

**Dated**

**2021**

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

DRAFT

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

**The Town and Country Planning Act 1980**

**and**

**The Acquisition of Land Act 1981**

The Bridgend County Borough Council (in this Order called “the acquiring authority”) makes the following Order:

1. Subject to the provisions of this Order, the acquiring authority is, under section 226(1)(a) of the Town and Country Planning Act 1990, hereby authorised to purchase compulsorily the land described in paragraph 2 for the purpose of facilitating the carrying out of a mixed use development comprising housing, leisure and retail uses, a school, public open space and ancillary highway and public realm improvements.
2. The land authorised to be purchased compulsorily under this Order is the land described in the Schedule and delineated and shown coloured pink and edged red on a map prepared in duplicate, sealed with the common seal of the acquiring authority and marked “Map referred to in The Bridgend County Borough Council (Porthcawl Waterfront Regeneration) Compulsory Purchase Order 2021”.

## SCHEDULE

### Notes

The following approximate imperial equivalents relate to the metric measurements used in the accompanying drawings and schedules:

Units of length:	1mm	=	0.039 inches (approx.)
	1 metre	=	1.094 yards (approx.)
	1km	=	0.621 miles (approx.)
Unit of area:	1 sq.m.	=	1.196 sq. yards (approx.)

**Table 1**

Number on Map	Extent, description and situation of the land	Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981 – Name and Address			
		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)	Occupiers
1	All interests other than those interests (whether legal or equitable) of Funfair Sites Limited, Jenoaat Limited and Barclays Security Trustee Limited in 37,116.56 square metres of the former Coney Beach Amusement Park located east of Eastern Promenade and west of Mackworth Road (Part of Freehold Title Number WA166414).	Fun Fair Sites Limited (Co. No 562902) Coney Beach, Coney Beach Amusement Park, Porthcawl CF36 5BY			Owner  Jenoat Limited (Co. No. 1484151) Coney Beach, Coney Beach Amusement Park, Porthcawl CF36 5BY
1A	All interests other than those interests (whether legal or equitable) of Funfair Sites Limited, Jenoaat Limited and Barclays Security Trustee Limited in 2,177.74 square metres of part of Sandy Bay Beach located east of Eastern Promenade and south of the former Coney Beach Amusement Park (Part of Freehold Title Number WA166414).	As Plot 1			As Plot 1

1B	All interests other than those interests (whether legal or equitable) of Funfair Sites Limited and Jenoaat Limited in 58.34 square metres of land comprising a gated vehicular access, part of a wall and stepped revetment located between the southern end of Mackworth Road and the foreshore of Sandy Bay Beach.	Fun Fair Sites Limited (Co. No 562902) Coney Beach, Coney Beach Amusement Park, Porthcawl CF36 5BY (Reputed Owner)			Reputed Owner  Jenoat Limited (Co. No 1484151) Coney Beach, Coney Beach Amusement Park, Porthcawl, CF36 5BY
2	11.35 square metres of land forming the site of an electricity substation located east of Eastern Promenade and Griffin Park Tennis Courts and west of the former Coney Beach Amusement Park (Freehold Title Number WA414880).	Western Power Distribution (South Wales) Plc (Co. No. 02366985) Avonbank, Feeder Road, Bristol BS2 0TB			Owner
3	All interests other than those of Bridgend County Borough Council in 1,964.95 square metres of part of Mackworth Road road and footway located south of the property at 48 Mackworth Road and north of the gated vehicular access from Mackworth Road to the foreshore of Sandy Bay Beach.	Sonia Aston 62 St Brides Road, Aberkenfig, Bridgend CF32 9RA  Marion Dene 4 Alumdale Road, Alum Chine, Bournemouth, Dorset BH4 8HX  Anne Webb 2 The Alms Houses, Gas Las, Hinton St George, Somerset TA17 8RX  Veronica Lorraine King [Address to be confirmed]  as Trustees of the Estate of Sir Thomas George Jones KBE (Reputed Owner)			Bridgend County Borough Council (as highway authority) Civic Offices, Angel Street, Bridgend CF31 4WB
4	78.28 square metres of part of Sandy Bay Beach located south-east of Mackworth Road and south-west of the premises known as the Hi Tide Inn.	Unknown			Unoccupied

5	All interests other than those interests (whether legal or equitable) of Jenoaat Limited and Funfair Sites Limited in 10,648.73 square metres of land known as the former Model Village Leisure Park located east of Mackworth Road and west of Sandy Lane (Freehold Title Number CYM363522).	<p>Sonia Aston 62 St Brides Road, Aberkenfig, Bridgend CF32 9RA</p> <p>Marion Dene 4 Alumdale Road, Alum Chine, Bournemouth, Dorset BH4 8HX</p> <p>Anne Webb 2 The Alms Houses, Gas Las, Hinton St George, Somerset TA17 8RX</p> <p>Veronica Lorraine King <i>[Address to be confirmed]</i></p> <p>as Trustees of the Estate of the late Mr Eric Fordham-Hall</p>	Jenoat Limited (Co. No. 1484151) Coney Beach, Coney Beach Amusement Park, Porthcawl, CF36 5BY (Leasehold Title Number WA167250)		Lessee  Fun Fair Sites Limited (Co. No. 562902) 1 Glan Road, Porthcawl CF36 5DF
6	140.65 square metres of part of the western verge of Sandy Lane and rear access to the property at 2 Mackworth Road located south-west of the junction between Mackworth Road and Sandy Lane.	<p>Newton (Porthcawl) Estate Company Limited (Co. No. 00285752) c/o Graham Paul Limited Court House, Court Road, Bridgend CF31 1BE (Reputed Owner)</p> <p>Steve Jones and Carina Jones 2 Mackworth Road, Porthcawl CF36 5BP (Reputed Owner)</p>			Steve Jones and Carina Jones 2 Mackworth Road, Porthcawl CF36 5BP
7	421.33 square metres of part of Sandy Lane road and footway located south of its junction with Mackworth Road and south-west of Newton Primary School.	<p>Newton (Porthcawl) Estate Company Limited (Co. No. 00285752) c/o Graham Paul Limited Court House, Court Road, Bridgend CF31 1BE (Reputed Owner)</p>			Reputed Owner

8	39.03 square metres of part of the western verge of Sandy Lane and driveway fronting the property at 1 Sandy Lane located south of the junction between Mackworth Road and Sandy Lane and south-west of Newton Primary School.	Newton (Porthcawl) Estate Company Limited (Co. No. 00285752) c/o Graham Paul Limited Court House, Court Road, Bridgend CF31 1BE (Reputed Owner)  Phil Herbert 1 Sandy Lane, Porthcawl CF36 5BW (Reputed Owner)			Unoccupied
9	37.72 square metres of part of the western verge of Sandy Lane and driveway fronting the property at 2 Sandy Lane located south of the junction between Mackworth Road and Sandy Lane and south-west of Newton Primary School.	Newton (Porthcawl) Estate Co. Limited (Co. No. 00285752) c/o Graham Paul Limited Court House, Court Road, Bridgend CF31 1BE (Reputed Owner)  Maria Marchant 2 Sandy Lane, Porthcawl CF36 5BW (Reputed Owner)			Unoccupied
10	All interests other than those of Bridgend County Borough Council in 129.86 square metres of land on the eastern side of Sandy Lane forming a car parking area used in connection with Newton Primary School located south-east of the junction between Mackworth Road and Sandy Lane.	Newton (Porthcawl) Estate Co. Limited (Co. No. 00285752) c/o Graham Paul Limited Court House, Court Road, Bridgend CF31 1BE (Reputed Owner)  Bridgend County Borough Council Civic Offices, Angel Street, Bridgend CF31 4WB (Reputed Owner)			Bridgend County Borough Council Civic Offices, Angel Street, Bridgend CF31 4WB
10A	All interests other than those of Bridgend County Borough Council in 23.4 square metres of land on the eastern side of Sandy Lane forming a vehicular access to the rear of Newton Primary School located south-east of the junction between Mackworth Road and Sandy Lane.	As Plot 10			As Plot 10

11	3,504.37 square metres of Rhych Avenue road, verge and turning areas and part of the lane from Rhych Avenue to the premises known as the Hi Tide Inn located south of the property named Hayward House on Rhych Avenue and the rear of 216 New Road and west of Trecco Bay Holiday Park (Part of Freehold Title Number CYM374885).	Newton (Porthcawl) Estate Company Limited (Co. No. 00285752) c/o Graham Paul Limited Court House, Court Road, Bridgend CF31 1BE	SGSS TDS (Nominee 1) Limited (Co. No. 11438081) and SGSS TDS (Nominee 2) Limited (Co. No. 11451890) One Bank Street, Canary Wharf, London E14 4SG (Leasehold Title Number WA937222)  Premier Dawn Properties Limited (Co. No 3864163) 2nd Floor One, Gosforth Park Way, Gosforth Business Park, Newcastle Upon Tyne, NE12 8ET (Leasehold Title Number CYM736749)		Premier Dawn Properties Limited (Co. No 3864163) 2nd Floor One, Gosforth Park Way, Gosforth Business Park, Newcastle Upon Tyne NE12 8ET
11A	61.01 square metres of the western footway of Rhych Avenue located south-west of its junction with New Road, east of the property at 214 New Road and north-west of Trecco Bay Holiday Park.	Newton (Porthcawl) Estate Company Limited (Co. No. 00285752) c/o Graham Paul Limited Court House, Court Road, Bridgend CF31 1BE (Reputed Owner)			Reputed Owner
11B	432.39 square metres of Rhych Avenue road and eastern footway located south of its junction with New Road between the properties at 214 and 216 New Road and north-west of Trecco Bay Holiday Park.	As Plot 11	As Plot 11		As Plot 11

**Table 2**

Number on Map	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981 – not otherwise shown in Tables 1 and 2	
	Name and address	Description of interest to be acquired	Name and address	Description of the land for which this person in the adjoining column is likely to make a claim
1	<p>Unknown</p> <p>Caution</p> <p>Western Power Distribution (South Wales) Plc (Co. No. 02366985) Avonbank, Feeder Road, Bristol BS2 0TB.</p> <p>Barclays Security Trustee Limited (Co. No. 10825314) 1 Churchill Place, London, E14 5HP</p>	<p>Mines and minerals rights</p> <p>Cleda Malvisi of Seashore Enterprises (Porthcawl) Limited, High Tide Inn, 68 Mackworth Road, Porthcawl CF36 5BT</p> <p>Right of way, rights to lay and maintain service media</p> <p>Registered charge</p>	<p>Western Power Distribution (South Wales) plc Avonbank, Feeder Road, Bristol BS2 0TB</p> <p>Dwr Cymru Cyfyngedig Dwr Cymru Welsh Water Linea Fortran Road, St. Mellons, Cardiff CF3 0LT</p> <p>Wales &amp; West Utilities Limited Wales &amp; West House, Spooner Close, Coedkernew, Newport, South Wales NP10 8FZ</p> <p>BT Limited (Openreach) 81 Newgate Street, London EC1A 7AJ</p>	<p>All interests other than those interests (whether legal or equitable) of Funfair Sites Limited, Jenoaat Limited and Barclays Security Trustee Limited in 37,116.56 square metres of the former Coney Beach Amusement Park located east of Eastern Promenade and west of Mackworth Road (Part of Freehold Title Number WA166414).</p>
1A	<p>Unknown</p> <p>Caution</p> <p>Alistair John Dalton 9 Marine Walk, Ogmore By Sea, Bridgend, Vale of Glamorgan CF32 0PQ and Simon John Dalton Penybryn, St Brides Major, Bridgend, Vale of Glamorgan CF32 0SB</p> <p>Barclays Security Trustee Limited (Co. No. 10825314) 1 Churchill Place, London, E14 5HP</p>	<p>Mines and minerals rights</p> <p>Cleda Malvisi of Seashore Enterprises (Porthcawl) Limited, High Tide Inn, 68 Mackworth Road, Porthcawl CF36 5BT</p> <p>Right to keep bathing tents on the land</p> <p>Registered charge</p>	<p>Dwr Cymru Cyfyngedig Dwr Cymru Welsh Water Linea Fortran Road, St. Mellons, Cardiff CF3 0LT</p>	<p>All interests other than those interests (whether legal or equitable) of Funfair Sites Limited, Jenoaat Limited and Barclays Security Trustee Limited in 2,177.74 square metres of part of Sandy Bay Beach located east of Eastern Promenade and south of the former Coney Beach Amusement Park (Part of Freehold Title Number WA166414).</p>



1B			Dwr Cymru Cyfyngedig Dwr Cymru Welsh Water Linea Fortran Road, St. Mellons, Cardiff CF3 0LT	All interests other than those interests (whether legal or equitable) of Funfair Sites Limited and Jenot Limited in 58.34 square metres of land comprising a gated vehicular access, part of a wall and stepped revetment located between the southern end of Mackworth Road and the foreshore of Sandy Bay Beach.
2			Western Power Distribution (South Wales) plc Avonbank, Feeder Road, Bristol BS2 0TB	11.35 square metres of land forming the site of an electricity substation located east of Eastern Promenade and Griffin Park Tennis Courts and west of the former Coney Beach Amusement Park (Freehold Title Number WA414880).
3			Western Power Distribution (South Wales) plc Avonbank, Feeder Road, Bristol BS2 0TB  Dwr Cymru Cyfyngedig Dwr Cymru Welsh Water Linea Fortran Road, St. Mellons, Cardiff CF3 0LT  Wales & West Utilities Limited Wales & West House, Spooner Close, Coedkernew, Newport, South Wales NP10 8FZ  BT Limited (Openreach) 81 Newgate Street, London EC1A 7AJ	All interests other than those of Bridgend County Borough Council in 1,964.95 square metres of part of Mackworth Road road and footway located south of the property at 48 Mackworth Road and north of the gated vehicular access from Mackworth Road to the foreshore of Sandy Bay Beach.
6			As Plot 3	140.65 square metres of part of the western verge of Sandy Lane and rear access to the property at 2 Mackworth Road located south-west of the junction between Mackworth Road and Sandy Lane.

7			As Plot 3	421.33 square metres of part of Sandy Lane road and footway located south of its junction with Mackworth Road and south-west of Newton Primary School.
8			As Plot 3	39.03 square metres of part of the western verge of Sandy Lane and driveway fronting the property at 1 Sandy Lane located south of the junction between Mackworth Road and Sandy Lane and south-west of Newton Primary School.
9			As Plot 3	37.72 square metres of part of the western verge of Sandy Lane and driveway fronting the property at 2 Sandy Lane located south of the junction between Mackworth Road and Sandy Lane and south-west of Newton Primary School.
10			Western Power Distribution (South Wales) plc Avonbank, Feeder Road, Bristol BS2 0TB  Dwr Cymru Cyfyngedig Dwr Cymru Welsh Water Linea Fortran Road, St. Mellons, Cardiff CF3 0LT	All interests other than those of Bridgend County Borough Council in 129.86 square metres of land on the eastern side of Sandy Lane forming a car parking area used in connection with Newton Primary School located south-east of the junction between Mackworth Road and Sandy Lane.
10A			As Plot 10	All interests other than those of Bridgend County Borough Council in 23.4 square metres of land on the eastern side of Sandy Lane forming a vehicular access to the rear of Newton Primary School located south-east of the junction between Mackworth Road and Sandy Lane.

11			<p>Western Power Distribution (South Wales) plc Avonbank, Feeder Road, Bristol BS2 0TB</p> <p>Dwr Cymru Cyfyngedig Dwr Cymru Welsh Water Linea Fortran Road, St. Mellons, Cardiff CF3 0LT</p> <p>BT Limited (Openreach) 81 Newgate Street, London EC1A 7AJ</p>	3,504.37 square metres of Rhych Avenue road, verge and turning areas and part of the lane from Rhych Avenue to the premises known as the Hi Tide Inn located south of the property named Hayward House on Rhych Avenue and the rear of 216 New Road and west of Trecco Bay Holiday Park (Part of Freehold Title Number CYM374885).
11A			As Plot 11	61.01 square metres of the western footway of Rhych Avenue located south-west of its junction with New Road, east of the property at 214 New Road and north-west of Trecco Bay Holiday Park.
11B			<p>Western Power Distribution (South Wales) plc Avonbank, Feeder Road, Bristol BS2 0TB</p> <p>Dwr Cymru Cyfyngedig Dwr Cymru Welsh Water Linea Fortran Road, St. Mellons, Cardiff CF3 0LT</p> <p>Wales &amp; West Utilities Limited Wales &amp; West House, Spooner Close, Coedkernew, Newport, South Wales NP10 8FZ</p>	432.39 square metres of Rhych Avenue road and eastern footway located south of its junction with New Road between the properties at 214 and 216 New Road and north-west of Trecco Bay Holiday Park.

This Order includes land which may fall within a special category to which section 19 of the Acquisition of Land Act 1981 applies, namely:

Number on Map:

1A and 4

Special category:

Open space

Dated the

day of

2021

The **COMMON SEAL** of

**BRIDGEND COUNTY**

**BOROUGH COUNCIL**

was affixed hereto in the presence of:

.....  
Authorised Signatory

DRAFT