

Meeting of:	COMMUNITIES, ENVIRONMENT AND HOUSING OVERVIEW AND SCRUTINY COMMITTEE
Date of Meeting:	14 JULY 2025
Report Title:	PORTHCAWL REGENERATION
Report Owner / Corporate Director:	CORPORATE DIRECTOR COMMUNITIES
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.

1. Purpose of report

- 1.1 The purpose of this report is to provide Communities, Environment and Housing Overview and Scrutiny Committee with an overview of the Porthcawl Regeneration Programme with particular focus on the work that has been progressed over the last 2 years since a report was presented to Subject Overview and Scrutiny Committee 3 in February 2023. The report provides a summary of the consultation responses received in connection with the proposed masterplan and key areas of evolution to the masterplan that are being explored in response to this consultation. Consideration and recommendations from scrutiny are sought in order to further guide the masterplan and regeneration within the Porthcawl Waterfront Regeneration Area (PWRA) moving forwards.

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 Reports providing updates and seeking approval are provided to Cabinet and Council at the appropriate times. Notable reports to Cabinet and Council in recent times, in addition to a 2023 report to Scrutiny, are listed below. This suite of reports demonstrates the governance and decision making process that has been applied to projects that form part of the programme.

- 15 September 2020 Report to Cabinet: Porthcawl Waterfront Regeneration Scheme Salt Lake and Sandy Bay Sites
- 15 December 2020 Report to Cabinet: Cosy Corner
- 19 January 2021 Report to Cabinet: Porthcawl Waterfront Regeneration Scheme Sale of the Food Store Site
- 20 July 2021 Report to Cabinet: Porthcawl Waterfront Regeneration Scheme Proposed Compulsory Purchase Order
- 19 October 2021 Report to Cabinet: Cosy Corner Tourism Attractor Destination Funding
- 8 March 2022 Report to Cabinet: Porthcawl Waterfront Regeneration Placemaking Strategy and Programme Update
- 14 June 2022 Report to Cabinet: Levelling Up Fund Priority Projects
- 20 July 2022 Report to Council: Report of The Chief Officer – Finance, Performance and Change Capital Programme Outturn 2021-22 and Quarter 1 Update 2022-23
- 18 October 2022 Porthcawl Waterfront Regeneration: Appropriation of Land at Griffin Park and Sandy Bay
- 19 October 2022 Report to Council: Replacement Local Development Plan Submission Document
- 13 December 2022 confidential report to Cabinet: Porthcawl Regeneration
- 8 February 2023 Report to Council: Porthcawl Metrolink
- 20 February 2023 Report to Subject Overview and Scrutiny Committee 3: Porthcawl Regeneration

- 18 July 2023 Confidential Report to Cabinet: Porthcawl Regeneration
- 19 November 2024 Confidential Report to Cabinet: Porthcawl Regeneration Programme Update
- 4 February 2025 Report to Cabinet: Porthcawl Waterfront Regeneration Compulsory Purchase Order General Vesting Declaration
- 11 March 2025 Confidential Report to Cabinet: Owners Agreement for Porthcawl Waterfront Regeneration and Porthcawl Pavilion Contract
- 12 March 2025 Report to Council: Capital Support For The Grand Pavilion Porthcawl Project

2.3 In addition to the aforementioned Cabinet and Council reports Bridgend County Borough Council (BCBC) local members are regularly briefed on projects that form part of the Porthcawl Regeneration Programme in order to ensure they are fully informed in relation to progress and key updates. This allows for local members to provide up to date and accurate information to their constituents. There is also an internal BCBC Officer level programme board that provides governance and oversight prior to any decisions being taken to Cabinet or Full Council.

2.4 Whilst comprising various individual projects of varying scales the Porthcawl Waterfront Regeneration Area (PWRA) collectively seeks to deliver large scale transformational regeneration of the Porthcawl Waterfront. As outlined through the Local Development Plan, the future development of the 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 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, Council approval will be sought prior to any such procurement or disposal taking place and any such future Cabinet decisions will be able to be called in by Scrutiny as appropriate.

3. Current situation/proposal

Overall Programme Update

- 3.1 The Porthcawl Placemaking Strategy was approved by Cabinet in March 2022 and provides a framework to guide high quality mixed use development across the Porthcawl Waterfront Regeneration Area (PWRA). The Porthcawl Placemaking Strategy builds upon the previous Local Development Plan (LDP) and the newly adopted Replacement Local Development Plan (RLDP) allocation for the Porthcawl Waterfront Regeneration Area.
- 3.2 The Placemaking Strategy was formulated in order to ensure that the future development of the PWRA was strategically aligned with the Council's aspirations to deliver development of the highest quality and responds to the wide-ranging needs of both the current community and future generations
- 3.3 Whilst the Placemaking Strategy provides a framework for future phases of development and informed the next steps to be taken in the programme, significant progress has already been made in relation to several key projects that represent the first phases of the regeneration and are intended to act as catalyst for future phases. Specific details in connection with of each of these recently completed and ongoing projects were provided within the February 2023 report to Subject Overview and Scrutiny Committee 3. Since this report was produced further progress has been made as outlined within the table below.

Project / Workstream	Summary of Current Status
Compulsory Purchase Order (CPO)	<p>On 19 December 2023 the Welsh Ministers confirmed The Bridgend County Borough Council (Porthcawl Waterfront Regeneration) Compulsory Purchase Order 2021.</p> <p>Cabinet approval to make the General Vesting Declaration was given in February 2025.</p>
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	<p>Being developed jointly between BCBC and Welsh Government (WG).</p> <p>Public consultation carried out in February 2025. Masterplan currently subject to evolution and refinement in response to consultation.</p> <p>Updated Masterplan to be the subject of Pre Application Consultation (PAC) at the end of 2025 prior to submission of a planning application late 2025 / early 2026.</p>
Eastern Promenade and Western Breakwater sea defences	Works completed Summer of 2023
Cosy Corner	<p>Main build completed and all units now occupied.</p> <p>New play equipment installed in April 2025.</p>
Food retail store	<p>Opened July 2023.</p> <p>All associated pedestrian and active travel improvements including new crossings now complete.</p>
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)	<p>WG acquired fun fair and beach land in March 2023 and Owners Agreement (OA) novated / varied across to include WG.</p> <p>OA extended across full extent of PWRA in March 2025 – this agreement has secured substantial additional funds for both PWRA and GP.</p>
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- 3.4 The partnership with Welsh Government (WG) and the new Owners Agreement (OA) that is now in place between the parties, provides a platform for BCBC and WG to work together with their respective roles as public sector bodies ensuring the regeneration plans can evolve to represent the optimum outcome for current and future generations. This partnership allows the PWRA to be looked at in a more holistic way with significant weight being able to be attributed to social value as well as still balancing the Local Government Act section 123 duty to obtain best value for any land disposal. The parties also have an obligation to ensure plans are credible, deliverable and policy compliant.
- 3.5 Whilst the detailed terms of the BCBC / WG OA remain exempt from publication a March 2025 report to Council made reference to the previous approvals from Cabinet in connection with the OA as follows:
- In December 2022 prior authorisation was given by Cabinet to allow a deed of variation and deed of novation to the original OA upon WG purchasing the land previously owned by the Evans family and subject to the original OA. Following the WG purchase in March 2023 this resulted in WG being party to the Owners Agreement as varied alongside BCBC.
 - In July 2024 Cabinet resolved to delegate authority to the Corporate Director Communities in consultation with the Chief Officer Legal and Regulatory Services, HR and Corporate Policy, to finalise the contractual terms, to amend the terms of the Owners Agreement and to agree the amended terms with Welsh Government; also to formally enter into a new Owners Agreement with Welsh Government and to execute all necessary documentation to create the new Owners Agreement.

- Further approvals were also given by Cabinet in November 2024 and March 2025 in relation to the detailed terms of the new OA and use of monies secured via the new OA.
- The new OA applies to the full extent of the PWRA and includes a shared title arrangement for Salt Lake and Hillsboro North resulting, in BCBC and WG jointly owning this land.
- On completion of the OA payment of £3,867,125 was made to BCBC from Welsh Government and in line with the March 2025 Council approval these monies are being deployed to support the Grand Pavilion project.
- The new OA and resultant ability to work alongside Welsh Government has enabled significant progress to be made on the regeneration programme and enables a joint approach to delivery and has placemaking and enhancement of the Porthcawl community as a driver as opposed to a purely commercial and market driven approach.

3.6 It is within the context of the above that the Porthcawl Waterfront Masterplan has been developed and progressed. An overarching objective of the Masterplan is to build on the positive progress and platform provided by the Placemaking Strategy with a view to ensuring the now sole public sector ownership results in an optimally balanced scheme that delivers transformational regeneration that benefits current and future generations of locals and visitors alike.

Porthcawl Waterfront Masterplan

3.7 As outlined previously, the Porthcawl Placemaking Strategy was prepared in order to ensure that the future development of the PWRA is aligned with the Council's aspirations to deliver development of the highest quality and responds to the wide-ranging needs of both the current community and future generations. Since this work was completed and following the WG acquisition of the fun fair site and resultant BCBC/ WG partnership that has been established, a Masterplan and Design Code was jointly commissioned. The principal purpose of the work is to build on the success of the placemaking strategy and capture the parties shared objectives for the development. The Masterplan and Design Code will also provide a platform to progress a planning application and subsequent disposal of the site to developers in a series of coordinated phases. By having a Masterplan and Design Code in place BCBC and WG will be able to ensure a high degree of control with respect to the nature, scale and quality of development that is brought forward throughout the lifecycle of the planned regeneration.

3.8 The first stage of the Masterplan work has involved looking back again at the Placemaking Strategy consultation responses with a view to identify areas where the new ownership position allows a revised approach to areas such as housing numbers / typologies, open space, leisure /commercial opportunities and parking provision. In summary for the Placemaking Strategy the consultation identified the following key issues / themes:

- Concern over the amount of residential development.
- Need for appropriate car parking provision.
- Desire for provision of leisure facilities.
- Desire for provision of community facilities.
- Concerned over the extent of public open space.

3.9 Whilst the above matters represent some of the core areas of concern expressed by the public to the initial proposals presented at public consultation stage it was equally evident that the following proposals within the Placemaking Strategy framework for development were either fully or broadly supported:

- Pedestrianisation of Eastern Promenade.
- Extension of Dock Street with associated piazza.
- Delivery of housing to meet local needs.
- Extension of Griffin Park.
- Construction of a multi storey car park.

3.10 In response to the Placemaking Strategy consultation officers worked to investigate what potential amendments to the indicative approach identified at consultation stage could be explored. These amendments were focused on ensuring the nature and scale of development identified within the draft placemaking strategy responded to the concerns and aspirations of the public. When considering any such potential amendments it is incumbent on the Council to ensure the framework for development identified within the placemaking strategy remained in accord with matters such as planning policy and the need for any strategy to be credible, deliverable and financially viable. Within this context the following core amendments were made to the indicative mix and distribution of uses identified within the PWRA.

- Creation of a circa 200m long and 70m wide linear park along the Salt Lake seafront.

- Enlarged area of open space adjoining the pedestrianised extension to Dock Street and adjoining piazza.
- Reduction in the area of land on Salt Lake earmarked for housing by approximately a third.

- 3.11 The aforementioned amendments to the approach to the nature and extent of various uses within the placemaking strategy represented a significant shift in response to the key aspirations of the public as conveyed through the consultation process. With particular reference to the linear park proposed along the Salt Lake seafront, this area is capable of accommodating a variety of recreational, leisure and community uses for both current and future generations. It is also pertinent to note that the Placemaking Strategy framework for development was predicated on up to 1,100 homes with this being a significant reduction compared to the circa 1,500 homes that were allocated within the 2007 Supplementary Planning Guidance that previously applied to the PWRA.
- 3.12 It is important to recognise that at the point in time at which the Placemaking Strategy was developed the land at Sandy Bay and Coney Beach was subject to an OA between BCBC and the Evans family. Given this OA included a private landowner it had commercial based objectives that had a bearing on the form of development that could be considered viable and deliverable across this part of the PWRA. Now the full extent of the PWRA is bound by the BCBC / WG OA there is an ability to take a more holistic view and consider further evolution to the framework for development established via the Masterplan. This approach was not possible to the same extent at the Placemaking Strategy stage.
- 3.13 Following a review of the Placemaking Strategy consultation and taking the Placemaking Strategy as approved as a starting point the consultation stage Masterplan included several areas of further evolution and enhancement compared to the Placemaking Strategy with the principal areas of change being as follows:
- Increased open space provision across the PWRA including the introduction of a substantial area of public realm at the southern part of the former Sandy Bay Caravan park site.
 - Additional surface parking on the Coney Beach site to the north of the planned access road. This additional surface provision obviates need for a Multi Storey Car Park.
 - Relocated access road with the alignment now to the south of the former Monster Park (This change responds to previous consultation responses from Mackworth Road residents and has the added benefit of preserving more trees).

- Introduction of more diverse leisure opportunities of various scales across the PWRA.
- Introduction of a landscaped buffer along the eastern edge of Sandy Bay.
- Introduction of a motorhome area.
- Enlarged school site that extends closer to the beach.
- Additional / improved linkages between Eastern Promenade and the Town Centre.

Masterplan Consultation

- 3.14 The Masterplan has been subject to both stakeholder engagement and full public consultation with a summary of each stage provided under separate headings below.

Stakeholder Engagement Stage

- 3.15 Early engagement with key stakeholders on the Emerging Vision Priorities took place between 24 September 2024 and 3 December 2024 and fed into the designs that were consulted on during the Masterplan consultation. Through a combination of a workshops and a survey, local stakeholders and community groups were asked to provide their thoughts on the priorities, key themes and improvements they would like to see within the Masterplan. A link to the online feedback survey was provided to all attendees with the link also circulated to a wider number of local groups. This feedback survey was designed to yield further engagement and insight into the key drivers for the local community prior to the Masterplan being developed and presented at public consultation stage. A total of 38 responses to the online feedback forms were received. A presentation was also given to Porthcawl Town Council on 21 October 2024 and feedback was gathered during the course of a subsequent discussion.
- 3.16 In summary the key issues and themes that were most commonly raised throughout the stakeholder engagement stage and online feedback form responses were as follows:
- A strong preference emerged for retaining and expanding public open spaces.
 - Attendees supported the potential provision of additional open space to the south of Sandy Bay and ensuring public spaces are well-connected rather than scattered.
 - The importance of active and engaging spaces, including sports areas, a bohemian-style hub, and usable public art, was also emphasised.

- Concerns were raised about ensuring safe, accessible areas for children.
- Housing and community needs were a major focus, with discussions around the number of homes, affordability, and sustainability.
- There was broad agreement that development should prioritise local needs rather than being profit-driven.
- Concerns were expressed over potential proliferation of second homes and emphasised the need for a balanced housing mix, including extra care schemes for older residents and homes suitable for young locals.
- The consensus among stakeholders was that the development should integrate well with existing community infrastructure, ensuring accessibility to schools, healthcare, and local shops.
- Ensuring a high level of environmental and coastal resilience was seen as a critical issue moving forward.
- Transport and connectivity featured prominently in discussions, with a focus on parking provision, the future role of the Metro system, and the need for improved cycling and pedestrian routes.
- The importance of practical parking solutions—particularly for visitors and tourists—was emphasised.
- Tourism and economic development were seen as key drivers for the town’s success, with strong support for enhanced motorhome provisions and visitor accommodation to boost the local economy.
- There was also interest in developing a water sports and wellness hub to position Porthcawl as a “surf town.”
- Concerns were raised about ensuring tourism continues throughout the regeneration phases, with a request for a structured phasing plan to avoid disruption.

Public Consultation

3.17 The non-statutory consultation on the Masterplan and Design Code took place between Monday 13 January and Friday 28 February 2025. This section provides a summary of the communications and engagement activity during the consultation. Prior to the event a variety of consultation tools and communication channels were used to encourage participation in the consultation from stakeholders and the local community which are set out below.

- Dedicated project website
- Invitation email to local stakeholders
- Press release
- Posters distributed to local businesses and schools

- 3.18 A full day public exhibition was held in the Hi Tide from 9am to 730pm on 3 February 2025. In total 923 members of the public attended.
- 3.19 Following the exhibition the consultation boards were made available on the dedicated project website in addition to physical copies of the boards being displayed on John Street and outside the Hi Tide.
- 3.20 Feedback forms were available at the event with an electronic version available online from 3 February until 28 February 2025. 235 online responses were received with a further 73 hard copies of the feedback form submitted via the freepost address.
- 3.21 Responses via email and post were also able to be made and in total 108 emails were received with no postal submissions other than the 73 feedback forms noted above.
- 3.22 In summary the key issues / themes that were most commonly raised throughout the public exhibition and within written feedback submitted were as follows:

Open space, green infrastructure, and play facilities

- 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.
- Integration of the dunes into a well-being and nature-focused offer.
- Expansion of green space through the centre of the site was welcomed.

Flood defences and coastal access

- 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.

Housing and density

- 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.

- Building heights of up to six storeys on Salt Lake were considered excessive by many.
- 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.

Connectivity and transport

- 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.

Public realm, movement, and infrastructure

- Support for removing vehicle access to the Eastern Prom, with an emphasis on creating a pedestrian-friendly environment.
- 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.

Leisure, tourism, and community facilities

- 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, with recognition that this could be market-tested as part of Savills' exercise.
- Concerns over the future of Newton Primary School, with residents seeking clarity on how the land could be utilised.

Roads and site layout

- Concerns over the spine road going through Monster Park, with suggestions to merge it with the High Tide access to minimise loss of trees and habitat.
- Support for including parking in a podium arrangement.

Health and essential services

- 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.

Environmental considerations

- Ecological impacts of the development were raised, particularly regarding bird species.
- Queries about the potential to fill the 'bowl' with site-won materials.
- While the loss of the bowl did not feature strongly, its use as a running resource was noted, prompting consideration of how to integrate this narrative into future plans.

3.23 At the time of this report work is being progress to amend the masterplan in a manner which responds to the above matters alongside the completion of further technical work. When considering any amendments it is incumbent on BCBC and WG to ensure the plan remains in line with prevailing planning policies. As part of this work the masterplan must remain financially viable as otherwise it will not be capable of being delivered and the opportunity to bring forward transformational regeneration for current and future generations will not be realised. In summary the key areas where amendments are being considered relate to the following

- Reduction in housing numbers whilst still remaining in accord with the prevailing planning policy position
- Review of building heights

- Review and refinement of open spaces- ensuring the right balance between, quality, scale, character usability, connectivity and quantity of spaces. Long term management / maintenance of spaces also must be considered to ensure they are fit for purpose for current and future generations.
- Expression of interest / soft marketing to inform leisure elements – the findings of this will directly inform the leisure elements of the masterplan

3.24 The next iteration of the Masterplan will be subject to consultation at Pre Application Consultation (PAC) stage with the findings of this due to be reported to Cabinet prior to the submission of a planning application. Further detail regarding the anticipated next steps and headline programme is included under separate heading below.

Anticipated next steps and headline programme

3.25 The PWRA project is at a pivotal stage and following feedback from Scrutiny it is intended that a revised Masterplan is prepared. This Masterplan will be supported by a detailed design code that will together form the mainstay 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
November 2025	Commencement of Pre Application Consultation (PAC)
December 2025 / January 2026	Outline Planning Application Submission Submission of prior notification application for demolition of fun fair site buildings
March 2026	Fun fair closure and WG take Vacant Possession of funfair site

March 2026 – August 2026	Pre demolition intrusive surveys within fun fair site
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 – 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

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.

5. 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 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.

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 There are no direct financial implications arising from this report which provides an overview and update to Scrutiny.
- 8.2 Whilst the masterplan includes a significant number of large scale individual and interlinked development projects, its preparation and publication does not constitute approval of any additional capital or revenue expenditure and therefore there are no 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 capital receipts generated by the Council when disposing of parts of the site.

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 the key areas where potential amendments are being explored.
- Note the forward programme, and the opportunity for further engagement and information relating to the regeneration.

Background Documents:

None