

Cyngor Bwrdeistref Sirol Pen-y-bont ar Ogwr Bridgend County Borough Council



Swyddfeydd Dinesig, Stryd yr Angel, Pen-y-bont, CF31 4WB / Civic Offices, Angel Street, Bridgend, CF31 4WB

Don Tickner
Porthcawl Civic Trust Society
1 Locks Court
Porthcawl
BRIDGEND
CF36 3JJ

Arweinydd y Cyngor / Leader of Council
Deialu uniongyrchol / Direct line: (01656) 643225
Gofynnwch am / Ask for: Karen Williams

Ein cyf / Our ref: HD/KLW
Eich cyf / Your ref:

Dyddiad / Date: 7th December 2020

Dear Mr Tickner

Thank you for your letter dated 23rd October 2020. It is positive to hear that the Porthcawl Civic Trust Society is supportive of the broad plans for Porthcawl Regeneration. In terms of the reference to the importance of the detail, the Council shares the view of the society in ensuring that details of any future proposals are fully considered and appropriate for Porthcawl.

In response to your concerns in relation to the development of Salt Lake car park, these are duly noted, in particular those relating to the proposed location for a foodstore site. The case for locating the food store on the site of Hillsborough Car park have been explored and, having taken into account a full range of technical considerations in addition to many other concerns about moving the main town car park further away from the core, on balance the site identified at the northern end of Salt Lake offers the most suitable position. In order to ensure this site is developed in a way which contributes positively to Porthcawl, a Planning Development Brief has been developed and adopted by the Council. The development brief provides detailed guidance and requirements for future development including the need to incorporate pedestrian linkages to John Street, thereby ensuring high levels of connectivity are achieved.

The foodstore site is the subject of a Planning Development Brief that was prepared by the Local Planning Authority and subsequently reported to the Development Control Committee on the 20th June 2019. The Development Control Committee, in addition to being a public meeting, has all reports and minutes available to for viewing on the BCBC website. Applications and briefs are always considered on their own merit by a range of members that represent all areas of the County Borough, including Porthcawl.

Turning to your comments in relation to the need to retain car parking provision, it is acknowledged that a certain quantum of car parking will be required to serve visitors to Porthcawl, both now and in the future. The nature, scale and location of such car parking may, of course, be subject to change and needs to be considered in the context of planning policy requirements and the associated shift towards encouraging the use of active travel and sustainable forms of public transport. In support of proposals to be set out in the LDP review, a full transportation and parking study is underway and its findings will be incorporated into any future development proposals.

Ffôn/Tel: 01656 643643

Facs/Fax: 01656 668126

Ebost/Email: talktous@bridgend.gov.uk

Negeseuon SMS/ SMS Messaging: 07581 157014

[Twitter@bridgendCBC](https://twitter.com/bridgendCBC)

Gwefan/Website: www.bridgend.gov.uk

Cyfnwrid testun: Rhowch 18001 o flaen unrhyw un o'n rhifau ffon ar gyfer y gwasanaeth trosglwyddo testun

Text relay: Put 18001 before any of our phone numbers for the text relay service

Rydym yn croesawu gohebiaeth yn Gymraeg. Rhowch wybod i ni os mai Cymraeg yw eich dewis iaith

We welcome correspondence in Welsh. Please let us know if your language choice is Welsh

We do recognise the need for a good and accessible parking offer to serve the town and have commenced work on designs to bring forward a refurbishment to the Hillsboro Place Car Park site, as this will be critical to supporting the town centre and will undoubtedly form a critical part of the ongoing parking strategy.

In relation to your concerns on consultation and members' engagement:

1. The Council is currently in the process of formulating a new Local Development Plan, which will act to guide future development in the County Borough. As part of this process, there has been consultation undertaken in connection with the preferred strategy, which identifies the Porthcawl Waterfront Area as being a suitable site for regeneration. The next stage of the replacement plan process involves the publication of a draft Local Development Plan, which is known as a Deposit Plan. There will be a further round of public consultation undertaken following the publication of the Deposit Plan.

2. In addition to the consultation carried out in connection with the replacement LDP which earmarks the Porthcawl waterfront area for regeneration, any future planning applications submitted in association with proposed development within the regeneration area will be subject to public consultation, both through the statutory Pre Application Consultation (PAC) Process, where it applies, and during the planning application itself.

3. The plans which are referred to in the Cabinet report have been drawn up in order to provide an indicative phasing arrangement for future development of the site. As such, the plan does not have any formal status from a planning perspective and therefore, has not been the subject of public consultation. However, it has been reported to Porthcawl members and Cabinet on a number of occasions for endorsement as the basis of taking the site forward. Porthcawl elected members are involved in quarterly members' briefings where all regeneration matters, including detailed plans and drawings, are shared and open to discussion and/or amendment with members.

4. Within the authority, there are a board of officers who oversee the work which is being undertaken on various detailed elements of the Porthcawl regeneration programme. This is a model adopted on all major projects or programmes the authority run. Based on the work of a number of departments, the officer board will develop proposals or strategies and make recommendations to members and Cabinet for endorsement.

5. Public consultation has taken place on more detailed projects including, for example, the eastern Promenade Coastal Defences Project where public consultation specifically on the designs and planning application was held in Porthcawl Pavilion in February 2019.

6. Prior to the initial Covid 19 lockdown in March, officers and the cabinet member from the authority held several sessions with students from Porthcawl Comprehensive school to seek views and discuss future regeneration opportunities, in order to ensure that the views of Porthcawl young residents were taken account of in forming any future plan.

7. In term of future opportunities for engagement, officers will now be looking at the next stage of masterplanning and how sites may be brought forward. As part of this exercise, the authority is considering the best form of engagement with the public over the next few months, while we continue to experience social distancing measures.

8. The cabinet member for regeneration and senior officers have previously attended meetings with the Civic Trust, Sustainable Wales and other organisations interested in the ongoing work in Porthcawl

and would be happy to do so again. Officers and the cabinet member also attended a meeting of Porthcawl Town Council which was attended by many members of the public.

I would also like to draw your attention to the significant investment the authority has made in Porthcawl over the last few years, which includes bringing Salt Lake back under the control of the authority. Following the very successful £3m transformation of the old harbour in 2013, we have been able to support investment in and development of the grade II listed Jennings Building and Porthcawl harbour kiosk. Last year also saw the completion of the new £1.5m watersports development at Rest Bay and the sea front cycle network across to Sandy Bay. Over the last 5 years we have also invested in both public and private properties through a very successful THI programme, culminating in the rejuvenation of the important Harlequin Building.

It is also important to note that having already invested £3m in a new terraced sea defence project at Porthcawl sea front, 2021 will see a further multi-million pound sea defence project along the eastern promenade, to include investment in the public realm and aesthetic of the prom.

The above alone totals over £10m of public investment in Porthcawl since 2013, and we will continue to invest over many years to come.

Insofar as the list of eight more specific questions attached to the letter, I can offer the following responses:

1. The bus terminus remains at a feasibility stage in terms of the design development process and as such, a specific location and design has not yet been arrived upon. However, feasibility work is looking at how it could best be integrated into the land use plans for Salt Lake.

2. The new foodstore will provide much needed food retail provision within Porthcawl. By having such provision within the town, it is anticipated that there will be a reduction in shopping trips to Bridgend and other nearby locations made by residents from within Porthcawl. The resultant reduction in trade leakage will encourage more shopping trips to remain within the town and, in turn, an increase in linked trips between the new foodstore and the existing Town Centre shopping provision. The proposals will also include improved pedestrian linkages between the new foodstore and John Street to facilitate such linked trips and in turn, contribute to the vitality and viability of the Town Centre. It is envisaged that the store will also bring with it a reasonable number of employment opportunities for local people.

3. High quality mixed use regeneration plays an important role in attracting additional investment within any locality, with this in turn acting as a catalyst for enhancing the attractiveness of the Town as a tourist destination. This is underpinned by the aspiration to include a new leisure offer as part of the regeneration, that will build upon and indeed complement the existing tourism offer within the town.

4. At this early stage, it would be premature to identify a specific form of leisure use or operator for the site and therefore no further detail can be provided at present. The leisure market is currently not buoyant and, as such, a development will not be pursued at any cost, until the most appropriate form of leisure offer is identified. Notwithstanding this, it is envisaged that the work being completed to support the reallocation of the site within the Replacement LDP, will act as a catalyst to generate interest from leisure operators.

5. The Council is committed to facilitating comprehensive and high quality regeneration that is grounded in placemaking principles. This approach will ensure that future development builds upon and

compliments the existing character of Porthcawl, thereby contributing to the ambience of the town and its attractiveness as a pleasant place to live.

6. As mentioned above high quality mixed use regeneration plays an important role in attracting additional investment within any locality, with this in turn acting as a catalyst for enhancing the attractiveness of the town as a tourist destination.

7. The Council has a dedicated economic development team that works collaboratively with a range of public and private sector parties, in order to facilitate a continued and improved offer in terms of events hosted within Porthcawl such as the Elvis festival. As mentioned above, it is recognised that a certain quantum of car parking will be required to serve visitors to Porthcawl both now and in the future. The nature, scale and location of such car parking may, of course, be subject to change and needs to be considered in the context of planning policy requirements and the associated shift towards encouraging the use of active travel and sustainable forms of public transport. Any future planning applications within the regeneration area will be expected to demonstrate compliance with the full suite of planning policy requirements that apply at the time, including those in relation to car parking.

8. At this stage a suitable location for coach parking has not been identified, particularly given the competing demands for development within the Salt Lake site and beyond. Opportunities for better integrated transport are being considered as part of the Metro Plus project and how park and ride opportunities can be incorporated into a future scheme.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Huw David', written in a cursive style.

Y Cyng / Cllr Huw David
Arweinydd y Cyngor / Leader of Council