**BRIDGEND**

**REPLACEMENT LOCAL DEVELOPMENT PLAN (2018-2033)**

**EXAMINATION**

**AGENDA**

**for**

**Hearing Session 8 Tuesday 21 March 2023 10:00 – 17:00**

**Virtual Hearing**

**Matter 8: Good Design and Sustainable Placemaking – Strategic Allocation at Porthcawl Waterfront, Porthcawl**

*Issue – Is the allocated Strategic Development Site soundly based and capable of delivering new residential, community and commercial development over the Plan period?*

1. What is the current use of the Strategic Development Site (SDS)?
2. What is the proposed use of the SDS?
3. What are the constraints affecting the site, and are these constraints significant obstacles to development within the Plan period?
4. In light of the constraints, and having regard to the need to provide affordable housing, is SDS economically viable?
5. Are the number of residential units proposed realistic and deliverable over the plan period?
6. Is the quantum of new retail floorspace proposed realistic and deliverable over the plan period?
7. How and when will the proposed new educational facilities be delivered?
8. What are the mechanisms and timescales for delivering the site?
9. Is the allocation of the SDS essential to ensure the soundness of the Plan?