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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



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



Cyfarwyddiaeth y Prif Weithredwr / Chief Executive's Directorate
Deialu uniongyrchol / Direct line /: 01656 643148 / 643694 / 643513
Gofynnwch am / Ask for: Democratic Services

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

Dyddiad/Date: Monday, 1 December 2025

Dear Councillor,

**COMMUNITIES, ENVIRONMENT AND HOUSING OVERVIEW AND SCRUTINY COMMITTEE
(FORMERLY SUBJECT OVERVIEW & SCRUTINY COMMITTEE 3)**

A meeting of the Communities, Environment and Housing Overview and Scrutiny Committee (Formerly Subject Overview & Scrutiny Committee 3) will be held Hybrid in the Council Chamber - Civic Offices, Angel Street, Bridgend, CF31 4WB / remotely via Microsoft Teams on **Monday, 8 December 2025 at 16:00.**

AGENDA

1 Apologies for Absence

To receive apologies for absence from Members.

2 Declarations of Interest

To receive declarations of personal and prejudicial interest (if any) from Members/Officers in accordance with the provisions of the Members Code of Conduct adopted by Council from 1 September 2008 (including whipping declarations)

3 Approval of Minutes

To receive for approval the minutes of the meeting of the 29/09/25 and 03/10/25.

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By receiving this Agenda Pack electronically you will save the Authority approx. £1.52 in printing costs

4 Porthcawl Regeneration

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Invitees:

Councillor Neelo Farr - Cabinet Member for Regeneration, Economic Development and Housing.

Janine Nightingale - Corporate Director – Communities

Delyth Webb – Group Manager – Strategic Regeneration
Jacob Lawrence - Porthcawl Regeneration Programme Manager.

5 Conclusions and Recommendations

6 Forward Work Programme Update

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7 Urgent Items

To consider any item(s) of business in respect of which notice has been given in accordance with Part 4 (paragraph 4) of the Council Procedure Rules and which the person presiding at the meeting is of the opinion should by reason of special circumstances be transacted at the meeting as a matter of urgency.

Note: This will be a Hybrid meeting and Members and Officers will be attending in the Council Chamber, Civic Offices, Angel Street Bridgend / Remotely via Microsoft Teams. The meeting will be recorded for subsequent transmission via the Council's internet site which will be available as soon as practicable after the meeting. If you would like to view this meeting live, please contact cabinet_committee@bridgend.gov.uk or tel. 01656 643148 / 643694 / 643513 / 643159.

Yours faithfully

K Watson

Chief Officer, Legal and Regulatory Services, HR and Corporate Policy

Councillors:

H T Bennett

JPD Blundell

N Clarke

O Clatworthy

RJ Collins

C Davies

C L C Davies

GC Haines

W J Kendall

J E Pratt

G Walter

I Williams

MJ Williams

T Wood

MINUTES OF A MEETING OF THE COMMUNITIES, ENVIRONMENT AND HOUSING OVERVIEW AND SCRUTINY COMMITTEE (FORMERLY SUBJECT OVERVIEW & SCRUTINY COMMITTEE 3) HELD HYBRID IN THE COUNCIL CHAMBER - CIVIC OFFICES, ANGEL STREET, BRIDGEND, CF31 4WB ON MONDAY, 29 SEPTEMBER 2025 AT 16:00

Present

Councillor JPD Blundell – Chairperson

O Clatworthy

GC Haines

Present Virtually

H T Bennett
C L C Davies
MJ Williams

N Clarke
W J Kendall

RJ Collins
J E Pratt

C Davies
I Williams

Apologies for Absence

G Walter and T Wood

Invitees:

Councillor Neelo Farr

Cabinet Member for Regeneration, Economic Development and Housing

Carys Lord
Janine Nightingale
Martin Morgans
Ryan Jones
Lisa Jones

Chief Officer - Finance, Housing & Change
Corporate Director - Communities
Interim Head of Operations - Community Services
Strategic Housing Commissioning Manager
Regeneration Funding and Regional Engagement Team Leader

Joanne Norman
Samantha Ready
Robert Frowen
Joanne Ginn

Interim Group Manager - Financial Planning & Budget Management
Project Accountant
Economic Development Team Manager
Housing Solutions Team Leader

Officers:

Stephen Griffiths
Michael Pitman

Interim Scrutiny Officer
Technical Support Officer – Democratic Services

Declarations of Interest

H Bennett – Personal – Item 4 - Employer in receipt of UKSPF funding and Item 7- Member of a Town and Community Council.
 J Pratt – Personal – Item 4 – Elected Member of Porthcawl Town Council.
 M Williams – Personal – Item 4 – Elected Member of Coity Higher Community Council.
 I Williams – Personal – Item 4 – Elected Member of Bridgend Town Council and involved in organisations in receipt of UKSPF funding.
 W Kendall – Personal – Item 4 – Elected Member of Brackla Community Council.
 N Farr – Personal – Item 4 – Elected Member of Porthcawl Town Council.

110. Approval of Minutes

Decision Made	<u>RESOLVED:</u> That the minutes of the meeting of the Communities, Environment and Housing Overview and Scrutiny Committee dated 14 July 2025 be approved as a true and accurate record.
Date Decision Made	29 September 2025

111. United Kingdom Shared Prosperity Fund

Decision Made	<u>RESOLVED:</u> Following detailed consideration and discussions with a Cabinet Member and Senior Officers, the Committee made the following recommendation and requests for additional information: Recommendation: 1. Members discussed the Council's approach set out in the Local Investment Plan, to the United Kingdom Shared Prosperity Fund (UKSPF), which had emphasised three themes - Communities and Place, Supporting Local Business, and People and Skills. Whilst the Committee acknowledged that a lot of different projects across the County Borough had been funded, it was also expressed that the approach lacked a guiding thread, a clear and transparent account of how projects had been prioritised, and how the success and value of them were being measured. The Committee therefore recommended that the approach to future UKSPF successor funding projects should proactively and clearly set out the following: a. The guiding strategic aims. b. Establish what the project is about and what it should deliver.
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	c. The agreed objectives, targets and outputs. d. The criteria for awarding grants. e. The measures of success and value to be monitored. f. The approach to contingency planning. Additional Information Requested: 2. The Committee requested that a final UKSPF monitoring report, including a complete analysis of the successes and the lessons learned for future projects for consideration by the Committee as soon as feasible and to include: a. details of how the public, businesses and community organisations were informed and supported to make full use of available funding, including how the Bridgend County Prosperity Co-Production Framework had informed decision-making about the UKSPF; b. detailed information regarding the feasibility studies funded by the UKSPF and how many have or will become viable projects; c. detailed evaluation of the sustainability of jobs created across the three themes as a result of UKSPF funding, to include the monitoring processes and the support offered by BCBC; and d. detailed information about the impact the cut in funding during the transition year had on projects in the community. 3. The Committee noted that there was a lack of clarity about what the successor to UKSPF would be like and how it would work and requested that once known, Members receive information about it, including details of the proposals to engage with communities through the Council's partnership structures about the criteria for applying for funding. 4. The Committee requested more information about the assistance that could be provided to organisations to apply for alternative sources of funding, once UKSPF funding comes to an end. 5. The Committee requested that previous reports about the UKSPF considered by scrutiny committees be distributed to Members.
Date Decision Made	29 September 2025

112. Social Housing Allocation Policy

Decision Made	<u>RESOLVED:</u>
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	Following detailed consideration and discussions with a Cabinet Member and Senior Officers, the Committee made the following recommendation and requests for additional information: Recommendation: 6. The Committee expressed concern that there were approximately 3300 people on the housing register and there was an urgent need to address the fundamental mismatch between the demand for and the supply of available housing, particularly social housing, in the County Borough. The Committee therefore recommended that: a. The Communities 'deep dive', consider potential ideas to address the shortfall in the supply of housing, and; b. That the Strategy and Action Plans be updated setting out the steps being taken to urgently address this position. Requests for additional information: 7. The Committee requested that an All-Member Briefing session be provided regarding the revised Social Housing Allocation Policy and how it will change, especially in respect of the bandings and how properties will be allocated. 8. The Committee requested additional information regarding the impact of the Welsh Government's Nation of Sanctuary Plan on the draft Social Housing Allocation Policy. 9. The Committee requested additional information about both the statutory and non-statutory review processes, including the number, the outcomes, and the steps taken to ensure fairness and the consistent application of policy.
Date Decision Made	29 September 2025

113. Information report - Quarter 4 / Year End Performance 2024-25

Decision Made	<u>RESOLVED:</u>
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	The Committee considered the content of the Information report upon the Quarter 4 / Year End Performance 2024-25 report, the Corporate Performance Dashboard Quarter 4 – Year End 2024-25 and the Regulatory Tracker updated for Quarter4 2024-25 within the remit of the Committee and had regard to the dashboard and the tracker when considering the Committee's Forward Work Programme report.
Date Decision Made	29 September 2025

114. Forward Work Programme Update

Decision Made	<u>RESOLVED:</u> That the Committee approved the Forward Work Programme (FWP) in Appendix A subject to the inclusion of the following requests, noted the Recommendations Monitoring Action Sheet in Appendix B and noted that the FWP as approved by the Committee would be reported to the next meeting of the Corporate Overview and Scrutiny Committee for information: a. <u>UK Shared Prosperity Fund (UKSPF) Final Monitoring Report</u> to include the information in Request 2 above. b. <u>Homelessness and Housing</u> to include: People presenting as homeless or potentially homeless, for whom the Local Authority has a final legal duty to secure suitable accommodation, the strategic plans to address the mismatch between the supply and demand for housing, particularly social housing. c. <u>Street / Utility works</u> to include charges and analysis of the utilities and performance.
Date Decision Made	29 September 2025

115. Urgent Items

Decision Made	None
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Date Decision Made	29 September 2025
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To observe further debate that took place on the above items, please click this [link](#).

The meeting closed at 18:44.

MINUTES OF AN EXTRAORDINARY MEETING OF THE COMMUNITIES, ENVIRONMENT AND HOUSING OVERVIEW AND SCRUTINY COMMITTEE (FORMERLY SUBJECT OVERVIEW & SCRUTINY COMMITTEE 3) HELD HYBRID IN THE COUNCIL CHAMBER - CIVIC OFFICES, ANGEL STREET, BRIDGEND, CF31 4WB ON FRIDAY, 3 OCTOBER 2025 AT 11:30

Present

Councillor JPD Blundell – Chairperson

H T Bennett
MJ Williams

O Clatworthy

GC Haines

Present Virtually

N Clarke

C Davies

W J Kendall

J E Pratt

I Williams

T Wood

Apologies

Councillor Richard Collins and Councillor Graham Walter
Delyth Webb – Group Manager – Strategic Regeneration

Invitees:

Councillor Neelo Farr
Councillor Paul Davies

Cabinet Member for Regeneration, Economic Development and Housing
Climate Change and the Environment

Janine Nightingale
Nicola Lewis

Corporate Director - Communities
Regeneration Projects Team Leader

Officers:

Kelly Watson
Meryl Lawrence
Jessica Mclellan

Monitoring Officer
Senior Democratic Services Officer - Scrutiny
Scrutiny Officer

This document is available in Welsh / Mae'r ddogfen hon ar gael yn Gymraeg

Declarations of Interest

Councillors Tim Wood and Steven Easterbrook – Personal – Item 3 – Bridgend Town Centre Traders

119. Call In of Cabinet Decision: Bridgend Town Centre Access

Decision Made	The Scrutiny Officer advised that in accordance with Section 7.23 of the Council's Constitution, four Members of the Overview and Scrutiny Committees, and one Scrutiny Chair, had requested that the Executive decision made by Cabinet on the 23 September 2025 in relation to Bridgend Town Centre Access be Called-In. The Chairperson invited the Members who had supported the Call In to speak on the reasons for the Call In and they referred to the reasons for the Call-In, as detailed in the Notice of Call In (Appendix B). The Chairperson invited Members of the Committee to ask questions and detailed discussions between Members, Cabinet Members and Officers followed. As there were no further questions for the invitees, the Chairperson thanked them for their attendance and they left the meeting following the vote. Having regard to whether Members were satisfied with the responses received, the Chairperson asked Members of the Committee, whether they wished to: a) Refer the decision back to the Cabinet for reconsideration, setting out the reasons and rationale for the request; or b) Decide not to refer the matter back to the Cabinet. <u>RESOLVED:</u> Following its examination of the decision and detailed discussions with the Cabinet Members and Officers invited, the Committee, the Committee decided to recommend that the decision be referred back to Cabinet for reconsideration for the for the reasons set out in the Notice of Call-In Form at Appendix B and for the reasons set out below:
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	a. The Experimental Traffic Regulation Order (ETRO) lacks a clear timetable, setting out for traders and the public, the different steps and possible extensions that will be taken during the 18-month Order. b. The ETRO focuses on the extension of loading and unloading times, but there is a lack of consideration regarding equality of access to the town centre, including parking for blue badge holders and insufficient focus on the equality impact assessment. c. There is a lack of clarity regarding what will be measured, to record effects of changes made, the mechanism for measuring and what will be reported back to the Committee. d. More evidence and detailed information justifying the reason for decisions be included in Cabinet reports. e. Clarification is required that as there is no appetite for a full reopening of Bridgend Town Centre to traffic, that Adare, Caroline and Wyndham Street are excluded from the ETRO.
Date Decision Made	3 October 2025

To observe further debate that took place on the above items, please click this [link](#).

The meeting closed at 12:58.

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Meeting of:	COMMUNITIES, ENVIRONMENT AND HOUSING OVERVIEW AND SCRUTINY COMMITTEE
Date of Meeting:	8 DECEMBER 2025
Report Title:	PORTHCAWL REGENERATION
Report Owner: Responsible Chief Officer / Cabinet Member	CORPORATE DIRECTOR COMMUNITIES CABINET MEMBER FOR REGENERATION, ECONOMIC DEVELOPMENT AND HOUSING.
Responsible Officer:	JACOB LAWRENCE PORTHCAWL REGENERATION PROGRAMME MANAGER
Policy Framework and Procedure Rules:	The Porthcawl Waterfront Regeneration Scheme (PWRS) is a strategically important regeneration opportunity that will deliver upon the policies within the Local Development Plan.
Executive Summary:	The report provides an update on the Porthcawl Waterfront Regeneration Programme with particular focus on the recent consultation carried out in connection with the proposed Masterplan. Further updates are provided in connection with the completion of further technical assessment, market engagement and design development to ensure the Masterplan remains viable and deliverable. The Report presents a preferred option Masterplan, the early phases of development and relevant financial implications.

1. Purpose of report

- 1.1 The purpose of this report is to provide the Communities, Environment and Housing Overview and Scrutiny Committee with an update on the Porthcawl Waterfront Regeneration Programme with particular focus on the recent consultation carried out in connection with the proposed Masterplan. This update follows the interim update provided to the Committee on 14 July 2025, at which time feedback was sought

regarding the areas where amendment and evolution to the Masterplan could be explored. Further updates are provided in connection with the completion of further technical assessment, market engagement and design development to ensure the Masterplan remains viable and deliverable. The report presents a preferred option Masterplan in connection with a proposed outline planning application and early phases of development alongside relevant financial implications. The report provides an opportunity for the Committee to provide any feedback specific to the Pre Application Consultation (PAC) process, noting that in addition to the Committee providing feedback individual Councillors are also able to make representations.

2. Background

- 2.1 The Porthcawl Regeneration Programme incorporates a wide range of past, current and future planned projects of various scales. Where appropriate projects are subject to non-statutory and statutory consultations.
- 2.2 Whilst comprising various individual projects of varying scales, the Porthcawl Waterfront Regeneration Programme collectively seeks to deliver large scale transformational regeneration of the Porthcawl Waterfront. As outlined through the Local Development Plan (LDP) strategic site allocation, the future development of the Porthcawl Waterfront Regeneration Area (PWRA) is proposed to include provision of up to circa 1,100 homes, new open space, transport infrastructure, community facilities, commercial / leisure development and a new school. Whilst a number of individual projects will continue to be delivered by Bridgend County Borough Council (BCBC), such as previous projects including the improvements to Eastern Promenade and Western Breakwater and Cosy Corner in addition to the current Grand Pavilion project, a substantial amount of this large-scale development is expected to be delivered by third party developers. Such developers will be appointed following compliant public sector disposal and procurement processes that will take place in due course. Cabinet and, where appropriate, full Council approval will be sought prior to any such procurement or disposal taking place.
- 2.3 In order to provide further context a summary of the current status of various key projects and workstreams is outlined within the table below.

Project / Workstream	Summary of Current Status
Compulsory Purchase Order (CPO)	On 19 December 2023 Welsh Ministers confirmed The Bridgend County Borough Council (Porthcawl Waterfront Regeneration) Compulsory Purchase Order 2021. Cabinet approval to make the General Vesting Declaration was given in February 2025. The General Vesting Declaration (GVD) was formally made on 30 July 2025.
Appropriation of land at Griffin Park and Sandy Bay	Legal process now complete following requisite Cabinet approval and advertisement of intended appropriation.
Placemaking strategy	Approved by Cabinet and provides baseline to inform Masterplan. The Masterplan seeks to build on and improve on the parameters set out within the Placemaking Strategy.
Open Space Concept Design	Work complete and used to inform Masterplan.
Masterplan	Being developed jointly between BCBC and Welsh Government (WG). Public consultation carried out in February 2025. Masterplan currently subject to evolution and refinement in response to consultation. Updated Masterplan to Pre Application Consultation (PAC) which commenced 19 November 2025. A Public exhibition in the Hi Tide was held on 25 November 2025. Further details in relation to the consultation outcomes and preferred option that has been progressed to PAC

	are provided under separate heading below.
Eastern Promenade and Western Breakwater sea defences	Works completed Summer 2023
Cosy Corner	Main build completed and all units now occupied. New play equipment installed in April 2025.
Food retail store	Opened July 2023. All associated pedestrian and active travel improvements including new crossings now complete.
Metro link	Construction completed with the facility opened in November 2024.
Grand Pavilion (GP)	Initial strip out / enabling works and paint removal now complete. Main works contract awarded in May 2025.
Partnership with Welsh Government (WG)	WG acquired fun fair and beach land in March 2023 and Owners Agreement (OA) novated / varied across to include WG. OA extended across full extent of PWRA in March 2025 – this agreement has secured substantial additional funds for both PWRA and GP.

3. Current situation / proposal

Porthcawl Waterfront Masterplan: Consultation, Technical Review and Design Development

- 3.1 A detailed summary of the Masterplan and its principal purpose was provided as part of a report presented to the Communities, Environment and Housing Overview and Scrutiny Committee on 14 July 2025. This report also provided a detailed breakdown of the various stages of work undertaken prior to the public consultation held in February 2025 and the outcome of this consultation. The report further included a summary of the amendments that have been made to the proposed development parameters as part of an iterative process that has seen plans develop and respond to public consultation over a number of years. The Committee provided feedback and recommendations which have been considered as part of the Masterplan design development process. Whilst this report does not intend to reproduce the detailed breakdown provided to the Committee in July 2025, a summary of the consultation process is provided within subsequent paragraphs below.
- 3.2 The non-statutory consultation on the Masterplan took place between Monday 13 January and Friday 28 February 2025. A full day public exhibition was held in the Hi tide from 9am to 7.30pm on 3 February 2025. In total 923 members of the public attended. In addition to the 923 attendees at the public exhibition 235 online responses were received during the consultation period with a further 73 hard copies of the feedback form submitted via the freepost address. A further 108 emails were received within the consultation period. There have been a number of additional representations made to various council officers and elected members in the intervening period since the consultation closed and this report being presented to Cabinet.
- 3.3 The following table provides a summary of the key issues / themes that were most commonly raised throughout the public exhibition and within written feedback submitted. Where appropriate the table includes commentary in relation to how the comments have been addressed and responded to with via either additional technical work, clarification or amendments to the Masterplan which are reflected in the preferred option Masterplan presented as **Appendix 1**.
- 3.4 In addition to the response within the table below, matters that have been subject to more frequent representations / enquiries via members are included under subheadings below with a response or update provided as appropriate.

Consultation theme and common recurring comments	Summary of additional technical work competed, clarification / response and design response as appropriate
<i>Open space, green infrastructure, and play facilities</i> • Positive feedback on the amount of open space and distribution of play facilities, with acknowledgment that prior engagement feedback had been considered. • Support for a continuous promenade to enhance active travel and walkability. • Support for integration of the dunes into a well-being and nature-focused offer. • Expansion of green space through the centre of the site was welcomed.	<i>Plans include:</i> • In excess of 2 hectares of new public realm along Eastern Promenade. • In excess of 1,800 meters of segregated / shared cycle routes. • 45% additional open space when compared to the Placemaking Strategy • Further land assembly has been completed and additional land assembly is being pursued in order to achieve the most comprehensive and continuous promenade. • Several play areas are included within the masterplan including Multi Use Games Area (MUGA) Local Equipped Area for Play (LEAP) and Neighborhood Equipped Area for Play (NEAP).
<i>Flood defences and coastal access</i> • General support for modernising the flood defences and the improved beach access they would provide. • Recognition of the importance of maintaining RNLI access to the beach via Mackworth Road.	• Noted – plans still based on new coastal defense revetment. • Scope for eastern section following land assembly to date and subject to further land assembly.
<i>Housing and density</i> • Concerns over the proposed 1,100 homes, particularly regarding high densities on Salt Lake. • Preference to reduce the number of new homes on Sandy Bay.	• Number of homes propose reduced from up to 1,100 to up to 980 with indicative split across development areas as follows:

• Building heights of up to six storeys on Salt Lake were considered excessive by many. • Less sensitivity to building heights on the Coney Beach parcel. • 50% affordable housing was generally supported, with a preference for shared ownership and housing for over-55s, but less support for social rent. • Strong preference for a mix of homes, including family-sized properties. Some feedback suggested that elevations appeared too high-density, and more detached properties would be welcomed.	-Salt Lake: 312 – 364 homes (compared to up to 450 at consultation) -Coney Beach: 194 – 228 (compared to 200 at consultation) -Sandy Bay: 330 – 388 (compared to up to 450 at consultation) • Circa 20% reduction across the site with specific reductions as follows: • Maximum prevailing building heights of 5-6 storeys across Salt Lake now proposed at 3-4 with the exception of a 6 storey limit for part of the hotel site on Salt Lake South. • Sandy Bay heights have been reduced from a maximum of 6 storeys to a maximum of 3-4 storeys across this development area. • Please refer to further detail under heading 'Housing' within this report.
<i>Connectivity and transport</i> • Strong support for improved links to the town centre. • Concerns over access to Sandy Bay from New Road, with calls to limit it. • General support for a seasonal park and ride strategy, utilising edge-of-town parking areas. • Loss of public parking spaces raised concerns, particularly in relation to key events.	• Plans for new Portway crossing being driven forward – please refer to details under Hillsboro South heading. • Vehicle access will be via new access road and not directly via New Road, Sandy Lane or Rhych Avenue. • Parking details provided under separate heading below.
<i>Public realm, movement, and infrastructure</i> • Support for removing vehicle access to the Eastern Prom, with an emphasis on creating a pedestrian-friendly environment.	• Plans retain and build on this principle.

• Mixed opinions on architectural styles: Some support for contemporary designs from younger participants, but a general desire to align new buildings with the existing vernacular and character. • Concerns over the location of the skate park and pump track, with suggestions they may become too sandy and should be relocated. • Wind effects on residential properties, particularly in Sandy Bay, were raised as a concern. • Queries on the movement of dunes and the potential impact of sand on the wider Sandy Bay scheme. • Drainage limitations and foul network capacity were highlighted as issues. • Concerns over contamination of the ground on both Salt Lake and Sandy Bay.	• Reduced building heights, design code to be submitted and agreed as part of planning application. • Pump track has been relocated into the centre of the expanded Griffin Park. • Further wind analysis has been undertaken to inform the preferred option masterplan. • Masterplan has been refined to incorporate measures to mitigate sand movement. For example, a revised transition area between dunes and development is now incorporated. • Drainage capacity concerns being addressed by a bespoke drainage strategy in consultation with Dwr Cymru Welsh Water (DCWW). Please see details under drainage strategy heading within this report. • Further technical work has been completed and will be made available as part of planning application documentation.
<i>Leisure, tourism, and community facilities</i> • Extensive opportunities for seasonal events and pop-up uses were widely supported, particularly on the Eastern Prom. • Inclusion of space for a hotel and community uses in Salt Lake Harbour was welcomed. • Queries about the future of holiday homes and concerns about the loss of space for mobile homes during key events. • Requirement for a leisure centre was raised.	• Introduction of an additional area for seasonal leisure attractions. Please see details under heading below. • Plans now incorporate outdoor Lido and Gym alongside retained Hotel opportunity. • Motor home site located to the west of Sandy Lane.

Concerns over the future of Newton Primary School, with residents seeking clarity on how the land could be utilised.	Land safeguarded for education provision south of Newton Primary.
<i>Roads and site layout</i> - Concerns over the spine road going through Monster Park, with suggestions to merge it with the Hi Tide access to minimise loss of trees and habitat. - Support for including parking in a podium arrangement.	- Road aligned as far south as practicable to limit impact on extended Griffin Park. - Undercroft / below podium parking included.
<i>Health</i> - Access to health services was a major concern, with frustration directed at the Health Board. - Calls for clarity on how the development would accommodate healthcare needs	Issue is not medical facility size but GP availability. Please see details under separate heading below.
<i>Environmental considerations</i> - Ecological impacts of the development were raised, particularly regarding bird species. - Queries about the potential to fill the 'bowl' with site-won materials. - Use of the bowl as a running resource was noted, prompting consideration of how to integrate this narrative into future plans.	- Extensive ecology survey work completed and this has informed the masterplan. Further detailed provided under separate heading below. - Bowl can be filled from onsite material as informed by ground modelling work. - Walking, running and cycling routes incorporated throughout development.

3.5 In addition to the details outlined above, further details in relation to some of the key recurring issues raised are provided under separate headings below.

Housing

- 3.6 Porthcawl Waterfront is allocated to deliver a minimum of 30% affordable housing provision (funded entirely through developer contributions). As per the terms of the OA, both BCBC and WG aim to increase the policy requirement to a minimum of 35% and up to 50% affordable housing with grant support for the additional percentage. Affordable housing will include a mix of tenures and be clustered throughout the development, while ensuring affordable tenures are not obviously segregated through layout, location or design. Tenures will be split between Social Rent (provided by Local Authorities and Registered Social Landlords under the WG Rent Standard) and Intermediate Housing (where prices or rents are above those of social rent but below market housing prices or rents). The split of tenures, types and sizes and affordable dwellings will be informed by the latest housing need identified within the Local Housing Market Assessment and/or by the Local Housing Authority. For example, Tenures could include Low Cost Home Ownership (LCHO)/ Shared ownership, older persons housing, veterans housing, key worker accommodation, affordable rent and social rent type products. It is the intention that a local lettings and local connection policy would be developed. For example, any LCHO / Shared Ownership units could be offered to local people or those with a local connection first. The same principles for apply to other tenures. This policy will be developed and reported back to Cabinet separately in due course.
- 3.7 In addition to local connections / lettings policies, the planning system can result in restrictions being imposed on the future use of residential units via the removal of permitted development rights. These rights can be removed by either an Article 4 direction or planning condition. Additionally, restrictions on use could be secured via the land disposal and procurement processes. This suite of potential mechanisms for control would allow appropriate restrictions on the use of homes as holiday lets / second homes should this be required.
- 3.8 Whilst full details of the design rationale for the Masterplan layout will be provided as part of the suite of documents presented as part of the planning application it is noted that a number of consultation comments queried the illustrative Masterplan layout for Sandy Bay. In response to this a summary of the design rationale is provide below:
- 3.9 It is acknowledged that there will be a desire for the public to see detailed design of the housing that is not yet possible. There will be many opportunities for further engagement moving forward as designs are developed with partners and agreed through the planning process.

- **Contextually Responsive:** The proposed development and street pattern for Sandy Bay Village takes inspiration from the historic urban grain of Porthcawl, where streets are typically perpendicular to the coastal edge (Picton Avenue, Esplanade Avenue and Mary Street). Vistas are long, framed by a rhythm of repeating townhouses. The Masterplan layout for Sandy Bay avoids the characterless cul-de-sacs and dead-end streets typical of suburban estates, instead promoting a permeable, legible, and walkable neighbourhood structure.
- **Democratic Appreciation:** The perpendicular street orientation, combined with projecting bays and balconies, supports a democratic appreciation of the surrounding landscape. This arrangement allows the majority of residents to enjoy positive views towards the dunes or sea to the south and the hills to the north, reinforcing a shared connection to the natural setting.
- **Established and Successful Approach:** The Accordia development in Cambridge provides a proven precedent, demonstrating how a grid-based structure can deliver a denser yet characterful neighbourhood whilst adhering to lower building heights and maintaining visual permeability. Residents at Accordia report a strong sense of community, supported by shared courtyards, gardens, and play spaces that encourage informal social interaction.
- **Efficient Form of Design:** A grid layout enables appropriate density without a sense of overcrowding and enables lower building heights to be maintained. Compact plots and reduced road space enhance the ratio of built form to public realm, allowing greater emphasis on high-quality landscaping, mature trees, and pedestrian-friendly streetscapes.
- **Variety Within Order:** While the structure is orderly and legible, architectural variety can be achieved through changes in materials, façade treatment, and courtyard typologies. This balance between consistency and individuality creates visual richness and a distinctive local character within a coherent framework.

Health

- 3.10 A number of concerns have been raised in connection with GP capacity within the town. In response to this it is pertinent to note Cwm Taf Morgannwg University Health Board (CTMUHB) were regularly consulted throughout Replacement LDP preparation and provided with housing delivery forecasts in relation to the Porthcawl Waterfront Allocation.
- 3.11 In their response to the Replacement LDP, CTMUHB raised no concerns with respect to the proposed development across Porthcawl Waterfront and specific reference was made to the fact that South Road Surgery relocated into the new medical centre in Porthcawl in February 2019.
- 3.12 Whilst it is fully acknowledged that the development will result in additional demand, this demand is capable of being met by the existing medical centre in terms of its physical size, subject to CTMUHB drawing down additional GP places and appointing this additional staffing resource. Dialogue will continue with the CTMUHB as the Replacement LDP's Housing Trajectory is updated and as the development progresses. This will ensure they are kept abreast of phasing and delivery timescales which can then inform strategic planning, including the timings for the drawdown of extra provision.

Technical Assessment

- 3.13 As part of the design development process, a wider range of technical assessments have been completed in order to inform the preferred option Masterplan and to ensure that it remains viable and deliverable. This work has included the following:
- Preparation of a drainage strategy
 - Development levels model
 - Earthworks strategy
 - Viability appraisals
 - Flood modelling
 - Traffic and parking surveys
 - Transport modelling
 - Ecology surveys
 - Tree surveys

- Heritage assessment
- Environmental Impact Assessment

3.14 Full copies of the relevant reports have been made available as part of the Pre Application Consultation (PAC) process which commenced on 19 November 2025. Given there have been substantial local concerns in connection with drainage, parking and transport a summary of the work is included below.

Drainage

3.15 As part of the design development process the Council and WG have commissioned Civil Engineers to prepare a drainage strategy that provides a suitable solution for the development and wider town. As part of this work BCBC and WG have engaged with Dwr Cymru Welsh Water (DCWW) who will be a statutory consultee for any future planning applications. Given the existing local sewer network is running at capacity the development will use a new, independent foul drainage system with no connections to nearby existing sewers. A single, safe discharge point into the wider sewer network is being identified in close conjunction with DCWW through investigation, modelling and design. The monitoring, operation, maintenance and improvement of the existing sewerage infrastructure that lies outside the development area remains the responsibility of DCWW.

3.16 No surface water runoff (rain water) will connect to the development's new foul drainage system and any existing surface water currently reaching the foul and combined drainage system from within the development area will cease and be drained by a new sustainable drainage system. This approach will act to reduce the overall burden on the local foul drainage network compared to the current arrangements in place.

Transport and Highways

3.17 An independent transport planning consultancy has been commissioned to work closely with the BCBC / WG project team and BCBC's Highways Development Control officers to assess the transport implications of the Masterplan proposals. A comprehensive scope of survey, modelling and design work has been agreed to ensure the proposed development can be accommodated on the local and strategic road network without unacceptable impact. The consultants are in the process of producing a detailed Transport Assessment (TA) to accompany the planning application submission, providing the formal evidence base for consideration by the Local Planning Authority (LPA). A copy of this TA will be made available as part of the PAC process and again as part of the formal planning application process.

- 3.18 The assessment is informed by an extensive programme of data collection, including automatic traffic counts (ATCs), manual classified turning counts, and detailed car park accumulation surveys undertaken across key locations in Porthcawl. The 2025 survey programme supplements traffic and parking data collected over recent years, ensuring a robust and representative multi-year evidence base. The surveys have been designed to capture conditions during a neutral pre-summer period, the summer peak, and post-summer traffic, allowing the analysis to reflect typical baseline activity as well as understanding the highest seasonal demand.
- 3.19 Surveys covered Salt Lake, Hillsboro North and South, and Sandy Bay car parks between 07:00 and 19:00 over six weekends (plus the August Bank Holiday), supplemented by surveys during the Elvis Festival period. ATCs were undertaken along the A4106, A4229, The Portway, and New Road, while manual junction counts were completed at eleven key junctions across the town and approaches to capture weekday peak period conditions. In addition, data from the South East Wales Transport Model (SEWTM) has been utilised to understand traffic movements at a further five junctions between Porthcawl, Bridgend, Pyle, and the M4 corridor.
- 3.20 At the time of this report, the transport modelling work is ongoing and will inform the final TA submitted as part of the planning application. At this stage, an appropriate form of access to the site has been identified, and the ongoing analysis is being used to determine where targeted highway mitigation measures may be required to create additional network capacity and improve conditions for walking, cycling and public transport. Where the assessment identifies a need, proportionate highway, active travel and public transport enhancements will be proposed to ensure the development supports sustainable travel and operates acceptably within the surrounding transport network.

Parking

- 3.21 Both BCBC and WG have policies and statutory responsibilities to promote Active Travel and enable a modal shift that transitions away from use of private vehicles. However, because the PWRA is a key visitor destination a sustainable parking solution is required.
- 3.22 To respond to this, the preferred option Masterplan has identified the opportunity to accommodate up to 600 public car parking spaces in the Waterfront area for visitors. Appropriate private parking will be provided for all residential dwellings in addition to this public provision. The proposed public provision includes the following:

- Approximately 400 publicly accessible spaces spread between Hillsboro car park and Salt Lake Central (Salt Lake Central spaces under podium), which would be configured to a more efficient layout. This would not require a multi-storey.
- Approximately 200 spaces in the Coney Beach area.

To help inform a suitable visitor parking provision for the Masterplan four years of survey data has been collected for the use of Hillsboro North, Hillsboro South, Salt Lake, and Sandy Lane car parks. The survey findings are summarised below and suggest that the parking approach in the Masterplan is proportionate to the typical demand:

- A maximum summertime weekday peak of circa 500 cars parked at any time across the 4 car parks surveyed.
- An average summertime peak (any day) of circa 700 cars parked at any time across the 4 car parks surveyed.
- A maximum peak of circa 1300 cars parked at any one time across the 4 car parks surveyed with this peak arising as a result of both the Porthcawl 10k and Bonfire night peak parking demands.

- 3.23 Based on these findings the number of replacement parking spaces included in the Masterplan can accommodate for all of the average weekday peak identified in the survey, and 85% of the any day peak. In addition to dedicated off street parking provision proposed it is acknowledged that on street parking will continue to play a role and be available for use by residents and visitors alike (in areas where resident parking restrictions continue to not apply). In this respect it should be acknowledged that at some point as part of the overall phasing and delivery the on-street provision along Eastern Promenade will be replaced with an expansive area of new public realm. Whilst there are no marked bays it is acknowledged that the on-street parking in this area provides an opportunity for circa 100-120 vehicles to park (exact capacity fluctuates based on vehicle sizes and parking behaviour). The free nature of this parking means that this provision is often first to reach capacity on any given day as a combination of visitors and locals take advantage of the fact that no payment is required and no time limit applies. The loss of this on street provision and any displacement will need to be considered as part of the overall phasing strategy and the point in time at which this occurs will be a relevant consideration insofar as to what extent any modal shift has occurred, with this able to be evidenced by ongoing survey work. The potential introduction of resident only parking zones in the streets surrounding the PWRA and Town Centre may also be a relevant consideration, however this would need to be subject to future Cabinet consideration and statutory consultations as appropriate.

- 3.24 In addition to the public parking provision included in the Masterplan, work is well advanced on securing a site for seasonal overflow parking at the edge of the town. An edge of town overflow facility would provide for the remaining additional parking demands for the average any-day peak and the peaks associated with events and bank holidays. The gradual modal shift that results in fewer people using private vehicles is also an important consideration, and the delivery of the metro link bus station is expected to help enable this transition for Porthcawl with more people accessing the town via bus.

Ecology

- 3.25 Extensive ecology survey work has been carried out both prior to and since the February 2025 consultation. This work has included surveys of habitats, protected species, bats (surveys of buildings and trees, activity surveys and remote surveys), reptiles, great crested newts, breeding birds, wintering birds and invertebrates. The findings of these surveys have informed the preferred option Masterplan. The survey results will also inform appropriate mitigation and compensation measures as part of the planning application process.

Expression of Interest /Marketing

- 3.26 Throughout the Spring and Summer of 2025 Savills and EJ Hales were instructed by the Council and WG to undertake a market engagement exercise to ensure the commercial and leisure elements of the Masterplan are well grounded in commercial reality and deliverable. In summary the exercise showed that there are various parties interested in commercial and leisure opportunities within the PWRA and the overall scale and mix of space shown within the Masterplan would align with the market demand. Whilst a number of positive responses were received it should be noted that the overall response rate was not particularly high relative to the unique nature of the PWRA and potential opportunities within (14 responses were received when considering both the initial survey period and subsequent expressions of interest). This is in part reflective of the stage at which the plans are at (planning consent has not yet been granted) but also does suggest that there is a limit to the scale of commercial opportunities within the PWRA that can be accommodated by the market and therefore a balanced and flexible approach should be taken to the nature and scale of commercial / leisure opportunities.
- 3.27 Notwithstanding the modest response rate it is noteworthy that as part of this process and follow up discussion specific interest has been expressed by operators with an interest in seasonal attractions. The preferred option Masterplan has been directly informed by this market engagement alongside the consultation and technical review.

Technical Review Summary

- 3.28 The aforementioned technical matters have directly influenced the preferred option Masterplan which is subject to the ongoing PAC process. This approach ensures the Masterplan will provide a sound framework for development which is influenced by the findings of a wide suite of technical assessment that has been carried out. It will be incumbent on both the Local Planning Authority and Statutory Consultees to review and assess this technical evidence as part of the future planning application process. Similarly, the public have access to the full suite of technical evidence as part of the PAC process and will have access to any further documentation submitted as part of the subsequent planning application case file. The public are able to make representations on the full suite of documentation as part of both the current PAC and future planning application stage statutory consultation process.

Preferred Option Masterplan

- 3.29 The preferred option Masterplan provided as **Appendix 1** has been produced following careful consideration of the consultation responses alongside the completion of further market engagement, technical work and ongoing land acquisition / assembly work as outlined above. The amendments also respond to the direction and recommendations provided by the Communities, Environment and Housing Overview and Scrutiny Committee on 14 July 2025. When considering the nature and scale of amendments to the plan due regard has been paid to the need for the Masterplan to remain viable, deliverable and policy compliant. Alongside this considerable care and effort has been given to ensure that the maximum level of enhancement to the plan can be achieved, and that the significant ambition of the Council and aspirations of the public are captured within the plan. In this respect the Masterplan is considered to represent a balanced framework that can be used to enhance Porthcawl as a place for residents and visitors alike. The preferred option Masterplan includes substantial leisure opportunities that retain a degree of flexibility that will allow Porthcawl to evolve and adapt as it is enjoyed by both current and future generations.
- 3.30 The Masterplan provided should be read in conjunction with the building height parameter plan provided as **Appendix 2**. Collectively these documents capture the ambition of the Council and WG and its commitment to setting strong parameters that will act to guide the development of individual sites as the development is brought forward in a phased and coordinated manner. Given the scale of the regeneration opportunity and timescales for phased delivery, the Masterplan retains flexibility and includes leisure use on land east of Aldi Supermarket.

3.31 In summary, the Masterplan has been subject to substantial amendments since the consultation stage plan in February 2025. Significant changes made include the following:

- The addition an outdoor lido and associated gym provision on Salt Lake south.
- Introduction of additional leisure provision with a multifunctional use opportunity on site east of Aldi.
- Reduction in housing numbers from circa 1,100 to up to 980 homes
- Reduction in building heights with a circa 20% reduction across the board with specific reductions as follows:
 - Maximum prevailing building heights of 5-6 storeys across Salt Lake now proposed at 3-4 with the exception of a 6 storey limit for the hotel site on Salt Lake
 - Sandy Bay heights have been reduced from a maximum of 6 storeys to a maximum of 3-4 storeys across this development area.
- Review and refinement of open spaces and uses within - ensuring the right balance between, quality, scale, character usability, connectivity and quantity of spaces.

3.32 A more detailed summary of each of the above amendments is provided under separate headings below.

Salt lake South Lido / Gym and Hotel

3.33 The preferred option Masterplan builds on the consultation stage parameters for the Salt Lake South Leisure site and responds directly to the feedback from the public. As can be seen from the Masterplan provided as **Appendix 1** the site now accommodates a 25m eight lane outdoor lido together with associated gym facilities. The site also retains the ability to deliver commercial units alongside flexible community space and a hotel with potential for circa 60 beds. Together these elements have the potential to create a landmark development that acts as a significant attractor at a local, regional and potentially national level. These proposals reflect the aspiration of BCBC and commitment to ensuring the PWRA results in the maximum benefits for residents and visitors.

Site for Seasonal Attractions

3.34 Whilst the proposed public realm adjoining eastern promenade has substantial capacity for a range of seasonal attractions and events this space is not likely to be delivered as one of the earliest phases. The preferred option Masterplan also identifies the site east of Aldi as being capable of accommodating seasonal attractions on a meanwhile basis. The use of the land for this purpose would provide an opportunity for ongoing summertime fun fair style attractions but also provide a platform for additional seasonal offerings at other times throughout the year. For

example, a winter wonderland style offer may be possible subject to market interest. Meanwhile uses are an important part of large-scale regeneration and provide an opportunity to ensure land is used as efficiently as possible and spaces remain activated and vibrant whilst development is brought forward in a phased manner.

- 3.35 Within this context it would not be appropriate to suggest a time limit for the meanwhile use but given the wider PWRA project will take several years to be delivered in full it is possible that the site can be used on a meanwhile basis for a considerable period of time. The relative success of the site can determine future plans and timescales. As an initial step it is proposed to market an opportunity for a seasonal attraction to run from the site via a licence within the summer of 2026. Further detail in relation to the initial temporary opportunity is provide under separated heading below.

Reduction in unit numbers

- 3.36 As part of the suite of amendments presented within the preferred option Masterplan the overall number of homes proposed has now reduced to circa 980. This is split across the 3 main development areas as follows:

Development Area	Consultation Stage Housing Numbers	Revised Masterplan Draft Housing Numbers
Salt Lake	450	312 – 364
Coney Beach	200	194 – 228
Sandy Bay	450	330 – 388
Total	1100	Up to 980

Reduction in building heights

The plan provided as **Appendix 2** shows the proposed maximum building heights across the PWRA and the change in building heights compared to the consultation stage is shown by a ‘-’ or ‘+’ alongside a number representing the extent of the change. In summary, significant reductions have been made across the board with maximum prevailing building heights of 5-6 storeys across Salt Lake now proposed at 3-4 with the exception of a 6-storey limit for the hotel site on Salt Lake south. Similarly, Sandy Bay heights have been reduced from a maximum of 6 storeys to a maximum of 3-4 storeys across this development area. A small area of 5-6 storeys is

shown within the Coney Beach development parcel but this is strategically positioned to provide an opportunity for a high-quality landmark building and is located in an area that is considered appropriate for such scale (subject to high quality design). All of the heights stated are maximums and it will be incumbent on the LPA to consider these heights as part of the planning application process.

Review and refinement of open spaces

Notwithstanding the significant reduction in building heights the Masterplan has preserved the same scale and open space that was presented at consultation stage. Further review of the shape and character of spaces has been undertaken to ensure they respond to several factors including ecological considerations, the wider Masterplan layout, intended use within each space and overall connectivity. The overall scale of open space proposed is significant with the proposed extension of Griffin Park a prime example of this as the park would treble in size via the proposed extension eastward. Overall, there has been a 45% increase in the overall area of open space proposed when compared to the Placemaking Strategy. Members will recall that the Placemaking Strategy consultation and subsequent amendment process itself resulted in a substantial increase in open space compared to previous plans so the further increase is particularly noteworthy in this context.

- 3.37 The preferred option Masterplan will be subject to further consultation at PAC stage. Further detail regarding the anticipated next steps and headline programme is included under separate heading below.

Anticipated next steps and headline programme

- 3.38 The PWRA project is at a pivotal stage. The preferred option Masterplan has been finalised and PAC will commence followed by the submission of an outline planning application. Subject to the outcome of any planning application, it is anticipated that the first phase of development will be marketed during the summer of 2026 with construction to commence onsite following sale to a housebuilder and reserved matters approval being obtained. Throughout this period there are various other workstreams and milestones as outlined within the headline programme below. This programme will continue to be developed in partnership with WG and refined over the coming months. As such the programme remains dynamic in nature so whilst headline dates are identified these may be subject to change.

Key Date	Milestone
19 November 2025	Commencement of Pre Application Consultation (PAC)
December 2025 – January 2025	Marketing of temporary fun fair site on a 1 year licence
November 2025 – January 2025	Hillsboro South Public Realm Planning Application submission and determination
January 2026	Outline Planning Application Submission Submission of prior notification application for demolition of fun fair site buildings
January 2026 - April 2026	Lido and gym design development
February 2026	Closure of Hillsboro South Car Park and Commencement of public realm works
March 2026	WG take Vacant Possession of the cleared funfair site
March 2026 – August 2026	Pre demolition intrusive surveys within fun fair site
May 2026	Use of temporary seasonal attraction commences
June 2026	Anticipated Planning application determination
June 2026 - October 2026	Procurement of demolition contractor and award of contract subject to planning / prior notification outcome
July 2026	Marketing of first phase for disposal
November 2026	Marketing of meanwhile use fun fair / leisure site opportunity
November 2026 – March 2027	Estimated duration of fun fair site building demolition (subject to outcome

	of planning application/ prior notification of demolition application)
November 2026 - March 2027	Preferred bidder (following site marketing) to obtain reserved matters approval)
March 2027 Onwards	Construction of first phase of development commences

- 3.39 As can be seen above the next substantial capital project planned is the public realm works at Hillsboro South. This area forms a core part of the Masterplan and will act to link both the Metrolink and wider PWRA with the TC. It is also planned to undertake marketing of the leisure site adjoining Aldi prior to the end of 2025 in order to facilitate initial seasonal provision for the summer of 2026. Further details in relation to both these projects are provided under separate headings below. In order to support ongoing activity and vibrancy along the seafront prior to redevelopment commencing officers are also working with WG to facilitate an opportunity for kiosks on the Coney Beach frontage to continue trading for a temporary period prior to redevelopment of this area.

Hillsboro South Public Realm and Portway Crossing

- 3.40 The public realm at Hillsboro south has been a longstanding commitment by the Council having featured strongly in both the PWRA and Town Centre placemaking strategies in addition to the PWRA open space concept design. The public realm is also a key element of the open space strategy as part of the preferred option Masterplan presented as part of this report. All of these overarching strategies and plans have been subject to extensive public consultation and the detailed plans will be subject to further consultation as part of the planning application process. The site is located at a pivotal junction in PWRA but more importantly, plays a key role in integrating the wider PWRA with the town centre. Copies of the proposed site plan and CGIs are provided as **Appendix 3**
- 3.41 The scheme was awarded WG Transforming Towns (TT) grant funding to support the development phase of the project, having been designed through concept to planning stage with a planning application having been submitted on 17 October 2025. At the time of writing this report the planning application is pending validation. The overall projected cost of the scheme stands at circa £1.2m and will deliver a toucan crossing to provide town centre access to the Metrolink alongside a high-quality area of public realm. In October 2025 the scheme was awarded 50% match grant funding by WG

via the TT programme. With an overall projected cost of £1.2 million this equates to £600,000 WG funding and a £600,000 BCBC match. The BCBC match can be funded via the existing capital allocation that is in place for infrastructure in connection with regeneration across the PWRA.

- 3.42 In parallel to the planning application the process to procure a contractor will be progressed so a preferred bidder can be identified and a contract let should the planning application be met with a positive decision from the LPA. In the event planning is granted within 8 weeks of the application submission a contract can be let and work could commence in January 2026 with an anticipated overall works duration of less than 12 months. In order to facilitate the work, Hillsboro South Car Park will be required to close. As part of the delivery of the works the shipping container retail units will be temporarily relocated within the site as appropriate with the project having been designed to allow for these to remain within the site on a more meanwhile basis.

Marketing of Seasonal Leisure opportunity

- 3.43 In December 2025 it is planned to commence marketing of an initial opportunity for a licence to operate a temporary fun fair style attraction on land shown in red on **Appendix 4**.
- 3.44 Subject to the success of this initial temporary offer it is anticipated that the longer term meanwhile opportunity can be progressed and marketed as appropriate from November 2026 onwards. As such, subject to timescales the initial temporary seasonal offer may operate across both the Summer of 2026 and 2027 with the meanwhile provision to commence from 2027 onwards as this would provide time to secure any necessary planning consent and prepare the site and complete any additional marketing / procurement exercise as appropriate.

4. Equality implications (including Socio-economic Duty and Welsh Language)

- 4.1 An initial Equality Impact Assessment (EIA) screening has identified that there would be no negative impact on those with one or more of the protected characteristics, on socio-economic disadvantage or the use of the Welsh Language. It is therefore not necessary to carry out a full Equality Impact assessment on this proposal.

4. Well-being of Future Generations implications and connection to Corporate Well-being Objectives

- 5.1 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 well-being goals/objectives as a result of this report.

- Long term - The Porthcawl Waterfront Regeneration scheme 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 the existing town centre, sea front and leisure developments.
- Collaboration – the Council will continue to 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.

6. Climate Change and Nature Implications

- 6.1 Taking action to support decarbonisation is critically important in order to protect and sustain the environment over the long term. The delivery of regeneration of a previously developed PWRA site within existing settlement boundaries represents an inherently sustainable form of development which results in reduced carbon emissions compared to the development of out of settlement greenfield land.
- 6.2 From a nature perspective the PWRA Masterplan has been informed by extensive ecology survey work. The findings of these surveys have informed the preferred option masterplan. The survey results will also inform appropriate mitigation and compensation measures as part of the planning application process

7. Safeguarding and Corporate Parent Implications

- 7.1 There are no Safeguarding and Corporate Parent Implications arising from this report.

8. Financial implications

- 8.1 The proposed Hillsboro South public realm and Portway crossing scheme is to be funded via a combination of WG TT funding and match via the PWRA infrastructure fund (capital secured via the sale of the Aldi supermarket site) which currently has a balance of £2.827m. The deployment of £600,000 from the PWRA infrastructure fund aligns with the existing capital allocation made by Council on 21 November 2018

which includes specific reference to new crossing points on the Portway, physical improvements in key areas and pedestrian links to the Town Centre. As such the deployment of BCBC capital to support the match funding for this project remains fully in line with the existing allocation, and therefore does not require further express Cabinet or Council approval. As outlined within preceding sections of the report the project is an important part of the wider plans across the PWRA and its delivery as an early phase will make a significant positive impact. The remaining £2.227 million can be used to support a wide range of projects that are identified within the preferred option Masterplan. It should be acknowledged that some of these projects will have overall capital costs far in excess of the £2.227 million that will remain following delivery of the Hillsboro South scheme. In these instances, whilst the allocation could not support the full costs it could be used as a contribution towards costs with the balance to be funded by other means which may include grant funding or developer contributions.

- 8.2 In addition to the projects outlined within the preceding paragraphs it is evident that the Masterplan includes a significant number of large scale individual and interlinked development projects. For clarity its preparation and publication does not constitute approval of any additional capital or revenue expenditure and therefore other than those matters noted above there are no further direct financial implications arising for BCBC from this report. All financial considerations will need to be considered on a project-by-project basis and further reports will be taken to Cabinet and/or Council as appropriate. Given the nature and scale of projects that form part of the overall regeneration programme it is important to recognise that their delivery will be reliant on a combination of external grant funding and the Council's capital funding.

9. Recommendations

- 9.1 It is recommended that the Committee note and provide feedback on the following:
- The important background work and governance to this programme.
 - The evolution of the Masterplan in relation to the significant consultation and previous feedback from the Committee and the key areas where amendments have been made.
 - Note the forward programme, and the opportunity for further engagement and information relating to the regeneration.
 - Provide any feedback specific to the PAC process, noting that in addition to the Committee providing feedback individual Councillors are able to make representations

Background Documents:

None

- KEY
- 01 8 Lane Outdoor Pool
 - 02 Gym and Studio
 - 03 Flexible Community Space
 - 04 Hotel
 - 05 Outdoor Arena
 - 06 Millsboro Surface Level Car Park
 - 07 Millsboro Pocket Park
 - 08 Bus Station
 - 09 Splash Park
 - 10 Mini Golf
 - 11 JGA
 - 12 Coney Beach Public Car Park
 - 13 New Linear Park
 - 14 Pump Track
 - 15 Monster Park Treetop Adventure Walk
 - 16 Mini Golf
 - 17 Sandy Bay Park
 - 18 Retained and Enhanced Dunes
 - 19 Land Allocated for Educational Use
 - 20 Community Garden
 - 21 Sea and Beach Facility
 - 22 Community Pavilion



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- Key**
- Up to 1 Storey
 - Up to 2 Storeys
 - Up to 3 Storeys
 - Up to 4 Storeys
 - Up to 5 Storeys
 - Up to 6 Storeys

NOTES:
NOT FOR SITE PURPOSES: This drawing is a general arrangement plan only and is not intended for site purposes.
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No.	Date	By	Revision Notes
A	26/08/2025	TS	Updated Base on Latest Design

PROJECT STATUS:
S3 (SUITABLE FOR REVIEW)

theurbanists

Client Bridgend County Borough Council & Welsh Government

Project Portcawl Waterfront Regeneration

Title Building Heights Parameter Plan

Project ID Originator Block Level Type Rule Day Rev Status

2316 URB XX XX SK LD 009 A DRAFT

Drawn TS Date 18/08/2025 **Checked JD Scale** 1:1250

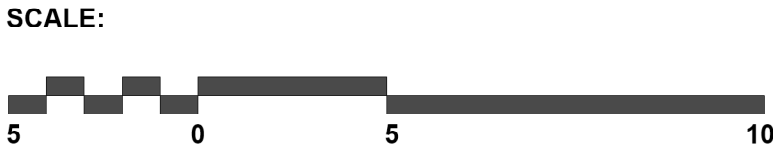
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- Red line boundary
- Proposed Tree
- Existing buildings
- Existing containers
- Proposed containers
- Existing trees removed
- Proposed lawn
- Proposed planting
- Proposed raingarden
- Proposed hedge
- Proposed planters with ornamental planting



NOTES:

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No.	Date	By	Revision Notes
P01	17/10/2025	WA	Issued for Planning

S3 (SUITABLE FOR REVIEW)

theurbanists

Client Bridgend County Borough Council

Project HILLSBORO SQUARE, PORTHCAWL

Title Landscape Masterplan

Project ID	Organiser	Volume	Level	Type	Role	Dwg	Rev.
2440	URB	XX	XX	DR	L	0201	P01

Drawn	OO	Date	13/10/2025	Checked	MJ	Scale	1:200 @ A1
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View looking south from Active Travel route



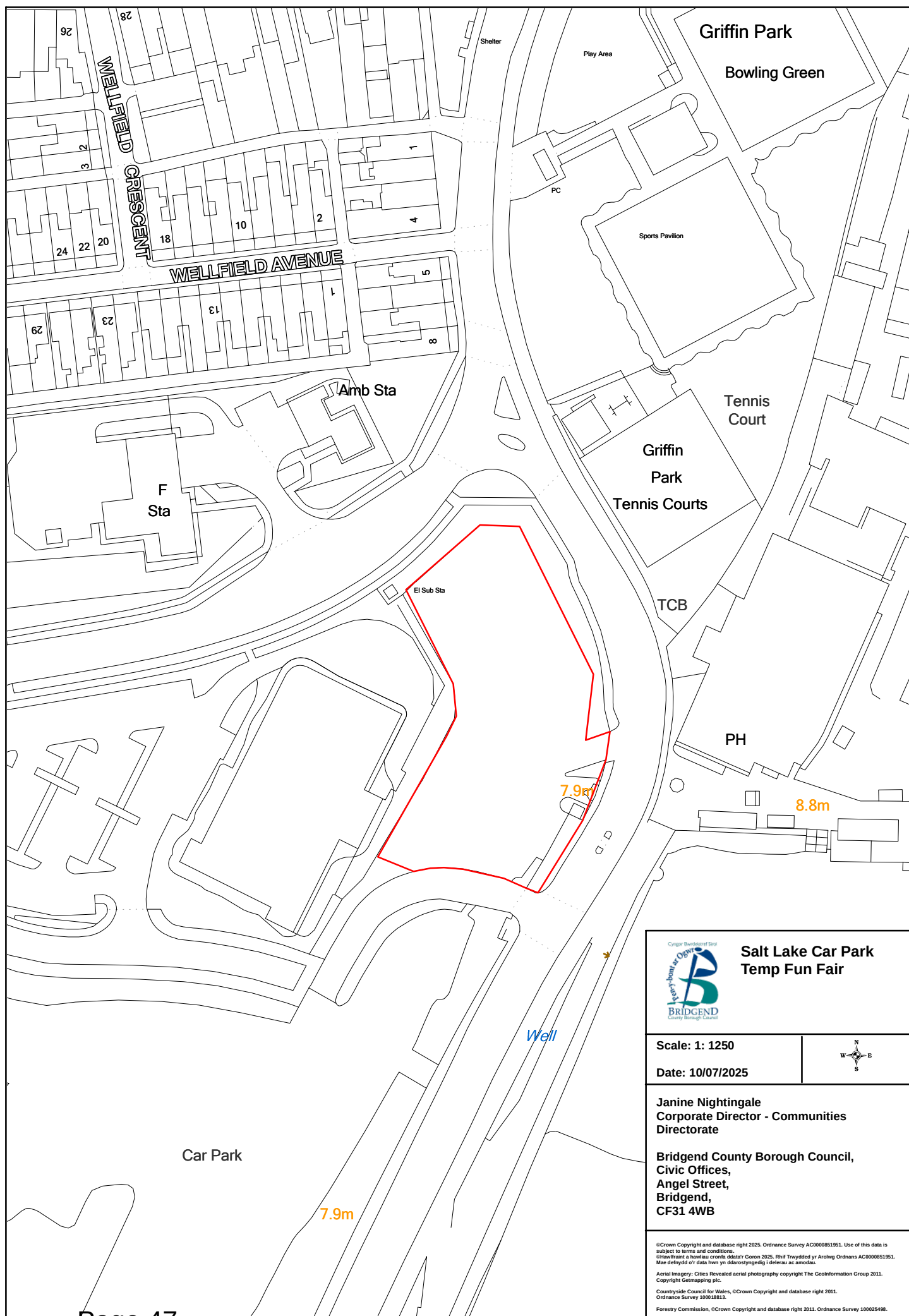
View looking south from North West corner of Hillsboro Square



View looking north along Eastern planting and integrated play area



View looking across the lawn towards new container units



Salt Lake Car Park Temp Fun Fair

Scale: 1: 1250

Date: 10/07/2025



Janine Nightingale
Corporate Director - Communities
Directorate

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Meeting of:	COMMUNITY, ENVIRONMENT AND HOUSING OVERVIEW AND SCRUTINY COMMITTEE
Date of Meeting:	8 DECEMBER 2025
Report Title:	FORWARD WORK PROGRAMME UPDATE
Report Owner: Responsible Chief Officer / Cabinet Member	CHIEF OFFICER – LEGAL & REGULATORY SERVICES, HR & ELECTORAL
Responsible Officer:	MERYL LAWRENCE SENIOR DEMOCRATIC SERVICES OFFICER – SCRUTINY
Policy Framework and Procedure Rules:	The work of the Overview & Scrutiny Committees relates to the review and development of plans, policy or strategy that form part of the Council's Policy Framework and consideration of plans, policy or strategy relating to the power to promote or improve economic, social or environmental wellbeing in the County Borough of Bridgend.
Executive Summary:	The Council's Constitution requires each Overview and Scrutiny Committee to develop and implement a Forward Work Programme for the Committee. The Committee is asked to consider and agree its Forward Work Programme, identify any specific information it wishes to be included in and any invitees they wish to attend for the reports for the next two Committee meetings, identify any further items for consideration on the Forward Work Programme having regard to the criteria set out in the report, and consider the Recommendations Monitoring Action Sheet for this Committee.

1. Purpose of Report

1.1 The purpose of this report is to:

- a) Present the Committee with the Forward Work Programme attached as **(Appendix A)** for consideration and approval;
- b) Request any specific information the Committee identifies to be included in the items for the next two meetings, including invitees they wish to attend;
- c) Request the Committee to identify whether there are presently any further items for consideration on the Forward Work Programme having regard to the selection criteria in paragraph 3.5 of this report;

- d) Present the Recommendations Monitoring Action Sheet (**Appendix B**) to track responses to the Committee's recommendations made at previous meetings;
- e) Advise that the Committee's Forward Work Programme as approved will be reported to the next meeting of Corporate Overview and Scrutiny Committee (COSC) for information, together with those from the other Overview and Scrutiny Committees, following their consideration in this cycle of Committee meetings.

2. Background

- 2.1 The Council's Constitution requires each Overview and Scrutiny Committee to develop and implement a Forward Work Programme for the Committee.
- 2.2 It also provides for the Committee to propose items for the Forward Work Programme having regard for the Council's Corporate Priorities and Risk Management framework. Where a matter for consideration by an Overview and Scrutiny Committee also falls within the remit of one or more other Committees, the decision as to which Committee will consider it will be resolved by the respective Chairs or, if they fail to agree, the Chair of the Corporate Overview and Scrutiny Committee.

Best Practice / Guidance

- 2.3 The Centre for Governance and Scrutiny's (CfGS) Good Scrutiny Guide recognises the importance of the Forward Work Programme. In order to 'lead and own the process', it states that Councillors should have ownership of their Committee's work programme, and be involved in developing, monitoring and evaluating it. The Good Scrutiny Guide also states that, in order to make an impact, the scrutiny workload should be coordinated and integrated into corporate processes, to ensure that it contributes to the delivery of corporate objectives, and that work can be undertaken in a timely and well-planned manner.
- 2.4 Forward Work Programmes need to be manageable to maximize the effective use of the limited time and resources of Scrutiny Committees. It is not possible to include every topic proposed. Successful Scrutiny is about looking at the right topic in the right way and Members need to be selective, while also being able to demonstrate clear arguments for including or excluding topics.
- 2.5 The CfGS's guide to effective work programming 'A Cunning Plan?' makes the following reference to the importance of good work programming:

'Effective work programming is the bedrock of an effective scrutiny function. Done well it can help lay the foundations for targeted, incisive and timely work on issues of local importance, where scrutiny can add value. Done badly, scrutiny can end up wasting time and resources on issues where the impact of any work done is likely to be minimal.'

3. Current situation / proposal

- 3.1 Following the approval of the schedule of Scrutiny Committee meeting dates at the Annual Meeting of Council on 14 May 2025, the standing statutory reports to Scrutiny Committees of: the Corporate Plan, the Medium Term Financial Strategy (MTFS) and Budget, Performance and Budget Monitoring, etc. have been mapped to the appropriate timely meeting dates into a Forward Work Programme.
- 3.2 The Forward Work Programmes for each Scrutiny Committee have been prepared using a number of difference sources, including:
- Corporate Risk Assessment;
 - Directorate Business Plans;
 - Previous Scrutiny Committee Forward Work Programme report topics / minutes;
 - Committee / Member proposed topics;
 - Policy Framework;
 - Cabinet Work Programme;
 - Discussions with Corporate Directors;
 - Performance Team regarding the timing of performance information.
- 3.3 There are items where there is a statutory duty for Policy Framework documents to be considered by Scrutiny, e.g., the MTFS including draft budget proposals scheduled for consideration in January 2026, following which COSC will make conclusions and recommendations in a report on the overall strategic overview of Cabinet's draft Budget proposals to the meeting of Cabinet in February 2026.
- 3.4 An effective Forward Work Programme will identify the issues that the Committee wishes to focus on during the year and provide a clear plan. However, at each meeting the Committee will have an opportunity to review this as the Forward Work Programme Update will be a standing item on the Agenda, detailing which items are scheduled for future meetings and be requested to clarify any information to be included in reports and the list of invitees. The Forward Work Programme will remain flexible and will be reported to each COSC meeting for information.

Identification of Further Items

- 3.5 The Committee are reminded that the Scrutiny selection criteria used by Scrutiny Committee Members to consider, select and prioritise items emphasises the need to consider issues such as impact, risk, performance, budget and community perception when identifying topics for investigation to maximise the impact scrutiny can have on a topic and the outcomes for people. The criteria which can help the Committee come to a decision on whether to include a referred topic, are set out below:

Recommended Criteria for Selecting Scrutiny Topics:

- | | |
|--------------------|--|
| PUBLIC INTEREST: | The concerns of local people should influence the issues chosen for scrutiny; |
| ABILITY TO CHANGE: | Priority should be given to issues that the Committee can realistically influence, and add value to; |

PERFORMANCE:	Priority should be given to the areas in which the Council is not performing well;
EXTENT:	Priority should be given to issues that are relevant to all or large parts of the County Borough, or a large number of the Authority's service users or its population;
REPLICATION:	Work programmes must take account of what else is happening in the areas being considered to avoid duplication or wasted effort.

Reasons to Reject Scrutiny Topics:

- The issue is already being addressed / being examined elsewhere and change is imminent.
- The topic would be better addressed elsewhere (and can be referred there).
- Scrutiny involvement would have limited / no impact upon outcomes.
- The topic may be sub-judice or prejudicial.
- The topic is too broad to make a review realistic and needs refining / scoping.
- New legislation or guidance relating to the topic is expected within the next year.
- The topic area is currently subject to inspection or has recently undergone substantial change / reconfiguration.

Corporate Parenting

- 3.6 Corporate Parenting is the term used to describe the responsibility of a local authority towards care experienced children and young people. This is a legal responsibility given to local authorities by the Children Act 1989 and the Children Act 2004. The role of the Corporate Parent is to seek for children in public care the outcomes every good parent would want for their own children. The Council as a whole is the 'Corporate Parent', therefore all Members have a level of responsibility for care experienced children and young people in Bridgend.
- 37 In this role, it is suggested that Members consider how each item they consider affects care experienced children and young people, and in what way can the Committee assist in these areas.
- 3.8 Scrutiny Champions can greatly support the Committee in this by advising them of the ongoing work of the Cabinet Committee Corporate Parenting and particularly any decisions or changes which they should be aware of as Corporate Parents.
- 3.9 The Forward Work Programme for the Committee is attached as **Appendix A** for the Committee's consideration.
- 3.10 The Recommendations Monitoring Action Sheet to track responses to the Committee's recommendations made at previous meetings is attached as **Appendix B**.
- 4. Equality implications (including Socio-economic Duty and Welsh Language)**
- 4.1 The Protected characteristics identified within the Equality Act, Socio-economic Duty and the impact on the use of the Welsh Language have been considered in

the preparation of this report. As a public body in Wales, the Council must consider the impact of strategic decisions, such as the development or the review of policies, strategies, services and functions. It is considered that there will be no significant or unacceptable equality impacts as a result of this report.

5. Well-being of Future Generations implications and connection to Corporate Well-being Objectives

5.1 The Act provides the basis for driving a different kind of public service in Wales, with 5 Ways of Working to guide how public services should work to deliver for people. The following is a summary to show how the 5 Ways of Working to achieve the well-being goals have been used to formulate the recommendations within this report:

- Long-term - The approval of this report will assist in the planning of Scrutiny business in both the short-term and in the long-term on its policies, budget and service delivery.
- Prevention - The early preparation of the Forward Work Programme allows for the advance planning of Scrutiny business where Members are provided an opportunity to influence and improve decisions before they are made by Cabinet.
- Integration - The report supports all the wellbeing objectives.
- Collaboration - Consultation on the content of the Forward Work Programme has taken place with the Corporate Management Board, Heads of Service and Elected Members.
- Involvement - Advanced publication of the Forward Work Programme ensures that stakeholders can view topics that will be discussed in Committee meetings and are provided with the opportunity to engage.

5.2 When setting its Forward Work Programme, the Committee should consider how each item they propose to scrutinise assists in the achievement of the Council's 4 Wellbeing Objectives under the **Well-being of Future Generations (Wales) Act 2015** as follows:

1. A prosperous place with thriving communities
2. Creating modern, seamless public services
3. Enabling people to meet their potential
4. Supporting our most vulnerable

6. Climate Change and Nature Implications

6.1 The Committee should consider how each item they scrutinise affects climate change, the Council's Net Zero Carbon 2030 target and how it meets the Council's commitments to protect and sustain the environment over the long term. There are no Climate Change or Nature Implications arising from this report.

7. Safeguarding and Corporate Parent Implications

- 7.1 The Committee should consider how each item they scrutinise affects care experienced children and young people, and in what way the Committee can assist in these areas. Safeguarding is everyone's business and means protecting peoples' health, wellbeing and human rights, and enabling them to live free from harm, abuse and neglect. There are no Safeguarding and Corporate Parent Implications arising from this report.

8. Financial Implications

- 8.1 There are no financial implications arising from this report.

9. Recommendation

- 9.1 The Committee is recommended to:
- a) Consider and approve the Forward Work Programme for the Committee in **Appendix A**.
 - b) Identify any specific information the Committee wishes to be included in the items for the next two meetings, including invitees they wish to attend;
 - c) Identify whether there are presently any further items for consideration on the Forward Work Programme having regard to the selection criteria in paragraph 3.5 of this report.
 - d) Note the Recommendations Monitoring Action Sheet in **Appendix B** to track outstanding responses to the Committee's recommendations made at previous meetings;
 - e) Note that the Committee's Forward Work Programme as approved will be reported to the next meeting of Corporate Overview and Scrutiny Committee for information, together with those from the other Overview and Scrutiny Committees, following their consideration in this cycle of Committee meetings.

Background documents

None.

Communities, Environment and Housing Overview and Scrutiny Committee
2025-26 Forward Work Programme

Monday, 14 July 2025 at 4pm		
Report Topic	Information Required / Committee's Role	Invitees
Community Asset Transfers	Position Update Outcome of review recommended by SOSC 3 to be undertaken by the Community Asset Transfer (CAT) Steering Group to assess and review the Council's current CAT programme, considering: • Its impact • Success stories • Good practice researched from other Welsh local authorities • Reflection on lessons learned	<u>Cabinet Member</u> Cabinet Member for Climate Change and the Environment; <u>Officers</u> Corporate Director – Communities; Interim Head of Operations – Communities; and Community Asset Transfer Officer.
Porthcawl Regeneration Masterplan	Public Consultation Feedback from Feb/March 2025 and Pre-Planning Consultation	<u>Cabinet Member</u> Cabinet Member for Regeneration, Economic Development and Housing; <u>Officers</u> Corporate Director – Communities; Group Manager – Strategic Regeneration; and Porthcawl Regeneration Programme Manager.

Monday, 29 September 2025 at 4pm		
Report Topic	Information Required / Committee's Role	Invitees
United Kingdom Shared Prosperity Fund Update	• What we did • Lessons Learned • Progress Update • How the system has changed • A look back and a look forward. Detailed Financial Information including: • Funds received by which groups/organisations • Their purpose • How much	<u>Cabinet Member</u> Cabinet Member for Regeneration, Economic Development and Housing; <u>Officers</u> Corporate Director – Communities; Interim Head of Operations – Communities; and Group Manager – Economy, Natural Resources & Sustainability.

Social Housing Allocation Policy	Pre-Decision	<u>Cabinet Member</u> Cabinet Member for Regeneration, Economic Development and Housing; <u>Officers</u> Chief Officer – Finance, Housing and Change; Strategic Housing Commissioning Manager; Housing Solutions Team Manager.
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Monday, 3 November 2025 at 4pm		
Report Topic	Information Required / Committee's Role	Invitees
Net Zero Strategy Review	Pre-Decision	<u>Cabinet Member</u> Cabinet Member for Climate Change and Environment; <u>Officers</u> Corporate Director – Communities; Interim Head of Operations – Communities; Group Manager – Economy, Natural Resources & Sustainability; Decarbonisation Programme Manager
Electric Vehicle Charging Strategy	Pre-Decision	<u>Cabinet Member</u> Cabinet Member for Climate Change and Environment; <u>Officers</u> Corporate Director – Communities; Interim Head of Operations – Communities; Group Manager – Economy, Natural Resources & Sustainability.

Monday, 8 December 2025 at 4pm

Report Topic	Information Required / Committee's Role	Invitees
Porthcawl Regeneration		<u>Cabinet Member</u> Cabinet Member for Regeneration, Economic Development and Housing; <u>Officers</u> Corporate Director – Communities; Group Manager – Strategic Regeneration; Porthcawl Regeneration Programme Manager.

Monday, 23 February 2026 at 4pm

Report Topic	Information Required / Committee's Role	Invitees
Maesteg Town Hall TBC	To include a walkaround before the meeting. Lessons learned To include: - Reasons for the overall project cost; - Detail of what led to the increased cost and challenges encountered; and - An appraisal of what could have changed or been done differently.	<u>Cabinet Member</u> Cabinet Member for Regeneration, Economic Development and Housing; <u>Officers</u> Corporate Director – Communities; Group Manager – Strategic Regeneration.
Grand Pavillion TBC		

Monday, 20 April 2026 at 4pm

Report Topic	Information Required / Committee's Role	Invitees
Condition of the Highways and Status of Road Resurfacing Programme	Including: - Repairs, maintenance and prioritisation process; - Road resurfacing and potholes; - Network management of utilities; and - The development of internal metrics for repairs and closing referrals.	<u>Cabinet Member</u> Cabinet Member for Climate Change and the Environment; <u>Officers</u> Corporate Director – Communities; Interim Head of Operations – Communities; Group Manager – Highways and Green Spaces; Highways Network Manager.

Briefings:

Topic	Information Required / Committee's Role	Invitees
Future Waste Services		All Member Briefing To be scheduled Early 2026
Corporate Joint Committees Regional Responsibilities		All Member Briefing Date to be confirmed
Revised Social Housing Allocation Policy	The changes especially in respect of the bands and how properties will be allocated.	All Member Briefing Date to be arranged in line with final adoption of Policy

Items to be Scheduled to the Committee's Forward Work Programme - To be discussed in next Scrutiny Forward Work Programme Planning Meeting

- Bridgend Town Centre Masterplan and Regeneration (Committee requested at meeting on 3 Nov 25 that this item be scheduled for consideration as soon as possible).
- Communities Directorate Target Operating Model (TOM) – Autumn 2025 TBC
- Council's Preparedness to Respond to Storms and Adverse Weather, to include:
 - Preventative measures against foreseeable damage;
 - Impact of adverse weather and any fallout (e.g. loss of power) on vulnerable residents;
 - Invitees from Communities and Social Services; and
 - Information shared during internal and Local Resilience Forum debrief sessions held following Storm Darragh and any other inclement weather events.
- Car Parking Charging Review, to include:
 - Outcome of the review;
 - Free parking offers; and
 - The difference in revenue between the free parking period and a full charging model
- Major Parks in the Borough
- Valleys to Coast.
- A report on the CAT Programme to be added to the Forward Work Programme in 12-18 months to evaluate progress, including an update on the recommendations of an internal audit which took place in April 2025, set out in paragraph 2.1.6 of the report.
- A final UKSPF monitoring report including analysis of the successes and lessons learned for future successor funding projects.
- Homelessness and Housing
- Street / Utility work including charges
- Cemeteries Review (Mid 2026)
- Fleet Services Review (Early 2027)
- Water quality and pollution and the capacity of the Penybont Wastewater Treatment Works to include plans to meet future demand from significant increases in the number of properties planned from a number of new developments and that Welsh Water and Natural Resources Wales be invited to attend.

Information reports to be provided

Audit Wales 'Springing Forward Asset Management Inspection Report' – including associated Action Plan.

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Communities, Environment and Housing Overview and Scrutiny Committee
RECOMMENDATIONS MONITORING ACTION SHEET 2025-2026

Date of Meeting	Agenda Item	Action	Responsibility	Outcome	Response
14 July 2025	Community Asset Transfer (CAT) Update	The Committee discussed the previously proposed significant increase in charges for the use of Council-owned pitches and sporting facilities and recommended that Cabinet consider whether the policy is still accurate and fit for purpose in the current financial climate and that the Deep Dive Group for the Communities Directorate explore the charging policy.	Scrutiny/ Chair	Reported to Cabinet on 21 October 2025	Link to Cabinet report .
14 July 2025	Community Asset Transfer (CAT) Update	The Committee recommended that local Members and Town and Community Councils be advised of CATs that are initiated in their Ward to enable engagement and support.	Corporate Director – Communities/ Interim Head of Operations - Community Services/ Community Asset Transfer Officer	ACTIONED – response and information circulated 3 November 2025.	Follow link here .
14 July 2025	Community Asset Transfer (CAT) Update	The Committee discussed the reasons, including financial considerations, that clubs and community groups opt into the CAT process or not, including that the CAT route enables external funding bids to be made by clubs and community groups and requested a	Corporate Director – Communities/ Interim Head of Operations - Community Services/ Community Asset Transfer Officer	ACTIONED – response and information circulated 3 November 2025.	Follow link here .

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Date of Meeting	Agenda Item	Action	Responsibility	Outcome	Response
		list of external funding available to such organisations.			
14 July 2025	Community Asset Transfer (CAT) Update	The Committee requested that, in the interests of transparency, minutes of meetings of the CAT Steering Group be circulated to Members of the Committee.	Corporate Director – Communities/ Interim Head of Operations - Community Services	ACTIONED – response and information circulated 3 November 2025.	Follow link here .
14 July 2025	Community Asset Transfer (CAT) Update	The Committee requested that they be advised when Cabinet are due to consider a report on the future of major parks in the County Borough	Corporate Director – Communities/ Interim Head of Operations - Community Services	ACTIONED – response and information circulated 3 November 2025.	Follow link here .
14 July 2025	Community Asset Transfer (CAT) Update	The Committee requested a written update regarding the current lease and financial status and condition of the two pavilions at Newbridge Fields.	Corporate Director – Communities/ Interim Head of Operations - Community Services/ Community Asset Transfer Officer	ACTIONED – response and information circulated 3 November 2025.	Follow link here .
29 Sep 2025	UK Shared Prosperity Fund	Members discussed the Council's approach set out in the Local Investment Plan, to the United Kingdom Shared Prosperity Fund (UKSPF), which had emphasised three themes - Communities and Place, Supporting Local Business, and	Corporate Director – Communities/ Interim Head of Operations - Community Services/ Group Manager –	Recommendations circulated requesting response – to be provided.	

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Date of Meeting	Agenda Item	Action	Responsibility	Outcome	Response
		People and Skills. Whilst the Committee acknowledged that a lot of different projects across the County Borough had been funded, it was also expressed that the approach lacked a guiding thread, a clear and transparent account of how projects had been prioritised, and how the success and value of them were being measured. The Committee therefore recommended that the approach to future UKSPF successor funding projects should proactively and clearly set out the following: a. The guiding strategic aims. b. Establish what the project is about and what it should deliver. c. The agreed objectives, targets and outputs. d. The criteria for awarding grants. e. The measures of success and value to be monitored. f. The approach to contingency planning.	Economy, Natural Resources & Sustainability		
29 Sep 2025	UK Shared Prosperity Fund	The Committee requested that a final UKSPF monitoring report, including a complete analysis of the successes	Corporate Director – Communities/ Interim Head of	Recommendations circulated	

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Date of Meeting	Agenda Item	Action	Responsibility	Outcome	Response
		and the lessons learned for future projects for consideration by the Committee as soon as feasible and to include: a. details of how the public, businesses and community organisations were informed and supported to make full use of available funding, including how the Bridgend County Prosperity Co-Production Framework had informed decision-making about the UKSPF. b. detailed information regarding the feasibility studies funded by the UKSPF and how many have or will become viable projects. c. detailed evaluation of the sustainability of jobs created across the three themes as a result of UKSPF funding, to include the monitoring processes and the support offered by BCBC; and d. detailed information about the impact the cut in funding during the transition year had on projects in the community.	Operations - Community Services/ Group Manager – Economy, Natural Resources & Sustainability	requesting response – to be provided.	

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Date of Meeting	Agenda Item	Action	Responsibility	Outcome	Response
29 Sep 2025	UK Shared Prosperity Fund	The Committee noted that there was a lack of clarity about what the successor to UKSPF would be like and how it would work and requested that once known, Members receive information about it, including details of the proposals to engage with communities through the Council's partnership structures about the criteria for applying for funding.	Corporate Director – Communities/ Interim Head of Operations - Community Services/ Group Manager – Economy, Natural Resources & Sustainability	Recommendations circulated requesting response – to be provided.	
29 Sep 2025	UK Shared Prosperity Fund	The Committee requested more information about the assistance that could be provided to organisations to apply for alternative sources of funding, once UKSPF funding comes to an end.	Corporate Director – Communities/ Interim Head of Operations - Community Services/ Group Manager – Economy, Natural Resources & Sustainability	Recommendations circulated requesting response – to be provided.	
29 Sep 2025	UK Shared Prosperity Fund	The Committee requested that previous reports about the UKSPF considered by scrutiny committees be distributed to Members.	Scrutiny	Complete	Links to reports: 26 Sep 2022 and 19 June 2023 .
29 Sep 2025	Social Housing Allocation Policy	The Committee expressed concern that there were approximately 3300 people on the housing register and	Chief Officer – Finance, Housing and Change/	Recommendations circulated	

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Date of Meeting	Agenda Item	Action	Responsibility	Outcome	Response
		there was an urgent need to address the fundamental mismatch between the demand for and the supply of available housing, particularly social housing, in the County Borough. The Committee therefore recommended that: a. The Communities ‘deep dive’, consider potential ideas to address the shortfall in the supply of housing, and; b. That the Strategy and Action Plans be updated setting out the steps being taken to urgently address this position.	Strategic Housing Commissioning Manager	requesting response – to be provided.	
29 Sep 2025	Social Housing Allocation Policy	The Committee requested that an All-Member Briefing session be provided regarding the revised Social Housing Allocation Policy and how it will change, especially in respect of the bandings and how properties will be allocated.	Chief Officer – Finance, Housing and Change/ Strategic Housing Commissioning Manager	Recommendations circulated requesting response – to be provided.	
29 Sep 2025	Social Housing Allocation Policy	The Committee requested additional information regarding the impact of the Welsh Government’s Nation of	Chief Officer – Finance, Housing and Change/ Strategic Housing	Recommendations circulated requesting response – to be provided.	

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Date of Meeting	Agenda Item	Action	Responsibility	Outcome	Response
		Sanctuary Plan on the draft Social Housing Allocation Policy.	Commissioning Manager		
29 Sep 2025	Social Housing Allocation Policy	The Committee requested additional information about both the statutory and non-statutory review processes, including the number, the outcomes, and the steps taken to ensure fairness and the consistent application of policy.	Chief Officer – Finance, Housing and Change/ Strategic Housing Commissioning Manager	Recommendations circulated requesting response – to be provided.	
3 Oct 2025	Call-in of Cabinet decision: Bridgend Town Centre Access	Following its examination of the decision and detailed discussions with the Cabinet Members and Officers invited, the Committee decided to recommend that the decision be referred back to Cabinet for reconsideration for the reasons agreed.	Scrutiny / Chair	Reported to Cabinet on 21 October 2025	Link to report .
3 Nov 2025	Net Zero Strategy and Electric Vehicle Charging Strategy	Various – drafted / to be circulated	Senior Democratic Services Officer - Scrutiny		

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Communities, Environment and Housing Overview and Scrutiny Committee
RECOMMENDATIONS MONITORING ACTION SHEET 2024-2025

Date of Meeting	Agenda Item	Action	Responsibility	Outcome	Response
17 February 2025	Climate Change Response and Decarbonisation Activity Bridgend County Borough	The Committee expressed concern and requested an explanation setting out why the cross-party Member Committee to oversee the Climate Emergency Response Programme, agreed by Cabinet on 30 June 2020, had not been established and instead, that the Subject Overview Scrutiny Committee 3 had been given the remit for Climate Change and Nature and recommended that consideration be given to the cross-party Member Committee being established for the purposes intended.	Corporate Director for Communities/ Head of Operations – Community Services/ Climate Change Response Manager	ACTIONED – response and information circulated 3 November 2025	Follow link here .
17 February 2025	Climate Change Response and Decarbonisation Activity Bridgend County Borough	The Committee was advised that the Bridgend 2030 Net Zero Carbon Strategy (the Strategy) was under review and that a report would be presented to a subsequent meeting of the Committee providing detail on what had been accomplished, the achievability of the ambitions and the necessary steps to progress it. The Committee welcomed the proposed report but expressed their disappointment that it appeared that	Corporate Director for Communities/ Head of Operations – Community Services/ Climate Change Response Manager	ACTIONED – response and information circulated 3 November 2025	Follow link here .

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Date of Meeting	Agenda Item	Action	Responsibility	Outcome	Response
		some aspects of the plan would not work and therefore were taken no further and their concern that there did not appear to be any delivery or decisive action taken in relation to the Strategy which was already at its halfway stage. The Committee therefore recommended that an action plan be put in place to include detail on the following: - Timescales; - The objectives and achievement attained; - How the public are being engaged and listened to, including the means by which the community are engaged; and - The possibility of an annual engagement day.			
17 February 2025	Climate Change Response and Decarbonisation Activity Bridgend County Borough	The Committee discussed the impact of river flooding in the Valley areas causing erosion of the riverbank and encroaching onto gardens, fence lines and properties, acknowledged that it was a worrying situation for a those affected and recommended that the Council approach Welsh Government to request some safeguarding for those	Corporate Director for Communities/ Head of Operations – Community Services/ Climate Change Response Manager	ACTIONED – response and information circulated 3 November 2025	Follow link here .

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Date of Meeting	Agenda Item	Action	Responsibility	Outcome	Response
		individuals who may be in danger of flooding to their homes and property in the future.			
17 February 2025	Climate Change Response and Decarbonisation Activity Bridgend County Borough	Members were advised that the expectations arising from the Senedd Climate Committee's Halting and Reversing the Loss of Nature by 2023 report remain unclear as Welsh Government had yet to respond to the recommendations contained within. The Committee recommended that a letter be written to Welsh Government asking when a response is to be expected, in order to provide an understanding of the potential impact and challenges those recommendations could have on local authorities.	Corporate Director for Communities/ Head of Operations – Community Services/ Climate Change Response Manager	ACTIONED – response and information circulated 3 November 2025	Follow link here .
17 February 2025	Climate Change Response and Decarbonisation Activity Bridgend County Borough	The Committee requested further detail/information regarding the national position, across all 22 Welsh local authorities, setting out their approach to Climate Change and Decarbonisation. The Committee expressed that it was important that Bridgend's Strategy aligns with other local authorities recognising that carbon capture does not stop at boundary lines. In addition, the Committee discussed the existence of strategic development plans for	Corporate Director for Communities/ Head of Operations – Community Services/ Climate Change Response Manager	ACTIONED – response and information circulated 3 November 2025	Follow link here .

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Date of Meeting	Agenda Item	Action	Responsibility	Outcome	Response
		planning large scale properties and queried why there was no equivalent plan for Net Zero Carbon 2030 and recommended that consideration be given to including this in a future report to the Committee.			
17 February 2025	Climate Change Response and Decarbonisation Activity Bridgend County Borough	The Committee requested a copy of the Climate Change Risk Assessment which was undertaken in partnership with the Cwm Taf Morgannwg Public Service Board (PSB) and highlighted 11 climate risk priority areas across the PSB. The Committee also requested information regarding the actions being taken by the Health Board to respond to the action plan including any works to their buildings within the County Borough to make them more energy efficient.	Corporate Director for Communities/ Head of Operations – Community Services/ Climate Change Response Manager	ACTIONED – response and information circulated 3 November 2025	Follow link here .
17 February 2025	Climate Change Response and Decarbonisation Activity Bridgend County Borough	The Committee requested further information regarding the Bridgend Local Nature Partnership to include details of its membership, how often it meets and its agenda in order to understand whether it could be used as a key engagement tool.	Corporate Director for Communities/ Head of Operations – Community Services/ Climate Change Response Manager	ACTIONED – response and information circulated 3 November 2025	Follow link here .

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Date of Meeting	Agenda Item	Action	Responsibility	Outcome	Response
17 February 2025	Climate Change Response and Decarbonisation Activity Bridgend County Borough	Members discussed Electric Vehicle charging points, how long it took to complete repairs and whose responsibility it was to do so. Whilst the Committee acknowledged that it had been necessary for public bodies to lead the way in installing electric vehicle charging points, there was now an increased demand and need for higher voltage charging points. The Committee therefore requested whether consideration should be given to the Council leaving the market and facilitating the supply by private companies.	Corporate Director for Communities/ Head of Operations – Community Services/ Climate Change Response Manager	ACTIONED – response and information circulated 3 November 2025	Follow link here .
17 February 2025	Climate Change Response and Decarbonisation Activity Bridgend County Borough	The Committee requested information regarding how much of the £1.4m funding for electric vehicles and infrastructure had been spent on infrastructure, why the Council was not deriving an income from it and regarding the public charging points commissioned by the Cardiff Capital Region on Council land: - Whether there was shared revenue? - Were there possibilities for revenue generation?	Corporate Director for Communities/ Head of Operations – Community Services/ Climate Change Response Manager	ACTIONED – response and information circulated 3 November 2025	Follow link here .

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Date of Meeting	Agenda Item	Action	Responsibility	Outcome	Response
		- Whether capital expenditure to generate revenue been investigated?			
7 April 2025	Bridgend County Borough Net Zero Strategy Review	The Committee discussed the challenges of the Authority achieving Net Zero Carbon 2030 and recommended that consideration be given to approaching the Welsh Local Government Association (WLGA) to seek clarity as to the current status of strategies to reach net zero by 2030 in the other Welsh local authorities, following which, if other Welsh local authorities are experiencing similar challenges, the Committee further recommended that a follow-up request be made to ask the WLGA to make the Welsh Government aware of the situation and consider extending its net zero carbon strategy from 2030 to align it with that of the UK Government, to reach net zero by 2050.	Corporate Director for Communities/ Head of Operations – Community Services/ Group Manager – Economy, Natural Resources and Sustainability	ACTIONED – response and information circulated 3 November 2025	Follow link here .
7 April 2025	Bridgend County Borough Net Zero Strategy Review	The Committee recommended that the final version of the report by the Carbon Trust provide clarity as to the governance arrangements for the strategy including Member representation, for clear political leadership.	Corporate Director for Communities/ Head of Operations – Community Services/ Group Manager –	ACTIONED – response and information circulated 3 November 2025	Follow link here .

APPENDIX B

Date of Meeting	Agenda Item	Action	Responsibility	Outcome	Response
			Economy, Natural Resources and Sustainability		
7 April 2025	Bridgend County Borough Net Zero Strategy Review	The Committee recommended that the strategy include focus on practical and achievable goals and that the carbon footprint of the supply chain be an appropriate priority.	Corporate Director for Communities/ Head of Operations – Community Services/ Group Manager – Economy, Natural Resources and Sustainability	ACTIONED – response and information circulated 3 November 2025	Follow link here .
7 April 2025	Bridgend County Borough Net Zero Strategy Review	The Committee recommended that the revised strategy be shared for a 12-week public consultation, as there was a need to engage with the public and obtain views of residents and stakeholders of the county borough.	Corporate Director for Communities/ Head of Operations – Community Services/ Group Manager – Economy, Natural Resources and Sustainability	ACTIONED – response and information circulated 3 November 2025	Follow link here .

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