



# 02 APPROACH

The development can be viewed here as a piece in a wider jigsaw providing a complete, compact and connected neighbourhood, where people can meet their everyday needs within a short walk or cycle.

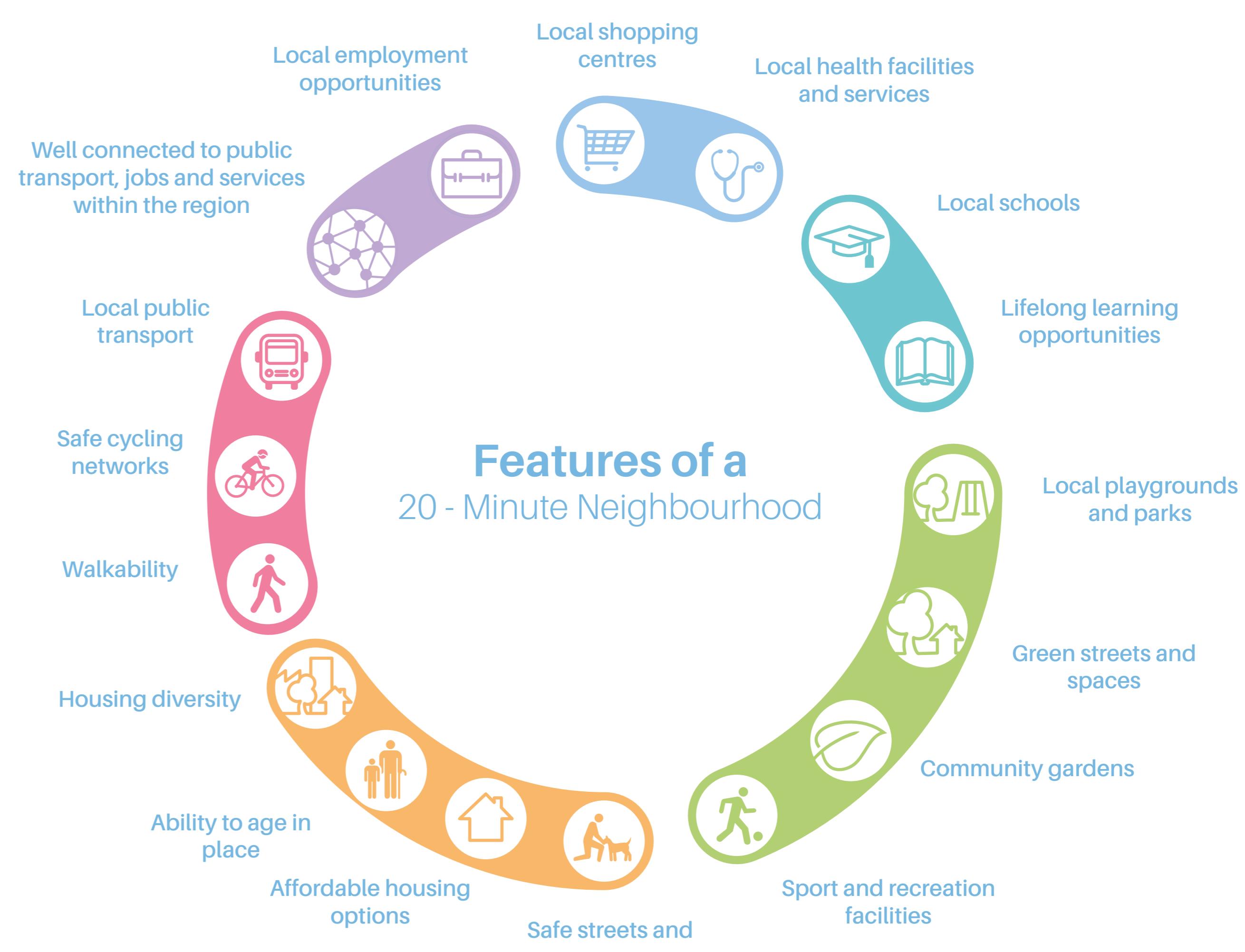
The idea of the '20-minute neighbourhood' has grown with interest around the world, especially since the COVID-19 pandemic put a spotlight on the importance of the liveability of where we live, and presents multiple benefits including boosting local economies, improving people's health and wellbeing, increasing social connections in communities, and tackling climate change.

This approach fits well with working towards the seven Well-being Goals of the Welsh Government.

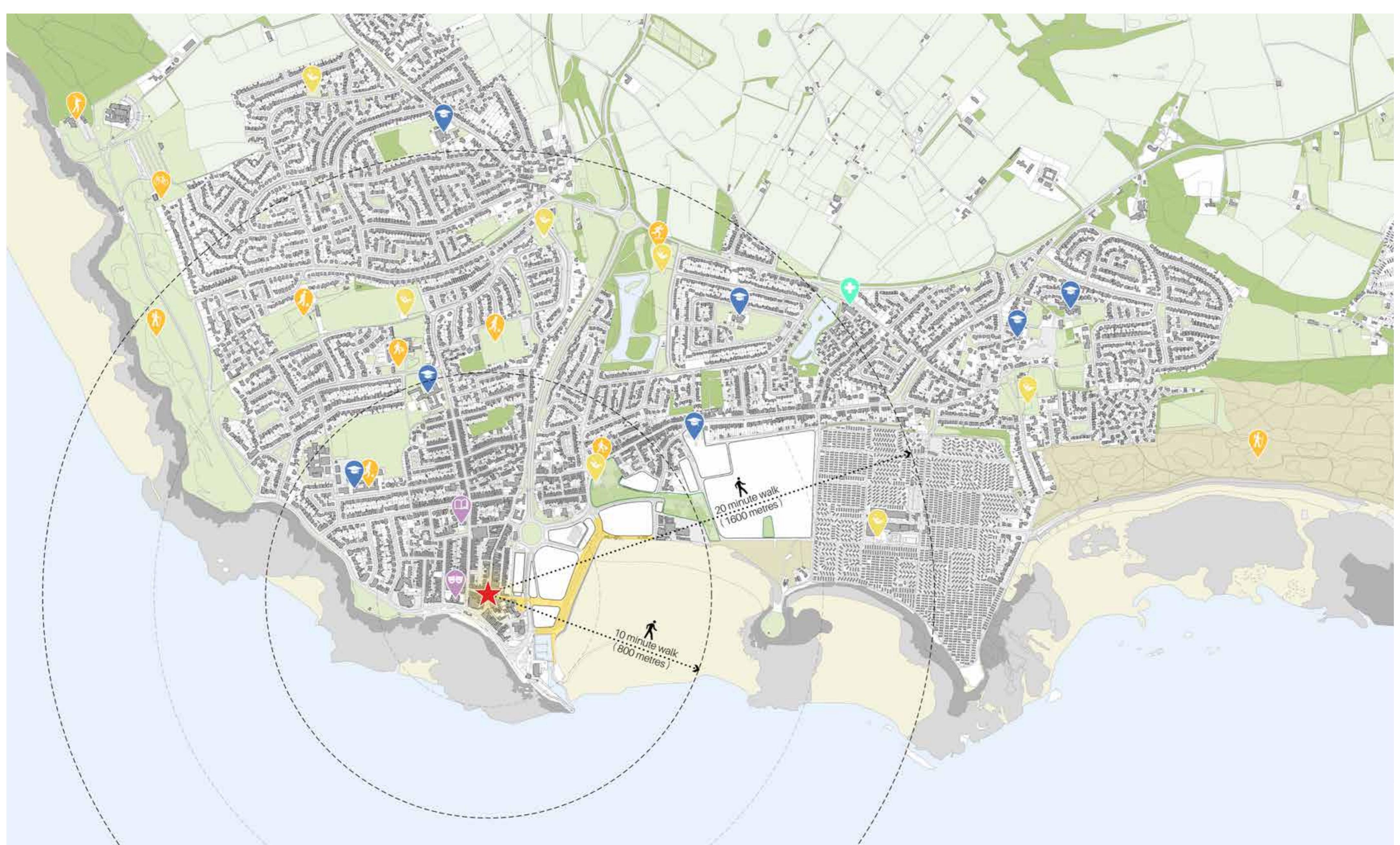
The development must also work for tourism and meeting the needs of the tourist must be woven seamlessly into meeting the needs of the more permanent residents. There is a limit to what can be achieved within the development itself and, in meeting these combined needs, it sits within a much wider tourism landscape that should be integrated and sustainable.

## YOUR THOUGHTS?

*What are the key opportunities and challenges you see in meeting the needs of both residents and tourists?*



## 20-MINUTE PORTCAWL N ⓘ



# 03 EMERGING THEMES - ACTIVE TRAVEL AND CONNECTIVITY

## TEITHIO GWEITHREDOL A CHYSYLLTEDD

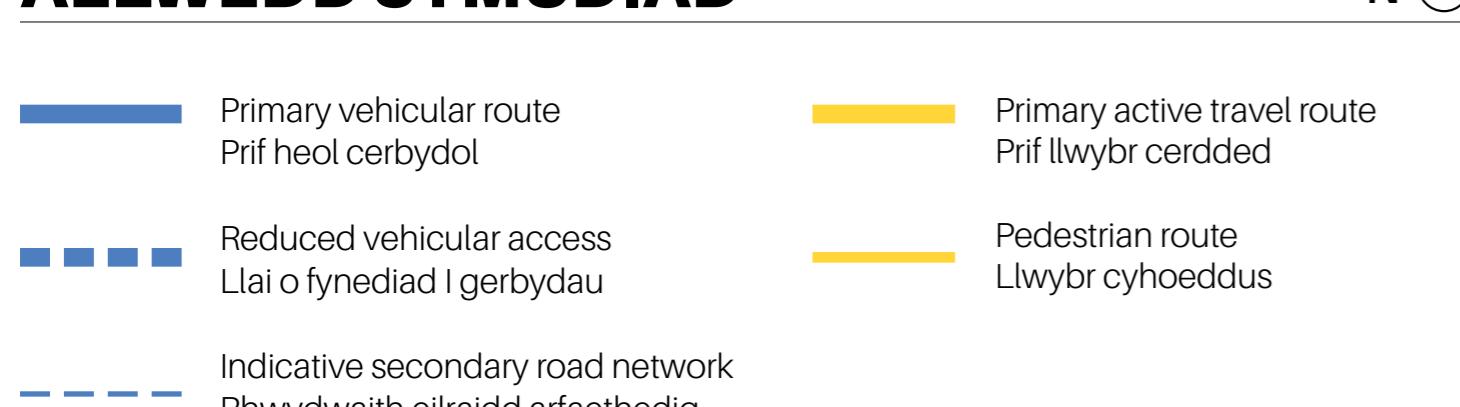
### OPPORTUNITIES

- Remove vehicles from Eastern Promenade (as far as is practical)
- Create a high quality facility for arrival by bus, linked to cycle hire and community facilities
- Create smarter, rationalised parking facilities with charge points for EV's
- Discourage car use and provide reduced numbers of car spaces to new developments
- Enhance Active Travel routes and prioritise the pedestrian and cyclist throughout the whole development
- Create stronger pedestrian and cycle linkages between the town centre and the coast
- Ensure the whole development is permeable to pedestrians and cyclists and easy to navigate

### CHALLENGES

- Accommodate tourism journeys without perpetuating vast parking areas geared to high season
- Open up the eastern development area without burdening Mackworth Rd, Sandy Ln, Rhych Ave

### MOVEMENT DIAGRAM KEY ALLWEDD SYMUDIAD



### CYFLEON

- Gwaredu gerbydau o'r Bromenad Ddwyreiniol (cyn belli ag sy'n ymarferol)
- Creu cyfleusterau o ansawdd ar gyfer teithio ar fws, wedi'i gysylltu â llogi beicio a chyfleusterau cymunedol
- Creu cyfleusterau parcio doethach, gyda phwyntiau gwefru ar gyfer EV's
- Anog pobl rhag defnyddio ceir a darparu llai o le i geir mewn ddatblygiadau newydd
- Gwella llwybrau Teithio Gweithredol a blaenoriaethu'r cerddwr a'r beiciwr trwy'r ddatblygiad gyfan
- Creu llwybrau cryfach i gerddwyr a beicwyr rhwng canol y dref a'r arfordir
- Sicrhewch fod y datblygiad cyfan yn hwylus a hawdd i ddilyn i gerddwyr a beicwyr

### SIALENSIAU

- Galluogi teithio twristaidd heb creu ardaloedd o wagle parcio enfawr a ddefnyddwyd yn dymhorol yn unig
- Agor yr ardal ddatblygu ddwyreiniol heb faich ar Mackworth Rd, Sandy Ln, Rhych Ave

# 04 EMERGING THEMES - GREEN SPACE AND PUBLIC REALM

## ARDALOEDD GWYRDD A CHYHOEDDUS

### OPPORTUNITIES

- Enhance Griffin Park and create a green link through the former dinosaur park to the Relic Dunes
- Punctuate new development with green spaces and trees
- Create a variety of green spaces from formal park to wild wood to accommodate a range of activities
- Create a variety of hard landscaped spaces of varying scale and formality to accommodate a range of activities
- Create flexible hard landscaped spaces which can be enjoyed all year round from street markets and pop up events to outdoor cinema or simply gathering with friends
- Create focal point on Saltlake South to link with Marina, Cosy Corner and Esplanade beyond
- Ensure all public realm is of the highest quality and accessible

### CHALLENGES

- Provide spaces to accommodate high season visitor numbers which do not otherwise feel empty
- Design for all seasons including wind and rain
- Enable occupants to enjoy some private amenity and security whilst keeping the development open and permeable
- Transition from the dense, hard landscaped, urban town centre to the vast open spaces of Sandy Bay and the Relic Dunes

**GREEN INFRASTRUCTURE & PUBLIC REALM DIAGRAM KEY N**  
**ALLWEDD DIAGRAM RHWYDWAITH WERDD & ARDAL CYHOEDDUS**

 Green infrastructure key points and linkages  
Pwyntiau a chysylltiadau allweddol y rhwydwaith werdd

 Public Realm key points and linkages  
Pwyntiau a chysylltiadau allweddol ardal oedd cyhoeddus



### CYFLEON

- Gwella Parc Griffin a chreu cyswllt gwyrdd trwy'r hen barc deinosor i'r Twyni
- Rutho'r ddatblygiad newydd gyda choed a lleoedd gwyrdd
- Creu amrywiaeth o fannau natur o barc ffurfiol i gelli gwylt i ddarparu ar gyfer ystod o weithgareddau
- Creu tirlun amryw o ffurfioldeb a raddfeydd gwahanol i ddarparu ar gyfer gweithgareddau amryw.
- pop up events to outdoor cinema or simply gathering with friends
- Creu lleoedd a tirwedd hyblyg y gellir eu mwynhau trwy gydol y flwyddyn o farchnadoedd stryd, gorlan talwrn, sinema awyr agored neu ymgynnll gyda ffrindiau
- Creu canolbwyt ar yr Heli i gysylltu'r Marina, Cornel Cwtch ar Rhodfa y tu hwnt
- Sicrhewch fod pob part cyhoeddus yn hygrych ac o'r ansawdd uchaf

### SIALENSIAU

- Creu lleoedd darpariedig ar gyfer y llo u ymwelwyr yn ystod tymhorau brysur, na fydd yn teimlo'n wag pam yn dawel
- Dylunio ar gyfer pob tymor gan gynnwys gwynt a glaw
- Galluogi preswylwyr i fwynhau amwynder a diogelwch preifat ynghyd a chadw'r datblygiad yn agored ac yn athraidd
- Ysgogi cysylltiad drwy thirlunio, o ganol tref cyfung, i fannau agored helaeth y traeth a'r Twyni

# 05 EMERGING THEMES - SUSTAINABILITY

## THEMAU AGORIADOL - CYNALIADWYEDD

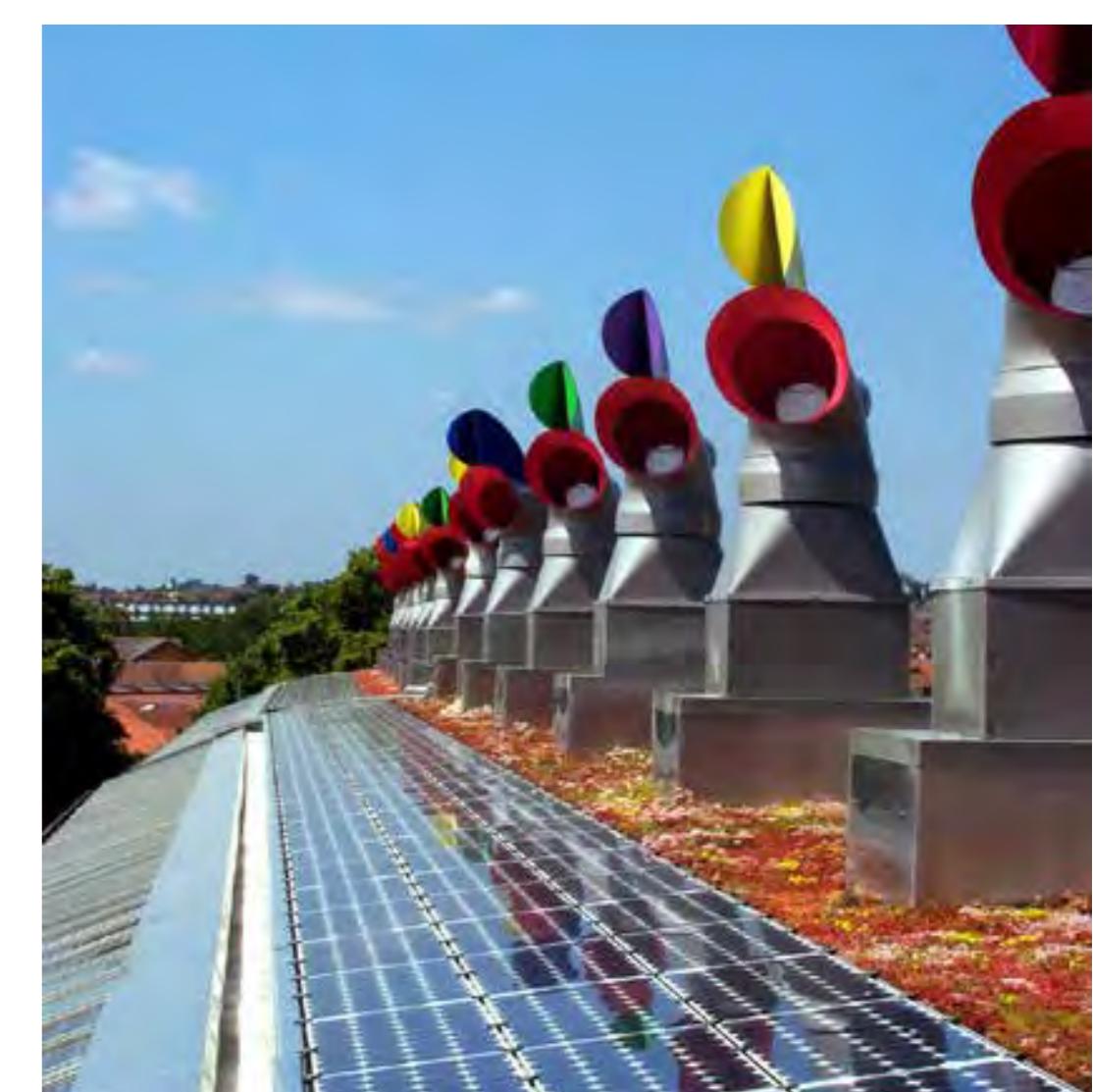
### OPPORTUNITIES

- Discourage car usage and facilitate green travel
- Design to exceed current standards for energy and carbon and exclude fossil fuels
- Maximise use of local and recycled materials, minimise waste and plastics
- Design for biodiversity and sustainable drainage
- Design for sustainable, more equal, inclusive communities
- Design for a better life balance and greater wellbeing
- Contribute to the Council's Decarbonisation Strategy and Action Plan



### CHALLENGES

- Push sustainable development boundaries whilst ensuring the development is viable and deliverable
- Modal shift in transport is reliant on viable alternative green travel and public transport
- Ensure the development is physically, socially and economically accessible



# 06 EMERGING THEMES - VIBRANCY AND MIX OF USES

## THEMAU AGORIADOL - BYWIOGRWYDD A ALLGYFEIRIO

### OPPORTUNITIES

- Create a rich mix of use and activity which has long term viability, attracting new residents, visitors and investors
- Build upon the successful leisure development around the harbour and increase the variety of high quality offer for residents and tourists
- Compliment the commercial, leisure and cultural facilities of the town centre
- Create a stunning place to live with a wide range of homes and tenures that are genuinely affordable
- Locate homes next to, above and below other uses
- Create flexible spaces whose uses can change over short, medium or long term as the development is realised
- Create spaces for community use, for clubs, for co-working, for artists and craftspeople, for performance, for celebrations, for education, for entrepreneurs, for charities
- Allow for enhanced Education provision
- Provide shelter
- Create a place which is exciting, forward looking, inspiring, memorable, aspirational and innovative

### CHALLENGES

- Blending home living, work and play activities to successfully co-exist and meet the needs of a wide range of people
- Create the scale of development required to ensure it is viable and deliverable which is permeable and welcoming with excellent amenity spaces and access to fresh air and nature

### USE DIAGRAM KEY ALLWEDD DIAGRAM DEFNYDD

N		
Leisure Hamdden	Metro link Metro link	Residential Preswylfa
Commercial / retail Masnach/manwethu ail	Green infrastructure Rhwydwaith Werdd	Residential areas with vibrant mix of uses at ground floor
School Ysgol	Public realm Ardal Cyhoeddus	Ardal Prewysyl a chymysgedd bywiog o ddefnyddiau ar y llawr gwaelod
Car parking Parcio Cei	Key community use opportunity Cyfle allweddol ar gyfer defnydd cyhoeddus	



### CYFLEON

- Creu cymysgedd gyfoethog o ddefnydd a gweithgaredd sydd â hyfwedd tymor hir, gan ddenu preswylwyr, ymwelwyr a buddsoddwyr newydd
- Adeiladu ar y datblygiad hamdden llwyddiannus o amgylch yr harbwr a chynyddu'r amrywiaeth a safon o gynnigion i drigolion a thwristiaid
- Cannol cyfleusterau masnachol, hamdden a diwylliannol canol y dref
- Creu lle syfrdanol i fyw gydag chynig eang o gartrefi a deiliadaeth sy'n wirioneddol fforddiadwy
- Lleoli cartrefi wrth ymwl, uwchlawn ac islaw defnyddiau eraill
- Creu lleoedd hyblyg y gall esblygu dros dymor byr, canolig neu hir wrth wireddu'r ddatblygiad
- Creu lleoedd ar gyfer defnydd cymunedol, clybiau, cydweithredu, artistiaid a chrefftwyr, perfformio, dathlu, addysg, elusennau a ar gyfer entrepreneuriaid
- Galluogi estyniad i Ysgol Gynradd Newton
- Darparu lloches
- Creu lle sy'n gyffrous, yn edrych i'r dyfodol, yn ysbrydoledig, yn gofiadwy, yn ddyheadol ac yn arloesol

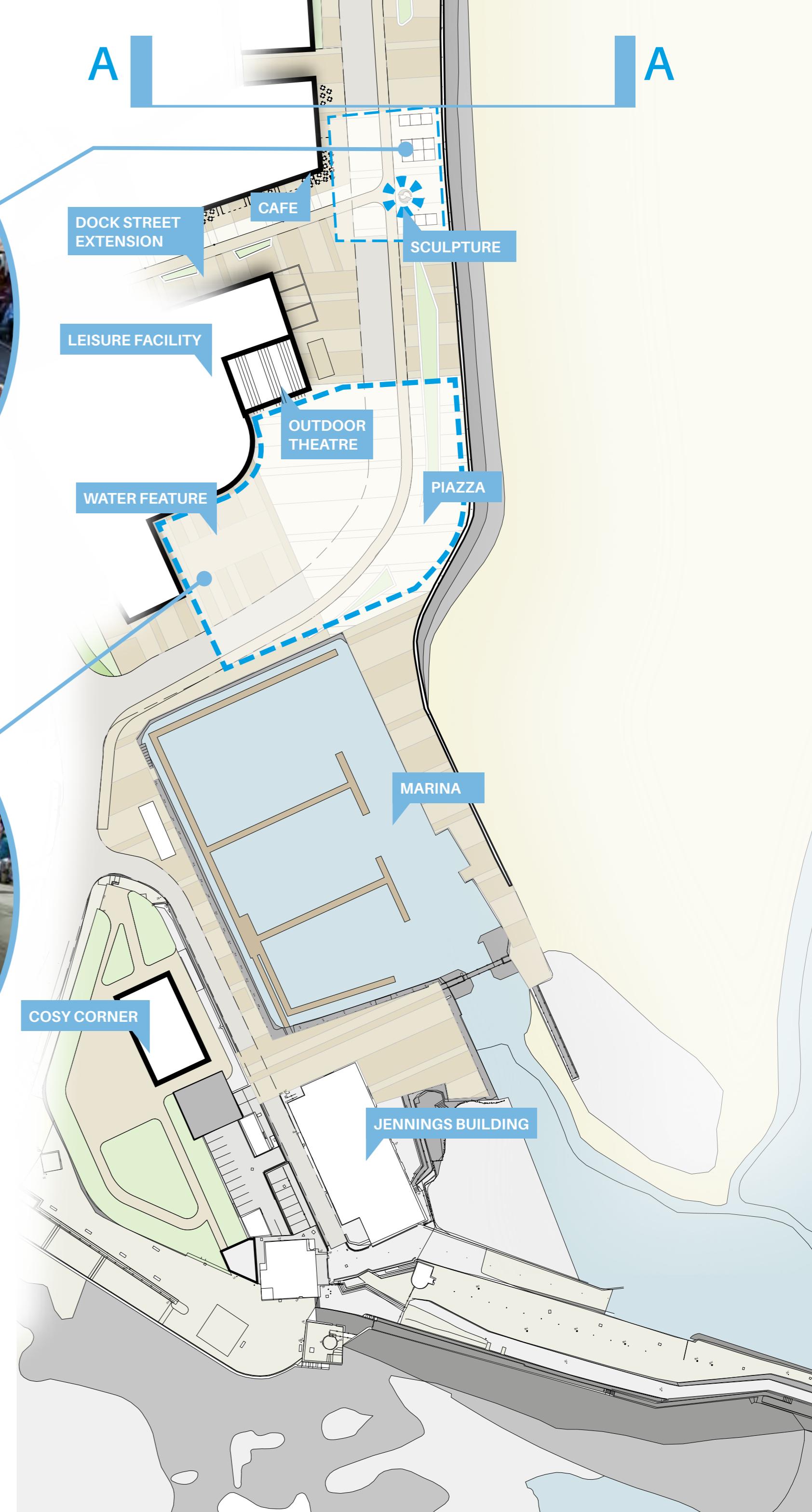
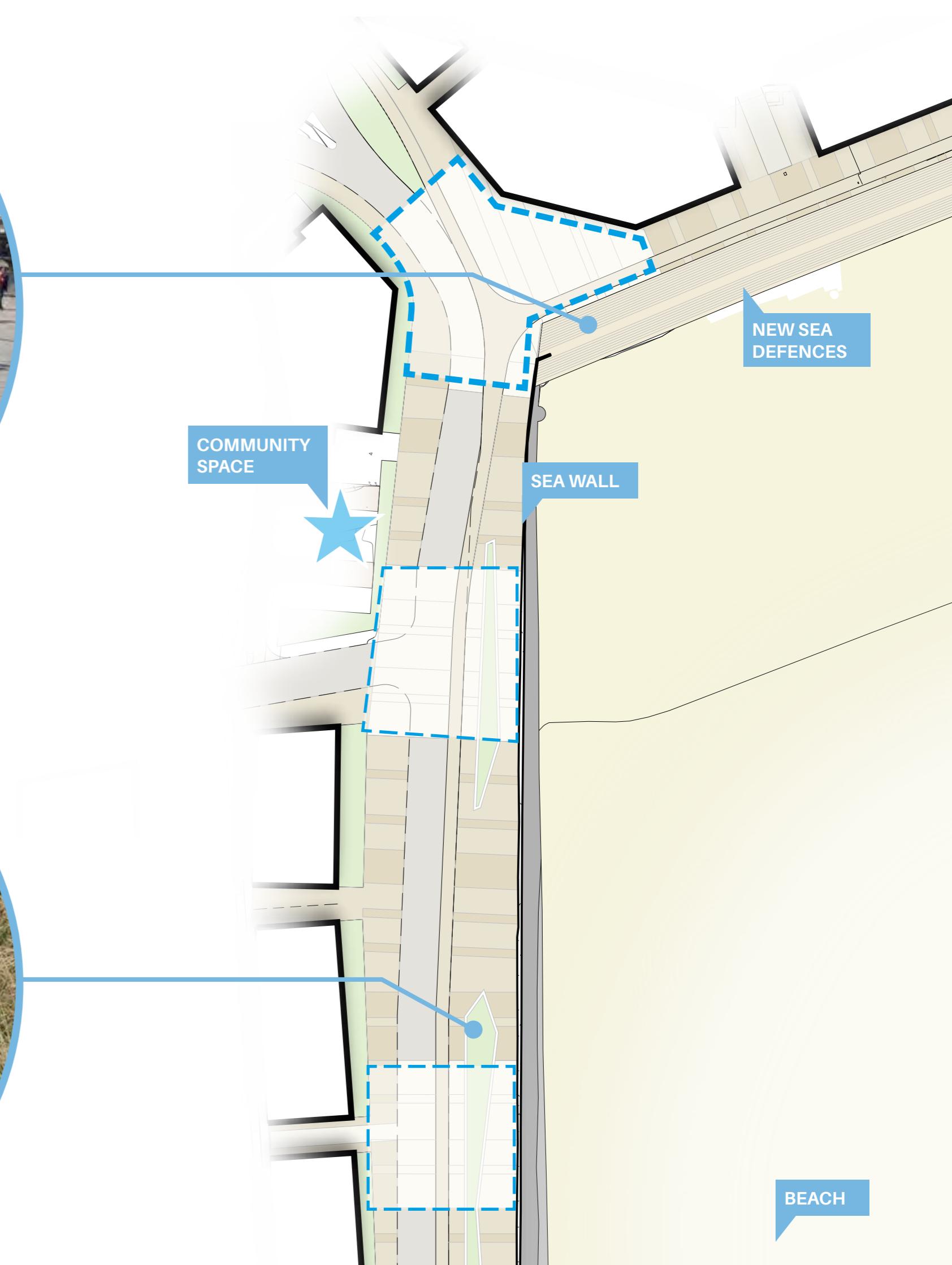
### SIALENSIAU

- Cyfuno gweithgareddau byw gartref, gwaith a chwarae i gydfodoli'n llwyddiannus a diwallu anghenion poblogaeth eang
- Creu datblygiad o raddfa i sicrhau ei fod yn hyfwy ac yn gyflawnadwy, sy'n athraidd ac yn groesawgar gyda lleoedd amwynder rhagorol a mynediad i awyr iach a natur

# 07 OPPORTUNITY - PIAZZA AND EASTERN PROMENADE

## OPPORTUNITIES

- Create new pedestrian and cycle prioritised urban realm from the harbour to Coney Beach
- Vehicles restricted to service access
- Wide expanses of high quality urban realm capable of accommodating markets, craft fairs, temporary exhibitions
- New piazza linking harbour to new leisure facilities
- High quality new homes along Eastern Promenade above cafes, shops and flexible community spaces - opportunity for start-up businesses, co-working, drop-in centres
- Vibrant culture with outdoor cafes
- Potential for outdoor 'linear museum' of the history and culture of Porthcawl
- Spaces to meet, sit and relax and for informal performance



# 08 OPPORTUNITY - DOCK STREET



**View 01** - View emerging from town centre on Dock Street towards Portway



**View 02** - View of Metro Link Plaza from Dock Street extension



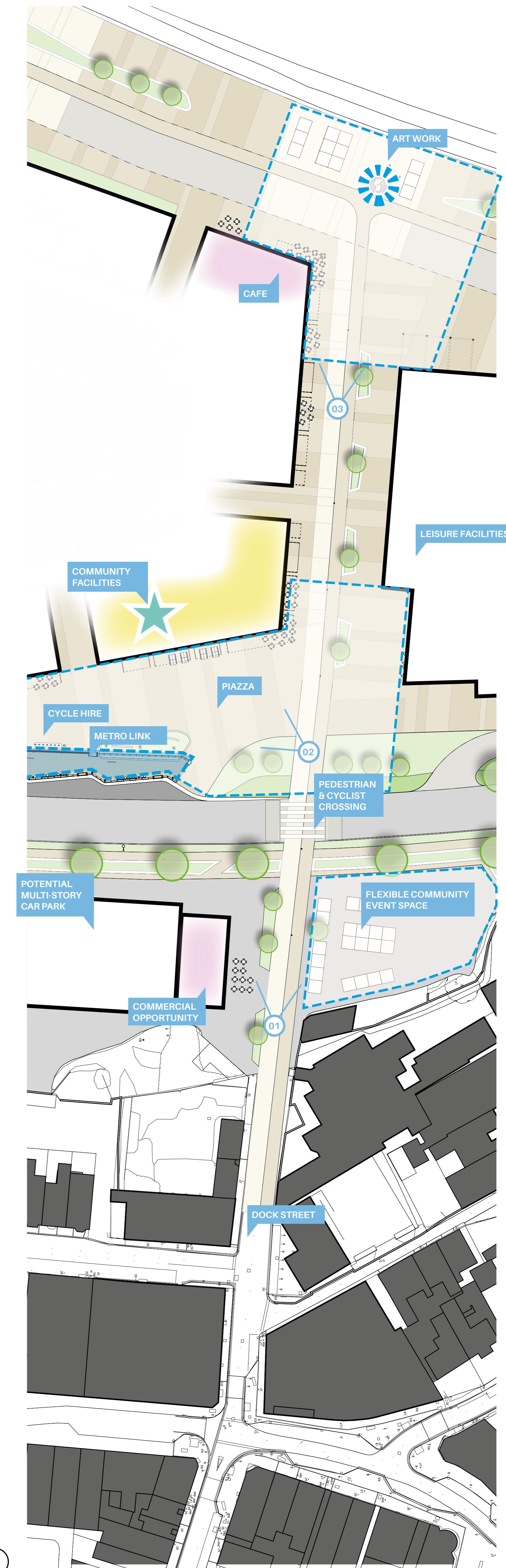
**View 03** - View from Dock Street extension towards Eastern Promenade

## OPPORTUNITIES

- Natural extension of Dock Street to Eastern Promenade
- High quality public realm for pedestrians and cyclists
- Animate the interface with Hillsboro – commercial or community opportunity
- Strong connection with new Metro Link – space to arrive and orientate
- New Plaza with access to buses, e bike cycle hire, community space, possible library/drop in, cafe
- Vertical landmark to signal arrival and Plaza
- Vibrant, animated ground floor uses could include commercial, cafes, leisure, co-working space, galleries and craft space
- High quality new homes with live/work opportunities above ground floor uses
- New artwork on Eastern Promenade

## CHALLENGES

- Turn existing level change into positive advantage
- Design for all weathers
- Prioritise pedestrian and cyclist across Portway which remains as a significant vehicular route



# 09 OPPORTUNITY - GREEN INFRASTRUCTURE

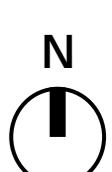
## OPPORTUNITIES

- Utilise and enhance existing green spaces and mature landscapes within Griffin Park and former Monster Park
- Create new Active Travel focussed green space through Coney Beach and around High Tide to connect Griffin Park with the Relic Dunes
- Potential for outdoor gym, nature and history trail, adventure play, kiosks, community hubs, outdoor performance, pop up events
- Pedestrian and cycle routes from Dunes to New Road including Sandy Lane and Rhych Avenue
- Play areas, green spaces of varying scale
- Tree planting and rain gardens throughout the development



## CHALLENGES

- Change in level where Griffin Park meets Coney Beach - can be used positively for leisure
- Balance of open amenity space with viable and sustainable scale of development



# 10 OPPORTUNITY - PORTWAY AND ARRIVAL



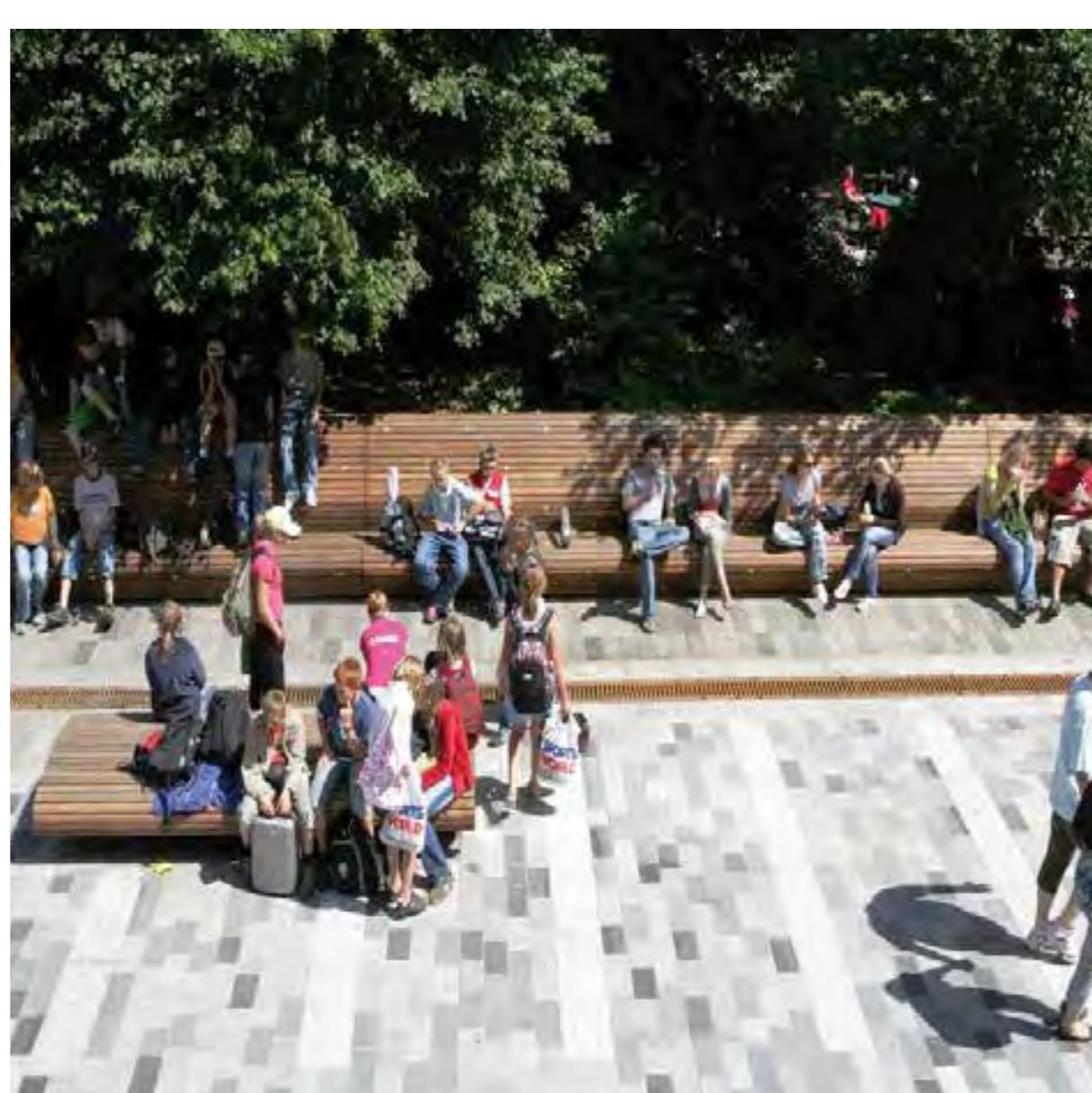
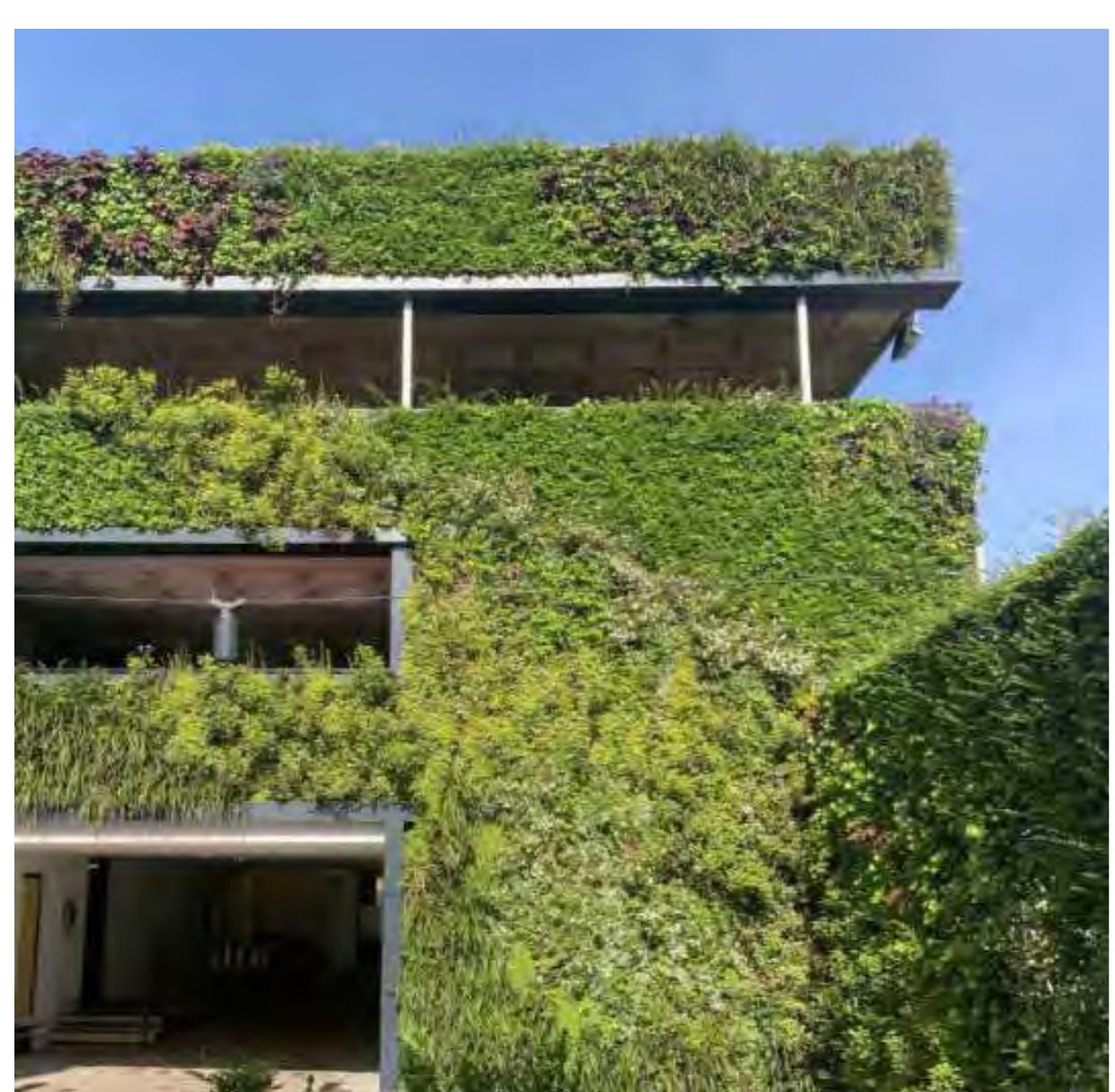
View 01 - View looking South along Portway with new Metro Link



View 02 - View looking North on Portway



View 03 - View looking North along Portway towards new Metro Link



## OPPORTUNITIES

- New high quality bus interchange and public realm on arrival
- Safe and sheltered Metro Link facilities
- Space to arrive and orientate with excellent onward access to the promenade, harbour and town centre
- Cycle hub and e bike hire
- Community services, possible library and drop in centre, café, retail and commercial
- Vertical landmark on arrival
- Framed views through development
- Enhance quality of Portway landscape and finishes
- Improved, rationalised car parking facilities to create high quality arrival space

## CHALLENGES

- Existing level change to Salt Lake
- Enhancement of Hillsboro

