



Dear Cllr Smith.

I would like to respond to the latest BCBC proposal to regenerate Porthcawl by selling The Green area for a retail supermarket development.

Having talked about regeneration for decades BCBC are to be congratulated by what has been achieved with the help of private developers, residents and the Health Board creating new attractive venues to visit with more to follow.

However these are individual stand alone projects and it is pleasing that the more difficult area for regeneration, Salt Lake, is now being considered. The perfect time for a reality check.

The Green is regarded by residents as Public Open Space and therefore would be a loss, rather than a gain to the community. It is also unsuitable for a supermarket because of its difficult position for pedestrians and those with mobility issues.

Following its inability to regenerate Bridgend has BCBC learned anything about retailing, footfall, car parking and Porthcawl demographics as a new food store will not attract visitors but only share the town's current food market with the Co-op and Bridgend stores.

Porthcawl has the largest proportion of older residents in the borough and to remain healthy they have special needs such as public transport yet it has the poorest and most ill equipped bus service in the borough.

The local around town "service" is often a farce being grossly unreliable with unannounced cancellations and bus breakdowns all too common. Recently the service has been cut again and now limits the time bus dependant people can spend in town. To carry shopping from The Green area to the present bus service would be impossible for most older people.

Planners normally design an integrated transport provision as the first element of any new development and a new bus station at the rear of Hillsboro Place should be considered as a prime requirement and begs the question. Is public transport to be considered in the regeneration plan?

Retailing today is all about strength in numbers and therefore any new store should be kept as part of the town's existing shopping experience. A Dock Street location would link a new store to the town but it also is a long way from the bus service for older people.

Therefore a new bus station or bus stop at the north end of Hillsboro Place with the new supermarket close to it would have great merit for many Porthcawl residents. It would not break up the town's shopping area and add footfall to all the existing businesses.

The decision seems to be either an American type development where accommodating the car is the first priority or our preferred traditional walk around town model that has a good variety of shops all efficiently built next to each other.

Finally there has been a lot of changes since the 2004 CDN Porthcawl Development Framework was drawn up and you may recall my email correspondence going back to 2014 in which I suggested BCBC were no longer interested in working with or talking to resident groups.

Therefore I would like to know what the BCBC directive currently is concerning interested resident groups who want to be involved and have input into the regeneration of their town.

I look forward to your reply

Gary Victor..... Porthcawl Shout Forum..... 30th April 2019