

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?

- a) What is the current use of the Strategic Development Site (SDS)?
- b) What is the proposed use of the SDS?
- c) What are the constraints affecting the site, and are these constraints significant obstacles to development within the Plan period?
- d) In light of the constraints, and having regard to the need to provide affordable housing, is SDS economically viable?
- e) Are the number of residential units proposed realistic and deliverable over the plan period?
- f) Is the quantum of new retail floorspace proposed realistic and deliverable over the plan period?
- g) How and when will the proposed new educational facilities be delivered?
- h) What are the mechanisms and timescales for delivering the site?
- i) Is the allocation of the SDS essential to ensure the soundness of the Plan?