

Meeting of the Communities, Environment and Housing Overview and Scrutiny Committee

14 July 2025

Recommendations / Additional Information Requested

	Recommendations / Information Requested:	Response:	Accepted / Partially Accepted / Not Accepted:
Porthcawl Regeneration			
Recommendations:			
1	Members expressed their appreciation for the interesting and informative site visit earlier that day where questions of Officers could be asked and answered and the Committee recommended that the engagement with Members continues as the project evolves in the future.	Noted Officers can also confirm that the Cabinet Member and local Porthcawl elected members are updated regularly on the direction and progress of the Regeneration programme.	
2	The Committee recommended that resident concerns regarding the proposed height of apartment blocks, especially of those proposed for Salt Lake, be considered as part of the review into the height of buildings and that consideration be given to limiting the height to a maximum of two or three storeys.	This is noted and Officers can confirm that work is being progressed to amend the masterplan with these amendments including a reduction in building heights in several areas across the site.	
3	The Committee expressed concern regarding the impact that the proposed 1100 new homes in Porthcawl would have on the availability of already stretched GP, other health-related and dental services and recommended to support the lobbying efforts of the Deputy Leader and Cabinet Member for Social Services,	Noted. Discussion and correspondence with the NHS continues and this is being supported by both the Local MS and MP.	

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	Health and Wellbeing to the local health authority regarding service sufficiency in Porthcawl services as the regeneration project progresses.		
4	The Committee acknowledged that the proposed regeneration was impressive, however expressed that it was critical that Porthcawl remains a destination seaside town and recommended that there was a need to ensure ongoing engagement with residents, modelling of the short-term economic impact of the project on local businesses and the creation of a year-round offer (with permanent attractions) to ensure a prosperous future for the town.	<p>Local residents were most recently consulted in January and February 2025 and will be consulted again in November 2025.</p> <p>Specifically in relation to Businesses and new offers Savills and EJ Hales have engaged with the Leisure Market and the feedback from this expression of interest exercise will inform the next iteration of the masterplan.</p> <p>Work is being processed on providing opportunities for meanwhile leisure provision as part of a phased strategy to ensure continuity throughout the period between the fair closure and the later phases of regeneration being delivered.</p>	
5	The Committee recommended that consideration be given to the support required for local businesses during the transformation, including minimising disruption during the critical summer months as the different phases of the project are implemented.	The BCBC Economic Development team are in direct discussion with those businesses directly affected by the fun fair closure and are working with these operators to ensure there are opportunities for continued trading. This collaborative approach will continue moving forwards and further engagement will take place	

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		<p>with businesses across the wider area at the appropriate time.</p> <p>Officers continue to engage with the Porthcawl Chamber of Trade to ensure businesses are kept abreast of the plans and have the opportunity to provide feedback and voice and queries or concerns.</p>	
6	<p>Given the nature emergency declared by the Council, the Committee recommended that assurance be provided that there will be no negative impact on the biodiversity of Sandy Bay as a result of the regeneration and that it continues to be protected.</p>	<p>Extensive ecology survey work has been undertaken over the last 5 years and continues to be undertaken as part of the technical work that informs the masterplan parameters. This survey work will continue to take place as appropriate and will directly inform the final form of masterplan, including the extent of retained habitat and mitigation that is required. This approach aligns with both best practice and planning policy requirements which are underpinned by the need to provide biodiversity net gain as part of the development. This approach will ensure there will be no adverse impacts to biodiversity as a result of the scheme and the development will look at ways to enhance the environment.</p>	
Additional Information Requested:			
7	<p>The Committee discussed the significant number of proposed new homes, a substantial number of which would be</p>	<p>The following response was also sent direct to Cllr Ian Williams who followed the meeting with his question in writing.</p>	

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	apartments and some of which would be social housing and requested a written response outlining the current Welsh Government housing target for Bridgend County Borough Council (and the related social housing target), and its relationship to the number of proposed new homes as part of the Porthcawl Regeneration project.	<p>Housing completions and forecasts are monitored through the Replacmenet Local Development Plan's (RLDP's) Housing Trajectory. The total number of houses built and forecast during the Senedd Term (2021 to 2026) is as follows:</p> <table><tr><td>2021-22</td><td>2022-23</td><td>2023-24</td><td>2024-25</td><td>2025-26</td></tr><tr><td>248</td><td>348</td><td>135</td><td>124</td><td>538*</td></tr></table> <p>*Projected and dependent on allocated sites / existing sites with planning permission coming forward without delay.</p> <p>The growth strategy within the RLDP is based on a 'mid' level of growth. The rationale for this strategy is detailed in the Strategic Growth Options Background Paper here. This paper was prepared to support the RLDP and is based on extensive evidence. The Local Planning Authority did not seek to implement too high a growth strategy despite attempts from the development industry to increase the number of homes allocated in the Plan. Equally, pursuing too low a growth strategy would have failed to deliver the the aims and objectives of the RLDP and would not have been supported by WG in relation to national policy. The 'mid' growth strategy was approved by Council in advance of the Examination in Public and was later considered</p>	2021-22	2022-23	2023-24	2024-25	2025-26	248	348	135	124	538*	
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		<p>sound by the Inspector. During the Examination, Welsh Government supported the strategy and concluded the level of growth is “realistic, appropriate and is founded on robust and credible evidence”. Welsh Government also referenced the fact that the growth level was consistent with the relevant policy requirements in Planning Policy Wales and “supports Bridgend playing a key role in the national growth area, aligning with Future Wales”. This was one of the key issues the Local Planning Authority had to demonstrate in justifying an appropriate level of growth. The RLDP makes provision for 8,628 homes to promote the creation and enhancement of sustainable communities and meet the housing requirement of 7,575 homes for the 15-year plan period (2018-2033).</p>	
8	<p>The Committee requested that site visits be arranged prior to the future reports scheduled regarding Porthcawl Pavilion and Maesteg Town Hall.</p>	Noted	