



## PLA3 (8) PORTHCAWL WATERFRONT REGENERATION

**Residential**  
**1,350 units**  
**(315 Affordable)**

**Retail and  
Commercial  
Development**

**Education Facility**

**Health & Social  
Service Facility**

**Community Building**

**Total Area (Ha)**  
**47.8**

**Phasing of  
Development**  
**2011-2016 ✓**  
**2016-2021 ✓**

**Current Status**  
**Masterplan in place**

### Site Details

The Porthcawl Waterfront Regeneration site is the main focus of existing and future development opportunities in Porthcawl and provides a unique opportunity to create a vibrant new focus that will bring social, economic and environmental benefits including flood protection measures to the Town itself and the wider area.

This 48 hectare brownfield waterfront site provides a significant opportunity through comprehensive regeneration to transform Porthcawl into a premier seaside resort. Extending from Trecco Bay caravan site and Rhych Point in the east to the existing harbour and town centre to the west, taking in the former Council owned Sandy Bay caravan site, the fairground and Salt Lake car park and its environs. The regeneration of this area is the subject of adopted Supplementary Planning Guidance, which was approved in 2007. It's aim is to properly integrate new development areas into the town centre and the surrounding urban area and will guide development in a phased approach over the next 10 years. The guidance is considered flexible and robust enough to adapt over time to cope with varying market conditions.

A variety of land uses is proposed, including residential, tourism and leisure, retail and community provision in the form of a new Community Hub. With respect to retail provision the area is subject to a planning application for a new retail convenience store, which will be well integrated with the existing town centre and stem leakage of current retail expenditure. The project area also includes significant new areas of attractive open space along the seafront and an extension to Griffin Park. Key elements of the waterfront will be the creation of improved sea defences and new, high quality promenades between the harbour and Trecco Bay, and the regeneration of the harbour area itself which has attracted European funding.

### Related Documents

[Porthcawl Waterfront – Planning Guidance](#)  
[Harbour View Site Development Brief](#)

### Related Planning Applications

Reference	Description	Decision	Date
<a href="#">P/08/325/BCB</a>	Mixed use regeneration incl retail/commercial units, public realm, residential, community, leisure building, car parking	Approved	16/5/13
<a href="#">P/10/758/ESO</a>	Screening and scoping opinion for redevelopment of harbourside site	Opinion Provided	1/11/10
<a href="#">P/12/163/BCB</a>	Install new dock gate, new breakwater, new pontoons and repairs to dock walls	Approved by WG	9/10/12

## Planning Requirements

Planning Application	<input checked="" type="checkbox"/>
Design and Access Statement	<input checked="" type="checkbox"/>
Masterplan / Development Brief	<input checked="" type="checkbox"/>
Environmental Statement	<input checked="" type="checkbox"/>
Ecological Assessment	<input type="checkbox"/>
Noise Impact Assessment	<input type="checkbox"/>
Flood Consequences Assessment	<input checked="" type="checkbox"/>
Transport Assessment	<input checked="" type="checkbox"/>
Contaminated Land Investigations	<input checked="" type="checkbox"/>
Energy Assessment	<input checked="" type="checkbox"/>
Economic Impact Assessment	<input checked="" type="checkbox"/>
Habitats Regulations Assessment	<input checked="" type="checkbox"/>
Archaeological Assessment	<input type="checkbox"/>
Landscape Impact Assessment	<input type="checkbox"/>
Health Impact Assessment	<input type="checkbox"/>
Travel Plan	<input type="checkbox"/>
Groundwater Investigations	<input type="checkbox"/>
Tree Survey	<input type="checkbox"/>

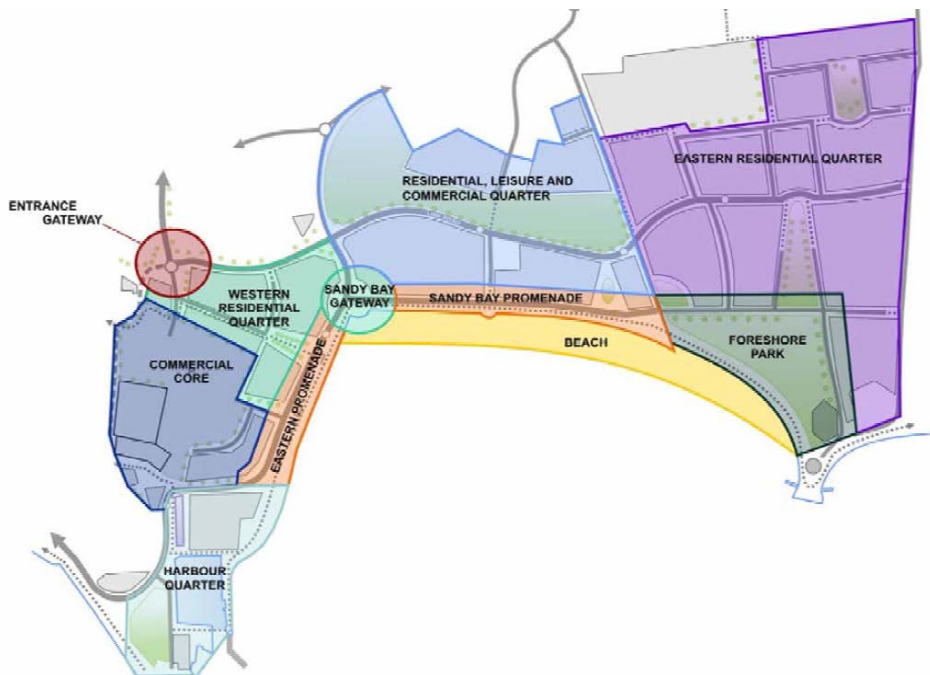
## Infrastructure Requirements

Affordable Housing	<input checked="" type="checkbox"/>
Education Provision	<input checked="" type="checkbox"/>
Community Facility Provision	<input checked="" type="checkbox"/>
Community Route/Cyclepath	<input checked="" type="checkbox"/>
Highways Improvements	<input checked="" type="checkbox"/>
Recreation Provision	<input checked="" type="checkbox"/>
Green Infrastructure	<input checked="" type="checkbox"/>
Drainage Improvements/SUDS	<input checked="" type="checkbox"/>
Connection to Watermains	<input type="checkbox"/>
Land Stability	<input type="checkbox"/>

## Other Issues/Comments

Site crossed by public water main and sewer - protection measures required.

## Planning Guidance Masterplan



## Land Ownership Information

Contact BCBC Development Planning: 01656 643670 – [ldp@bridgend.gov.uk](mailto:ldp@bridgend.gov.uk)

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