

Ysgol Iolo Morganwg

Planning Statement

August 2025, V.1



theurbanists

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1. Introduction

This planning statement has been prepared to support the relocation of Ysgol Iolo Morganwg to land that is part of the Clare Garden Village development, which is located on the western edge of the Cowbridge settlement. Clare Garden Village has been partially developed, with Phase 1 residential development completed and Phase 2 now in delivery. Ysgol Iolo Morganwg is proposed for relocation from its current location in Cowbridge to expand the education services provided by the school through the medium of Welsh.

The planning statement describes the development site and the development and identifies the relevant planning context against which the relocated Ysgol Iolo Morganwg will be determined. This is based on national and local planning policy and the site's planning history. The appraisal concludes by determining the development proposals against the key material planning considerations. Informal discussions with the Planning Authority have shaped the material consideration analysis, and a summary of the informal discussions is presented in the statement.

Figure 1: Aerial view showing the site location, shown in orange (by HLM Architects).

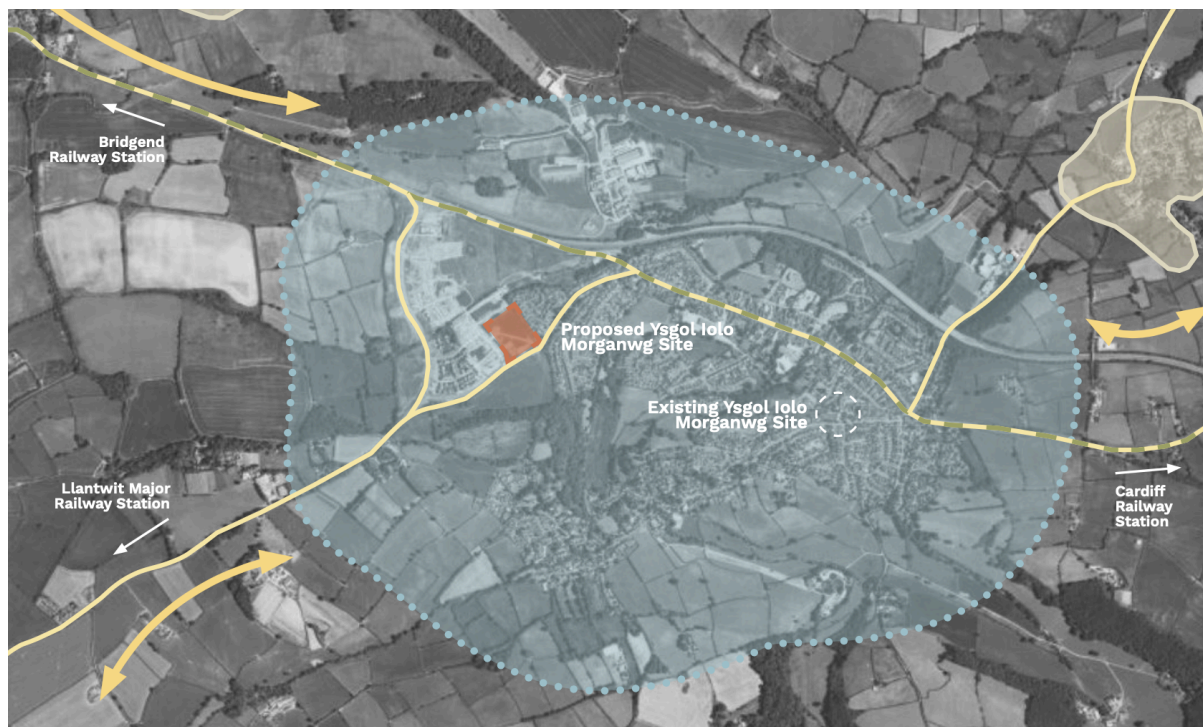


Figure 2: Aerial view of the surrounding area, site shown in orange (by HLM Architects).



2. The Development Site and Development Proposals

2.1 The Development Site

The development site is located within the phase 1 parcel of the Clare Garden Village development and was safeguarded for education use as part of the s.106 agreement to the planning permission for the Clare Garden Village scheme.

The site is accessible from a series of residential roads that have been delivered as part of the Garden Village. Direct access to the site is provided from Dunraven Close, and an established access junction has been constructed. The local Clare Garden Village Roads connect to the B4270 and Llantwit Major Road, which provide direct access to Cowbridge town centre.

The northern and eastern edges of the development site are abutted by residential properties, which back onto the site. The properties to the east are historical properties and are not part of the Clare Garden Village scheme. To the west, the site is bound by Dunraven Close, with the residential properties on this road facing the site. To the south is Llantwit Major Road, where a new bus stop is located. There are open fields to the south of Llantwit Major Road, which rise to provide vantage points over Clare Garden Village and the wider Cowbridge settlement. To the north is the wider Clare Garden Village scheme, beyond which is the A48 and the Penllyn Estate. There are glimpses from the site towards Penllyn Castle.

The site has a noticeable level change from west to east, and a particular change occurs in the southeastern corner of the site. Along the site's western boundary is a mature hedgerow, but there is no other noticeable planting present on the site. Along the northern boundary is a berm with an adjacent drainage ditch. This abuts the residential properties on Clisson Close.

It is understood that services have been provided up to the boundary of the development site by the residential developer, as required by the planning permission for the Clare Garden Village scheme.

An equipped play area is provided adjacent to the site access and serves the local residential streets.

Figure 3: Site photographs (from clockwise): north of site facing towards historical properties on Darren Close to the site's eastern boundary; northwestern corner of site facing towards Dunraven Close and the existing site access; southern boundary facing towards Dunraven Close and Clisson Close (the bus station is located to the rear of the photograph position); and southeastern corner looking up the site towards Dunraven Close and Clisson Close.



2.2 The Proposed Development

The development proposals for the new Ysgol Iolo Morganwg are described below. The new facility will provide two-form Welsh medium primary school education.

The development site will be accessed from the northwest corner, from an existing access on Dunraven that has been delivered as part of phase 1 of the Clare Garden Village. This provides immediate access to the school building entrance, but also a staff parking area and a drop-off area for organised school transport. Based on the anticipated operation of the school, the drop-off area has been designed for use by mini-buses. Private vehicle drop-off and pick-up will not take place on the school grounds. Organised school transport will play a key role in bringing pupils to the site, and active travel will be promoted through a school Travel Plan and enhancement of local pedestrian links and provision on site for bike and scooter shelters. These measures will reduce reliance on private vehicles for pick-up and drop-off to ensure minimal disruption to the operation of the local highway network.

The school building would be located in the west of the site and would be oriented on a northwest / southeast alignment. This would ensure the main entrance to the school is immediately prominent and legible from the site access. It also responds to the notable level change across the site, and provides the opportunity to deliver external learning areas around the school building footprint. The essential school plant is proposed to be located northeast of the school building, ensuring that it is not prominently located on the site and away from existing residential properties.

A MUGA is located close to the school building, in the northeastern corner of the site. The MUGA is a suitable distance from the adjacent residential properties, will not be lit, and will not be used beyond the school's operational hours. An informal sports pitch is proposed in the southwestern corner of the site. This will also not be lit and will not be used beyond the school's operational hours. The landscape proposal for the scheme serves multiple purposes, helping to deliver the sustainable drainage strategy for the site, providing for biodiversity enhancement, and also creating a series of outdoor informal play and education spaces. Notable features include the re-provision of a hedgerow along the site's southern boundary, new tree planting, landscape mounds and sensory paths for play and learning, and an amphitheater and a teacher's lounge.

The new school building sympathetically responds to the surrounding context by taking inspiration from the local character of Cowbridge. The massing approach to the building is to break the building into a cluster of smaller building volumes. This takes the form of three in the north of the building and two for the remainder. This reduces the visual effects of the building's scale and offers visual variety and interest. Pitched roof forms are proposed to work with the building massing and cluster approach. At its maximum height, the school building is 12.14m. The primary materials for the building are cladding in a pastel grey colour, buff brick in light bond colour, and glazing with grey aluminum frames. The northern elevation will have school signage to help the prominence of the entrance and an area of bonded brick detailing. An aluminum canopy is proposed along the building's western elevation. The materiality proposed is deemed to be suitable for the school's local setting and the adjacent residential character. High energy performance has been instilled in the architectural response to the building design.

The school's cycle and scooter storage is located immediately adjacent to the main entrance.

Figure 4: Developed layout (by HLM Architects).



Figure 5: Proposed Main Entrance Perspective (by HLM Architects).



Figure 6: Proposed elevation view from Llantwit Major Road (by HLM Architects).



3. Planning Policy Context

This section of the statement identifies the planning context relevant to the proposed development. This section summarises the relevant planning policy only; a summary of each policy document and key policy is provided as an appendix.

3.1 National Planning Policy

The key national planning policy that provides material context to the proposed development is as follows:

- Wellbeing of Future Generations (Wales) Act (2015)
- Planning Policy Wales (Ed. 12)
- Future Wales: The National Plan 2040
- Technical Advice Notes

These policy documents and national legislation place a presumption on sustainable development and identify placemaking as the statutory process to achieve such development.

Future Wales: The National Plan 2040 established a series of key development policies to guide development; it also established growth areas across Wales. The development site is located in the south-east region, which is a National Growth Area, allocated within Future Wales. Well-planned and sustainable development is encouraged within the Growth Area.

In addition to the above overarching development policy, a series of Technical Advice Notes provides design guidance to development proposals. TAN 15 is particularly important, and is supported by the Flood Maps for Planning, which account for increased risk of flooding from climate change. The development site does not fall within a flood risk zone.

3.2 Local Planning Policy

Local planning policy is set out in the Local Development Plan for the Authority area. Development is used to guide and control development, providing the foundation for consistent and rational decision-making. In doing so, it provides a measure of certainty about

what kind of development would, and would not, be permitted in particular locations during the Plan period. The relevant plan for this site is the Vale of Glamorgan Local Development Plan 2011-2026. The plan is in the process of replacement, and it is expected that the Replacement Plan will be adopted in late 2026.

In the Proposal Map of the Development Plan, the site is part of a Housing Allocation with Infrastructure Provision, covered by Policy MG 2. The Constraints Map of the Local Development Plan Map shows there are no constraints within the site. However, the live Vale of Glamorgan My Maps does pick up further designations that should inform the design and development response. My Maps show that a Public Rights of Way runs along the eastern boundary of the site and that known archaeological sites are located to the north. Further west, there is a listed church. My Maps also identifies the Cowbridge Conservation Area located to the southeast.

Figure 7: Proposals Map (Red hatched area indicates the Clare Garden Village strategic housing allocation).

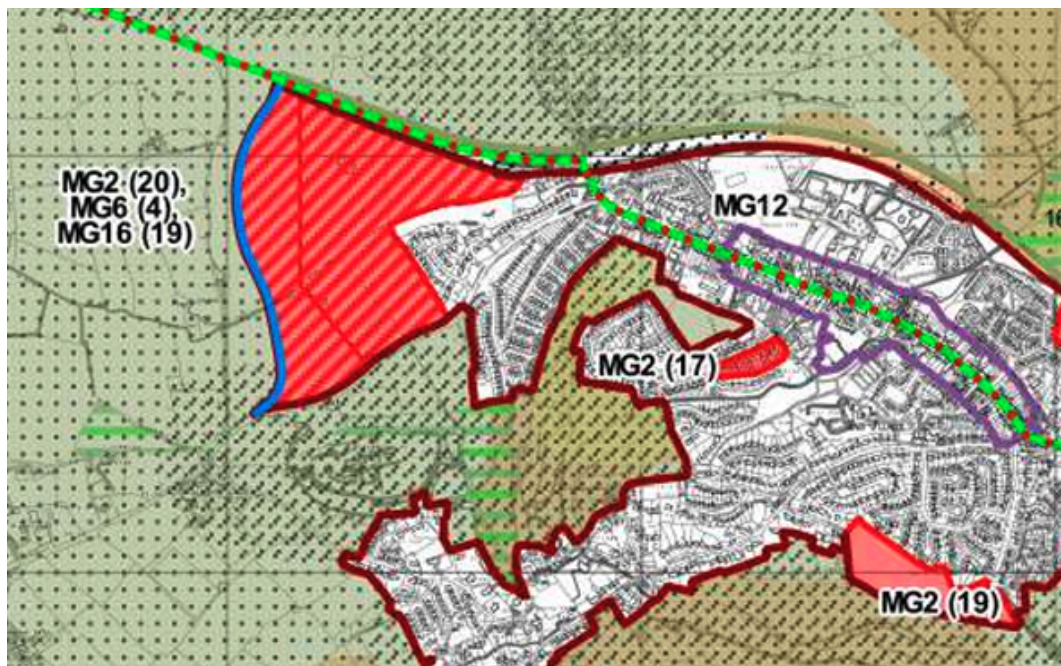


Figure 8: MyVale Map (Purple indicates PROW, blue circles indicate archaeological sites, red icon indicates listed building and green indicates TPOs).



Within the Local Development Plan, the following policies would be of particular relevance to the determination of a future planning application for the new Ysgol Iolo:

- SP8: Sustainable Waste Management
- MG6: Provision of Educational Facilities
- MD2: Design of New Development
- MD5: Development within Settlement Boundaries
- MD7: Environmental Protection
- MD9: Promoting Biodiversity
- MD19: Low Carbon and Renewable Energy Generation

Supporting the Adopted Local Development Plan are a series of Supplementary Planning Guidance documents. Those relevant to the proposed development include Biodiversity and Development; Design in the Landscape; Design Guide for Wales; Parking Standards; Sustainable Development; and Trees, Woodlands, Hedgerows and Developments.

4. Planning History

A review of the relevant planning history on the site identifies the extensive planning history associated with the Clare Garden Village development. A summary of the key planning records is presented below:

- **2001/00826/OUT:** Residential development and associated public open space, to include the provision of a link road between the A48 and Llantwit Major Road (16/07/2001).
- **2002/01194/OUT:** Residential development and associated public space to include the provision of a link road between the A48 and Llantwit Major Road (21/08/2002).
- **2002/01617/OUT:** Residential development and associated public open space to include the provision of a link road between the A48 and Llantwit Major Road (18/11/2002).
- **2014/00918/ SC1:** EIA Screening Opinion Residential-led mixed use development (30/07/2014).
- **2014/01130/SC2:** Scoping opinion in respect of outline planning application for up to 390 dwellings (23/09/2014).
- **2014/01505/OUT:** Detailed Permission for the construction of a link road connecting Cowbridge bypass with Llantwit Major including footpaths/ cycleways landscaping and associated engineering works. Outline permission with all matters reserved other than access for a mixed use residential led development- AMENDED SCHEME- increase in the maximum number of units that could be accommodated on the site from 390 to 475 (22/12/2014).
- **2014/01505/1/NMA:** Non Material Amendment to 2014/01505/OUT to revise conditions to allow phased discharge of conditions and; exclusion of partial hedgerow removal and archaeological investigations from site clearance definition (31/03/2017).
- **2014/01505/2/NMA:** Non-material amendment- Detailed Permission for the construction of a link road connecting Cowbridge bypass with Llantwit Major including footpaths/ cycleways landscaping and associated engineering works. Outline permission with all matters reserved other than access for a mixed use residential led development- AMENDED SCHEME - increase in the maximum

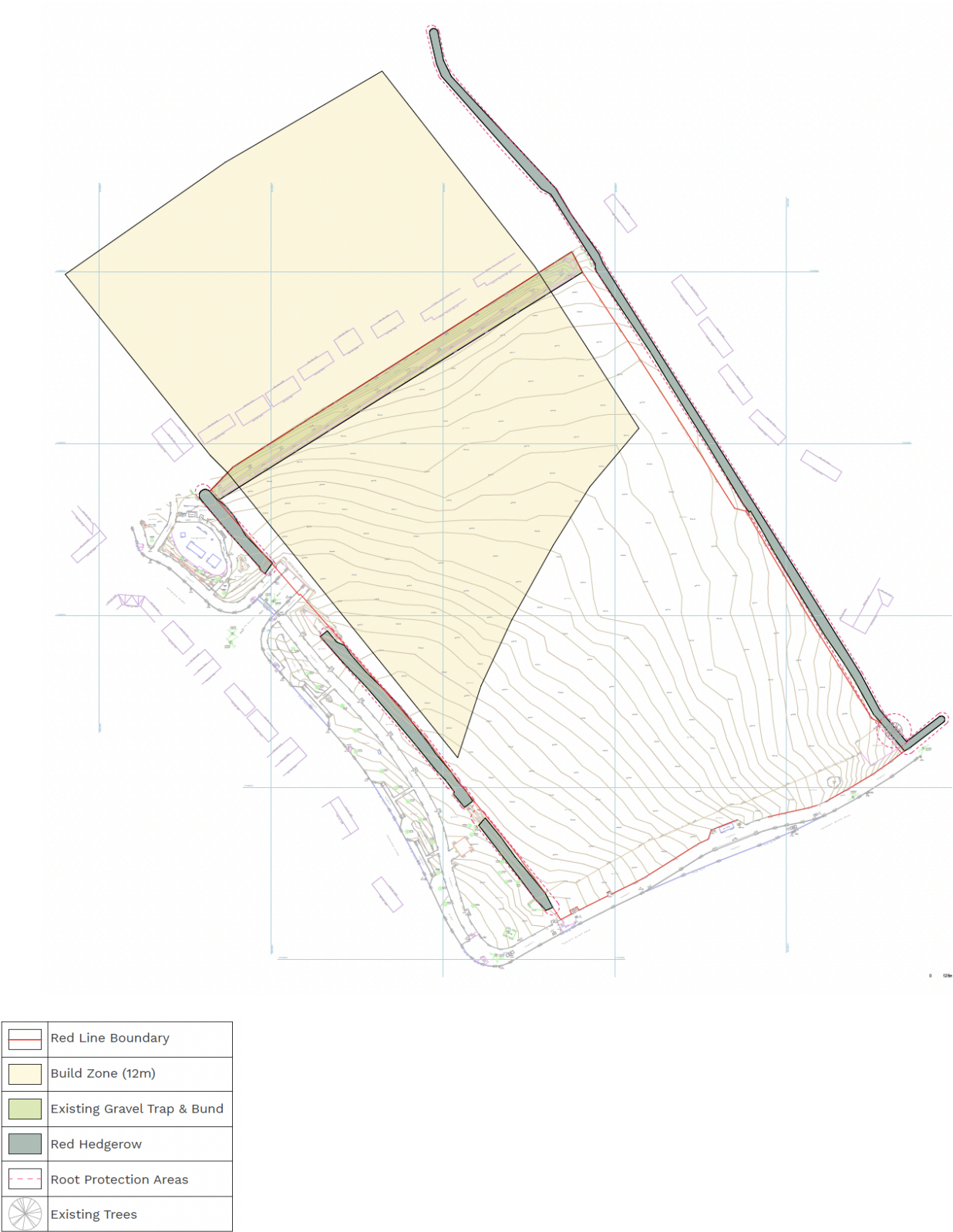
number of units that could be accommodated on the site from 390 to 475 (16/05/2017).

- **2017/00841/RES:** Phase 1 of the development consisting of 169 dwellings with associated access, roads and footpaths, landscaping, public open space and other ancillary works (04/08/2017)
- **2018/00240/RES:** Phase 2 of the development consisting of 306 new homes, new public open space, landscaping and highways infrastructure (06/03/2018).

The site's planning history details how the wider Clare Garden Village has developed. The school site is being delivered through the s.106 legal agreement for the Clare Garden Village scheme. The legal agreement required the school land to be transferred by the residential developer upon the occupation of 150 dwellings. Further, it should be transferred with appropriate access and means of enclosure provided, with services provided to the boundary. The site should also be repaired by the Council to the reasonable satisfaction of the developer. The agreement also stipulates that if, after five years from the transfer, the Council has yet to enter into a building contract, the Council shall transfer the site to the Developer on the same terms as the original transfer.

Within the outline planning permission for the Clare Garden Village development, little detail is provided on the school; however, some parameters are set. This includes a proposed build zone for the school building and proposed maximum heights across the site. In the permission, the build zone is located in the northern part of the development site and suggests a maximum height of 12 metres. Beyond the build zone, a maximum height of 4 metres is proposed. The Stage 2 design does not follow this approach due to the site constraints present and the nature of the development. As a bespoke planning application is being prepared, this is considered an acceptable approach, but the future application would need to demonstrate suitability on amenity grounds and that the landscape and visual effects would be acceptable.

Figure 9: Parameters Plan.



5. Initial Pre-Application Advice

Initial informal pre-application discussions took place with the Planning Authority when the concept design of the development was being progressed. The principle of development was deemed sound, given the prior history of the Clare Garden Village development and the allocation of land use in the Local Development Plan. A summary of the key feedback provided on points of design details is provided below, and has been considered as the scheme detail included in the planning application has been prepared.

- **Site levels** - It was agreed that the site levels design required a careful approach, in particular, the interface with residential properties along the eastern boundary. It was advised that overlooking into rear gardens should be an important consideration. A careful interface between building heights and site levels was also advised. As the Clare Garden Village (and therefore school use) was subject to a Landscape and Visual Impact Assessment it was suggested that reference should be made to the heights assumed for the school in that assessment and the site levels assumed.
- **Vehicle Access** - The importance of agreeing on a strategy for private vehicle drop-off with the Highway Authority was discussed, including informing management of proposals to be included in a Transport Assessment and Travel Plan for the development. The pick-up and drop-off arrangements for organised school transport were also discussed, with engagement with the Highway Authority recommended. This was subsequently undertaken and managed, and is addressed in the Transport Assessment included in the planning application.
- **Cycle and scooter parking** - A suitable cycle and scooter parking process was discussed, with a requirement for visual synergy to the main building.
- **Boundaries** - The importance of a sensible boundary strategy was agreed upon, in particular a sensible approach to the interface with the close-boarded fencing of residential properties. It was questioned whether a perimeter fence would be needed for the school where there was close-boarded fencing, but it was accepted that operational safety requirements would likely warrant one.

- **Architectural Response** - In principle, support for the concept architectural design was confirmed, but it was requested that further consideration be given in the detailed design stage to the following design aspects:
 - Minor realignment of the building to run parallel to the site's western boundary along Dunraven Close. Note, this has not proven possible due to the site levels and the need to create usable outdoor learning areas.
 - Maximise the sense of arrival by ensuring the northern elevation and entrance are distinctive. It was recommended that school signage also be used to assist with these outcomes.
 - Minimise the ridge and eaves heights where possible to reduce the visual effects and mitigate the approach to move beyond the build zone set in the outline planning permission for the Clare Garden Village development.
 - The location of the proposed plant was supported and seen as logical. It was agreed that by moving it away from the site entrance, there was an opportunity to establish a better sense of arrival.

6. Planning Policy Assessment

This section undertakes a planning assessment of the proposed development, it considers the key material planning considerations based on the nature of the site and development, and draws a planning judgement on how the scheme meets the planning policy identified earlier in this statement.

6.1 Material Planning Considerations

Table 1: Material planning considerations.

Subject	Scheme Approach
Biodiversity	<p>A Preliminary Ecological Appraisal has been undertaken, which identified that there are limited habitats of ecological importance on the site, given its prior use as a construction compound. The appraisal makes no recommendations for further species surveys in recognition of this.</p> <p>A soft landscape design is proposed as part of the development. The landscape design offers amenity and learning benefits on the site, but also helps to deliver biodiversity net gain as per the requirements of Planning Policy Wales. The protection of the existing hedgerows on the site shows avoidance of important existing site habitat, while the reinstatement of a hedgerow along the site’s southern boundary, along with new tree planting, will work with current green infrastructure and create a continuous landscape buffer around the site’s boundaries. The planting proposed in the scheme will diversify the landscape habitats on the site, increasing opportunities for pollinators and diversifying the planting palette. Parts of the soft landscape will also perform an important drainage function, further enhancing the sustainability and climate resilience of the development.</p>
Flood Risk and Drainage	<p>The site does not fall within a river or sea flood risk zone. Flood risk is therefore not a further material consideration. There is an area of surface water flooding (Zone 2 and 3 in the flood maps) located to the north of the site, but as this area is outside of the site, it is not deemed to be a significant further planning consideration. The drainage design included in a future</p>

	<p>planning application would be able to sufficiently address drainage matters for the proposed development. As per the requirements of the SAB regulations, a Flood Consequences Assessment has been prepared to support the sustainable drainage design.</p>
Landscape and Visual Impact	<p>The development site is located in a residential area and has previously had development parameters allocated during the outline planning application stage. Parameters related to the location of the school building and its height. Due to the nature of the current site and the proposed development, it is not proposed to follow the location and height parameters set in the outline permission.</p> <p>A key change is that the building is to be located along the western boundary of the site as opposed to the northern extent of the site. This decision has been made to respond to the detailed design and consideration of the site, which was not undertaken when the outline planning application was prepared. The Education Authority must deliver an education facility that meets the relevant design standards for a school in respect of usable educational areas and spaces (in the building and outdoor spaces). By locating the building in the western extent of the site, this can be fully achieved, with the building highly accessible and the outdoor learning and play spaces also being highly usable and accessible for students. The location also ensures that the school building entrance is now highly legible, and the school building is located further from residential properties, further protecting residential amenity.</p> <p>Another slight variation is that the maximum height of the proposed school building is now 12.143m (at ridge height). This is fractionally higher than the height assumed in the outline permission (12m), and is negligible to the naked eye. This helps the functionality of the building and the energy performance, and it is not considered that it will have any bearing on the landscape and visual impact of the building. The design approach to breaking the building form into blocks will reduce its visual appearance, and the vast majority of the</p>

	<p>building height will be well below the 12m envisaged at the outline planning stage.</p> <p>The outline planning permission sets landscape design principles to ensure appropriate offset between the school building and adjacent properties, and also principles for new landscape buffers. The proposed design fully meets these principles, exceeding the residential offsets envisaged and providing new planting to screen views of the school building from residential properties, and assimilating the building into the site and residential setting.</p> <p>On these grounds, it is not considered that the development would be acceptable on landscape and visual grounds.</p>
Unknown Archaeological Features	<p>There are no mapped archaeological features on the site, and phase 1 of the Clare Garden Village development used the site as a construction compound. The risk of unknown archaeological features is therefore minimal, but cannot be fully discounted. As a precautionary approach, an archaeological desktop report has been prepared and establishes the case for minimal risk. A reasonable watching brief is recommended during the construction process to remove any risk to unknown archaeological features.</p>
Transport	<p>The new school would generate vehicle movements associated with staff travel, organised school transport, delivery vehicles, and drop-off and pick-up of pupils. The use of a school on the site was assessed as part of the outline permission, and therefore, there is a presumption that the local highway network is deemed to be suitable to accommodate the proposed development. However, given the timescales since the original assessment was undertaken, a Transport Assessment has been prepared to support the planning application and has been subject to engagement with the Highway Authority.</p> <p>Due to the Welsh medium nature of the new school, many of the school pupils would travel to the site by organised school transport. Engagement between the Education Authority and the Highway Authority has been</p>

	<p>undertaken to make appropriate assumptions for how this will operate, and provision has been made on site for school mini-bus vehicles to pick-up and drop-off. Careful management measures will be put in place on site to ensure pupil safety is fully safeguarded during pick-up and drop-off times.</p> <p>Active travel will also be promoted as part of the school's operation. Space for cycle and scooter storage is proposed as part of the development layout to encourage healthy journeys to and from the site, and engagement is also ongoing to identify opportunities to contribute to the enhancement of active travel links between the site and wider Cowbridge settlement. The Transport Assessment sets the framework for active travel measures that will be pursued during the operation of the development, and a full Travel Plan will be prepared and agreed upon before the school opens.</p> <p>To ensure pupil safety and promote active travel behaviours, parent pick-up and drop-off will not take place on the site. If this were considered, a large part of the site would be lost to parking, which would make the development unviable. In light of the number of pupils that will travel to the site by school transport and active means, on-street pick-up and drop-off is deemed a suitable solution. A review of the adjacent highway network serving the site identifies that it is suitable for on-street pick-up and drop-off.</p> <p>Suitable staff and visitor parking is proposed as part of the development, the number is within the relevant maximum local parking standards and the number of disabled spaces and EV spaces meets local and national standards, respectively.</p> <p>In respect of construction vehicles, the site was recently used as a construction compound during phase 1 of the Clare Garden Village scheme, so construction vehicles have safely accessed the site for a number of years. The means for construction vehicles will be described in a Construction Environmental Management Plan, or Construction Traffic Management Plan, which can be agreed upon before the commencement of construction activity.</p>
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Residential Amenity	<p>As the school would be delivered adjacent to residential premises, protecting the amenity of adjacent neighbours is important. As set out in the previous sections of this planning assessment, the proposed design will protect residential amenity. A key summary of the approaches taken is below:</p> <ul style="list-style-type: none"> • Locating the building at suitable distances from residential properties - the distance is now greater than that envisaged when outline planning permission was granted. • Following a high-quality architectural approach to ensure the school building is attractive to look at and appropriate to the residential setting surrounding the site. • Following a high-quality landscape approach to ensure the site has a green character and views of the site are framed and screened by high-quality hedgerow, trees, and flower planting. • The MUGA will not be lit to ensure no light spills into adjacent residential properties. • Including appropriate provision on site for staff and visitor parking to ensure the school demand is met on site, and no parking takes place on residential streets. • Providing on-site provision for school transport and following rigorous active travel principles and measures to ensure the number of pupils being picked up and dropped off by private vehicles is minimal and does not prevent the safe operation of the local highway network. • During construction, a Construction Environment Management Plan will be followed to ensure residential amenity is protected in respect of noise and vibration, dust, lighting, and construction vehicles.
Waste Management	<p>The proposed development includes designated waste storage facilities that are easily accessible from the internal highway, and the development layout has been tracked to ensure that a refuse vehicle can safely access the site to collect refuse and recycling.</p>

Placemaking	<p>The design and placemaking credentials of the scheme are key considerations in the determination of the planning application. The proposed design has strong design and placemaking principles with respect to massing, scale, materiality, and landscape. The proposed design will deliver an attractive, modern school that is appropriate to the residential setting, in a landscape that creates outdoor learning and play spaces and opportunities for visual amenity, biodiversity net gain, and integration with sustainable drainage. Key placemaking features to note include:</p> <ul style="list-style-type: none">● Breaking the building into three blocks reduces the visual effect and creates visual interest.● Restricting the vast majority of the building height well below the maximum 12 building height considered at the outline planning stage.● Use of the simple high-quality materials (in the form of cladding, brick, and glazing with aluminium frames) to create an attractive building that is appropriate to the surrounding residential setting.● Strengthening the landscape boundaries of the site with a new hedgerow along the southern boundary and tree planting along the remaining boundaries. This will create a green boundary and help to screen views from residential properties.● Creation of diverse outdoor learning environments, including mounded learning and play spaces, sensory trails and learning areas, a teachers' lounge, and a sports pitch and MUGA.
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6.2 Planning Policy Judgement

The analysis of the proposed development against key material planning considerations identifies how the scheme meets key considerations in relation to biodiversity, landscape and visual impact, flood risk, archaeology and heritage, transport, residential amenity and then placemaking. On the basis of the design choices made (summarised above) it is considered that the development meets the definition of sustainable development which is supported by the **Wellbeing of Future Generations (Wales) Act (2015)**, **Planning Policy Wales (Ed. 12)** and **Future Wales: The National Plan 2040**.

It is also considered that the design approach represents good placemaking and compliance with the placemaking principles of Planning Policy Wales. The approach to avoiding key green infrastructure present on the site, and the landscape design approach to better connect the existing green infrastructure, is a notable placemaking strength of the development, and also demonstrates full compliance with Planning Policy Wales' most recent requirement for all development to deliver biodiversity net gain, as per the Stepwise approach.

The development follows Future Wales policies and the South-East National Growth Area requirements. The proposed development will safeguard education provision in the local area, contributing to the long-term economic and social vitality of the area and its contribution to the sustainable prosperity of the wider region. It will also ensure the Welsh language retains its increasing role in the region and the nation's economic and cultural vitality.

On flood risk, the previous analysis demonstrates that the site is not sensitive to flood risk and is in full compliance with **TAN 15** and the **Flood Maps for Planning**.

In respect of the **Local Development Plan policies**, the following table summarises how the development meets the key local policies of the development plan.

Table 2: Local Development Plan analysis.

Policies	Policy / Development Requirements
SP8: Sustainable Waste Management	The development includes the provision of sustainable integrated waste management facilities as required by the policy. These are safely accessible from the internal site access network.
MG6: Provision of Educational Facilities	The policy allows for the extension or improvement of existing schools to meet demand for school places during the plan period. It is not possible to improve or extend the existing Ysgol Iolo Morganwg school to meet the forecasted future local demand for Welsh medium education. But the proposed development shall ensure Ysgol Iolo continues to be central to local learning through the Welsh medium, and broaden its capacity to serve more local young people.
MD2: Design of New Development	The material planning consideration analysis demonstrates that the development will be of a high design standard that positively contributes to the context and character of the surrounding natural and built environment and protects existing features. It also demonstrates that the development will promote the creation of healthy and active environments and incorporate sensitive landscape planting. These are key requirements for new development and demonstrate that the development meets the policy.
MD5: Development within Settlement Boundaries	The proposed development is part of the Clare Garden Village scheme, which is within the established settlement boundary.
MD7: Environmental Protection	The development is not at risk of flooding and will not increase flood risk elsewhere. The development will also not have unacceptable impacts on the amenity of residents in respect of noise, vibration, odour nuisance, and light

	pollution due to its proposed design, operation, and careful and considered construction.
MD9: Promoting Biodiversity	The development has little current biodiversity value as the site was previously used as a construction compound. The development will enhance the ecological value of the site through the proposed landscape design, with new hedgerow, trees, and meadow flower planting proposed to enhance the site's habitat.
MD19: Low Carbon and Renewable Energy Generation	The new school development will be designed to meet modern low-carbon requirements and will meet the Welsh Government's BREEAM requirements.

7. Planning Application Content

The planning assessment conclusions drawn in this statement are based on the design proposals and technical assessments prepared for inclusion in the planning application. The content of the planning application is summarised below.

- Site location plan
- Topographical Survey
- Proposed site layout plans
- Proposed building elevations and sections
- Proposed floor plans and roof plan
- Hard and soft landscape plans
- Boundary treatment plans
- Drainage design and proposed site levels plan (including drainage strategy)
- Existing and proposed utility plans
- Noise survey
- Energy technical note
- Design and Access Statement
- Planning Statement
- PAC Report
- Preliminary Ecological Appraisal
- Green Infrastructure Statement
- Tree Survey, Tree removal/Protection Plan and Arboricultural Impact assessment
- Archaeology Desktop Report
- Transport Assessment
- Phase 1 Site Investigation
- Phase 2 Site Investigation Report

8. Conclusion

The principle of developing the relocated Ysgol Iolo Morganwg at Clare Garden Village in Cowbridge is considered sound on planning policy grounds. The development site was granted outline planning permission for a school in the Clare Garden Village masterplan, and the planning application now provides the details on how the school will be delivered. The proposed design will provide a modern, attractive school to the local area, serving current and future generations, and helping to grow local learning through the medium of Welsh. The planning application includes appropriate assessments that scrutinise the impact of delivering the school in the proposed location. These conclude that impacts will be minor, and the proposed development can operate without impacting the natural environment and residential amenity. On this basis, of good design and placemaking, the proposed development is deemed appropriate for the grant of planning permission.

9. Appendix: Planning Policy Context Summary

This appendix elaborates on the planning policy identified in section 3 of the planning statement. It is provided for reference purposes.

9.1 National Planning Policy

The key national planning policy that provides material context to the proposed development is as follows:

- Wellbeing of Future Generations (Wales) Act (2015)
- Planning Policy Wales (Ed. 12)
- Future Wales: The National Plan 2040
- Technical Advice Notes

Figure: Wellbeing of Future Generations Goals.



The Wellbeing of Future Generations Act places a requirement on statutory bodies to safeguard the wellbeing of future generations against that of current generations when public decisions are being made, meaning development proposals must be demonstrated to meet

the needs of current generations, whilst safeguarding the needs of future generations. Sustainable development is the means to achieve this, as defined in **Planning Policy Wales**, which identifies a series of placemaking themes that all proposed development is expected to meet.

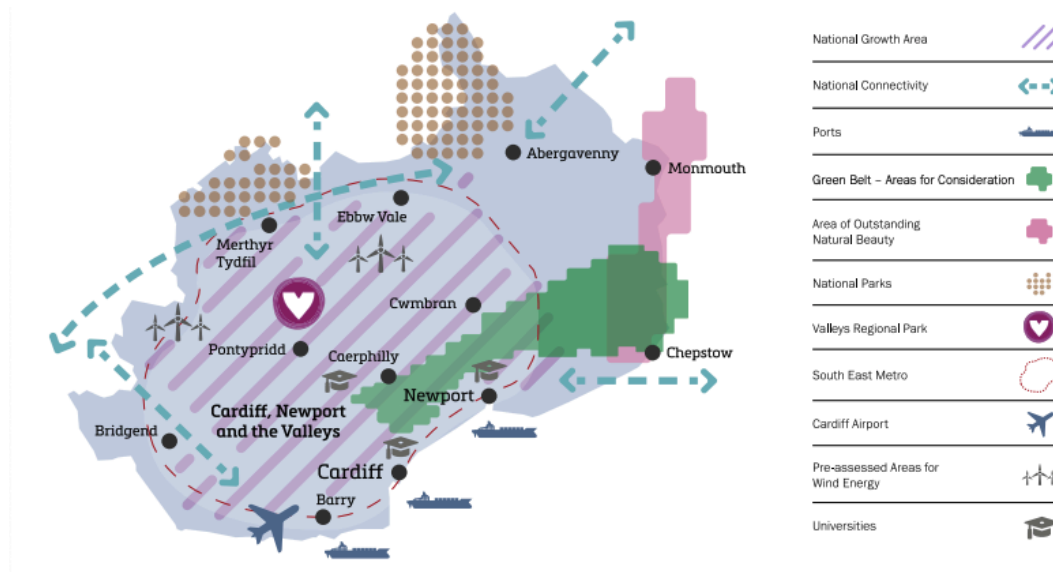
Figure: PPW Placemaking Themes.



Future Wales: The National Plan 2040 established a series of key development policies to guide development; it also established growth areas across Wales. The development site is located in the south-east region, which is a National Growth Area, allocated within Future Wales. Well-planned and sustainable development is encouraged within the Growth Area.

Priorities for the Growth Area include developing a vibrant economy, developing strong ecosystems, achieving decarbonisation and climate-resilience, and improving the health and wellbeing of communities. The plan also identifies 11 Future Wales Outcomes that collectively form a vision for our places. Those most relevant to the proposed development include distinctive regions that tackle health and socio-economic inequality through sustainable growth; towns and cities as a focus for sustainable growth; connected, inclusive and healthy places; places that sustainably manage their natural resources; places with biodiverse, resilient and connected ecosystems; places which are decarbonised and climate-resilient; sustainable travel; a requirement for a minimum of 10% of parking spaces to have electric vehicle charging points; promotion of prosperity, innovation and culture; and a thriving Welsh Language.

Figure: Future Wales, South-East National Growth Area.

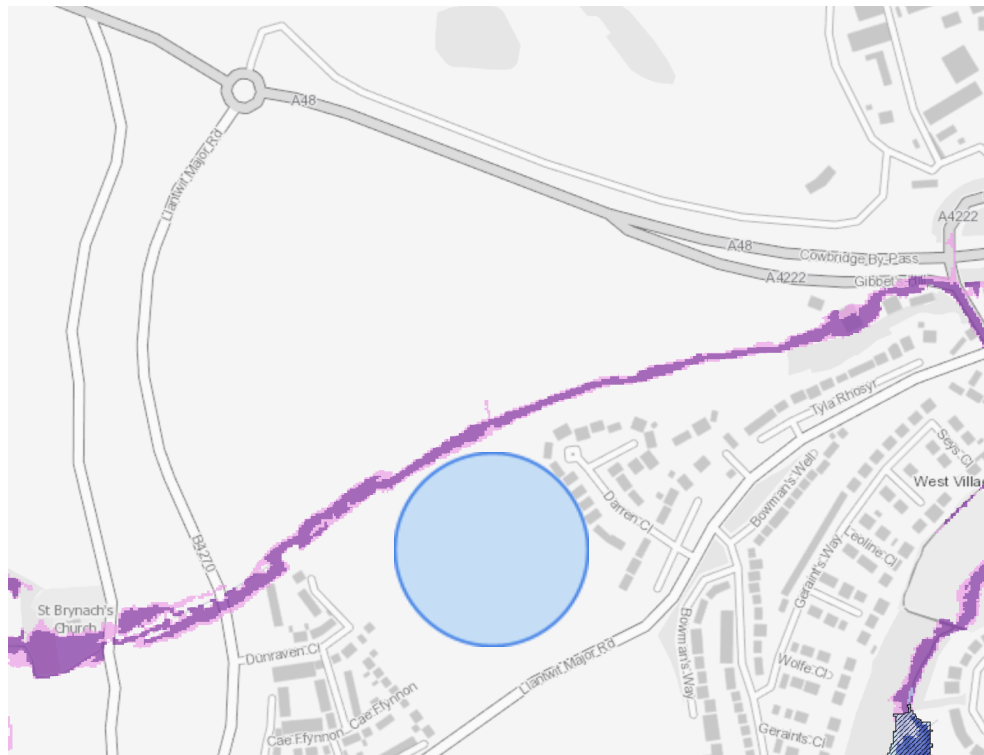


In addition to the above overarching development policy, a series of **Technical Advice Notes** provides design guidance to development proposals. Those relevant to the development are identified below. These documents provide practical guidance that the school would need to consider and apply as the scheme progresses.

- TAN 12: Design
- TAN 15: Development, Flooding, and Coastal Erosion
- TAN 16: Sport, recreation and open space
- TAN 20: Planning and the Welsh Language
- TAN 21: Waste

TAN 15 is a particularly important document and is supported by the Flood Maps for Planning, which account for the increased risk of flooding from climate change. The extracts of the Flood Maps for Planning for the development site show that the site does not fall within a flood risk zone. The Maps show an area north of the site that is susceptible to surface water flooding (Zones 2 and 3), but this does not appear to affect the site.

Figures: Flood Maps for Planning of TAN 15.



9.2 Local Planning Policy

Local planning policy is set out in the Local Development Plan for the Authority area. Development is used to guide and control development, providing the foundation for consistent and rational decision-making. In doing so, it provides a measure of certainty about what kind of development would, and would not, be permitted in particular locations during the Plan period. The relevant plan for this site is the Vale of Glamorgan Local Development Plan 2011-2026. The plan is in the process of replacement, and it is expected that the Replacement Plan will be adopted in late 2026.

In the Proposal Map of the Development Plan, the site is part of a Housing Allocation with Infrastructure Provision, covered by Policy MG 2. The Constraints Map of the Local Development Plan Map shows there are no constraints within the site. However, the live Vale of Glamorgan My Maps does pick up further designations that should inform the design and development response. My Maps show that a Public Rights of Way runs along the eastern boundary of the site and that known archaeological sites are located to the north. Further to

the west, there is a listed church. My Maps also identifies the Cowbridge Conservation Area located to the southeast.

Figure: Proposals Map (Red hatched area indicates the Clare Garden Village strategic housing allocation).

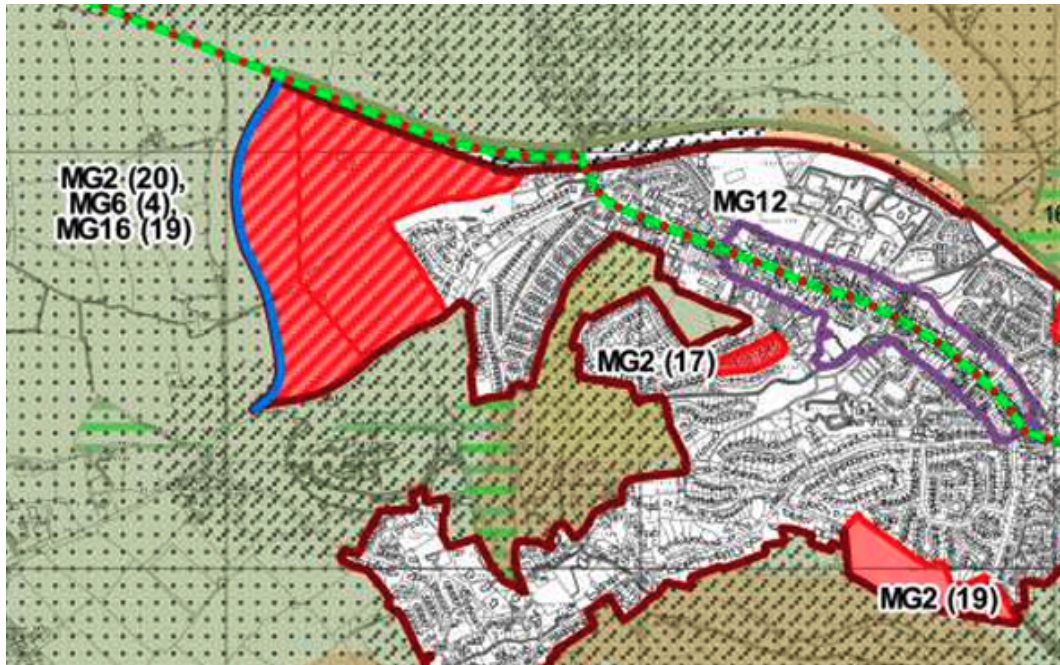
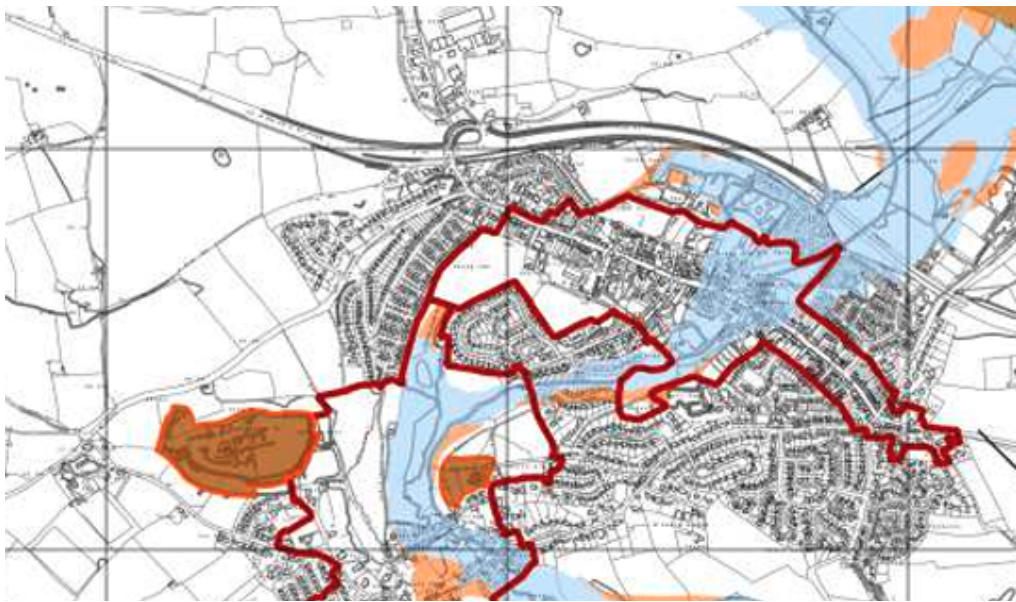


Figure: My Vale Map (Purple indicates PROW, blue circles indicate archaeological sites, red icon indicates listed building, and green indicates TPOs).



Figure: Development Plan Constraints Map.



Within the Local Development Plan, the following policies would be of particular relevance to the determination of a future planning application for the new Ysgol Iolo.

Table: List of key Development Plan policies.

Policies	Policy / Development Requirements
SP8: Sustainable Waste Management	Development to include the provision of sustainable integrated waste management facilities.
MG6: Provision of Educational Facilities	Existing schools would be extended or improved to meet demand for school places during the plan period.
MD2: Design of New Development	Be of a high standard of design that positively contributes to the context and character of the surrounding natural and built environment and protects existing features. Promote the creation of healthy and active environments, incorporate sensitive landscaping, including the retention and enhancement, where appropriate of existing landscape features and biodiversity interests.

MD5: Development within Settlement Boundaries	Settlement boundaries have been defined around all settlements within the LDP settlement hierarchy. New development within these settlements would be permitted where the proposed development makes efficient use of land, is of a scale, form, layout, and character which is sympathetic to and respects its immediate setting, and would not result in the loss of public open space, community buildings, or facilities.
MD7: Environmental Protection	Development shall not have an unacceptable impact on the natural environment, from areas such as noise, vibration, odour nuisance, and light pollution; Flood risk and consequences; Coastal erosion or land stability.
MD9: Promoting Biodiversity	To conserve existing biodiversity and, where appropriate, enhance biodiversity interests.
MD19: Low Carbon and Renewable Energy Generation	Proposals for the generation of low-carbon and renewable energy would be permitted where it can be demonstrated that there is no unacceptable impact on the interests of natural and cultural heritage, or landscape importance.

Supporting the Adopted Local Development Plan are a series of Supplementary Planning Guidance documents. Those relevant to the proposed development are listed below. These can shape the detailed design of the development as it progresses and would be key policy references in the final planning assessment prepared for the proposed development.

- Biodiversity and Development
- Design in the Landscape
- Design Guide for Wales
- Parking Standards
- Sustainable Development
- Trees, Woodlands, Hedgerows and Developments