

Nicola Gandy

From: Nick Lloyd
Sent: 27 November 2012 14:45
To: programme.officer
Cc: Susan Jones; Stuart Ingram; ldp
Subject: FW: PORTHCAWL REGENERATION - LDP

Dear Nicola,

As part of the discussion on Porthcawl Waterfront Regeneration Area (Qn3e & Qn3f), during Hearing Session 2 – Housing Need, Supply and Phasing, Mr. Llewellyn (Group Manager Development) referred to an email received from Mr. Lawley, of Cooke & Arkwright, who is acting as the land agent for the two main landowners of the site. During the discussion the Inspector asked if the email could be submitted as a Hearing Session Document. Therefore I have attached the original email below for information.

I would also confirm that as a member of the Porthcawl Project Board, that has been set up by the Council to oversee the development, Mr Llewellyn was able to advise the Examination that:

1. Planning application P/12/605/BCB for the realignment and raising levels of the existing highway and improvement of drainage network was granted on the 19th October 2012. The application is for essential elements of the necessary infrastructure and ground works to allow the development of the wider regeneration site;
2. The Stopping Up of Highways Order (various roads, Porthcawl Harbourside) is currently being processed by WG and the consultation ends on the 1st December 2012; and
3. The contract for the highways and infrastructure works will be let early January 2013.

Any queries please do not hesitate to contact me.

Best wishes,

Nick

Nick Lloyd
Team Leader Development Planning

From: Michael Lawley [REDACTED]
Sent: None
To: David Llewellyn
Subject: PORTHCAWL REGENERATION - LDP

Mr Llewellyn

I am writing to you in my capacity as the lead agent and development advisor to the public and private owners who jointly own the majority of the land within the Porthcawl Waterfront Regeneration area. This large scale development area extends from the Trecco Bay Caravan Site through to the harbour. The main elements of it are the former Sandy Bay Caravan Park site, the Coney Beach Funfair, the Salt Lake and Hillsboro Place car parks, and the harbour.

You have enquired as to the current status of the development proposals. The works to the harbour are now underway at a cost of approx £3m. You will also be aware of the Supplementary Planning Guidance which was put in place in 2007 to inform the general development of the area. The owners have focused on the Phase I area which is to the north of the harbour and currently

occupied by the Salt Lake and Hillsboro car parks, together with the Portway Road. The initial marketing of this site took place in early 2008. It unfortunately coincided with the collapse in market conditions and confidence due to the financial crisis of that year. Because of the significant deterioration in the residential development market the owners resolved to then proceed initially with only the retail element. The superstore and retail site went through a marketing process which resulted in Tesco/Chelverton being the selected parties to deliver the superstore, some 40,000sq.ft of non-food retail and new highways and infrastructure. This transaction was terminated in the summer of this year at a very advanced stage when Tesco withdrew, not because of their operational interest in the site, but because of the additional financial implications of carrying out the infrastructure works and the non-food retail development in the current climate.

In the light of this last minute withdrawal the Council has now resolved to construct the road and infrastructure to produce serviced sites for Phase 1 including the superstore site, the retail site and the residential site. Response from food store operators is still very positive in respect of the food store operation and therefore that site will be remarketed early in the new year. We have also taken soundings with major house builders regarding the Phase 1 residential sites and the reaction has again been very positive. On this basis it is likely that the main Phase 1 residential site will be marketed in the next 12 months. With the major elements of Phase 1 then committed there will be an early review of the Phase 2 area covering Coney Beach and Sandy Bay. I would anticipate that based on discussions to date that there will be a mood by the owners to move forward expeditiously with that site in terms of securing key infrastructure. This is provided for in the Owners Agreement but also in terms of the market offer recognising that the sites in the Sandy Bay area offer traditional family housing potential. I would anticipate that moves regarding the Phase 2 area will be put in hand next year. The Phase 2 area provides for up to 900 units and because of the scale of the area I would anticipate that there is a potential for several sites to be released operating simultaneously once the infrastructure is constructed into the area.

I trust that this gives you an update of the current position which is an active one and where both the private and public owners are fully committed to its implementation.

Mike

Michael A Lawley BSc FRICS MCI Arb
Chairman
Cooke & Arkwright

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