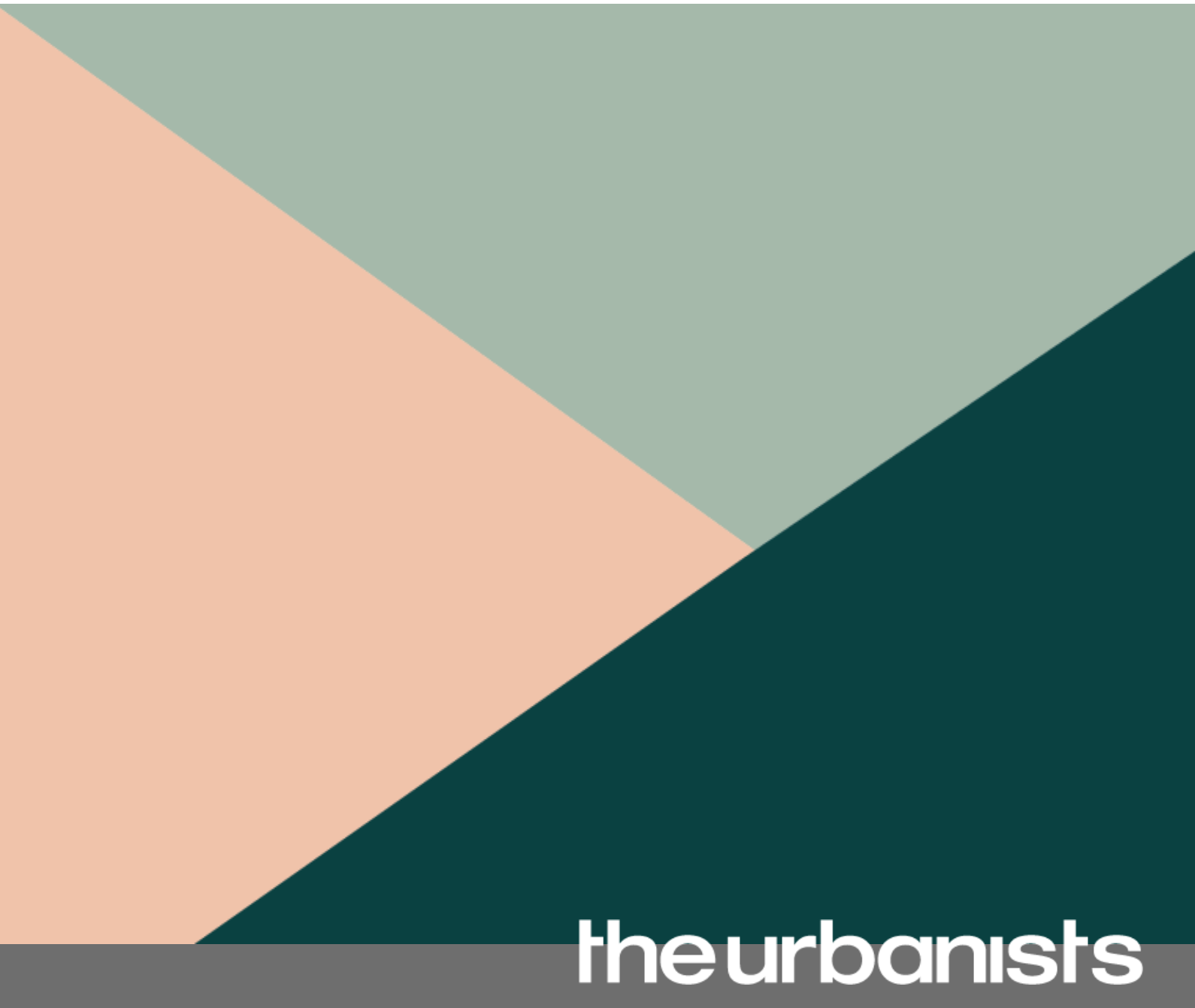
Redevelopment of Porthcawl Waterfront

Green Infrastructure Statement

November 2025 - DRAFT for PAC



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Contents

1. Introduction and Background

This Green Infrastructure (GI) Statement is prepared by The Urbanists Ltd on behalf of Bridgend County Borough Council and the Welsh Government. It accompanies the hybrid planning application, which seeks outline planning permission for a mixed-use development at Porthcawl Harbour as well as detailed consent for an enabling spine road.

Following updates to Chapter 6 (Biodiversity) of Planning Policy Wales in 2024, GI Statements are a requirement for all planning applications in Wales. The purpose of a GI Statement is to demonstrate how GI (including 'blue' infrastructure if relevant) has been incorporated adequately in a planning proposal. It is expected that this will illustrate that the proposal is compliant with specific processes and outcomes required by Planning Policy Wales Edition 12. In doing so, it will be supportive of other legislation and national policy.

The Statement is informed by other reports, documents, and plans which accompany the planning application, including:

- Planning Statement;
- Ecological Appraisals;
- Design and Access Statement;
- Arboricultural Impact Assessments and Plans;
- Proposed Landscaping Plans;
- Drainage Strategies;
- Habitats Regulations Appropriate Assessment Shadow Report; and
- Landscape and Visual Impact Assessment.

This Statement should therefore be read in conjunction with these documents.

2. Policy and Legislative Context

This section sets out the key legislative, planning policy, and other guidance that inform the requirements and the approach to Green Infrastructure Statements.

2.1. Legislation

2.1.1. Environment (Wales) Act 2016

The Act introduced an enhanced duty for public authorities in the exercise of their functions - the biodiversity and resilience of ecosystems duty (referred to as the section 6 duty). Section 6 sets out the biodiversity and resilience of ecosystems duty of all public authorities in Wales, to seek to maintain and enhance biodiversity in their functions, and so promote resilience of ecosystems. Section 7 (Part 1) species and habitats of 'principal importance' for the purpose of maintaining and enhancing biodiversity, and which Welsh Ministers must encourage others to do.

2.2. National and Local Policy

2.2.1. Planning Policy Wales, Edition 12

Planning Policy Wales (PPW) is the principal planning policy document of the Welsh Government and informs all planning decisions. The current version (PPW 12) explains that a proportionate GI Statement should be submitted with all planning applications and explains the general standards that any statement should seek to meet.

PPW explains that GI comprises the:

"*network of natural and semi-natural features, green spaces, rivers and lakes that intersperse and connect places…*"

"*…At the landscape scale, green infrastructure can comprise entire ecosystems such as wetlands, waterways, peatlands,s and mountain ranges or be connected networks of mosaic habitats, including grasslands. At a local scale, it might comprise parks,*

fields, ponds, natural green spaces, public rights of way, allotments, cemeteries, and gardens,s or may be designed or managed features such as sustainable drainage systems. At smaller scales, individual urban interventions such as street trees, hedgerows, roadside verges, and green roofs/walls can all contribute to green infrastructure networks" (par.6.2.1).

It further advises that:

"*proposals should be informed by the priorities identified in green infrastructure assessments and locally based planning guidance*" (par.6.2.5).

The specific PPW requirements are aimed at ensuring applicants provide adequate information in their planning proposals. They are part of a larger movement in valuing the environment, and help ensure that Local Planning Authorities can comply with their Legislative duties surrounding the environment and sustainable development. The PPW requirements are that the Statement must:

- Identify landscape, biodiversity, geodiversity, historic and cultural features in which green infrastructure plays a part and are already being safeguarded **(The Baseline)**;
- Demonstrate that the proposal produces a **Net Benefit for Biodiversity (NBB)**;
- Demonstrate production of an Ecosystem Resilience (ER) enhancement, as part of this NBB;
- Illustrate how the **'Step-wise approach'** has been applied, to demonstrate the achievement of the previous NBB and ER;

This Step-wise approach sets out the procedure of:

1) Initially, following the 'Mitigation hierarchy' stages during the design process, to sequentially (as required): avoid, minimise, mitigate/restore impact to habitats and/or species, compensate on-site for their loss, and as a last resort, compensate off-site for their loss;

2) At each of these stages, a proportional habitat and/or species (as relevant) enhancement must be proposed that adequately demonstrates that enhancement by its DECC[A] attributes; and
3) A long-term management strategy is additionally required, which would ensure those measures proposed are deliverable (how?), and how they aim to result in the level of Net Benefit for Biodiversity (NBB) and ER attributes that are described (what?), as well as any resultant ES benefits gained.

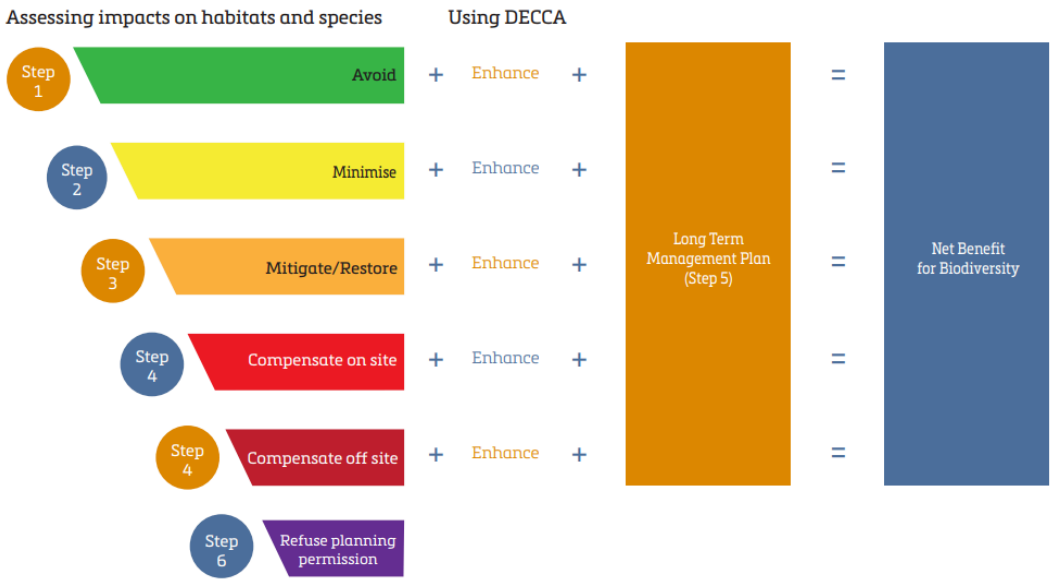

Figure 1: Step-wise Approach (PPW)

As per Point 2 above, the DECCA framework must be used. The 'DECCA' framework (see Figure 2 below) sets out 5 key considerations of habitats and species which lead to Ecosystem Resilience (ER). The first four are the attributes of '**D**iversity', '**E**xtent', '**C**ondition', and '**C**onnectivity' of species (genetics and populations) and/or habitats. There is also the fifth combined aspect of '**A**daptability, recovery and resistance', which is an emergent aspect from the other four attributes combined (see Figure 1 below), and which together (**D**.**E**.**C**.**C**. & **A**.) help us to understand the level of ER provided.

Finally, PPW12 states that **Building with Nature Standards** represent good practice and are an effective prompt for developers to improve the quality of schemes and demonstrate sustainable management of natural resources. It advises using the

standards in a way that is proportionate to the scale and nature of the proposed development.

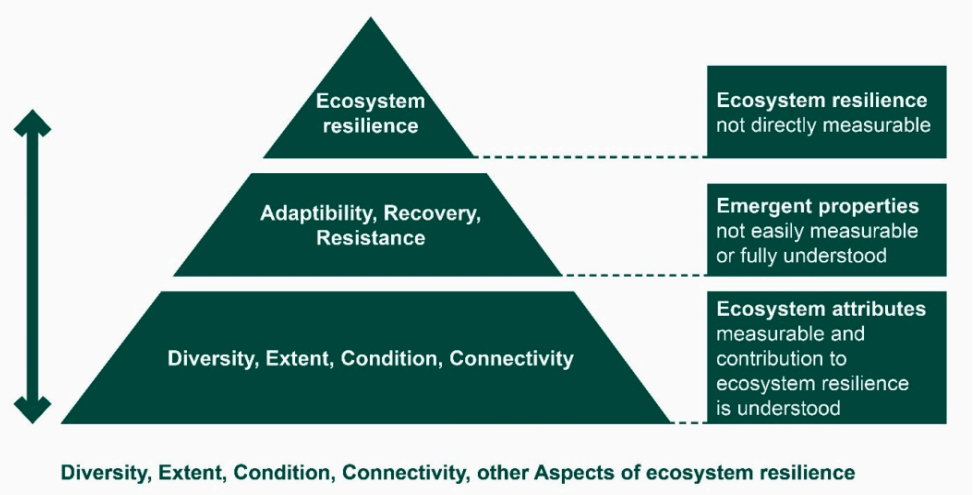

Figure 2: Ecosystem Resilience and the DECCA Framework (Natural Resources Wales)

Technical Advice Note 5 - Nature Conservation and Planning (1996)

PPW is supported by a number of Technical Advice Notes. TAN5 provides national guidance on how the land use planning system should contribute to protecting and enhancing biodiversity and geological conservation. The guidance indicates that biodiversity conservation and enhancement is an integral part of planning for sustainable development. The guidance advocates a collaborative approach where LPAs, developers, and key stakeholders in conservation should work together to deliver sustainable development.

2.2.2. Future Wales: The National Plan 2040

Future Wales: The National Plan 2040 was adopted in February 2021 as the national development framework (NDF), setting the direction of development in Wales to 2040. The NDF provides a strategy to address key national priorities through the planning system, including developing a vibrant economy, developing strong ecosystems, achieving decarbonisation and climate resilience, and improving the health and well-being of communities; it forms part of the Development Plan. Policy 9 of FW

focuses on 'Resilient Ecological Networks and Green Infrastructure' and sets out that planning authorities should identify areas of importance and opportunities for Green Infrastructure, for safeguarding and enhancement. Of particular relevance to GI Statements, it also sets out that: "*In all cases, action towards securing the maintenance and enhancement of biodiversity (to provide a net benefit), the resilience of ecosystems and green infrastructure assets must be demonstrated as part of development proposals through innovative, nature-based approaches to site planning and the design of the built environment*."

2.3. Local

2.3.1. Local Development Plan

The relevant local Development Plan is the Replacement Bridgend Local Development Plan (2018-2033), which was adopted on the 13th March 2024. A full analysis of the local policies is undertaken within the accompanying Planning Statement; however, the policies relevant to this GI Statement are considered to be:

- SP17: Conservation Enhancement of the Natural Environment
- DNP6: Biodiversity, Ecological Networks, Habitats, and Species
- DNP7: Trees, Hedgerows and Development
- DNP8; Green Infrastructure

SP17 is the overarching natural environment policy which seeks to protect the rich and varied biodiversity across the District - requiring conservation and, where possible, enhancement. The DNP policies are more specific, with DNP6 requiring a biodiversity net gain and improved ecosystem resilience, whilst DNP8 requires green infrastructure to be integrated with existing GI. Finally, DNP7 specifically seeks to protect special trees, woodlands, or hedgerows of public amenity value. These requirements are in general accordance with PPW, and as such, this Statement will demonstrate compliance with the above policies.

2.3.2. Supplementary Planning Guidance

The Development Plan is supported by Supplementary Planning Guidance documents with SPG7 (Trees and Development) and SPG19 (Biodiversity and Development) considered relevant to this GI Statement.

3. Site Baselines

This section sets out a summary of the existing conditions of the development site and wider relevant context, based on survey efforts and desk study. This regards habitats and species, Ecological and GI features, and their varying values. It also considers other information available and summarises its influence on the design.

3.1. Site Context

The proposed development site is located within the town of Porthcawl on the south coast of Wales between Swansea and Cardiff. The site area spans approximately 43.8ha between the historic Harbour in the south, The Portway road to the west, and ultimately 'Trecco Bay' holiday park in the east; it is also bounded by residential and mixed-use areas to the north. It is located approximately 380 metres east of Porthcawl town centre, and lies immediately north of Porthcawl's Sandy Bay beach and Rhych Point peninsula.

Given the large extent of the site, it has been split into multiple areas in order to define the existing context and features. These areas are assessed in greater detail in the submitted Design and Access Statement, but summarised below for ease of reference:

Salt Lake - A large brownfield site located east of The Portway and the new bus station, north of the Harbour, and west of the Eastern Promenade. An Aldi store has recently been built on the northern part of the Salt Lake site. Part of this area is an infilled dock.

Hillsboro Car Park - The surface-level car park is west of The Portway, opposite the new bus station. The area is largely brownfield.

Griffin Park - The park is located north of the Salt Lake site and is a key local outdoor amenity asset with a children's playing area, sports courts, greens, and the Griffin Park Pavilion.

Coney Beach Pleasure Park - The Pleasure Park is located in the heart of the site and fronts onto and has direct access to Sandy Bay Beach; it is accessible from the east via the Eastern Promenade and the west via Mackworth Road.

The High Tide and the former Buccaneer and Wimpey - These are located immediately west of the Coney Beach Pleasure Park. They also have direct access to Coney Beach and are in private ownership. The High Tide land ownership includes a series of buildings that provide a vibrant retail and leisure offer. These properties are accessible off Mackworth Road.

The Monster Park - Located north of the High Tide site, this is a former outdoor amenity and leisure facility that accommodated a dinosaur park and other outdoor seasonal attractions. The land is not currently accessible to the general public.

Sandy Bay - The site is located west of the High Tide and Monster Park in the eastern area of the masterplan. It is currently utilised as a seasonal campsite. The Sandy Bay Bowl is located in this part of the site and is used for informal recreational purposes. The Relic Dunes are located directly south of this pedestrian route, with maritime grassland extending towards Rhych Point further to the southeast and outside of the main built development area. To the north, Sandy Bay is bordered by residential properties, and Newton Primary School sits at its edge. Vehicular access into the site is from Rych Avenue and Sandy Lane, which both connect to New Road.

As above, Rhych Point falls outside of the main built development area; however, it is classified as a Site of Nature Conservation Interest (SINC). Other SINCs in the locality include 'Pwll-y-waun', a lake over 150m north of the site, 'The Wilderness' urban greenspace and lake further to the north, and 'Newton Point', the rocky shoreline over 400m to the east. SINCs over 500m of the development site include: Trafalgar Wood, Newton Burrows, Locks Common Nature Reserve, and Manor Farm Fields. Other

notable designated landscapes outside of the development area include Merthyr Mawr SSSI, approximately 800m to the east, designated as such for its high ecological value, and Kenfig SAC, also approximately 800m east of the site. The presence of SACs, SINCS, and SSSIs has informed the proposal, which has coordinated with the local authority and consultant ecologists and is ultimately highly considered.

3.2. Ecological Baseline Summary

Accompanying Ecological survey and assessments have considered the proposed development site's existing ecological context, the potential for supporting any protected or otherwise important species. This has included initial assessments relating to the purchase of land in 2023 and subsequent site-specific ecological appraisals undertaken this year by Bioscan UK. The appraisals identified the following main habitats within the application site: modified grassland, other neutral grassland, other woodland, urban trees, non-native/ornamental hedgerow, mixed scrub, bramble scrub, introduction shrub, ponds, coastal and sand dunes, bare sand, buckthorn scrub, littoral rock, unvegetated unsealed surface, buildings, sealed surfaces, and sea. These are outlined in the Figure 3 below, and the quality of the habitat is fully assessed within the accompanying Ecological Appraisal.

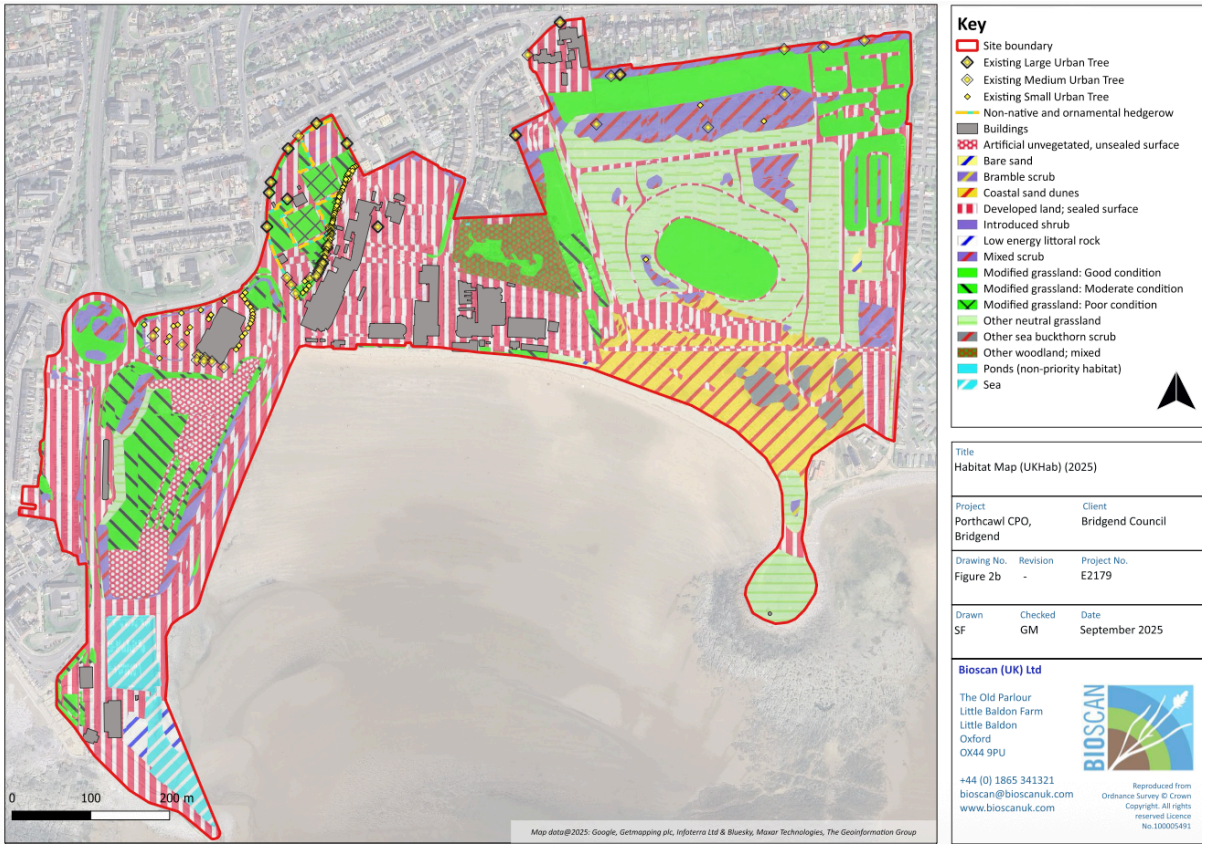

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Figure 3: Habitat Map (Bioscan UK)

In terms of value, to the south east of the development area, the mobile dunes and the maritime grassland extending towards Rhych Point were assessed to be of 'District Value' and represent the highest value ecological habitats on or adjacent to the site. These habitats are also all 'Priority Habitats' listed under Section 7 of the Environment (Wales) Act 2016. Recent ecological surveys recommend their retention.

The next highest value habitats are the higher quality areas of neutral/maritime grassland surrounding the 'Sandy Bay Bowl' and a strip of scrub belt on the eastern side of the A4106 Portway. These are also 'Priority Habitats' and are classified as being of 'High Local Value' and 'Local Value' respectively. All other habitats within the site have been assessed as having no higher than 'Local Value'.

In terms of statutorily protected species, both trees and buildings on site have been surveyed for bat potential. The majority of buildings that have the potential to be impacted as a result of the development are within the fairground area and were found to have little potential for bat roosts, with only The Buccaneer building having potential, which was identified as 'low'. Similarly, the sea wall also has limited roosting potential. However, four trees in Monster Park were assessed as having roosting potential for bats. This was previously recorded as five trees, but one was not rediscovered during the 2025 investigations. The highest levels of bat activity were observed at Griffin Park and Monster Park. Overall bat activity across the site can be classified as 'moderate', with the vast majority of bats being the common pipistrelle species. Other species such as soprano pipistrelle, brown long-eared, myotis, lesser horseshoe, and greater horseshoe were noted, mainly through remote surveys. Only one greater horseshoe was noted, with the consultant ecologist considering it a very sporadic visitor to the site. Given the overall scale of the site, suitability for bats can therefore be classified as relatively limited, albeit mitigation measures will be required, particularly given some of the rare species recorded.

Populations of slow worm and lizard were found on site, with Monster Park and Sandy Bay East having the greatest suitability. Taking maximum counts from the surveys, the standard guidelines would indicate that there are 'exceptional' populations of slow worms and lizards, although the guidelines would not account for the large site area. Notwithstanding this, significant mitigation would be required, including potential translocation.

Only one pond was noted on site, located in Monster Park, with no evidence for greater crested newts. The nearest record is 2km from the site and separated by existing built development, so overall there are no expected impacts upon greater crested newts. Similarly, dormice have been scoped out due to the enclosing urban area with no connecting habitat or local dormouse records.

The invertebrate survey recorded 170 invertebrate species and, due to the various species found, concludes that the site should be of County importance overall and

could play a nationally important part in the conservation of the dung beetle. The importance is strongly concentrated in the sand dunes and adjacent areas.

The range of both wintering and nesting birds is fairly typical for the habitats present on site, albeit this is relatively diverse. The main habitats for breeding birds are the woodland and shrub in the Monster Park area and north of Sandy Bay Bowl, respectively. No waders from the adjoining Bristol Channel were encountered, likely due to dog walkers in the area. Overall, the site is not particularly remarkable in terms of birds, although mitigation measures will be necessary.

Finally, initial evidence of badger trails was found at the eastern end of the bund and in Monster Park; however, the ecological appraisal found no active badger sets or recent badger activity. As such, it is considered that badgers are likely to be absent from the site.

Overall, given the extensive nature of the site, the ecological baseline is limited in relative terms. The most pertinent species are lizards, slow worms, and bats. There is, however, a significant opportunity to mitigate and enhance the biodiversity of the site, which is assessed under the Step-Wise approach later in this Statement.

3.3. Landscape GI Baseline Summary

Given the significant scale of the site, the landscape character differs throughout, with the main existing character areas set out under Section 3.1. above. A detailed assessment of the site landscape and potential impacts resulting from the development can also be found in the accompanying LVIA. However, in summary, the site is mostly brownfield and any designated constraints on the site principally relate to flood risk as opposed to landscape - there are no SACs, SSSIs, SPAs or nature reserves on or immediately adjacent to the site.

When viewed as a whole, the site landscape baseline generally reflects the brownfield nature of the area with car parks, built development, roads, and pleasure parks/fun fairs, as well as associated infrastructure such as lighting. The context also includes

the seascape character of the coast, albeit the LVIA finds that the proposed development responds and reinforces this distinct sense of place. Other general characteristics outlined by the LVIA include the overlooked nature of the site, neglected and semi-derelict areas and its connection with the town centre and harbour.

The western and central sections of the site are the most urban in character, with some relatively modest areas of green infrastructure, but, as a proportion of the wider site, these are relatively limited. Existing green infrastructure in these areas mainly comprises grass-dominated, semi-improved grassland with a relatively small area of moderately rich maritime grassland and sporadically sited trees. Overall, these western and central areas of the site are generally viewed as an urban extension to the town centre and historic harbour.

There are more significant clusters of trees to the east and west of Coney Beach, some ornamental species in Griffin Park and a mix of scrub and trees in Monster Park. As the site extends eastwards, there is more significant green infrastructure such as scrub and a mix of deciduous and conifer trees in the Monster Park and the dune habitat, moderately rich maritime grassland, and a broadleaved scrub bund towards the southeastern boundary. The ‘Sandy Bay Bowl’, named as such for its topography, is located in this part of the site and is characterised as open grassland bisected by pedestrian connections; it is commonly used for informal recreation such as dog walking.

Figure 4: 'Sandy Bay Bowl'

Overall, much of the site can be viewed as a brownfield extension to the main town. However, there are some areas of green infrastructure, principally at Sandy Bay, that contribute somewhat to the overall landscape character of the site. The accompanying LVIA characterises Salt Lake as having a low-medium sensitivity, Coney Beach as Low and Sandy Bay as medium, albeit this is characterised as such due to the presence of dunes which will not be developed.

3.4. Arboriculture GI Baseline Summary

A comprehensive Tree Survey has been undertaken by Treescene Arboricultural Assessments to support the proposals. It has assessed the condition of 59 trees/groups of trees across the development site. Over half of those assessed were categorised as Category C or U, which are low-quality, unremarkable trees with a life expectancy of at least 10 years or those that cannot realistically be retained. Category A trees are those of high quality with a life expectancy of over 40 years, while

Category B trees have a life expectancy of at least 20 years and might have been Category A but for an impaired condition. There is only one Category A tree on the site (T45), which is a single mature Copper Beech described as having good form and vigour - it will not be impacted by the proposed development. T45 is located towards the central area of the site, close to the northern boundary where Eastern Promenade meets New Road. But for one Category C tree, it is the northernmost tree in a linear parcel of generally higher quality trees, which contribute somewhat to the character of the area in the specific locality. Otherwise, there are individuals and groups of Category B trees spread relatively sporadically throughout the site, most notably a significantly sized Category B group (G21) located between 'Sandy Bay Bowl' and Mackworth Road.

The character of trees in the Monster Park is somewhat different to the wider site with a mix of deciduous and conifer trees. The Ecological Appraisal identifies four trees as having roosting potential for bats - three of which are in Monster Park and one along the northern boundary of the site. Overall, the majority of trees within the site were not suitable for bat roosting potential.

In summary, whilst there are many trees across the site, they are sited sporadically and a significant number are of lower quality. The overall site character is mostly brownfield, so trees are not considered to significantly contribute to the overall landscape character except in some localised areas which have been referenced above. Notwithstanding this, there are green infrastructure enhancement opportunities.

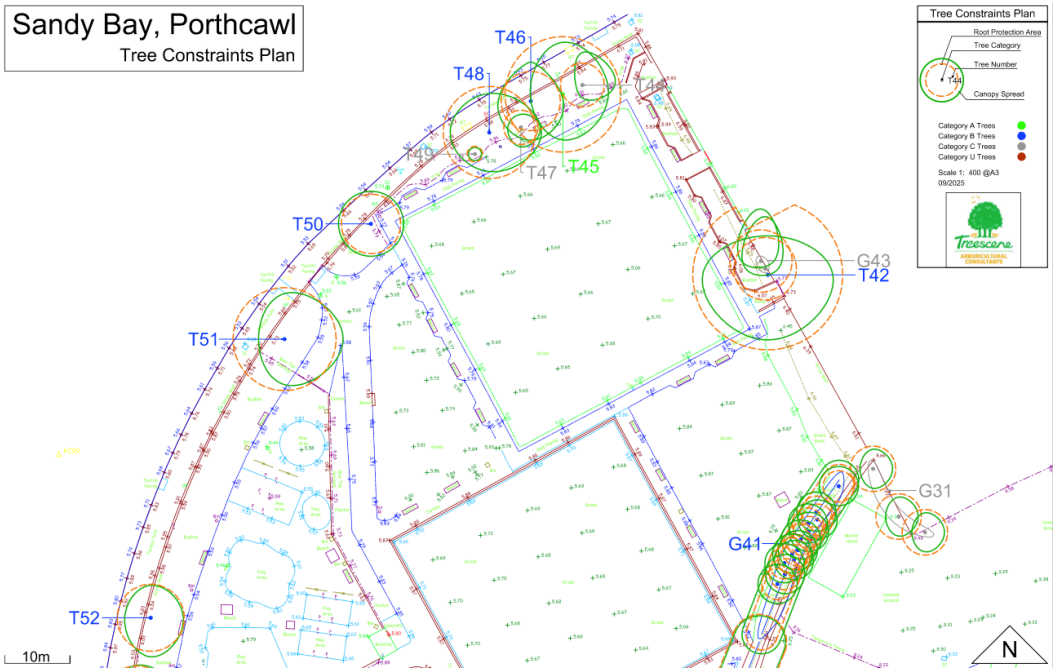

Figure 5: Higher quality trees where Eastern Promenade meets New Road

3.5. SUDS GI Baseline Summary

Several surface water sewers and highway drains pass through the site, but it is understood that there are no formal Sustainable Urban Drainage Systems (SUDS) within the application site boundary. Significant built-out development such as the Aldi foodstore was developed prior to SAB requirements. The management of water within the site is therefore limited to natural infiltration through greenfield surfaces such as the Sandy Bay Bowl and run-off to the aforementioned drains. Formal SUDS therefore do not presently contribute to the green infrastructure of the application site, and there is therefore a significant opportunity for betterment via the proposed development.

4. Green Infrastructure Compliance Assessment

This section will demonstrate how the proposed development has followed the step-wise approach and provides a net gain in biodiversity. It will use the DECCA Framework as well as demonstrate compliance with Building With Nature Standards.

4.1. Step-Wise Approach summary

The following is a summary of how the step-wise approach has been carried out as part of the proposed development schemes' design, including its eventual implementation.

Step	Development Measures
Avoidance	The masterplan has sought to avoid habitat and green infrastructure loss as far as possible. For example, the proposed location of the Spine Road has been amended so it no longer runs directly through the middle of the Monster Park, thus avoiding impacting a greater number of trees that otherwise would have been impacted. The Category A, Copper Beech tree is also protected in the development proposals. The main body of the Dune habitat, which is deemed of District Value, has also been avoided, with interventions made to the northern elements only, which have migrated recently, and in many areas are above hardstanding. Mitigation is in place for this, as detailed below. In respect of fauna, the relocation of the spine road from the centre of the Monster Park avoided a greater impact on reptile habitat, ensuring a manageable mitigation strategy, which is detailed further below. For bats, the trees found suitable for bat roosts have been avoided, and whilst not strictly green infrastructure, the only building that was found suitable for bat roosts, The Buccaneer, is being retained in the redevelopment masterplan. This will be subject to a separate redevelopment process outside of the development

Step	Development Measures
	proposals, with all appropriate bat surveys undertaken as part of the planning process. As such, potential impacts upon bat roots are avoided as a result of the proposed development. A sensitive lighting design has also been set to avoid light spill into key bat activity and commuting corridors, and where roosting features are present. Finally, impacts on breeding and wintering birds have been reduced by the realignment of the spine road. Overall, the proposal will avoid direct impacts upon designated sites outside of the red line - Merthyr Mawr SSSI and Kenfig, Cefn Cribwr Grasslands, and Dunraven Bay SACs due to the separation distances. Minor proposals are suggested to the closest SINC in Rhych Point, but these are environmental enhancements and would avoid the vast majority of the habitat. There is an opportunity to better manage this area to enhance its quality.
Minimisation	As set out above, the process of avoiding key habitats and areas has minimised the impact of the development on trees and key site fauna. The realignment of the spine road from a more central route through the Monster Park is key to minimising impacts, but the redesign of the Sandy Bay Park and adjacent landscape and access arrangements minimised the impact on the Dune habitat (of District Value). The mitigation proposed (see below) also furthers minimised impacts. For example, the dune mitigation strategy is to reinstate some areas of existing hardstanding to increase the overall dune habitat provided on the site.
Mitigation / Replacement	As referenced above, the scheme includes a number of mitigation approaches. This includes the relocation of the spine road to a more

Step	Development Measures
	favourable alignment on ecological and arboricultural grounds, and the protection of the dune habitat and restoration of areas of previous dune habitat to deliver a net increase in the habitat. Grassland in Sandy Bay is another key habitat of value, with some areas of species rich maritime grassland located on Sandy Bay. The loss of this area cannot be avoided in the development, but there is an opportunity to stockpile the habitat and spread to other areas of the development, where there are reinstatement opportunities. This would preserve the sandy substrates and species-rich seedbank. To offset the tree planting loss that is required, notably in the Monster Park, then the minimum 3:1 tree replacement ratio will be significantly exceeded, with opportunities to replant hundreds of trees and supporting shrub habitat. The exact numbers will be detailed in future reserved matters applications, but the landscape strategy supporting the planning application sets the framework for how this extensive new planting can be delivered. New planting types would include native species to maximise biodiversity opportunities, but would also include non native planting that can add species diversity that can withstand and flourish in the coastal conditions. In respect of fauna the protection of trees and buildings with roosting features is mitigation for roosting bats, while the delivery of a sensitive lighting design will deliver mitigation to ensure bat activity remains across the site, while new bat boxes can be provided in retained woodland and future buildings to create new opportunities for bat roosting and activity. The same applies for birds, with bird boxes used across the development. The presence of reptiles in the Monster Park and Sandy Bay

Step	Development Measures
	requires a particularly bespoke approach to reptile management, with the Ecological Impact Assessment setting the principles which will be further detailed in Reptile Mitigation Strategy, which can be a condition to any grant of planning permission. The principles of the strategy are based on early management of land around the Sandy Bay area so that they are prepared to accommodate the reptile population from areas of the Monster Park and main body of Sandy Bay which will be developed. It is considered that the landscape-led approach to mitigation would ensure an appropriate reptile habitat and crucially, allow reptiles to move through and around this part of the site and gain access in the dune habitat.
Compensation on / off-site	As above, significant on-site enhancements have been provided. However, should it be necessary, there is opportunity for enhancement off-site at the Kenfig SAC.

4.1.1. Net Benefit of Biodiversity

Using the DECCA framework, measures that have been proposed to ensure a net benefit in biodiversity are outlined in the table below.

Diversity	The diversity of fauna within the site would be maintained by the proposed mitigation, including replacement of suitable nesting and roosting opportunities for birds and bats, and the provision of grassland habitat for reptiles. The diversity of the habitats present on the site would also be retained with the dune, grassland and woodland habitat all remaining on site. In the case of the dune habitat this would actually be retained through the proposed dune reinstatement approach.

	The proposed landscape strategy will also introduce new planting types onto the site, that can diversify amenity and biodiversity value. The planting types will be agreed in future reserved matters applications, but would consist of a mix of native and non-native species to maximise diversity of ecology on and around the site.
Extent	The extent of habitats present will be amended in order to deliver a viable and sustainable layout. Inevitably this will result in the extent of some habitat types reducing. For example, where the spine road passes along the southern edge of the Monster Park, and the development of Sandy Bay, where grassland extent will be reduced. However, this will not be the case for all habitat types. The important dune habitat, for example, will be greater in extent following the development. The new landscape planting proposed as part of the landscape strategy will increase the extent of green infrastructure present on the site overall. Principally this includes introducing green areas into areas that are currently brownfield. The proposed Coney Beach Park will also significantly increase the extent of green space currently in the area, introducing opportunities for extensive new tree, shrub and grassland planting. It is also considered that it is unlikely to be a reduction in fauna present on the site, with the design approach for reptile mitigation ensuring that a viable reptile population can remain on the site, and the lighting, woodland protection, new planting and retention of the grassland seedbank all ensuring that wider species present on the site, including birds (breeding and wintering) and bats can continue to be present on the site. Overall, the extent of biodiversity will be maintained in some areas and there is opportunity for enhancement in others.

Condition	The delivery of the development provides the opportunity to enhance the quality of the retained habitats (woodland, grassland and dunes). The Landscape and Ecological Management Plan prepared for the development, which would be a condition to a planning permission, will detail how this is done, but the table below provides an overview of the maintenance principles. With appropriate management, the condition of the retained habitats can be maximised for biodiversity benefit, but also the amenity and wellbeing of residents and visitors. New habitats proposed in the landscape strategy are chosen for their amenity functions, but also for their wildlife benefits. The new tree and shrub planting provided will diversify the planting present on the site and be in better condition. The development will allow the LPA an element of control over the condition and quality of green infrastructure which is not presently achievable on-site.
Connectivity	A key feature of the landscape strategy is the creation of the Coney Beach Park, which will stretch from the retained Griffin Park (in the West) to the Monster Park (in the east). This will in turn merge to the proposed Sandy Bay park, which will be a transition space to the dunes and Rych Point. This design approach will ensure a green west/east corridor through the masterplan, which will provide opportunities for a variety of new planting (grassland, trees and shrubs), as well as play and amenity functions. Fauna will be able to move through this fauna as required, with a reptile tunnel under the spine road proposed to help deliver this outcome. Alongside the west/east corridor the boundary of Sandy Bay and the school land will be retained for planting and infiltration areas for reptile enhancement. This will provide a continuous movement corridor around the Sandy Bay site for reptiles to move through, and it will connect to the above-mentioned parks, dunes and Rych Point.

	Careful lighting of this boundary will ensure suitable darkness levels for bats to also move freely. The Salt Lake parcel of the masterplan does not currently have high quality green infrastructure that provides a connectivity function, and while the masterplan will deliver development and hard landscape spaces, targeted planting will be used to improve landscape connectivity through the area.
Adaptability	The masterplan has accounted for environmental and socio-economic changes in the Green Infrastructure approach. For example, the development will meet local housing needs and allow for a sustainable increase in the Porthcawl community. To ensure sufficient Green Infrastructure space, the masterplan includes extensive public open space to ensure that the use of existing local public and natural spaces are not over-intensified. Given the extensive on-site enhancement, it is not considered that off-site enhancement is required to deliver biodiversity net gain although should it be necessary, there is opportunity for enhancement off-site at the Kenfig SAC. Through management the existing habitats can also be enhanced so that they are more adaptable to change. This can be the case with the retained woodland, but also in respect of the dune habitat, where areas will be restored and the sea buckthorn, which is dominating areas of the dunes, will be removed. Further interventions to remove non-native species, including cotoneaster, Japanese knotweed and Virginia Creeper, will be made in the Monster Park. Finally, the landscape landscape strategy will introduce new planting to the site, that will include native and non-native species that are resilient and adaptable to the local weather conditions but also a

	changing climate. This planting will add adaptability to the development site through a combination of the DECCA framework.

4.1.2. Long-term Management Summary

The long-term management of the GI habitats provided in the masterplan will be fully set out in a Landscape and Ecological Management Plan that will be a condition of any planning permission granted for the development. However, the below sets out management principles for the key habitat types and enhancements to be provided.

Restored grassland	The grassland within the retained northern portion of the Monster Park, the north-western part of the Sandy Bay East area (which will be linked to the Monster Park), and all around the periphery of the Sandy Bay East area (including SUDs areas), are intended to act as reptile receptor sites, and as such will be managed sensitively for reptiles. The grass will be allowed to grow long and tussocky (similar to the long grassland currently surrounding the Sandy Bay Bowl), and public routes through it will be directed along boardwalks or paths. Should any areas require cutting for any reason, this will be kept to a minimum, and the cuts will be at a high blade height to avoid impacting on any reptiles beneath. The same management protocol will be followed for the green link between Griffin Park, through the Monster Park, and into the sand dunes, as this is intended to act as a reptile corridor. This will include the eastern part of Griffin Park, though the remainder will continue to be intensively managed as currently for public amenity.

	The species-rich maritime grassland at Rhych Point will be allowed to grow long and set seed, as per the existing situation, with any necessary trimming carried out over winter. Invasive non-native species (including cotoneaster in the Monster Park, and Virginia Creeper along the northern boundary of the Sandy Bay East area) will be targeted for removal. All grasslands will then be periodically monitored for the appearance or re-emergence of undesirable species, with remedial action (e.g. hand pulling or spraying) employed in any problem areas.
Managed woodland	A 'laissez faire' approach will be followed for the woodland in the retained northern part of the Monster Park. The woodland will be periodically monitoring for the appearance of undesirable species, with remedial action employed in any problem areas.
Dune habitat	The sand dunes will essentially be left untouched by the development proposals, with light touch management continuing. Management principles set out in the Sand Dune Managers Handbook (Dynamic Dunescapes, 2nd edn, 2024) should be followed. The key management task in this area will be the removal of the undesirable species sea buckthorn, which has colonised much of the eastern side of the sand dunes, then regular monitoring for its re-emergence and remedial action if necessary. The removal of sea buckthorn will be carried out on a phased basis however, given that reptiles from nearby parts of the development area will be encouraged into this part of the sand dune system, which has become more grass-dominated (and as such suitable for reptiles) due to the stabilising effect from sea buckthorn.

Native and ornamental, species rich shrubs	Annual pruning of shrubby specimens or scrubby areas, as necessary. Annual removal of dead vegetation as necessary, and selective removal or other management (e.g. aggressive pruning, selective use of systemic herbicide) of any species which become overdominant or spreading.
New trees	The care and pruning of trees as required, with the replacement of specimens that fail to become established, or which already exist and are prominent or important to ecology in the site and die. To ensure no disturbance or harm to nesting birds - all works are to take place outside the bird nesting season, or under suitable ecological supervision and where it is established no active nests are present. To ensure no disturbance or harm to bats - all works to take place only on limbs or trees without suitable features for roosting bats. Where these are present or potentially present, suitable ecological advice should be sought before any works.
Bat and bird boxes and reptile refugia	The maintenance of these or replacement with a similar alternative as necessary.

4.2. Building with Nature Standards

The below table sets out how the proposed development will comply with Building with Nature Standards.

Standard	Assessment
Core Standards	
Standard 1 Optimises Multifunctionality and Connectivity	Multifunctionality has been extensively considered in the masterplan and landscape strategy. The green infrastructure proposed will play a critical role in meeting the needs of local residents and visitors, while also providing space for biodiversity. The Coney Beach park, Sandy Bay Park, and retained Monster Park woodland and dune habitat are examples of this. New landscape planting will also be multi-functional, offering visual interest, providing amenity functions, and offering a biodiversity resource. Connectivity has been considered via the DECCA framework, with the above parks and proposed Sandy Bay buffer boundary offering good connectivity through the masterplan area.
Standard 2 Positively Responds to the Climate Emergency	Refer to the adaptability section of the DECCA framework. The masterplan provides appropriate open space provision to prevent the over-intensification of use of local statutory designations and natural public spaces. The management of existing habitats as part of the delivery of the development can also improve the quality of retained habitat and its resilience to change. This includes grassland, woodland, and dune habitats. This includes the removal of invasive species. Finally, new planting proposed in the landscape strategy can add variety and climate resilience.

Standard	Assessment
Standard 3 Maximises Environmental Net Gains	The analysis shared in this document evidences the approach taken to protect habitats of value and local fauna. Through a careful landscape strategy, it will be possible to create a strong west/east green corridor through the masterplan, a protective buffer area for reptiles and other fauna in Sandy Bay, and the introduction of significant planting into Salt Lake, which is currently devoid of green infrastructure. The seedbank from the grassland lost from Sandy Bay can also be retained and used across the site.
Standard 4 Champions a Context-Driven Approach	A context-driven approach has been followed. The protection of the dunes and the vast majority of the Monster Park, and the retention of the grassland seed bank present on Sandy Bay, demonstrates this. Meanwhile, the provision of the Coney Beach and Sandy Bay parks demonstrates good design based on connecting and expanding on existing green assets.
Standard 5 Creates Distinctive Places	The masterplan and landscape strategy demonstrate the important role of green infrastructure in the proposals. As previously mentioned, the landscape design will have an extensive network of green spaces, including the west/east corridor, that will protect existing habitats and fauna and create spaces for people. Across this network, the landscape character of the spaces will vary, from the hard landscape nature of Salt Lake (albeit with new green infrastructure) to the green Coney Beach Park, and the sandy transition to the dunes. This approach will deliver for local people, but also ensure that biodiversity is integrated into the space, is protected, and valued.
Standard 6 Secures Effective	While the majority of the landscape proposals are only an outline (the exception being the planting associated with the spine road), ease of

Standard	Assessment
Place-keeping	maintenance has been an early consideration. The approach is to instill new habitat types that are natural, withstand local weather conditions, and include an appropriate mix of native and non-native species so that they are resilient to change. A future Landscape and Ecological Management Plan will set the maintenance approach for the site's landscape and ensure that ecological opportunities are maximised and effectively use landscape to create a sense of place.
Wellbeing Standards	
Standard 7 Brings Nature Closer to People	The proposed landscape strategy will ensure that people are brought closer to nature. The Coney Beach Park and Sandy Bay Park will provide play and amenity spaces in proximity to the site's protected and enhanced grassland, woodland, and dune habitats. This will create opportunities for nature-based well-being and for residents and visitors to learn more about the site's habitats and fauna through appropriate interpretation and information. The retention of valued habitats, such as the dunes and grassland at Rych Point, will provide natural spaces to visit, with access via the Wales Coastal Path and new active travel routes.
Standard 8 Supports Equitable and Inclusive Places	The development area will be open to the public and will be inclusive to all residents and visitors. The public spaces and active travel connections will be designed to appropriate levels and standards to ensure that all can safely and freely move through the masterplan area, and experience the new green infrastructure that is provided and the habitats and fauna that will be protected during the development.

Standard	Assessment
Water Standards	
Standard 9 Delivers Climate Resilient Water Management	The proposed development will improve the management of surface water on the site through the proposed SUDS measures. Currently there are no sustainable drainage features present on the site, but as part of the masterplan this will be overhauled with a network of surface water swales, rain gardens, tree pits, permeable paving and a series of infiltration basins. All will help to provide the masterplan area with a resilient water management network.
Standard 10 Brings Water Closer to People	As well as delivering a resilient water management system, the sustainable drainage network referenced above will also bring water close to people, demonstrating how surface water can be sustainably managed and integrated to landscape to add to the sense of place - something which is not presently a feature of the site.
Wildlife Standards	
Standard 11 Delivers Wildlife Enhancement	Protected and/or notable habitats and species will be safeguarded during the works through retention of key habitat areas (woodland and dunes) and the use of precautionary design and working methods. The on-site approach is considered to deliver wildlife enhancement.
Standard 12 Underpins Nature's Recovery	The development site is largely brownfield, and where loss of natural habitat is required this is minimised and to be mitigated with careful design and comprehensive landscape and ecological enhancement strategies that maximises opportunities for new green infrastructure

Standard	Assessment
	and and protection of the site's species. Through this approach the proposals are deemed to support nature recovery.

4.3. Compliance with Policy

4.3.1. National Policy

This Statement has set out how the proposal follows the Step-wise approach, DECCA Framework, and meets Building with Nature Standards. In doing so, it complies with national policy, principally PPW.

4.3.2. Local Policy and Guidance

In complying with the aforementioned national policy, the development is also considered to comply with local policies and supplementary guidance set out within Section 2.3.

Principally, this includes SP17 of the Replacement Bridgend Local Development Plan, which sets the overarching aim of protecting and, where possible, enhancing biodiversity across the site. It has been demonstrated that harm to biodiversity will be avoided and minimised wherever possible with on-site mitigation and compensation also possible in order to provide enhancements, for example, additional dune planting. This therefore also meets the requirements of DNP6, which seeks to ensure a biodiversity net gain.

DNP8 requires green infrastructure to be integrated with existing with this approach being taken through improving more landscape-rich areas of the site such as Sandy Bay and the Monster Park. DNP7 seeks to protect special trees, woodlands, or hedgerows of public amenity value, and this Statement has set out that the highest category trees will be retained and any loss will be re-planted at 3:1 ratio. Overall, local policy is complied with.

5. Conclusion

This comprehensive GI Statement is considered to be proportionate to the scale and nature of the Porthcawl Waterfront masterplan. It has outlined the green infrastructure baselines for the site and followed the Step-wise Approach and DECCA Framework in order to ultimately demonstrate a net gain in biodiversity and compliance with Building with Nature Standards. In doing so, it has outlined the long-term strategy for the site and demonstrated ecosystem resilience.

Overall, the development is considered to be appropriate in GI terms and complies with both Planning Policy Wales and Local Development Plan policies.