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29 July 2020

Response to Bridgend Borough Council Planning Dept.
C/o Planning Officer Hayley Kemp

From Bridgend Local Energy Group
Supported by Sustainable Wales - Cymru Gynaliadwy
Re: P/20/416/CAC

Xcape Ltd: Proposed Development of the former Glamorgan Holiday Hotel, The Square,
Porthcawl.

*The **Bridgend Local Energy Group (BLEG)** was established by the charity <https://www.sustainablewales.org.uk/> to explore options for developing local, low carbon energy initiatives.*

***Sustainable Wales - Cymru Gynaliadwy** is a charity that has been based in Porthcawl and Bridgend County Borough for over twenty years. It is progressive in outlook and aims to encourage behavioural change <https://www.sustainablewales.org.uk/>*

Thank you for the opportunity to respond to the above proposed development in Porthcawl.

BLEG believes that long-term/sustainable development has never been more vital, considering the current disruption caused by the global epidemic Corvid 19.

This health, economic and social crisis surely illustrates why we all must pay total attention to minimising our carbon-dependent lifestyles. Why? Because if we believe the current lockdown is difficult, it will be far less severe than the changes that will be forced upon us by climate emergency.

(April 2019 saw the Welsh Assembly Government announced its agreement that we have a Climate Emergency).

We believe that Xcape's proposals do not address this urgency. We would thus wish to see an application that adopts climate emergency measures.

BLEG thus asks BCBC Planning Dept. if Xcape's submission will enable the public to adopt necessary lifestyle choices? All new developments, such as the Glamorgan Holiday Hotel site, must allow people a low-carbon lifestyle.

However, we are receptive to the proposals to redevelop and repurpose this disused site to provide additional accommodation in the area.

Following review of the draft planning documents and the Design and Access statement we would comment as follows:

- We note the design strategies and measures outlined in Section 4.5 'Access and Sustainability' of the Design and Access statement.
- Although we acknowledge the intention to meet the minimum environmental standards and requirements set out in current legislation, we feel there is clear opportunity (as well as moral obligation) to implement further measures that will allow the proposals to exceed these standards.
- We further feel that the environmental performance of the building should be demonstrated via an independent third-party certification scheme such as BREEAM. A BREEAM rating of 'Excellent' (best practice) should be considered as a benchmark.

We would ask that Xcape are requested to implement features and processes such as:

- designing houses/flats which generate, store and release their own solar/renewable energy, producing enough to balance their overall demand making them energy-neutral
- recharging points for electric vehicles
- design plans to enable development of car and bike sharing schemes
- an eco-design in keeping with the character of a seaside town - ensuring the design reflects our unique marine culture and situation
- inclusion of community green spaces
- green roof areas that consider reducing energy use and water run-off as well as encouraging biodiversity
- the use of low-embodied energy and recycled/reused building materials e.g. plastic fascia boards, pipes and sub-surface drainage pipes can contain over 30% PCR - post consumer recycled content; some higher content Flooring-recovered carpet tiles, or vinyl, (e.g. Greenstream in Porth); recovered wood. Recycled plastic or shredded carpet insulation material or waste wood insulation and fibre board
- SUDS compliance for drainage and biodiversity which can be used creatively as part of the community spaces. SUSDRAIN are useful advisors in this specialist area and DwrCymru/WelshWater have experience of delivery
- The use of local services, trade and labour during both the construction process
- Continual engagement with the local community, advancing further climate awareness of the project.

Yours faithfully,

Margaret Minhinnick, Daniel Williams and Tara King on behalf of the Bridgend Local Energy Group.