

Redevelopment of Porthcawl Waterfront

CHAPTER 1 - Introduction

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Produced by The Urbanists for Bridgend County Borough Council and the Welsh Government.

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CHAPTER 1 - INTRODUCTION

1.1. Introduction

1.1.1. This Environmental Statement (ES) has been prepared by The Urbanists for Bridgend County Borough Council (BCBC) and the Welsh Government ('The Applicant'). The ES reports on findings of the Environmental Impact Assessment (EIA) process and accompanies the hybrid planning application for the redevelopment of Porthcawl Waterfront (the 'Proposed Development'). The Proposed Development comprises the following elements:

- Up to 980 homes
- Approximately 20 ha of open space including a series of new significant public open spaces with different offers.
- A 2.2 ha of land for education use.
- Approximately 130,000 square feet of commercial and leisure floorspace including retail uses, a Hotel, Lido and Gym / Studio Space
- Enhancement of Porthcawl Harbour environment.
- New coastal defence works.
- A flexible meanwhile leisure use space (approximately 23,500 square feet).
- Approximately 6,500 square feet of flexible community / civic space
- Provision of up to 600 public parking spaces within the site area.
- New spine road access from the Eastern Promenade to Sandy Bay.
- Enhancement of the Griffin Park and proposed new facilities including MUGA.

1.1.2. Outline Planning Permission is sought for all elements except the proposed Spine Road for which full planning permission is sought.

1.1.3. The Local Planning Authority, to which the application is submitted, is the Bridgend County Borough Council (address: Bridgend County Borough Council, Civic Offices, Angel Street, Bridgend, CF31 4WB).

1.2. Site Location

- 1.2.1. The Proposed Development Site (the 'Site') is located at Porthcawl Waterfront on land between the historic Harbour in the south, The Portway road to the west, and 'Trecco Bay' holiday park in the east. The Site is also bounded by residential and mixed-use areas to the north. It is located approximately 380 metres east of Porthcawl town centre, and the Site lies immediately north of Porthcawl's Sandy Bay beach and Rhych Point peninsula.
- 1.2.2. The Site is approximately 43.82 ha and comprises the key areas of Salt Lake; Hillsboro Car Park; Griffin Park; Coney Beach Pleasure Park; The Hi Tide and the former Buccaneer and Wimpey; The Monster Park and Sandy Bay. To the north, Sandy Bay is bordered by residential properties and Newton Primary School sits at its edge. Existing vehicular access into the Site is from Rhych Avenue and Sandy Lane, which both connect to New Road.
- 1.2.3. Volume 1, Chapter 3: Site Description provides a description of the Site location, the Site and the area surrounding the Site.
- 1.2.4. The Site location is shown on Volume 2, Figure 1.1: Site Location Plan.

1.3. Statement Structure

- 1.3.1. The Applicant is Bridgend County Borough Council and the Welsh Government.
- 1.3.2. The EIA has been managed by The Urbanists, taking into account information provided by the Applicant and consultant team.
- 1.3.3. This volume of the ES (Volume 1) contains the main text of the ES. The relevant legislation is set out in Volume 1, Chapter 2: Legislation. A description of the Site, and a description of the Proposed Development is set out within Volume 1, Chapter 3: Site Description and Volume 1, Chapter 4: Development Description, respectively. Information relating to the main alternatives considered during the evolution of the Proposed Development and the reasons for the choices made is set out within Volume 1, Chapter 5. The remainder of Volume 1 contains topic-by-topic environmental information as set out below in Table 1.1.
- 1.3.4. Figures and appendices that accompany the ES are provided in Volumes 2 and 3, respectively. A Non-Technical summary (NTS) of the ES is available as a separate document accompanying the application.

Table 1.1 Environmental Statement Structure

Chapter	Topic	Author
Volume 1: Main Text		
Chapter 1	Introduction	The Urbanists
Chapter 2	EIA Legislation	The Urbanists
Chapter 3	Site Description.	The Urbanists
Chapter 4	Development Description.	The Urbanists
Chapter 5	Assessment of Alternatives.	The Urbanists
Chapter 6	Transport	Link-TP
Chapter 7	Air Quality	Stantec
Chapter 8	Noise	Stantec
Chapter 9	Ecology	Bioscan UK
Chapter 10	Flood Risk and Drainage	Stantec
Chapter 11	Coastal Processes	Arup
Chapter 12	Ground Conditions and Contamination	Stantec
Chapter 13	Lighting	Stantec
Volume 2: Figures		
Includes all figures and drawings to accompany the ES		
Volume 3: Appendices		
Includes all specialist topic reporting		

1.3.5. Each impact assessment follows best practice guidance with ES topic chapters structured to include:

- **Introduction:** Identifies the environmental topic being assessed in the chapter; the spatial or other scope assessed; the author of the chapter; and makes reference to technical appendices (if used). Where figures are used, they are provided at the end of each chapter.
- **Context:** Identifies the general legislative and policy context, where appropriate national and local planning policy is identified.
- **Methodology:** Identifies the methods used in undertaking the technical study with reference to published standards, guidelines, best practice and relevant significance criteria. Details of consultation with statutory consultees are also provided.
- **Baseline Conditions:** identifies the prevailing environmental conditions against which the potential environmental impacts of the proposals are assessed.
- **Impacts:** Identifies the likely significant impacts resulting from the scheme as it is proposed in the application and considers impacts during construction and once the development is completed.
- **Mitigation:** Identifies the mitigation required to address the impacts identified. Mitigation consists of design measures to remove or reduce an impact and management measures during the construction and operation phases.
- **Residual Impacts:** Identifies the residual impacts following the implementation of the recommended mitigation.
- **Summary:** Provides a short summary of the impact assessment.