastern Promenade and the improved walkway through Dock Street. These changes would massively improve the town and allow the area within Salt Lake to grow organically and in tune with the needs of the town.
- Could this regeneration be a starting point for bringing Porthcawl into focus as a place for Welsh language culture.
- Prefer 2007 SPG plans and closing of Portway.
- Porthcawl is dying and is in need of a plan to revive it, and its high street and leisure/entertainment facilities but this is not the right plan to address this

- Those concerned should visit Aberavon Beach and look at the facilities provided by Neath-Port Talbot local authority for their local people as well as visitors.
- Development should incorporate displays/information about local nature, eco systems and recycling facilities to promote more sustainable behaviours.
- Concerned about ground conditions, particularly on Salt Lake and future water table rises.
- Concerned about sewage capacity and overflow
- Having looked at the architect's plans it looks wonderful. If firstly, finances permit and at least some of it can happen within this decade. Porthcawl has been promised regeneration for many, many years and, like the project at the harbour things have fallen flat and ended in disappointment and empty promises.

## **7. Summary and Conclusions**

Based on the number of attendees at the public event, comments made at the event and subsequent written representations received it is evident that there is significant public interest in the future development of the Porthcawl Waterfront Regeneration Area. This interest ranges from full support of the emerging strategies and opportunities to full opposition of any new development. Based on the consultation responses, the majority of the public fall between these two contrasting positions with a clear trend that although there is acceptance of, and indeed support for regeneration, there remains significant concern in relation to the following key areas:

- Amount of residential development
- Compensatory car parking provision
- Leisure facilities
- Community facilities
- Extent of public open space

Whilst the above matters represent some of the core areas of concern it is equally evident that the following matters are either fully or broadly supported:

- Pedestrianisation of Eastern Promenade
- Extension of Dock Street with associated piazza
- Delivery of housing to meet local needs (albeit not at the scale indicatively identified)
- Extension of Griffin Park
- Construction of a multi storey car park

## Appendix A – Consultation Response Numerical Analysis

### Overall Position Adopted by Respondents

Overall Position	Number of Responses
Fully Support Emerging Strategy and Opportunities	13
Partially Support Emerging Strategy and Opportunities	52
Partially Opposed to Emerging Strategy and Opportunities	38
Fully Opposed to Emerging Strategy and Opportunities	23
<b>Total responses that adopted a commented on on proposals</b>	<b>126</b>
Neutral / Unclear	12
Objection to CPO	4
<b>Total responses including neutral/ unclear and those related to the CPO</b>	<b>142</b>

### Responses on Key Issues

Key issue	Number of related responses
Concerned about loss of parking and / or traffic issues	50
Consider that there is not enough existing parking	15
Support MSCP on Hilsboro	11
Do not support MSCP on Hilsboro	4
Fully support residential development	13
Do not support residential development at all	9
Support residential development but not to the extent proposed	62
Supportive of residential development on sandy bay / coney beach but not Salt Lake	8
Support residential development on Salt Lake but not to the extent proposed	15
Consider there is a lack of leisure faculties proposed	52
Consider there is a lack of community faculties proposed	41
Insufficient recreational space / open space	29
Support community space on southern part of Hilsboro	3
Support extension of Dock Street	15
Opposed to extension of Dock Street	
Support pedestrianisation of eastern promenade	13
Opposed to pedestrianisation of eastern promenade	3
Support bus terminus	4
Opposed to bus terminus	4
Supportive of a new hotel	4
Supportive of a new hotel but consider that further alternative leisure provision required	5

Opposed to a new hotel	7
Supportive of extension to Griffin Park	9
Opposed to extension of Griffin Park	0

## Appendix 1.D



### **Appropriation of Land at Griffin Park and Sandy Bay**

#### **Public Consultation Report**

**August 2022**



## **Overview**

In total 679 representations were received by letter and e-mail in response to the advertisement of the proposed appropriation. Advertisement included the publication of notices in the Western Mail on 6<sup>th</sup> of June and 13<sup>th</sup> of June, in addition to notices being displayed on land at Griffin Park and Sandy Bay from 6<sup>th</sup> of June until 27<sup>th</sup> of June. Further exposure was given to the consultation period through the publication of consultation details on the BCBC website in addition to a press release that was issued via the BCBC website and was posted on social media.

The proposed appropriation was readvertised over a period of 21 days commencing 30 June 2022 as during the first consultation period it was brought to the attention of officers that there was only a reference to Griffin Park and not Sandy Bay in the body of the notice. The second consultation period used a revised notice to avoid any doubt as to the land which is proposed to be subject to appropriation.

## **Planning and Prior Consultation Context**

The proposed appropriation land and the wider Porthcawl Waterfront Regeneration Area (PWRA) is currently allocated for mixed use development within the existing Local Development Plan (LDP). Policy PLA3 of the Adopted Local Plan sets out the Council's objectives for mixed use regeneration and identified the PWRA as being a significant part of this strategy through its allocation as site PLA3(8).

In addition to the allocation in the Adopted LDP, the site is identified as a Mixed-Use Strategic Development Site within the Replacement Local Development Plan (RLDP) Deposit Plan Public Consultation Document. Specifically, Policy PLA1 of the RLDP Deposit Plan Public Consultation Document allocates the land at Porthcawl Waterfront for a comprehensive, regeneration-led, mixed-use development that will deliver circa 1,115 homes (including 30% / 335 units of affordable housing), incorporating a new one form entry Welsh medium primary school, extension at the existing English medium primary school, a new food store, leisure facilities, a bus terminus, recreation facilities, public open space, plus appropriate community facilities and commercial uses. Policy PLA1 goes on to set out a series of placemaking and master planning principles that apply to the site.

The Porthcawl Placemaking Strategy builds upon the LDP and proposed RLDP allocation outlined above. The Placemaking Strategy was formulated in order to ensure that the future development of the wider Regeneration Area is aligned with the Council's aspirations to deliver development of the highest quality and responds to the wide-ranging needs of both the current community and future generations.

The preparation of the Placemaking Strategy and associated consultation provided an opportunity for members of the public to understand and influence the framework and guiding principles for development within the Porthcawl Waterfront Regeneration Scheme. This includes both the future development to be delivered upon the appropriation land and the wider development that will be unlocked via delivery of enabling infrastructure such as the new access road on the part of the land proposed to be appropriated.

The public consultation for the Placemaking Strategy was undertaken over a three week period from 24th November 2021 to 17th December 2021. The consultation included a two day public exhibition in the Porthcawl Pavilion which was attended by in excess of 1,000 members of the public. This exhibition was followed by the consultation material being displayed on the Cosy Corner site hoarding for 3 weeks and being made available online on the Council website.

Whilst the LDP allocation and Placemaking Strategy provide a framework for development, detailed proposals for individual developments within the PWRA will be subject to a planning application in due course and this will include further public consultation at both pre application and application stages as part of the statutory requirements applicable to planning applications.

Whilst appropriation allows for land to be transferred to planning purposes it does not fetter any future decision that may be made by the Council acting in its capacity as the Local Planning Authority. Any future applications for planning permission will be subject to due consideration and determined based on material planning considerations, in accordance with the relevant planning policies that apply at the time any planning application is made. It is expected that any planning applications will be made by developers in due course.

## **Representations Received**

The significant majority of representations constituted objections to the Council's proposals to appropriate the land. Specifically, 658 of the representations received constituted an objection with 11 representations in support of the proposed appropriation. There were a number of grounds of objection that were raised by multiple respondents and many of the respondents objected to the proposals on more than one ground.

The grounds for objection have been aggregated / paraphrased as appropriate and are set out under themed headings below. Where appropriate comments have been provided in response to the grounds of objection.

It is worthwhile noting that a large number of representations relate to the overall regeneration proposals across the PWRA as opposed to the proposed legal process of appropriation. Such representations have been included below with comments provided in response as appropriate.

### Loss of Open space / Impact on Recreational Opportunities

*Representation: Opposed to any loss of open space*

*Representation: Griffin Park should be retained and upgraded*

*Representation: Opposed to any building on Griffin Park*

*Representation: Sandy Bay is the only green land left in Porthcawl and has the opportunity to be created into a much needed larger park than the existing Griffin Park.*

Response: Whilst the majority of Sandy Bay is proposed to be developed, the proposals will result in a significant extension to Griffin Park which will provide a green link eastwards, connecting the existing Griffin Park to the Relic Dunes. It is recognised that there is potential

for a short time between the removal of facilities within Griffin Park and their potential replacement/alternative facilities being available for use but any such delays would be kept to the minimum necessary. There is an identified surplus of 'Amenity Green Space' within Porthcawl as identified within the 2020 Outdoor Sport and Children's Play Space Audit.

*Representation: Sandy Bay is widely used by dog walkers and should be retained as open space*

Response: The proposed extension to Griffin Park which will provide a green link eastwards, connecting the existing Griffin Park to the Relic Dunes will provide space for dog walkers to continue to exercise their animals. It is recognised that there is potential for a short time between the removal of facilities within Griffin Park and their potential replacement/alternative facilities being available for use but any such delays would be kept to the minimum necessary. There is an identified surplus of 'Amenity Green Space' within Porthcawl as identified within the 2020 Outdoor Sport and Children's Play Space Audit

*Representation: The new development must include open/community space within the heart of the development and should not rely on the beach to be it's community space.*

*Representation: Porthcawl has very limited leisure facilities and BCBC have not provided Porthcawl with a much needed leisure centre, pool or any other type of leisure for decades. To take what the town does have away will be detrimental and damaging.*

*Representation: The area should be retained as open-space and used to create things such as family friendly picnic areas, bike park, skateboard park, tennis courts, outdoor lido. The list is endless. Let people enjoy our great outdoors not develop more little boxes built on shifting sand.*

*Representation: There is no cinema, swimming pool or other major indoor recreational facility despite I believe many requests over the years.*

Response: The proposed extension to Griffin Park outlined above forms a core element of the development and will provide opportunities for new community and recreational facilities as outlined within the Porthcawl Placemaking Strategy. It is recognised that there is potential for a short time between the removal of facilities within Griffin Park and their potential replacement/alternative facilities being available for use but any such delays would be kept to the minimum necessary. There is an identified surplus of 'Amenity Green Space' within Porthcawl as identified within the 2020 Outdoor Sport and Children's Play Space Audit. In addition to the extension to Griffin Park the wider proposals for the PWRA include a site at the southern end of salt lake earmarked for leisure uses. As outlined within the Placemaking strategy one potential leisure opportunity for this site is a new hotel, which could include the provision of onsite leisure / spa facilities which could be utilised by both hotel guests and residents within Porthcawl.

*Representation: Request that a designated green wedge be included in the development*

*Representation: Sandy Bay acts a green belt between Trecco caravan park and nearby developed land and should be maintained.*

Response: as outlined above, the proposals include a significant extension to Griffin Park which will act as a green corridor, linking Griffin Park to the Relic Dunes. It is recognised that there is potential for a short time between the removal of facilities within Griffin Park and their



potential replacement/alternative facilities being available for use but any such delays would be kept to the minimum necessary. There is an identified surplus of 'Amenity Green Space' within Porthcawl as identified within the 2020 Outdoor Sport and Children's Play Space Audit

*Representation: The loss of open spaces designated for leisure in Porthcawl will also have a significant impact on the mental and physical wellbeing of existing residents and visitors to Porthcawl*

*Representation: Given the cost of living crisis and post covid context it is imperative that we provide sufficient areas of suitable land for public recreation, pleasure and mental wellbeing.*

Response: The positive role of open space in facilitating physical and mental wellbeing is fully recognised. The proposals include a significant extension to Griffin Park which will act as a green corridor, linking Griffin Park to the Relic Dunes. It is recognised that there is potential for a short time between the removal of facilities within Griffin Park and their potential replacement/alternative facilities being available for use but any such delays would be kept to the minimum necessary. There is an identified surplus of 'Amenity Green Space' within Porthcawl as identified within the 2020 Outdoor Sport and Children's Play Space Audit.

*Representation: The proposed new road system will cut through the lower half of Griffin Park, taking away the much needed leisure facilities in the tennis courts, veterans hut and local bowls club. What proposals are in the Porthcawl Regeneration scheme to replace the loss of these facilities?*

*Representation: Opposed to the loss of the bowling green and tennis courts, particularly if there is a time lag between their loss and replacement facilities being provided.*

*Representation: Opposed to appropriation as land is regularly used for intended purposes but lack of investment has impacted on the use of the bowling green and community building which is now closed.*

*Representation: Opposed to loss of tennis courts as they are the most used part of the park*

Response: The area of land to be appropriated from open space use within Griffin Park includes 2 tennis courts and a bowling green which is currently in use. Additionally, there is an existing single storey building that has remained vacant since December 2021. Prior to the building being vacated it most recently functioned as a community building via two 12 month leases granted by BCBC to Porthcawl Town Council with the predominate use being a veterans hub. Prior to this temporary occupation which ceased on December 2021 the building was declared surplus to BCBC requirements. As it stands the building is in poor condition with the floor having failed. Due to this and the limited lifespan of the building it has been identified that repairs to the building are not cost effective and it has been earmarked for demolition accordingly. The Council will work with this group to identify an appropriate alternative premises within the Town.

With respect to the tennis courts, it is proposed for these to be relocated and a new modern facility installed at an alternative location within the extended Griffin Park that will be delivered within the Porthcawl Waterfront Regeneration Scheme with the exact location and design of this facility to be developed in due course. In terms of bowling green provision there are 3 bowling greens in Griffin Park, one of which is disused. The current proposal is to bring that disused bowling green back into use prior to development taking place so as to mitigate the loss of the bowling green. That may depend on the extent of utilisation of the current bowling

green. It is conceivable that the extent of bowling green provision within Griffin Park would be reduced to a single green and that the new tennis court provision would be located at the site of the existing disused bowling green to the north of Griffin Park.

It is recognised that there is potential for a short time between the removal of facilities within Griffin Park and their potential replacement/alternative facilities being available for use but any such delays would be kept to the minimum necessary.

*Representation: Sandy Bay provides a safe area for children to ride bikes with surrounding roads too dangerous and the beachfront too busy to cycle safely.*

Response: The proposed development will incorporate both an extension to Griffin Park and a series of active travel routes in order to ensure safe routes for cycling. It is recognised that there is potential for a short time between the removal of facilities within Griffin Park and their potential replacement/alternative facilities being available for use but any such delays would be kept to the minimum necessary. There is an identified surplus of 'Amenity Green Space' within Porthcawl as identified within the 2020 Outdoor Sport and Children's Play Space Audit.

*Representation: Proposed appropriation is in direct contradiction to the majority of Porthcawl's residents wishes and also to the wishes of the early urban council that purchased 56 acres of Sandy Bay back in 1948 for the express purpose of providing an area for leisure and exercise.*

Response: as part of the appropriation process the views of residents have been sought via the statutory consultation process for which the report provides a summary. The council has a duty to consider such comments when determining whether or not to proceed with the proposed appropriation. Tegard must also be paid to the wider benefits arising from the redevelopment of the appropriation land (and adjoining land that collectively forms the PWRA) in accordance with it's LDP allocation and framework for development outlined within the Porthcawl Placemaking Strategy. In summary these wider benefits are considered to include the following:

- Creation of new and enhanced open space for current and future residents;
- Provision of improved connectivity across the site and to adjoining areas;
- Creation of additional housing to meet an identified need within the existing boundaries of Porthcawl and adjacent to established infrastructure;
- Additional job opportunities arising from both the construction and operational phases of the development;
- The development of this previously developed site protects against the unnecessary loss of countryside and the associated environmental impacts; and
- Having a positive impact on the perception and function of the area, benefiting existing residents and businesses

*Representation: Griffin Park is the only free seafront play area in Porthcawl and refuge for those with young children when the weather is not quite good enough for the beach.*

Response: The proposals will result in a significant extension to Griffin Park which will provide a green link eastwards, connecting the existing Griffin Park to the Relic Dunes. As such, the

proposals will result in additional open space in closer proximity and directly linked to the seafront when compared to the existing situation. Additionally, the proposals include a new beachfront revetment which will improve access to the beach at Sandy Bay with a new walkway to be provided alongside this revetment. These works will collectively improve access to the seaside on the parts of the land controlled by the Council and provide a catalyst for redevelopment of areas along the seaside that are not within the land we control. It is recognised that there is potential for a short time between the removal of facilities within Griffin Park and their potential replacement/alternative facilities being available for use but any such delays would be kept to the minimum necessary. There is an identified surplus of 'Amenity Green Space' within Porthcawl as identified within the 2020 Outdoor Sport and Children's Play Space Audit. In addition to this further areas of open space are proposed within the PWRA by way of a new linear park running parallel to Eastern Promenade, in addition to further flexible all weather open space within the southern portion of Hilsboro Car Park.

*Representation: Concerned about the loss of outdoor space for local people to train and enjoy sport. Taking away the Sandy Bay Area would have a huge impact on the fastest growing triathlon club in South Wales as it is used for both training and events.*

*Representation: Concerned as to whether BCBC have prepared an Open Space Assessment of the local area and whether the proposals are adequately linked to other relevant plans and strategies*

Response: The positive role of open space in facilitating physical activity and recreation is recognised and the proposed regeneration includes significant areas of new formal open space, both within the appropriation land and across other parts of the PWRA. With respect to the reduction in the quantum of open space at Sandy Bay and query regarding an open space audit there is an identified surplus of 'Amenity Green Space' within Porthcawl as identified within the 2020 Outdoor Sport and Children's Play Space Audit. Whilst the development of Sandy Bay may require groups that use this space to relocate their activity the findings of the 2020 Outdoor Sport and Children's Play Space Audit confirm that there is still a residual surplus of alternative 'Amenity Green Space' open space that falls within the same categorisation as Sandy Bay that is available for use.

With respect to alignment of the proposed appropriation with other strategies of the Council regard should be given to the planning context.. In summary the proposed appropriation represents an important step in delivering upon a longstanding strategic allocation within the LDP.

*Representation: The regeneration proposals for Sandy Bay itself would see the loss of easily accessible green space, currently used by the school for outdoor learning, which is now a legal requirement in the new curriculum.*

Response: As outlined above the proposals would include an extension to Griffin Park and there is a surplus of 'Amenity Green Space' within Porthcawl which will act as a green corridor, linking Griffin Park to the Relic Dunes. It is recognised that there is potential for a short time between the removal of facilities within Griffin Park and their potential replacement/alternative facilities being available for use but any such delays would be kept to the minimum necessary. The Proposals also set aside land alongside the existing Newton Primary which would be sufficient both for a new school and for appropriate open space provision for both the new and retained school. Additionally, a series of active travel routes

would be included within the development in order to ensure safe routes for cycling. In respect of the school in particular, access would be maintained via Sandy Lane with this providing a high level of accessibility to both the relic dunes and beach area beyond.

*Representation: There is insufficient information available regarding the use and value of Sandy Bay in order for it to reach an informed view on whether the open space is still required in the public interest of the locality.*

Response: The Councils 2020 Outdoor Sport and Children's Play Space Audit does not recognise Sandy Bay as falling within any of the categories of open space identified by the Audit. It is noteworthy that despite that, there remains an identified surplus of 'Amenity Green Space' within Porthcawl. 'Amenity Green Space' is defined within the Audit as being "Informal recreation spaces, communal green spaces in and around housing and village greens". 'Amenity Green Space' is the category of open space with the most shared similarities to the open previously developed nature of the land at Sandy Bay.

*Representation: The appropriation covers the whole of the land at Griffin Park and Sandy bay, yet a large proportion of the land at Sandy Bay (the relic dunes) is not proposed to be covered by the regeneration but left as Relic Dunes. Therefore, including this area within the land appropriation appears to be a misuse of the process and the statutory process should, as a matter of course, not be used to be relieve land of its status of being held in trust through appropriation for planning purposes when it is not covered by the proposed plans.*

Response: The retention, protection and enhancement of the relic dunes forms an important part of the proposed development, and it is for this reason that it has been included within the area proposed to be appropriated for planning purposes. Whilst included within the area to be appropriated it can be confirmed that there are no plans for development within this area other than any work required to safeguard the dunes and ensure an appropriate level of public access is maintained in the future.

*Representation: The proposed appropriation land would be used for intended purposes if the Authority considered making the land available for "pop up" events. Collaborating with local groups to make running adhoc events easier to organise, would be hugely beneficial.*

*Representation: The Land has been used successfully for public events and fundraisers. It is a travesty that Porthcawl Lions Club were forced to relocate their monthly boot sale & annual classic car rally outside Porthcawl as open space is available to them. With the right investment "the Sandy Bay bowl" could be an ideal all weather leisure & recreation location, much needed by tourists and residents alike.*

Response: The proposals include a significant extension to Griffin Park which will act as a green corridor, linking Griffin Park to the Relic Dunes and will provide space for future events to be held. It is recognised that there is potential for a short time between the removal of facilities and their potential replacement/alternative facilities being available for use but any such delays would be kept to the minimum necessary. Additionally, the placemaking strategy identifies proposals for a new linear park along eastern promenade in addition to a large area of flexible community space within the existing Hillsboro South Car Park. These spaces will provide further opportunities for events to take place.

## Housing

*Representation: There are no affordable homes in Porthcawl and building on prime land will not remedy this.*

Response: The proposed development would result in an overall increase in the supply of homes within Porthcawl. Based on current planning policy, and subject to scheme viability, up to 30% of any new residential development would be required to be provided as affordable housing.

*Representation: There must surely be areas to build houses further back from the sea front so that the designated area could be used as recreational for visitors and residents.*

*Representation: it would be more suitable to develop new housing on sites on the outskirts of Porthcawl*

The site is allocated within the LDP and RLDP for mixed use regeneration as it is a sustainably located site that is comprised of previously developed land. Development in close proximity to the seafront will comprise of both residential and commercial development. For example the Coney Beach frontage has been identified as being suitable for ground floor commercial / leisure development with the potential for residential units above.

This approach accords with the site search sequence outlined in national planning policy, whereby previously developed land within existing settlement boundaries should be prioritised for development over agricultural land outside an existing settlement.

*Representation: The houses on New Road are at a lower level than Sandy Bay and I do not want my back garden overlooked by new properties. This potentially will significantly lower the value of my property.*

Response: The separation distances between any new development and existing properties will be carefully considered as part of any future planning application. The design of housing and retained separation distances will be required to ensure that no unacceptable overlooking to neighbouring properties arises as a result of the proposed development.

*Representation: more of the land should be designated for recreational facilities rather than housing to bring more visitors into the town as Porthcawl relies on tourism to generate its economy*

*Representation: Please reduce the number of dwellings proposed and use the opportunity to increase leisure facilities and open spaces for the benefit of the community and visitors*

*Representation: Opposed to development of any homes, Sandy bay should be used for caravans again*

Response: The proposed mix and quantum of development has been informed by the LDP and RLDP processes which have included a robust assessment of relevant development needs in line with national planning policy. The resultant draft allocation in the RLDP is based on comprehensive, regeneration-led, mixed-use development that will deliver circa 1,115 homes (including 30% / 335 units of affordable housing), incorporating a new one form entry Welsh medium primary school, a four classroom block extension at the existing English medium primary school, a new food store, leisure facilities, a bus terminus, recreation facilities, public open space, plus appropriate community facilities and commercial uses.

*Representation: Concerned that any housing built in those areas would be snapped up for holiday lets or for rental purposes rather than locals or first time buyers.*

*Representation: Residents of Porthcawl should be given priority to buy any properties built in Porthcawl*

Response: Based on current planning policy requirements 30% of new homes within the developemnt would need to be provided as affordable housing. With respect to use of dwellings as holiday lets this would, if necessary, be controlled via the planning system.

## **Leisure and Tourism**

*Representation: Demand exists for an extension to the Hi tide seasonal caravan & camper van site and this should be pursued instead of housing.*

Response: The proposed mix and quantum of development has been informed by the LDP and RLDP processes which has included a robust assessment of relevant development needs in line with national planning policy. The resultant draft allocation in the RLDP is based on comprehensive, regeneration-led, mixed-use development that will deliver circa 1,115 homes (including 30% / 335 units of affordable housing), incorporating a new one form entry Welsh medium primary school, a four classroom block extension at the existing English medium primary school, a new food store, leisure facilities, a bus terminus, recreation facilities, public open space, plus appropriate community facilities and commercial uses.

*Representation: Building homes on Sandy Bay would kill off the front and seaside town character.*

*Representation: Plans are ill conceived. Porthcawl is a tourist town, celebrating our beautiful beaches and coastline. Any development at all needs to reflect that and add to the potential tourist attraction.*

*Representation: The redevelopment of a seaside resort should be focussed on improving Porthcawl's tourist offer and not as an opportunity to bolster housing and meet development plan housing targets.*

*Representation: Concerned as to what is going to happen to events such as the Elvis weekend and Bonfire night fireworks*

*Representation: Opposed to the loss of the funfair as it's removal will impact the towns attractiveness to overnight tourists and day trippers*

Response: The proposed housing forms part of a wider masterplan for the PWRA as set out within the Porthcawl Placemaking Strategy. The fun fair is a private business and therefore the decision to close down the fun fair is not one that the Council can control. The plans for the PWRA are in part a response to the long planned closure of the fun fair by the company that operates it. The provision of new leisure and commercial development alongside new and enhanced open spaces and community facilities are important elements of the overall plans for the area. Collectively this mixed use regeneration is considered to provide an opportunity to improve the attractiveness of Porthcawl as a place to visit as well as live and do business within. The proposed regeneration will not act as a barrier for Porthcawl to continue to host special events such as the Elvis Festival and Bonfire Night. Conversely, the new spaces such as the seafront linear park proposed can create an opportunity to continue these events and

indeed establish new events that further support the towns attractiveness as a tourist destination.

*Representation: With the right investor sought the bowl at Sandy Bay would be the perfect site for a wave pool like those at Bristol and Snowdonia which would make Porthcawl a world class surfing location for both natural and artificial waves.*

Response: The land at Sandy Bay has been allocated for development as prescribed within the LDP and RLDP. Notwithstanding this the Councils planning policies are supportive of new tourism related business in appropriate locations. As such, should a proposal for such a facility represent a viable business opportunity and such proposals were to come forward on an alternative site then this would be able to be considered in accordance with the relevant planning policies.

*Representation: Proceeds from any residential development should be for use on recreational purposes in Porthcawl, improving areas for walks and for creating exciting new attractions such as splash parks, crazy golf and similar facilities for both residents and visitors alike.*

Response: the anticipated capital receipt from the new food store on the northern portion of Salt Lake has already been ringfenced to fund infrastructure improvements within Porthcawl. It is possible that future receipts from residential development could be targeted in a similar manner and used to fund any necessary infrastructure / development within Porthcawl, but that is ultimately a financial decision for the Council to make in due course.

*Representation: Land at Sandy Bay is under covenant to be used for Recreational purposes. As such there should be no houses built on it. Instead it should have a pump track built in the Bowl for use by cyclists and skateboarders. There should be a splash park and mini golf*

Response: The proposed appropriation would release the statutory trust that applies in respect of the land. Whilst the majority of Sandy Bay is proposed to be developed the proposed extension to Griffin Park forms a core element of the development. This extended park, alongside additional areas of open space along Eastern Promenade and within Hillsboro South Car Park will provide opportunities for new community and recreational facilities which could include some of the suggestions listed above.

*Representation: Porthcawl has very little hotel or guest accommodation and other than the Parkdean holiday park the town has predominantly become a destination primarily popular with day trip visitors.*

Response: The wider proposals within the PWRA include a site to the north of the marina which has been safeguarded for leisure use. As depicted within the Placemaking Strategy one potential use of this site would be for a new spa hotel which would act to bolster the hotel accommodation offer within Porthcawl.

*Representation: If the council needs a cash injection then sell Sandy Bay area to Parkdaen or other similar operator*

*Representation: A campsite by the beach could bring in so much more tourism. With our great surf and wonderful beaches it would be the perfect spot. Something similar to Llangenith on Gower.*

Response: The proposed appropriation has been brought forward in order to enable the site to be used and developed for planning purposes, in line with the LDP and RLDP allocation. Whilst the PWRA includes an area earmarked for a possible hotel the land at Sandy Bay has not been identified as being suitable for visitor accommodation such as a campsite and/or caravan park.

*Representation: The development will cause a reduction in parking and in tourism to the area which a lot of businesses depend upon.*

Response: There is only limited existing car parking available within the land subject to the proposed appropriation with this being the unmarked car park at Sandy Lane. Whilst the proposed appropriation does not relate to Salt Lake Car Park it is noteworthy that the PWRA includes this land and proposals for its redevelopment are predicated on the delivery of a new multi storey car park at Hillsboro North, as outlined within the Porthcawl Placemaking Strategy.

*Representation: Children's activities don't seem to have been considered other than extending Griffin Park. Barry Island still attracts lots of visitors & has managed to keep the funfair & children's rides along the front.*

Response: The extended Griffin Park and proposed linear park along Eastern Promenade provide ample scope to include activities and facilities for children. At this stage these spaces have been mapped out spatially but not designed in detail. The detailed design of these spaces will be subject to further consultation in due course.

## **Transport, Highways and Parking**

*Representation: the new residential area would appear to be poorly served by public transport thus resulting in a corresponding private vehicle load on the local routes that are already stretched*

*Representation: There are a lack of cycling tracks within Porthcawl and also a lack of cycle routes in and out of the town.*

Response: the overall proposals for the PWRA include the provision of a new four bay metro link which will enhance public transport accessibility within Porthcawl and provide links to adjoining settlements such as Pyle and Bridgend. The proposed development of Sandy Bay includes provision of a new access road that could be used as part of a new bus route. Additionally, a range of new pedestrian and cycle routes will be delivered across the PWRA which will support walking and cycling for local trips.

*Representation: Establishing an access road through Griffin Park is un-necessary. Alternate route could be established if amalgamated with proposed sea revetment in front of Coney Beach Funfair.*

Response: the route along the sea revetment will provide a safe and scenic route for pedestrians and cyclists with the provision of commercial / leisure development adjoining this



route adding to the tourist offer and overall vitality of the area. The revetment will also improve access to the beach. As such a new access road would not be appropriate in this area. The planned route through a small section of Griffin Park, across the existing fun fair and through the former monster park has been identified as the most appropriate route.

*Representation: Little or no consideration given to parking facilities which will negatively impact on tourism and drive parking into the town and residential streets.*

*Representation: The Salt Bay car park is hugely necessary during peak periods and the loss of this will cause a huge car parking overspill into the surrounding streets and roads*

Response: There is only limited existing car parking available within the land subject to the proposed appropriation with this being the unmarked car park at Sandy Lane. Whilst the proposed appropriation does not relate to Salt Lake Car Park it is noteworthy that the PWRA includes this land and proposals for it's redevelopment are predicated on the delivery of a new multi storey car park at Hillsboro North, as outlined within the Porthcawl Placemaking Strategy.

*Representation: Porthcawl would benefit from a park and ride scheme, and better transport links, existing car parks could then be used as green spaces for visitors and residents to enjoy.*

Response: the potential use of out of town parking facilities is an option that the Council will continue to consider in parallel to its plans for parking provision within the PWRA itself.

*Representation: The highway infrastructure cannot support more all-year-round traffic*

*Representation: New Road is already an extremely busy and often congested road and cannot take more traffic.*

*Representation: Existing road system is inadequate, when events are held currently (like Bonfire Night) there is difficulty actually accessing the town & parking.*

*Representation: What is the situation regarding the access to the 900 houses in Sandy Bay.*

Response: The proposed access road via Griffin Park has been expressly designed in order to minimise any impacts on New Road. For example an alternative to the current proposal could have been vehicular access to Sandy Bay via an upgraded Sandy Lane and / or Rhych Avenue. Such an approach was ruled out due to the fact that New Road could not accommodate the associated increase in traffic.

*Representation: You are removing an area behind Sandy Bay used by residents & particularly disabled people who use the existing metalled roads around the bowl.*

*Representation: As a regular user of the place of worship on Sandy Lane, will the council assure us continued access to the property during & after any construction work?*

*Representation: safe access to the primary school must be maintained*

*Representation: Concerned that the redevelopment of Sandy Bay may cut off the car free route to the beach from Newton Primary*

Response: access to both the place of worship on Sandy Lane and Newton Primary will be maintained via Sandy Lane. Access further southwards to the beach will remain pedestrian and cyclist only to ensure Sandy Lane is not used as an alternative vehicle access into Sandy Bay. Pedestrian and cycle links to the beach from Newton Primary will be included in the development.

*Representation: Object to BCBC taking part of Griffin Park for a proposed road which at this time they have no Planning Permission for and in fact do not own or control the majority of the land (other than Griffin Park) which is required for the road proposal.*

The proposed mix and quantum of development, including the requirement for a new access road through part of Griffin Park and the Coney Beach Fun Fair has been informed by the LDP and RLDP processes which has included a robust assessment of relevant development needs in line with national planning policy. The resultant draft allocation in the RLDP is based on comprehensive, regeneration-led, mixed-use development that will deliver circa 1,115 homes (including 30% / 335 units of affordable housing), incorporating a new one form entry Welsh medium primary school, extension at the existing English medium primary school, a new food store, leisure facilities, a bus terminus, recreation facilities, public open space, plus appropriate community facilities and commercial uses. There is no apparent reason why planning permission would not be granted.

## **Sustainability and Environmental Constraints**

*Representation: What will be implemented to protect the coastline and the development*

*Representation: With global warming and sea levels rising, is it a wise decision to build houses so close to the sea on land that is basically sand dunes?*

*Representation: Isn't there some risk building new homes by the sea due to rising sea levels*

Response: Coastal flood risk will be appropriately mitigated as part of any new development with initial proposed design solutions including the provision of a stepped concrete revetment along the Coney Beach frontage

*Representation: BCBC has a target of net zero, which cannot be reached by house building, tarmacking over wild areas and having thousands of construction lorries move in.*

*Representation: Concerned about CO2 emissions, the amount of extra traffic this will add to travelling in and out of Porthcawl will definitely have an impact on our environment.*

*Representation: Has the environmental impact been properly considered?*

Response: The Council has a statutory duty to identify land for development to meet the needs of its local population via the local strategic planning process. A key element of the LDP and RLDP processes is assessing the suitability of a site from a sustainability and environmental impact perspective. This site and the proposed mixed use regeneration has been subject to a robust assessment and found to be suitable from a sustainability and environmental impact perspective. Further consideration of the environmental credentials and carbon footprint of detailed proposals will take place at the planning application stage, where relevant

environmental protection and carbon reduction policies will be applied to any new development proposal.

### **Infrastructure Capacity (Water, sewerage, electricity etc)**

*Representation: Public sewers are inadequate to accommodate the development*

*Representation: Concern that the size of residential provision will cause an unsustainable burden on the sewage treatment works at Ogmere resulting in potential spillage and contamination of our coastline that has long been a valuable asset to the town.*

*Representation: The current sewage system is operating at maximum capacity and is only relieved of a catastrophic breakdown by the emergency reservoir behind the Eastern Promenade. Overflow releases untreated effluent into the sea. An additional 900+ housing units will only exacerbate this problem.*

*Representation: Concerned about run-off issues when heavy rain, often driven by onshore winds, falls on an impervious surfaces such as roads and drives.*

*Representation: With so much building work there will be a lack of drainage which could cause flooding in the future.*

Response: A drainage strategy has been prepared for the site which identifies the necessary on-site infrastructure required to accommodate both foul water and surface water flows arising from the proposed development. Further drainage design work will be completed at the time a planning application is considered and this will be subject to independent review by Dwr Cymru/Welsh Water(DCWW) in respect of foul water and the Sustainable Drainage Approval Body (SAB) in relation to Sustainable Drainage Systems (SuDS) requirements.. Should this review process identify the need for further upgrades to existing infrastructure then such work would be specified by DCWW as a requirement for any relevant phase of development.

*Representation: Concerned about the probable extra strain on the utilities such as water, electricity and broadband.*

Response: the ability for the development to be accommodated by the existing utility network in the town has been subject to review as part of the LDP and RLDP processes. Whilst these reviews did not indicate any headline concerns with regards to capacity this will be reviewed as part of the detailed planning application process via consultation with statutory consultees in connection with future planning applications.

### **Ecology**

*Representation: The area is an important wildlife corridor, and any development will result in loss of wildlife habitat.*

*Representation: I have seen a surprising number of species in the area including sky larks and kestrels. This space is clearly home to several species of flora and fauna, some of which may be significant in conservation terms. Building in the proposed volume on this unique habitat will be devastating to the wildlife and those who enjoy it.*

*Representation: The area commonly referred to as the bowl is home to numbers of migrating birds that nest in the area*

Response: A Phase 1 habitat survey has been completed. This survey included both a desktop review and detailed site walkover in order to provide a robust basis for determining what ecology constraints may exist within the site. The Survey found as follows:

-It is not considered that the proposed development would have any adverse impact on any designated biodiversity sites in the surrounding area.

-The majority of the site provides habitat of low ecological value with limited areas of neutral maritime grassland considered to be of high local value within the site

-Provided adequate mitigation measures are implemented the proposed development of the site is not unacceptably constrained by biodiversity and nature conservation issues.

*Representation: Local wild life will be adversely affected by taking so much of the coastal dunes away*

*Representation: The sand dune ecosystem is unique and should be preserved for future generations to experience and enjoy.*

Response: the proposed development would not negatively impact on the relic dunes. Conversely the proposals include the retention and ongoing management of the relic dunes to ensure they continue to function as an important area of habitat.

### **Community Facilities / Social Infrastructure**

*Representation: Instead of 900 houses we need community space, outdoor facilities and places to enjoy and be proud of.*

Response: The PWRA proposals are not limited to housing. For example the proposed extension to Griffin Park and new seafront linear park parallel to Eastern Promenade form a core element of the development and will provide opportunities for new community and recreational facilities as outlined within the Porthcawl Placemaking Strategy

*Representation: Concerned about where the veterans hub members will go, without support potential for noise and anti social behaviour.*

Response: Whilst the single storey building that previously accommodated the veterans hub is no longer fit for occupation, the Council will work with this group to identify an appropriate alternative premises within the Town.

*Representation: Local infrastructure totally inadequate for size of development*

*Representation: The town's infrastructure, schools & medical services can't cope with the demand at present let alone with an increased population.*

Response: In terms of GP surgeries the Council has been engaging with Cwm Taf Morgannwg University Health Board from the outset of the RLDP process. Early meetings were held to ensure the level and spatial distribution of growth proposed was clarified to help facilitate alignment of service provision. As part of Stage 3 of the Candidate Site Assessment, the health board amongst other consultation bodies were invited to provide comments in respect of those sites identified as suitable for future development and possible allocation in the Deposit LDP.

Whilst the Council cannot ultimately control provision of primary healthcare services, close working relationships will continue and be maintained with Cwm Taf Morgannwg University Health Board. This will be key to service provision planning as site allocations within the Deposit Plan progress.

In terms of additional supporting infrastructure, an Infrastructure Delivery Plan (IDP) has been produced for the site. The IDP provides a single schedule of all necessary infrastructure without which the development of the site for the anticipated uses within the plan period could not proceed. The key enabling infrastructure required to facilitate the proposed development includes the following key requirements:

- Coastal defence improvements;
- New public open space;
- Drainage infrastructure;
- New road and roundabout;
- Active travel improvements;
- Education provision (incorporating a new one form entry Welsh medium primary school and extension at the existing English medium primary school ); and
- Utility connections and upgrades

### **Wellbeing of Future Generations**

*Representation: Regard must be given to the views of children, obtained through consultations, on what play and recreation provision they want in their areas; how they would like their neighbourhood to be organised to provide the play opportunities they want; and what barriers stop them from playing.*

*Representation: Regard should also be given to the views of parents, families and other stakeholders, The views of parents, families and other stakeholders, obtained through consultation, on play provision/opportunities and how this has or will inform future plans'*

*Representation: The social value of this land has been greatly underestimated by BCBC. This land should remain in trust to ensure that recreation and pleasure opportunities remain for my children and future generations.*

*Representation: I urge you to consider the long term physical and mental benefits your plans will have for the residents, and not the short to medium financial benefits of more residential properties.*

*Representation: It concerns me greatly that our children and grandchildren will have opportunities removed from them because of the current corporate and business deals being proposed which core purpose is to maximise receipts from land sales in our town.*

*Representation: Concerned about consultation and whether our community, young people and others been successfully engaged with and been given appropriate opportunity to give their opinion on the regeneration proposals.*

*Representation: How does this project safeguard the resources which may be needed by future generations? Open space is a valuable resource that should be protected for future generations.*

*Representation: It concerns me that there is potential for little or no open land to be left for our children and children's children to use. If the area is all developed, there will be no open space in which to maintain or improve our social and environmental wellbeing.*

*Representation: There has not been areas of land defined for retention and protection for future generations to have a say in the use of any land.*

Response: The proposed framework for development outlined within the Porthcawl Placemaking Strategy followed public consultation which was attended by and engaged with by a broad spectrum of the community including both young and old. Additionally, a focused engagement session was held with a group of students from Porthcawl Comprehensive as part of pre public consultation stakeholder engagement. The responses from this engagement fed into the emerging strategies and opportunities identified at consultation stage.

The Council is fully cognisant of the requirements set out within the Wellbeing of Future Generations Act (WFGA) and such matters are taken into account as part of any formal decision making by the Council. A summary review of the Placemaking Strategy against the key WFGA criteria is included as part of the approved document.

With respect to the proportion of open land safeguarded for future generations it is considered that a suitable proportion of open space has been identified as part of the proposals for the PWRA. Whilst development across Sandy Bay will reduce the amount of open space compared to the current provision, due regard should be given to the quality of public realm and in this respect it is considered that the proposals provide an opportunity to provide significant qualitative improvements.. The detailed design of these spaces and facilities contained within will be subject to further design work and consultation in due course.

In addition to the proportion of open space identified within the placemaking strategy (which is retained public land that can be used flexibly and modified over time in response to changing needs) regard must be given to the needs of future generations with respect to housing and employment opportunities. The proposed large scale mixed use development across the PWRA would make a valuable contribution to meeting such needs of future generations within Porthcawl.

## **Economic**

*Representation: Regeneration plans should also take into account the requirements of traders and for business not to be adversely affected in any way.*

*Representation: It is unclear how this appropriation will benefit the town's traders.*

*Representation: Concerned about economic impact resulting from the fair closing and associated businesses that rely on the linked trade*

*Representation: Concerned about impact on attractiveness of Porthcawl as a tourist destination.*

*(NB: further representations in relation to tourism and leisure covered under relevant section above)*

Response: The proposed regeneration plans are expected to provide a significant uplift in economic activity and spend within Porthcawl, both in terms of enhanced attractiveness of the area to tourists in addition to the economic impacts arising from the construction and operational / occupied phase of the development.

## **Education**

*Representation: Newton School Governors are concerned about loss of green space including the loss of school playing field. The loss of the playing field, which has been in use for over 20 years, would have a considerable detrimental impact to our pupils who use this area everyday for their playtime and to participate in the daily mile, an initiative aimed to improve the physical and mental health of children.*

*Representation: Schools currently can't cope so will struggle with increased demand.*

Response: the proposals do not seek to develop the existing Newton Primary grounds for alternative uses. The LDP and RLDP allocation safeguards a 1.8 hectare site adjoining the existing primary school to accommodate a minimum one form entry Welsh medium primary school, the expansion of the existing Newton Primary School (with co-located nursery facility) and a financial contribution to nursery, primary school and secondary provision as required by the Local Education Authority will be calculated at the time a planning application is made in accordance with the Education Facilities and Residential Development SPG and secured by way of planning obligation before planning permission is granted.

*Representation: We have significant concerns regarding the loss of the informal parking facilities used by parents of the school at the start and end of the school day. This is likely to increase the volume of traffic around the school and could increase the risk of an accident occurring for example due to quick drop-offs at the school gate, or illegal parking.*

Response: Suitable pick up and drop off facilities (both for the existing school and proposed new school) will need to be designed and implemented as part of the development of the new school and any extension to Newton Primary.

## **Other Matters**

*Representation: The Porthcawl Lifeguard Club are deeply concerned about how access to their station and the parking area will be severely impacted by this proposal.*

Response: there are no plans to impact on the ability for the club to access their station. In contrast the proposals provide an opportunity to improve upon existing access arrangements and the Council is committed to working with the lifeguard club to facilitate this.

*Representation: Porthcawl's issue is about a lack of "brand" identity. For example is Porthcawl a retirement village, a Commuter town, a residential town with thriving businesses or a seaside tourist resort. I would like the regeneration to find a balance between providing for all of the above*

Response: The Council recognises the range of requirements for both the current and future Porthcawl. The proposals for the PWRA are considered to represent a balanced approach that maximises on the opportunity to deliver transformational change through high quality development that meets the land use planning requirements identified within both the LDP and RLDP.

*Representation: The proposals for the appropriation of Sandy Bay are illegal. It's a well known fact that the land in question was left to the people of Porthcawl for leisure purposes by a benefactor.*

Response: The appropriation is proposed within the legal framework in which BCBC operates.

*Representation: From a personal point of view I am concerned about the lane which runs along the back of our houses in New Road. I don't know how accurate your red line is but in some instances it seems to go through the end of garages. Whatever you intend to do with this lane is very likely to affect access to our garages and gardens, if not stop it all together.*

Response: the red line follows the Council's freehold ownership of Sandy Bay. Access to the rear land that serves properties on New Road will be maintained (and likely enhanced) as part of the proposed development.

*Representation: The consultation pre-empts any changes to the LDP and Placemaking Strategy as a result of the consultations undertaken last year*

Response: In order to avoid any confusion that could arise from multiple consultations taking place at the same time, the advertisement of the intention to appropriate land at Sandy Bay and Griffin Park was not progressed whilst the RLDP, CPO and subsequent placemaking strategy consultation were ongoing. Following the completion of these consultations and subsequent approval of the Porthcawl Placemaking Strategy by Cabinet on 8 March 2022, advertisement of the proposed appropriation commenced on the 6 June 2022.

*Representation: Concerned at the distinct lack of information regarding what is planned. As residents, we are being asked for our views, but there are no plans that are easy to find on the BCBC website, and only newspaper reports found during a web search.*

*Representation: Concerned about a lack of transparency as to the intended use of the land the council seeks to appropriate. The council should be more forthcoming with their planning on how they intend to use this area for regeneration to allow for transparency with the Porthcawl community.*

*Representation: Object to the Porthcawl Appropriation on the basis that no detail has been provided apart from a map outlining the designated land to be taken.*

*Representation: The Council has tried to limit the views of residents on this important issue; three weeks is not enough time to consider such complex issues with the correct amount of thought and consideration.*

Response: The Council has clearly set out its intentions for development within the PWRA through the consultation on and subsequent approval of the Porthcawl Placemaking Strategy which was undertaken over a three week period from 24th November 2021 to 17th December



2021. The consultation included a two day public exhibition in the Porthcawl Pavilion which was attended by in excess of 1,000 members of the public. This exhibition was followed by the consultation material being displayed on the Cosy Corner site hoarding for 3 weeks and being made available online on the Council website.

With respect to the appropriation consultation this was advertised in the Western Mail and on the BCBC legal notices page. In addition to this the consultation was expanded beyond the baseline statutory requirements by advertising the appropriation more widely, in order to ensure the public had maximum opportunity to be made aware of and in turn consider and comment on the proposed appropriation. This additional consultation consisted of the following:

- Display of notices and proposed appropriation plan at key entry points to Griffin Park and Sandy Bay.
- Background information, copies of documents and instructions of how to comment included on the BCBC consultation page
- Press and social media releases which provided further information and detail on how to comment.

With respect to the duration of the consultation the baseline requirements are for a 2 week period as outlined within the report to Cabinet that provided the initial authorisation to proceed with the advertisement of the appropriation. As with the approach to advertising outlined above additional time for responses was provided with the consultation period set at 3 weeks in order to maximise the opportunity for the public to consider and comment on the appropriation. In addition, the 21 day re-advertisement of the proposed appropriation commencing 30 June 2022 gave further time to objectors to consider the proposed appropriation and submit written representations for consideration.

*Representation: under Local Government Act 1972 section 122 (2A) and Section 246 Town and Country Planning Act 1990 Section 122 LGA 1972 provides that: The Council may appropriate for any purpose for which the Council is authorised by statute to acquire land by agreement any land which belongs to it and is no longer required for the purpose for which it held immediately before appropriation. I note that you are using the above Act. But under the National Assembly for Wales (transfer of functions order 1999) planning legislation was transferred to what became the Welsh Government. Most executive functions and secondary legislation powers contained in the England and Wales Acts were transferred to National Assembly. Called National Assembly for Wales (trans functions) order 1999. These powers were transferred to Welsh Ministers as a result of the Government of Wales Act 2006. Since then there has been numerous planning legislation Acts issued by Welsh Government one being the Planning (Wales) Act 2015 on primary legislation to be made on a Wales only basis. Which also includes the Well being of Future Generations (Wales) Act 2015. Planning legislation has been devolved to Welsh Gov. so why is BCBC still quoting regulations under the. local Government Act 1972. Section 122-2A.? Surely, BCBC should be using more recent legislation issued by Welsh Government?*

*Representation: The legal trail leading to its present ownership is steeped in controversy and possible fraud.*

*Representation: There are covenants in place for Sandy Bay that the area is for Leisure use only. These also need to be considered as part of the appropriation.*

Response: The Council is following the appropriate legal process for the proposed appropriation.

*Proposed development is in conflict with local and national planning policies*

*Proposed appropriation would prejudice comprehensive development of an area*

Response: the LDP allocation and framework for development set out within the Porthcawl Placemaking Strategy prescribe a comprehensive form of development of the type proposed. The proposals will also be subject to more detailed consideration when a planning application is made.

*Representation: Object to any land within Griffin Park being removed from the use of residents of Porthcawl until such time that BCBC has planning permission, funding and a proposed developers has obtained planning permission to proceed with the development of the Sandy Bay site*

*Representation: A Public Inquiry has been called following the large numbers of objections to the Compulsory Purchase Orders for land related to the regeneration proposals. It would seem prudent to await the result of the Inquiry before attempting to appropriate land.*

Response: Given the Council's proposals for the land to be used as a part of the Porthcawl Waterfront Regeneration Scheme, for which it has an LDP allocation, the proposal to include it within the RLDP and the adopted Placemaking Strategy. Appropriation of the land to planning purposes is necessary prior to planning permission being granted in order to demonstrate that there are no impediments to the scheme which underlies the CPO. Whilst appropriation allows for land to be transferred to planning purposes it does not fetter any future decision that may be made by the Council acting in its capacity as the Local Planning Authority. As such, any future applications for planning permission will be subject to due consideration and determined based on material planning considerations, in accordance with the relevant planning policies that apply at the time any planning application is made. It is expected that any planning applications will be made by developers in due course. The appropriation will however enable the Council to give certainty to both the Welsh Ministers (who will consider whether the CPO ought to be confirmed) and developers alike that the land is available for development.

*Representation: To accompany my objection and reasoning I have attached the results of an online survey which I carried out ahead of having to submit a statement of case for the impending public enquiry. This survey identified, with a very clear consistency throughout the duration within which responses were being received, that the most important element to the respondent was to retain and protect sufficient and suitable land and protect it from permanent types of development - mean importance rating of 8.88 out of 10. Housing returned at a mean importance rating of 3.67 out of 10. 963 people responded to this survey.*

Response: The submitted survey and information contained within is noted.

*Representation: The public notice under Section 122(2A) of The Local Government Act 1972 is misleading and incorrect.*

Response: The proposed appropriation was readvertised over a period of 21 days commencing 30 June 2022 as during the first consultation period it was brought to the attention of officers that there was only a reference to Griffin Park and not Sandy Bay in the body of the notice. The second consultation period used a revised description of the land in the notice to avoid any doubt as to the land which is proposed to be subject to appropriation.

*Representation: Concerned that private leasehold agreements have held back regeneration for so many years.*

Response: The Council is committed to progressing its proposed regeneration plans within the PWRA. The proposed appropriation is an important step towards delivery of development and follows the success of the Jennings Building, sale of the food retail site and recent approval of the Porthcawl Placemaking strategy. In addition to the proposed appropriation the Council are progressing a Compulsory Purchase Order to unlock development.

### **Representations in Support**

In addition to the key grounds of objections summarised / paraphrased and aggregated above there were 11 representations in support of the proposals which included the following comments:

*Sandy Bay has been derelict for so long it's about time something was done about it the place is a mess and the bowl is full of rubbish and dog mess*

*Porthcawl needs more houses for it's next generations*

*Porthcawl is desperately in need of new housing of all types; apartments, townhouses, detached houses and semis etc.*

*New housing on these brownfield sites will ease the pressure on the green belt*

*New housing on these sites will be part of the natural housing land cycle and encourage some of the older, downsizers in other parts of town such as Nottage, Newton and Rest Bay etc to stay local and release their larger family homes to the market for families with children to buy.*

*If new houses are not built on these sites then the current supply and demand imbalance will cause prices to go up even further.*

*New housing on these sites will attract increased spend from new residents to stay within the town and assist regeneration and development of the town and creation of other business' and jobs etc.*

*This new housing development needs to happen asap or else there is a grave danger of missing the housing cycle again as has happened several times over the past 30+ years.*

*I am looking to purchase my first home right now and it's difficult to find houses due to high prices and lack of availability. There are many people in a similar situation to me and the main way to resolve this is to build more houses.*

*The proposed infrastructure plans surrounding the developments, whilst they seem to be high level at present, look very promising.*

*For too long, the town has been dominated by a loud negative grouping that opposes just about everything and believes that cheap air flights never happened.*

*The only thing that will regenerate Porthcawl is people living here. As our population gets increasingly older, the town needs new faces.*

*I live 50 yards from the development at Rhych Avenue and I am concerned that there is a misguided campaign from people, who live miles away to stop it in its tracks.*

*The local people should have a say but please listen to people who live near it allow them to have a greater voice. Any objection from a post code outside Porthcawl will have political motivation, a Nimby mentality and should be disregarded.*

*I would urge the local authority to see this development through. Purchase as much land as possible from local speculators who are happy to see prime sites left derelict (Knights and GHH come to mind) Build a large mixed use development. Built by local south Wales contractors with plenty of houses, apartments and tourist business'.*

*Do not listen to negative naysayers who will not be contributing to Porthcawl or spending any time near the project*

*I think it is fantastic that Porthcawl regeneration is being talked about. For far too long Porthcawl has been a tatty seaside town with a tired, dated, run down fair. The town is desperately in need of investment and the prospect of progress is exciting and welcomed.*

## Appendix 1.E

# Default Report

*To Evidence public opinion ahead of the impending Porthcawl CPO Public Enquiry.*

April 29th 2022, 9:06 am MDT

**Q1 - For the purposes of evidencing community support (or otherwise) for the regeneration development, using the scale provided, please could you identify how important you feel each of these following elements are to Porthcawl's regeneration?**

#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	Residential development	0.00	10.00	3.67	2.51	6.29	861
2	Commercial development	0.00	10.00	4.89	2.49	6.20	870
3	Land of sufficient size and suitability, protected for public leisure, fitness, wellness, and recreation	0.00	10.00	8.88	1.78	3.18	943
4	Commercial leisure	0.00	10.00	6.51	2.54	6.47	898
5	Car parking	0.00	10.00	6.97	2.58	6.68	898

**Q2 - Is there something that is important to you missing from the list? What is it? Please write answer in the text box provided below.**

Is there something that is important to you missing from the list? What is it? Please write answer in the text box provided below.

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Dropped curbs

---

Areas to picnic, sit out in groups and enjoy time together without any stress.

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A sustainable marina needs to have a minimum of 130 boats currently has 70 costing the tax payers money

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Swimming pool

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The high street lacks a heart, maybe some more cafes and restaurants to make it feel a bit more lively

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Green space and parks on the sea front similar to the facilities on Aberavon sea front

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Swimming pool , park with garden

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A changing places toilet, for someone that needs hoisting and changing, for personnal care

---

Transport links

---

A pump track for the kids

---

Land at Sandy Bay should be used for leisure touring vans and camper vans,with parking facilities and land sat set aside for future generations and wild life habitat

---

More residents parking

---

Lack of real consultation

---

Visitor attractions and community facilities

---

Services for young adults to thrive

---

Local sports facility's that includes 3/4g pitches for the local sports teams to utilise all year. So many games have been cancelled due to unsuitable grounds where Bridgend and surrounding areas have got 3G pitches for their communities to enjoy and develop local sporting talent and interests

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Please listen to the residents and give Porthcawl what it desperately needs, more recreation, fitness and wellness areas 🧘🧘🧘

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Individual planning decisions creating "monstrous " houses in Porthcawl.

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Please take care of the areas you are responsible for ie the wilderness lake needs to be maintained.

---

I agree with the development of Aldi as a supermarket but I don't believe the town needs a large supermarket for example Tesco or Sainsbury who would really challenge some of our local traders because of the range and volume of non essential goods on sale.

---

Swimming pool and pump track

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Public transport links to outlying areas of Porthcawl and surrounding areas

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Something specifically that is for children's play as per the legislative requirement in Wales  
<https://www.bridgend.gov.uk/residents/social-care-and-wellbeing/prevention-and-wellbeing/play-sufficiency-assessment-and-action-plan/>

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Toilets , seating benches

Outdoor lido, outdoor gym, more outdoor beach front dining, outdoor theatre space for performance/music events.

Children activities

Keep sandy bay for our truck show it brings thousands of people to our town we need this

Lets put right what we have first. Knights Arms, Glam Holiday Hotel. Porthcawl Hotel, u kept toundabouts more and improved toilets.l

Disabled parking on South Road near The Royal Oak Pub .... There's no designated disabled parking for residents

We need more for the younger generations

Build a swimming pool build good recreational facilities for all ages but especially the young and teens, bring back nightlife, a massive absolutely NO to Aldi or housing on Salt lake or sandy bay Regenerate what we have putting Aldi here will kill our town that needs support we have excellent butcher and veg Aldi will kill them off who the hell thought that was a good idea

We do not need more housing especially on prime seafront locations we do not need commercial development we need to support and regenerate what we have and build on it we do not need multi storey ugly car parks we do need leisure and thoughtful open spaces and recreation and entertainment areas the fair should stay and be updated to a theme park

No to Aldi no to housing on salt lake and Sandy bay! No to multi storey parking! No to new commercial building. Yes to regenerate our old buildings. Yes to leisure yes to things for our youth

Indoor full size swimming pool. Porthcawl attracts hundreds of open water swimmers. Imagine how lovely it would be to have a pool like the one down Cardiff Bay.

Flexible space for an indoor market for year round use

A good quality touring caravan park. Swimming pool or Lido

Caravan and camping provision

Swimming pool

Public transport

We need a reduction in the size of Parc Dean as it cannot cater for the amount of people using it, I would also like for them to have their own medical centre even if it's a small one so as to alleviate the pressure it puts on Porthcawl services, this is a private site and should like all other sites provide minimal care facilities through the private sector

Schools need to be improved if additional housing is coming

We need more up to date seaside related premises

Facilities undercover ( not enclosed) for year round use for residents and visitors

Investigate the internal operations of Bridgend County Borough Council regarding land deals (CPO).

Disability access

Safer crossing points for people on newton nottage rd. being disabled I have no chance.

The asbestos buried prohibits its removal

Safeguarding open water swimming from the slip until a suitable alternative is in place.

Sports facilities 100%

Surfing

Open water facilities inclusive for disabled swimming

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Swimming pool, playground, skate park

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More trees planted lets go green

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Sea views

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Being able to park near to and swim/board at Coney

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Improvement to the road surface of Esplanade Avenue which takes traffic to the Pavilion, often buses/coaches

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Outdoor pool/ lido

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Safe entry point for swimmers to swim at coney beach

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Sea water swimming pool.

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Access to sea for open water swimming

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It's important to develop safe open water swimming points , such as pontoons, in the bays where we swim, away from boats and not having to leave our things on the beach where they can be stolen. So we need good, cheap and ample parking too.

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Swimming - both open water and pool

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Plant lots of trees and flowers and have somewhere nice to picnic.

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Parking for camper vans and touring caravans, wet weather leisure facilities

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Things of interest to attract visitors. Very little here.

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Green space near town for picnic etc

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Services & Facilities.

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No housing on salt lake or sandy bay please stop Aldi being built on our prime seafront no to more commercial let's update and support what we have

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Please stop Aldi building immediately this should not happen on prime seafront land! How was this allowed to happen? Absolutely No to housing on salt lake absolutely NO to houses on sandy bay yes to keeping the fairground but update it, we need to upgrade what we have not build more

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Road infrastructure in and out of Porthcawl from all directions

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We need to encourage visitors and provide facilities to help local businesses not make the area an eyesore

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Maintain green open space to keep porthcawl an inviting and characteristic seaside town. Overdevelopment of the seafront will destroy the rural seaside town ambience which is porthcawl is known for. The worst thing you can do for porthcawl seafront is build more housing. You need leisure facilities which locals can enjoy, but also to attract tourists which are the beating heart of porthcawls economy

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Swimming pool

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Aquasplash for kids like Aberavon Beach

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Children's water park similar to Aberavon.

---

No housing or supermarkets to be built on our prime seaside area no to buildings on sandy bay! Yes to leisure and entertainment venues and yes to helping our youth with activities and places to hang out. Yes to a cinema yes to nightclubs yes to festival (preferably not the Elvis one )

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I am old enough to remember Sandy bay being gifted to the people of Porthcawl and stolen by BCBC they need to return what is the rightful ownership back to the community! Absolutely NO to housing and cheap supermarkets

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on prime seafront Land and no housing whatsoever on Sandy bay the fair should remain it brings trade into town but should become updated and more attractive to bring in more visitors without the fair there really is nothing for people to attract them here to spend. Let's regenerate what we have the old holiday home would make either a fantastic club/pub entertainment venue or a spa/retreat like the towers, I still can't believe what they have done to the rest it is disgraceful

Protect Sandy bay from housing and Salt lake at all costs. Protect Newton Dunes do not let them build there either! the fair should be upgraded to bring in business, it should mirror other theme parks, but needs to be all year round with entertainment venues for residents and visitors. Regeneration of the town to reflect a seaside resort we need to keep tourism if we build build build it won't be long before the biggest caravan park goes down hill and in all likelihood close if people have nothing to do here what's the point? We need leisure and activities for our youngest and all families we need venues for our teens and young people, bring back nightclubs people used to come from miles around it was the place to go this is a little gold mine if regeneration is done with thought for our residents our businesses and our future.

Under no circumstances do we need prime land developed into housing and a cheap supermarket I am 75 yrs old I swam in the salt lake and enjoyed a cinema dance halls and youth clubs there is nothing here today for the young this needs to change! Regeneration of our old and existing buildings turn the fairground into a theme park bring back tea rooms and the manor suite. Save sandy bay for the wildlife and open spaces this is a gem of a town please please please regenerate it the right way to ensure it's future

Maintaining land and not overpopulating is so important for the well being of people living in Porthcawl

Protect the beaches please!

More zebra crossings please! I live near to Beales and crossing from Beales to Griffin Park is not great even with the road island in the middle as there is busy traffic and people don't let you across in the holiday seasons!

Park and ride train station please please please

Personally I would like a larger marina as it's not economically viable currently

The third item could be broken down further. Some may be less popular.

Swimming pool and hot tub for my illnesses i

Car parking is already really difficult for us that visit regularly to surf with a disabled person accessing the beach. All this development is going to stop my sons access to one sport he can actually participate in.

Cultural spaces

Affordable housing to buy (families) . Residential developments currently on offer outprice working people who wish to remain in the area or are flats which are not suitable for families.

Tourist attractions

Porthcawl needs to be a more inviting tourist area, without the fun fare at Coney beach. More restaurants with outdoor entertainment

Community facilities

Public swimming pool

Camping areas, educational areas

If you closed the eastern prom to traffic it would make it a more pleasant place to walk and enjoy. Reopening a rail link to porthcawl would reduce to amount of cars visiting and reduce the need for parking places. You need to stop to invest properly in the town and not just increase council tax revenue by building houses which the younger generations of porthcawl will not be able to afford

To be able to surf and have access to the coast. Maintaining all the natural areas and ensuring suitable accessibility for all to enjoy.

It would be nice to see Porthcawl like other beautiful towns like bath etc.

Protect the surf on Coney at all cost

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Small business opportunities, reduction of tacky tourism, sustainability and facilities for locals and visitors

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Visitor attractions not housing flats care homes etc

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Outdoor sports facilities e.g. pump track

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What's the vision and identity of Porthcawl for future generations.

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Cut down on need for car parking by providing a park and ride scheme from the outskirts of Porthcawl

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Community hub! Leisure, arts, access for all

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I am not sure what commercial leisure is??

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Child specific free facilities

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What on earth have you done to the traffic in Danygraig??? Birch walk development is going to be a horrendous failure!!!!

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Get rid of the druggies/alkies

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Most important to our family is that open space is left to enjoy and any development is tasteful, built with quality materials and aesthetically pleasing and fits with the look and feel of a lovely seaside town.

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We need more leisure, recreational sites for the residents and particularly the youth of our town

---

The reduction in size of Trecco Bay is too big for the size of Porthcawl as a resort, the roads around Newton are used as a carpark as Parc Dean cannot supply sufficient spaces

---

Keep building lower so everyone can enjoy the view. Plenty of open space to promenade not just a tiny pavement

---

Land to encourage mini beasts and wildlife. An outdoor swimming pool. A council/affordable private pool

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Don't scare away our very few 2nd homeowners always ensure some newbuilds can only be sold to locals instead before planning permission is given.

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Disabled access and parking public transportation

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Actually for BCBC to put the needs of the town before money

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Use for touring caravans and camper vans, car parking, and keeping land for the flora and fauna, also keeping the mature trees which is full of wildlife bats owls other bird species lizards grass snakes, this land is also part of an ancient dune structure which needs protecting, no development required.

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Pumptrack for bikes and skateboarding

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Swimming pool leisure centre for health and well-being and wet weather tourist provision

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Doctors surgeries and schools

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Better facilities to accommodate all the extra tourism & residential areas

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Outdoor pool

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Leisure centre

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Green space- flowers, trees, places to sit and reflect.

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Better public transport system

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A good reliable infrastructure including public toilets & frequently cleaned public areas ie many more bins frequently emptied.

## Toilets

Put more facilities for children Aberafan have put a lot of facilities for children Porthcawl have nothing Clean updated toilets in John Street are a basic need At the moment they are disgusting

Better access roads and public transport links

Infrastructure facilities eg: Doctors, dentists, school places etc

Consideration for coach parking as well as just cars

open green spaces protected for wildlife

Porthcawl is generally a pleasant town only let down by the eye sores of salt lake and the fun fare up to the high tide

Continuous promenade at Sandy bay, public open space where interaction with wildlife possible

Protection of land owned by Porthcawl, NOT BCBC

We need enforcement of law back in porthcawl .

Cinemas and indoor pools and social areas indoors and splashpad outdoors

New colourful BIG Welcome to Porthcawl signs opposite Grove golf club where the existing ones are. Make them colourful with sand and blue sky. Let's make Porthcawl inviting please

Street cleaning is nearly non-existent. Bring back monthly curb cleaning, weed spraying and please fix pavements and seating areas for public. Clean streets make it more pleasurable for locals and visitors

Please if you create structures make them of quality

## Sports facilities

We need Salt Lake for car parking and leisure, not housing

Area for nature and parkland

More facilities for visitors, all weather seating along Eastern Promenade such as the large umbrella type like Barry Island.

Leisure only, wildlife and the mature trees, no development

First and foremost this needs to be a space for the public rather than more residential development.

## Pool and Car Parks

Pump track

There is no mention in the plans that this is a surf beach with many visitors coming with vans and campers that will no longer have anywhere to park. Porthcawl has no real availability for long stay touring caravans'. This week the high tide is full.

We could do with leisure facilities and ice rink plus I'm not being funny but social housing is allocated to people who are not from the area leaving locals in bed and breakfast

Blue badge parking by Griffin park it's dangerous

Open space land kept for wildlife and habitat, stop encroaching into their realm

Better sport facilities

Under-cover facilities ( not enclosed but covered so people and children can be outside even when it rains).

McDonald's

Porthcawl needs more indoor leisure facilities for inclement weather conditions & sufficient parking

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Swimming pool, indoor facilities of good quality. Get rid of the fair

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Development of houses in the main needs to be on the outskirts of the town, leaving green areas on Sandy bay and Salt lake for leisure, fitness wellness and recreation and car parking.

---

I want the town to be proud of something to provide for the young this is sadly lacking

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Splash area

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Porthcawl is flat - comprehensive active travel routes

---

It is important to have fun young leisure areas for youngsters and families. But EQUALLY important to have green quiet areas with water features and sitting areas for the older generations for reading and meeting with coffee n cake near by

---

Leisure centre 25 metre pool, outdoor lido, bigger skate park, large climbing park for kids

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The fairground should not be closed down. Big big mistake

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We are supposed to be encouraging holiday makers. Don't see anything in the plan for them 🧑

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We should be providing a destination and not developments like the new supermarket in the middle of the regeneration area. That was prime land that could have been better used for commercial cafe's and restaurants etc...

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Active travel links with Bridgend - there is no safe way to cycle to Porthcawl.

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Trains and public transport

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Affordable housing for local young people.

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People of Porthcawl, Not BCBC, and their Vision

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Swimming pool

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Think that's fine. Make what's here nicer

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Swim pool for public

---

Plenty of basic facilities - toilets, baby changing rooms, litter removal etc

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Green spaces

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Schools need to be able to accommodate a larger population.

---

Active traffic wardens

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I have been waiting over 40+ years for any sort of regeneration. I am not holding my breath

---

Leisure facilities, supermarkets

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Swimming Pool

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Train station indoor pool

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Toilets Pavilion refurbishment Benches Clean road signs

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Schooling and medical care for the extra intake

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Make the eastern promenade, pedestrian only

Regeneration not urbanisation!

How important is .....the need for much better public transport links,...informed community participation in decision-making about planning

Keep Porthcawl a sea side town.

More public toilets around! Space and facilities in ratio to residential property.

Porthcawl town seems to be in separate pieces. Need to bring it into one, by joining it all together.

It is essential that those responsible for "regeneration" remember Porthcawl is a seaside town and should remain that way for residents and those who live around the area

Transport links ie train or regular shuttle busses to Pyle station

Disabled access to beaches that are no more than a gradient of 1 in 12 have you tried pushing wheelchairs down ramps. Also more changing places and some roll out boards for beach. Look at what has been done in Barry Island.

Remove the dual carriageway

To respect the residents, and understand we are a tourist seaside town.

Re the proposed residential developments, if these go ahead are the sewers going to be improved ? There are issues with these as they are, if we have a dry hot week the smell is dreadful in Porthcawl. Add another 1000 plus houses !!

I would like to see more leisure facilities for people of all ages. Im not keen on the skate park idea as i feel that that is really just for certain age groups and i didnt really like the pictures shown if how it looks. I would however support something if it was beneficial to everyone.

Children s safe leisure facilities

Public conveniences; transport infrastructure ( within and without); dog warden

A new county council that actually likes Porthcawl

Access roads

Park and ride, Vehicle management.

Toilets

Pool

Porthcawl train station 🚉 necessary provide a park and ride along M4 corridor for busy tourist months/ events

Protection of the dunes from developers.

Attractive green spaces open to the public

Want a railway or monorail or a tram linking us to Pyle railway Station..

Public green spaces. Attractive engaging waterfront

People in cars spend money on Porthcawl. People in buses don't. We need car parks not bus stations and proper leisure facilities and green spaces not concrete. And we definitely Don't need an Aldi

Actually getting it done!

Train station and More doctors,schools dentist.

Splash park like Aberafan sea front for younger children?

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## Better public transport

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The eyesore of non-developed property that is currently uninhabited

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Renovate the town centre, utilise the buildings laying empty, get the community involved in taking ownership to become proud thier town,let's paint, lets plant lets regenerate what we have and build in activities for all, a bingo hall youth club, children's adventure parks, entrainment. But definitely not housing, Aldi or multi-storey parking, it absurd to destroy a town like that. We need to divorce BCBC before the damage is done and it too late to save orthcawl must be protected at all costs, it is a gem that needs thoughtful regeneration not further buildings we have enough empty to fulfil the needs of the town. No to Aldi no to housing and no to multi story car parks. Regenerate our supermarket with a more affordable better stocked one. Clean up the town centre it looks so shabby and unloved.

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Please no to housing and Aldi on salt lake or sandy bay

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We must have community-led regeneration our tourism needs to portray our wonderful natural resources such as the benefits to peoples health we should have retreats after all our lovely Sea air encourages respiratory health, with a good dose of Vitamin D. What we don't need is more commercial development spoiling our environment and certainly no housing there is plenty of land on the outskirts of Porthcawl, we must protect and sustain our coast and open spaces.

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Absolutely no housing on salt lake or supermarkets or multi story car parks

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Commercial leisure / development should be social enterprise / reinvest in the community as much as possible

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Protect Sandy bay, Protect Newton Dunes, remove these illegal owners of land they stole, Salt Lake should be salt lake, the fair should be upgraded to bring in business, but needs to be all year round with entertainment venues for residents and visitors. A MASSIVE NO NO NO to housing on salt lake and multi storey parking, build on the outskirts of Portjcawl. DO NOT LET THEM TAKE PORTHCAWLS IDENTITY

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Park and ride. Tram or light rail system

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We need to create sustainable jobs all seaside locations are vitally important and Porthcawl needs to be providing a holiday tourist vibe with a cultural experience. A thoughtful regeneration of our town centre utilising buildings we already have, no need for new ones! Get rid of the co-op re-develop that into an affordable supermarket no need for Aldi to be stuck upon prime land! And definitely no housing on salt lake return it to sanctuary for residents with swimming etc, benches, bike/running track, splash park, etc. Re develop out fire and ambulance buildings and our police station should be reopened. Definitely do not want see multi storey car parking. I do not want to see Sandy bay built on that was given to the people of Porthcawl and should remain ours.

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Green spaces and natural habitat for birds eg trees

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Green space

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There is no need for residential development in prime locations, they need to be looking outside of Porthcawl expanding the border, we don't need any further commercial development we have enough that need regenerating so not to take business away to a new area just because it's new! We need to keep sandy bay open and free that belongs to the the people! we need to protect that land and the dunes at newton for future generations and wildlife. We need to involve the youth of Porthcawl to tell thier views and needs we are letting them down, there is nothing for them.

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Build on our water sports static wave wake board lake and development beyond the seafront.

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As a young person of 21 living in Porthcawl, what we need is to put our community first! We to create an environment we are all proud ofBy that I mean the attractiveness of the community, we need to regenerate old and new, our town centre should be oldie worldie with cobble streets, chic cafes and restaurants, on-trend boutiques not charity shops and pound shops, there needs to be American style ice cream/jukebox parlours where the teens can hang out safely, bring back nightclubs and trendy bars, we need a high tech gym affordable for all, leisure facilities and children's old fashioned parks and splash parks. This would provide better employment opportunities, bring more people to Porthcawl we should definitely not be getting rid of the fair it

should become a theme park with themed hotels, we don't need overpriced tiny houses that we will never be able to afford and a cheap supermarket. Ask the youth what they want go to the comp get thier options and lets get Porthcawl regenerated by a community organisations made with local people to drive forward positive change, not a county borough council that have zero vision.

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Additional toilet facilities

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A liesure center with hydrotherapy and swimming pool

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Facilities for visitors in wet weather. cycle adventure track.

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Post school training specifically to enable young people to be equipped to face the challenges of today's employment market.

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Green “ natural “ areas

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Leisure facilities for families and kids

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Indoor recreation, leisure centre , gym , swimming pool, cinema , hotel ,

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Derelict buildings should be regenerated and utilised

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Regeneration needs to be visionary for our future generations and to encourage the young to love here we need job opportunities but not in the likes of cheap supermarkets I am talking entertainment venues, spas health and fitness, cinema all year round theme/adventures park bring back the days of the manor suite with boxing events dances music festivals we need to keep sandy bay free and open and a big no to multi-storey parking and housing on salt lake there is so much more that could be done ✓

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Please stop in necessary houses and car parks being built on prime land please protect sandy bay and help Porthcawl regenerate its seaside nature we need a theme park, childrens activities places for our teens, nice bars and entertainment

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Regeneration should be done respectfully restoring our old buildings the esplanade should never have been demolished for that monstrosity same with the rest it's disgraceful the holiday home should become a leisure/spa facility we need to base pit regeneration on port Talbot sea front and Cardiff bay we should not be building silly little overpriced houses and high rise parking and a stupid Aldi on prime location it's an absolute disgrace the fair has been bread and butter to Porthcawl for years and we should be enhancing that to a theme park like Oakwood and maintaining the seaside resort that we are please make this happen

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Crazy golf, splash pools

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I can tell you what we definitely don't need and that is prime location having a supermarket and housing plonked there the redevelopment needs to be thoughtful for tourism growth future growth I do not want to see high rise parking and stamp size housing we need open space. Leisure facilities things that bring tourism into town, we need entertainment venues and social activities for the young

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Easy access to the beaches

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Leisure facilities, splash park, sandy bay should remain a green open space with bike trail, running track, youth club and comedy club

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Venues for our youth and children

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Car parking

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Safe access to the sea for open water swimming, as an alternative to the slip way.

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Include a Swimming Pool

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Leisure facilities for people of Porthcawl have been neglected by the local authorities for far too long. They've been content to let the owners of Trecco Bay provide those facilities . The time they took to be responsible for providing these facilities is far too long. The management of the use of the Salt Lake area has been an absolute disgrace. Too many vested interests involved ?

Transport links - NOT a bus station

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Indoor attractions for all year round use by visitors and locals

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Existing natural places of beauty remain unspoilt

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Swimming Pool or Leisure Facility For Retired People Needed Pyle Pool Has Limited Time Slots For Adult Swimmers

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Location of residential. In town catchment or outskirts

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Protecting sea view by not building high or out of context to town/harbour. Making use of run down buildings already here.

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pool

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skate park would be fun - and draw people there to watch, keep natural beauty and wild life, safe place to use my buggy and walk my dog, increase in infrastructure

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Doctors and schools not sufficient for more residents !

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Physical areas for children's fitness and well-being such as pump track, skate park etc - especially since the impact of Covid on mental health and obesity in children/teenagers

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Protection of the green environment.

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Swimming or water attraction (irregular water jets from the paving) for younger kids

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Stop thoroughfare through Mackworth Road

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Cohesive strategy that integrates sustainability, community, ecological elements

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Swimming/leisure centre

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Connection to the existing High Street

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Swimming pool

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Peach parking

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A miniature railway!

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Out of town parking with park & ride facilities

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Leisure Centre

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Being able to complete this survey in Welsh as well as English?! A respect for Welsh culture, place names, architectural heritage. Slowing down the over development of individual homes as well as land spaces- less is plenty and all that.

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More regular Street cleaning

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We need, to be free to enjoy Not to be Robbed, By the same old same, old

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Traffic speed around the town. Reduce speed limit on Dual carriageway to reduce speeding cars motorcycles and traffic noise for residents. Speed cameras and traffic calming measures needed.

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Look at other seaside places such as mumbles compared to Porthcawl, we pay high rates of council tax and Porthcawl deserves more!

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SEN and Welsh based schools in porthcawl

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Disabled changing facilities ie a changing places facility, are desperately needed in Porthcawl

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We desperately need a proper supermarket. It's a disgrace that a town of this size doesn't have one. Travelling 15 miles to Bridgend for groceries is ridiculous.



Leisure centre

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A swimming pool/lido please.

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Better public transport to rail connections

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Community space

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Youth amenities to help engage young people in positive activities.

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Activities for tourists and also what is there for 12 - 18 year old? Maybe a skate park would be good

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Extensive tree planting programme

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Development of new medical centers and schools to cope with demands of new residential

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A range of upmarket bars, restaurants and activities - including things to do on a rainy day. We need to raise the profile of Porthcawl from sleazy to smart. We need decent hotels for visitors to stay in.

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Undercover facilities and sitting areas

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Camping sites to bring people into the town

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children play areas foc

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Improve the look of John St, gone to look so scruffy.

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Green space

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Trees, parks and green areas.

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Maintenance of childrens parks and grass cutting more regular at The Wilderness park grounds. Car park maintenance also look at the general maintenance of the area and roads

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It's a seaside resort, not a housing resort

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Public services, Health, Education, Public Facilities etc

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Get rid of the fair!

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Develop Coney Beach as a watersports attraction and build an arena in Sandy Bay Bowl...

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Leisure Bars Restaurants Train Service

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Dig out the inner harbour, sod housing

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Over population and parking if you look at any house there is an average of 3cars

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All weather options that are for local residents as well as visitors.

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I'm very worried about parking in our town. Is one multi storey going to be enough?

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Top quality and high class coerical, leisure and hospitality facilities - get rid of the disgraceful fun fair and provide better facilities for families

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Land for nature

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Leave the green spaces as are 🏡

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Something for the teenagers eg bike track

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Seasonal holiday accommodation (rebuild Sandy Bay )

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How will all the Water users park to surf, kayak, SUP and all the lifeguard clubs that use the beach. On a good you can have up to 150 surfers alone in the water and then all the rest on top. They all need to park.

Buildings for leisure e.g. Sports hall/ indoor provision.

Protection Of Existing/ Historic Town Buildings

Expansion of other services not just car parking if more housing is to be created. Scholls, doctors etc

Infrastructure -safe leisure for diverse need groups -i will think more later

Would love to see a decent touring caravan/motorhome site

Facilities such as toilets, showers and changing rooms.

A community space for arts and music

Installation of the pedestrian crossing on Newton Nottage Road

Environmental impact on wild life provisions

### Q3 - Where do you live?

#	Answer	%	Count
1	Porthcawl	74.02%	567
2	Bridgend County Borough	18.80%	144
3	Other	7.18%	55
	Total	100%	766