

English Medium Primary School, Marlas

Planning Statement

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1. Introduction and Background

This planning statement accompanies the full planning submission for the new English Medium Primary School, at Land east of Heol-Y-Parc in Marlas, Bridgend, CF33 4ND.

This statement sets out all of the details for the application; it describes the site and proposed development; summarises the planning history of the site and relevant planning policy against which the development should be considered; and offers an analysis of the proposed development against the relevant planning policy.

Figure 1: Street View of the site from Heol Y Parc



The proposed development is part of a targeted programme to invest in primary education provision in West Bridgend. A new Welsh medium primary school is also proposed on the site of the existing Corneli Primary School, Ysgol Y Ferch o'r Sgêr and Corneli Children's Centre site. A separate planning application has been prepared for this proposal, and the planning case for the proposal is set out in the planning statement prepared for that development.

2. The Development Site

The site is approximately 2 hectares of developed land and is located in North Corneli. The site is mostly flat but the south-east rises up to Plas Morlais. There are existing footways into the site from Ael-Y-Bryn and Gibbons Way. A section of the Gibbons Way highway, including the turning circle, is within the site, as is the existing turning circle on Plas Morlais. Further built infrastructure includes a multi-use games court, car parking area, building foundations, retaining walls and areas of hardstanding. The rest of the site is green space; this is mostly amenity space, with scrub habitat and small tree planting constricted to the south-east.

The site is mostly contained by existing housing and intervening pathways, roads and other amenity green space corridors. At the site's northern boundary is Gibbons Way and the rear of housing off this road. To its east is the rear of housing off Pill-Y-Cynffig, Ffynnon Well and Ael-Y-Bryn. To the south-east is Plas Morlais, which includes a block of recent housing, while to the south-west is the housing on Newland. Bounding the west of the site is Heol-Y-Parc, a key local arterial highway connection. The Ysgol Y Ferch o'r Sgêr, Corneli Children's Centre and Corneli Primary School site is located to the south-west, while Ysgol Grynrad Afon-Y-Felin primary school lies to the north. Pyle train station is about 280m to the north-east.

Figure 2 : Street view of the site levels, from road bend on Gibbons Way



Figure 3 : Street view looking down onto the site from Plas Morlais



Figure 4: Aerial view of site location (site edged in blue)



3. Proposed Development

The development proposal comprises a new English medium Primary School. This includes construction of a new school building, external playing field and MUGAs, access, parking, and landscape works, as well as perimeter security fencing. Vehicular access into the development would be from Heol-Y-Parc; with parking areas located to the front of the site as part of a new entrance plaza. The main pedestrian access would be from Heol-Y-Parc, however to align with the existing active travel routes the design has incorporated pedestrian access routes from both Gibbons Way and Plas Morlais.

Further proposals associated with the development are to comprise the reconfiguration of Gibbons Way and Plas Morlais highway to replace the turning circles. Targeted enhancement of pedestrian connections are also proposed to ensure north/south and west/ east pedestrian movement is retained around the site. The development also requires the removal of all the existing built infrastructure located on the main site area, including the Multi Use Games court.

The new school would support the provision of local English school places to be lost with the redevelopment of the existing Corneli Primary School site for a new Welsh medium primary school. The proposed development would also replace the existing provision from the Afon Y Felin Primary School, located to the north. Community use would be delivered by the new school facilities, for example the MUGAs would be made available.

The new school would accommodate approximately 420 primary school places, 60 nursery places and 15 Assisted Learning Needs places. Approximately 47 teaching staff would be based at the school (45 full time and 2 part time) and 32 ancillary staff (4 full time and 28 part time). The proposed building floor area comprises 3,002 sq m of gross internal floorspace over two storeys. The car park area is proposed to provide space for 38 spaces, which is made up of 33 standard spaces, 3 visitor spaces, 2 motorcycle bays and 2 blue badge spaces. 3 drop-off bays would also be provided for those pupils with Assisted Learning Needs. Electric vehicle charging would be provided at a rate of 10% active and 90% passive provision.

Figure 5: Proposed site layout plan



Figure 6: CGI views of the proposed development

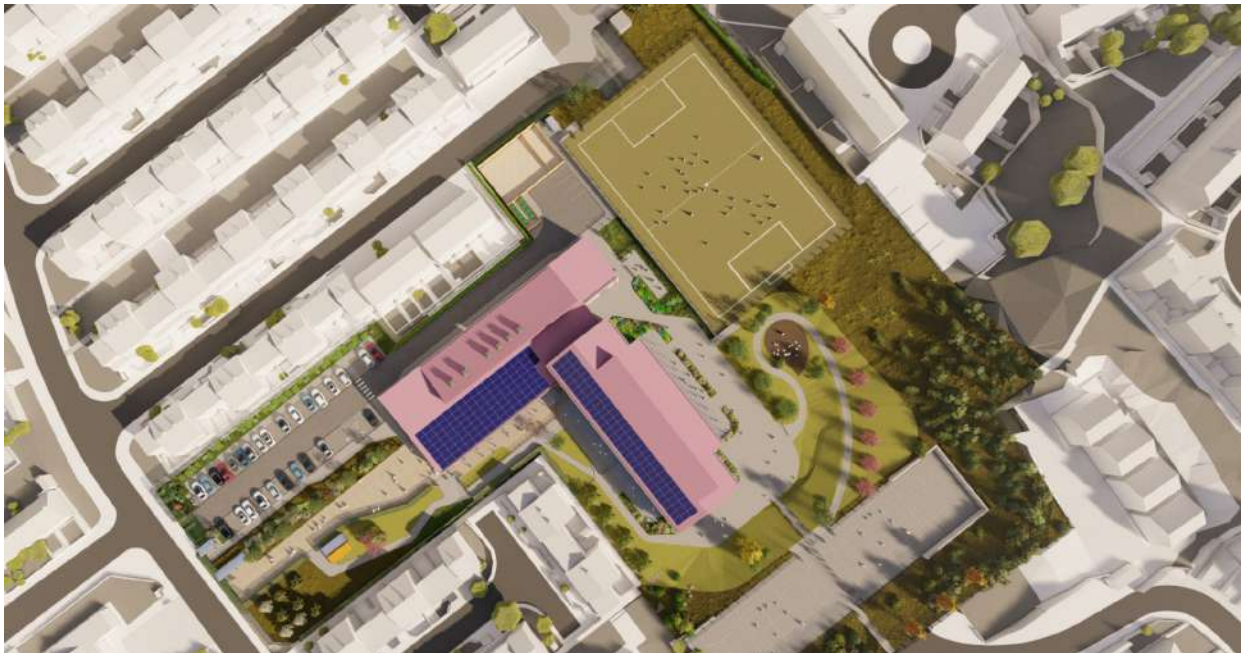


4. Planning History

The most relevant planning history is set out below. It is reflective of previous community regeneration ambitions for the site, which have not been delivered or are no longer in use.

- **P/11/171/FUL** Steel container 12m x 3m placed on tarmac (disused lorry park) to be used as a gym for young people - Approved 12/05/2011
- **P/08/651/FUL** Marlas Youth Installation of a photovoltaic system for the building (Marlas Youth Engagement Centre) - Approved 21/08/2008

Figure 7: CGI view of the site layout



5. Planning Policy Context

5.1 Town and Country Planning Act (1990) / Planning and Compulsory Purchase Act (2004)

Under Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990, planning decisions must be made in accordance with the Development Plan, unless material considerations indicate otherwise. For Wales, the Development Plan includes the National Development Framework for Wales, any strategic development plan for an area that includes all or part of that area, and the local development plan for that area.

The Planning Act (Wales) (PWA) 2015 states that Local Planning Authorities must exercise their function in relation to the determination of planning applications “...as part of carrying out sustainable development in accordance with the Well-being of Future Generations (Wales) Act 2015 (annex 2), for the purpose of ensuring that the development and use of land contribute to improving the economic, social, environmental and cultural well-being of Wales.” (PA(W), Sec.2(2)).

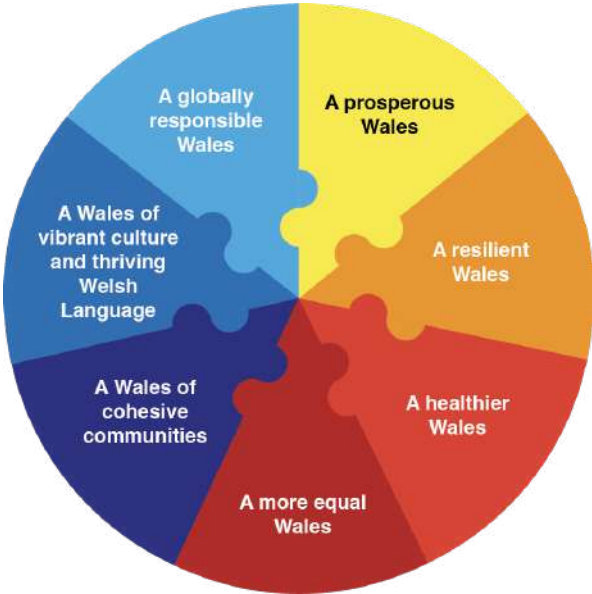
5.2 Wellbeing of Future Generations Act (2015)

The Well-being of Future Generations Act requires public bodies in Wales to consider the long-term impact of their decisions. The Planning Act (Wales) 2015 states that Local Planning Authorities must exercise their function in relation to the determination of planning applications “...as part of carrying out sustainable development in accordance with the Well-being of Future Generations (Wales) Act 2015 (annex 2), for the purpose of ensuring that the development and use of land contribute to improving the economic, social, environmental and cultural well-being of Wales.” (PA(W), Sec.2(2)).

The Future Generations Act defines Sustainable Development in Wales as: “The process of improving the economic, social, environmental and cultural well-being of Wales by taking

action, in accordance with the sustainable development principle, aimed at achieving the well-being goals.” The Act identifies seven wellbeing goals; that are illustrated below. The Act makes it clear that the public bodies must work to achieve all of the goals, not just one or two. The Act also sets out five ways of working needed for public bodies to achieve the seven well-being goals. These include the fundamental requirement to balancing short-term needs with the needs to safeguard the ability to also meet long-term needs.

Figure 8: Wellbeing Goals



The Future Generations Act defines Sustainable Development in Wales as: “The process of improving the economic, social, environmental and cultural well-being of Wales by taking action, in accordance with the sustainable development principle, aimed at achieving the well-being goals.” It sets out five ways of working needed for Public Bodies to achieve the seven well-being goals: balancing short-term needs with the needs to safeguard the ability to also meet long-term needs; considering how the public body’s well-being objectives may impact upon each of the well-being goals, on their objectives, or on the objectives of other public bodies; involving people with an interest in achieving the well-being goals, and ensuring that

those people reflect the diversity of the area which the body serves; acting in collaboration with any other person (or different parts of the body itself) that could help the body to meet its well-being objectives; and preventing problems occurring or getting worse may help public bodies meet their objectives.

5.3 National Planning Policy

The national planning policy context for the development is provided by **Planning Policy Wales (Edition 11) and Future Wales: The National Plan 2040**. Collectively these documents provide the guide to ensure the delivery of sustainable development proposals that improves the social, economic, environmental and cultural well-being of current, and as required by the Wellbeing of Future Generations (Wales) Act, future generations. A series of Technical Advice Notes provide further technical guidance on key areas of design and environmental management.

5.3.1 Planning Policy Wales (2021) Ed.11

Planning Policy Wales (Edition 11) (PPW) is the Welsh Government's land use planning policy for Wales. The primary objective of PPW is to ensure the planning system contributes towards the delivery of sustainable development, and improves the social, economic, environmental and cultural well-being of Wales, as required by the Wellbeing of Future Generations (Wales) Act. PPW selects placemaking as the process of creating sustainable places and maximising wellbeing. It identifies key planning principles that include: growing our economy in a sustainable manner; making best use of resources; facilitating healthy and accessible environments; creating and sustaining communities; and, maximising environmental protection and limiting impact.

PPW selects placemaking as the means of delivering sustainable development and practising the key planning principles. Placemaking is defined as a holistic approach to the planning and design of development and spaces, focused on positive outcomes. Placemaking considers the context, function and relationships between a development site and its wider surroundings. It draws upon an area's potential to create high quality development and public spaces that

promote people’s prosperity, health, happiness, and wellbeing in the widest sense. PPW identifies four placemaking themes to contribute to placemaking, these include: strategic and spatial choices; active and social places; productive and enterprising places; and distinctive and natural places. PPW then identifies placemaking outcomes that can be achieved through implementing these themes. These include: creating and sustaining communities; making best use of resources; maximising environmental protection and limiting environmental impact; growing our economy in a sustainable manner; and facilitating accessible and healthy environments.

The way that PPW and the placemaking themes are to be used is summarised below. Development proposals are to be prepared in accordance with the key planning principles, they are then to be assessed against the placemaking themes. This starts with a gateway test against theme 1, strategic and spatial choices. The impact and contribution of the proposals to the remaining placemaking themes of active and social places, productive and enterprising places and distinctive and natural places then takes place. It is deemed that by satisfying each theme, development proposals shall help to achieve the national placemaking outcomes.

Figure 9: Applying PPW and the Placemaking Principles.



The promotion of Active Travel is prominent in PPW; it highlights the important role of the planning system in promoting and supporting the delivery of Active Travel and creating the right environment and infrastructure to make it easier for people to walk and cycle. The Active Travel

Act 2013 makes walking and cycling the preferred option for shorter journeys, particularly everyday journeys, such as to and from a workplace or education establishment or in order to access health services.

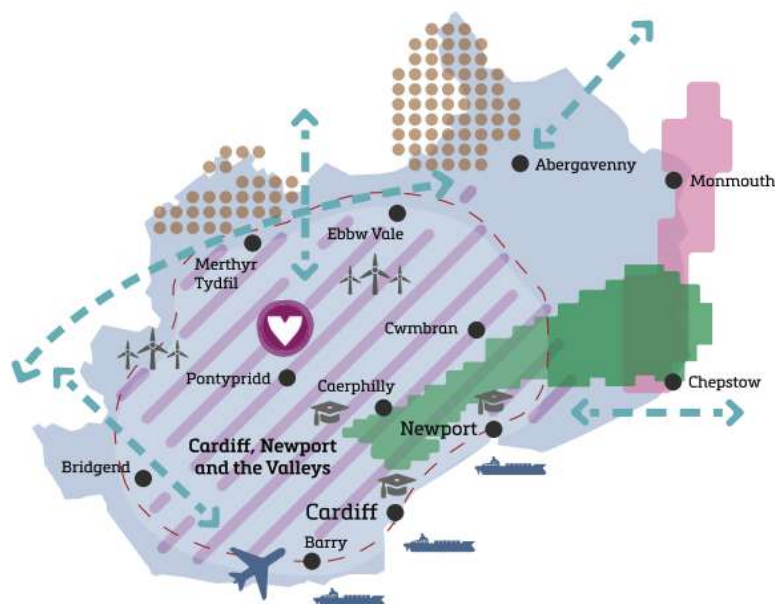
Active Travel is integral to placemaking, creating life and activity in public places and providing the opportunity to meet people; it is a key component for sustainable places delivering social, economic and environmental benefits, therefore, new development must be fully accessible by walking and cycling.

5.3.2 Future Wales - The National Plan 2040

Future Wales - The National Plan 2040 was adopted in February 2021 as the national development framework setting the direction of development in Wales to 2040. As a spatial plan, Future Wales sets the direction on where we should be investing in infrastructure and development for the greater good of Wales and its people up to 2040. Future Wales provides a strategy to address key national priorities through the planning system. Priorities 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; promotion of prosperity, innovation and culture; and a thriving Welsh Language;

Future Wales divides Wales into 4 regions with Bridgend falling within the South-East Region, as covered by the Regional Strategic Diagram below. North Corneli is located on the edge of the National Growth Area, on the National Connectivity route. It states that the area would be the main focus for growth and investment in the South-East region.

Figure 10: South-East Region Strategic Diagram



Future Wales identifies policies to guide development. Key policies to the development are identified below.

- **Policy 2, Strategic Placemaking** - Promotes development that supports strategic placemaking principles, including compact and walkable communities with a mix of uses.
- **Policy 3, Supporting Urban Growth and Regeneration** - Sets out how the Welsh Government would play an active, enabling role to support the delivery of urban growth and regeneration. It details that the Welsh Government would assemble land, invest in infrastructure and prepare sites for development. It also explains how local authorities and other public sector bodies would work together to unlock the potential of their land and support them to take an increased development role.
- **Policy 9, Resilient Ecological Networks and Green Infrastructure** - Ensures development proposals contribute towards the protection and enhancement of biodiversity, ecosystems and green resources.

- **Policy 12, Regional Connectivity** - At least 10% of parking spaces in new commercial development are to have electric vehicle charging points.
- **Policy 17, Renewable and Low Carbon Energy and Associated Infrastructure** - Explains how the Welsh Government strongly supports the principle of developing renewable and low carbon energy from all technologies and at all scales to meet our future energy needs.
- **Policy 33, National Growth Area Cardiff Newport and the Valleys** - Bridgend is located in this area which is identified as the main focus for growth in the South East Wales Area.

5.3.3 Technical Advice Notes (TANs)

Technical Advice Notes should be read in conjunction with Planning Policy Wales (PPW) and are to be taken into account during the preparation of Development Plans.

5.3.3.1 Technical Advice Note: 5: Nature Conservation and Planning (2009)

This Technical Advice Note instructs how planning should be used to protect and enhance biodiversity and geological conservation. It sets out the key principles for nature conservation, which can be summarised as creating a partnership between local and national authorities and key stakeholders whilst integrating nature conservation into all aspects of planning. There is a main focus on reducing the effects of climate change, which can be achieved by encouraging development that would reduce the damaging emissions and energy consumption to protect the environment.

5.3.3.2 Technical Advice Note 11: Noise (1997)

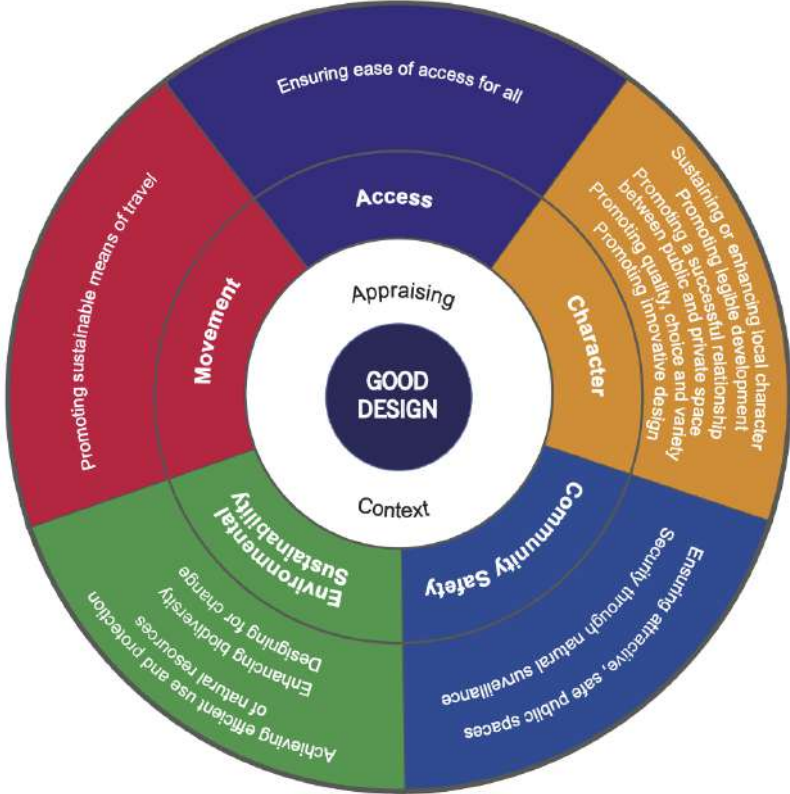
This Technical Advice Note advises on minimising the adverse impacts of noise in developments without being too restrictive. The document outlines the main considerations for developments that would either generate noise or be exposed to existing noise sources.

5.3.3.3 Technical Advice Note 12: Design (2016)

This Technical Advice Note aims to equip all those that are involved in the design of development with advice on how sustainability, through good design, may be facilitated through

the planning system. It sets out the core design principles that any development proposal must follow to help create a sustainable environment and exhibit a high level of design quality. These are structured via the five key objectives of good design illustrated below.

Figure 11: Objectives of Good Design



5.3.3.4 Technical Advice Note 15: Development and Flood Risk

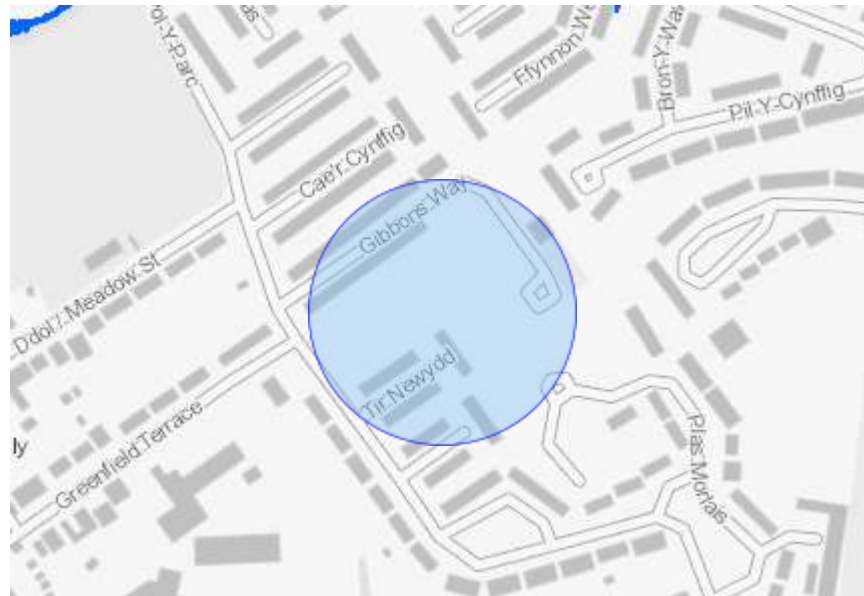
This TAN provides guidance in relation to development and flooding. It provides advice on matters including the use of development advice maps to determine flood risk issues, how to assess the flooding consequences of proposed development and action that can be taken through development plans and development control (management) procedures to mitigate flood risk when planning for new development. The application site is not located within any flood risk zone, as shown in the map below.

Figure 12: Extract from the Development Advice Map Wales (Site circled in blue)



TAN 15 is due to be replaced. This emerging update provides advice on the use of the 'Flood Map for Planning' which together with the 'Flood Risk Assessment Wales (FRAW) map' are due to make up the 'Wales Flood Map'. These maps are proposed to outline the risk of flooding utilising both climate change predictions and current flood risk, and were last updated in May 2023. They are yet to have any official status until implementation of the update by the Welsh Government, but it is considered to potentially carry some material weight in any planning decision. The site has no risk of flooding from rivers, however there is an area to the south east of the site that falls within a surface water flood zone. This zone has a 0.1% to 1% (1 in 1000 to 1 in 100) chance of flooding from surface water and/or small watercourses in a given year, taking into consideration the effects of climate change.

Figure 13: Extract from the Flood Map for Planning Wales (Site circled in blue)



5.3.3.5 *Technical Advice Note 16: Sport, recreation and Open space (2009)*

This TAN sets out advice for making provision for sport and recreational facilities and open spaces, including existing facilities. It states the importance of completing an Open Space Assessment of the local area to calculate the existing and required provision.

5.3.3.6 *Technical Advice Note 18: Transport (2007)*

This TAN recognises that Integration of land use planning and development of transport infrastructure has a key role to play in addressing the environmental aspects of sustainable development. It states PPW and the Wales Transport Strategy both aim to secure the provision of transport infrastructure and services, which improve accessibility, build a stronger economy, improve road safety and foster more sustainable communities. This includes integration of transport and land use planning.

5.3.3.7 Technical Advice Note 20: Planning and the Welsh language (2017)

This TAN explains the importance of the Welsh language and how national and local policy should promote the language and the sustainability of communities. The note refers to the Well-being of Future Generations Act 2015, which seeks to create *a Wales of vibrant culture and thriving Welsh language*.

5.3.3.8 Technical Advice Note 21: Waste (2014)

TAN 21 sets out how planning should contribute towards sustainable waste management and resource efficiency. It aligns with the strategy 'Towards Zero Waste- One Wales, One Planet' which lays out the waste management targets in Wales up to 2050.

5.4 Local Planning Policy

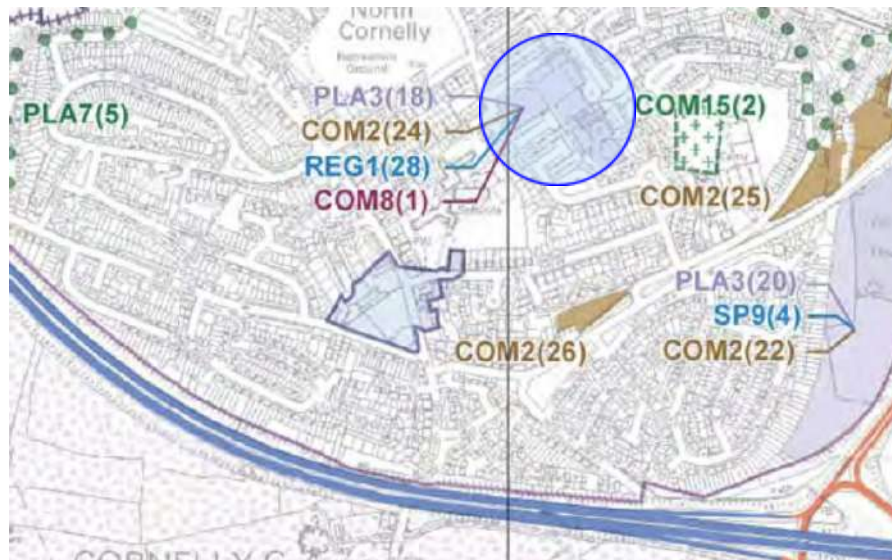
5.4.1 Adopted Local Development Plan

The Adopted plan for the area is the Bridgend County Borough Council Local Development Plan (LDP) 2006-2021, Adopted September 2013. The Plan 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. In both the Adopted Local Development Plan and Replacement Local Development Plan (at deposit stage with public examination having taken place) the site is within the settlement boundary.

In the Adopted Development Plan the site is allocated as a Regeneration Mixed Use Development Scheme under Policy PLA3, Regeneration Mixed Use Development Schemes. The allocation is predominantly a residential development of approximately 45 dwellings, of which 7 would be affordable housing. The allocation is focused on the eastern and south-eastern part of the site which would link with land being made available following selective demolition at Plas Morlais. The western part of the site which fronts onto Heol-y-Parc, is to be retained and developed for community, small scale employment and recreation uses with improved

landscaping. These uses are designated under Policy COM2(24), Residential Allocations Outside the Strategic Regeneration Growth Areas; Policy REG1, Employment Sites; Policy REG2, Protection of Identified Employment Sites; and, Policy COM8, Provision of Health and Wellbeing Facilities.

Figure 14: BCBC Local Plan Proposals Map (Site circled in blue)



Within the Development Plan, the following written policies are relevant to the determination of a future planning application for the school. Note that when the Replacement Development Plan is adopted the policies detailed in that plan would take precedence over the following:

- **SP2 (Design and Sustainable Place Making)** - A design policy which sets a framework for the creation of high-quality places. The policy seeks to ensure development is high quality, accessible, appropriate to local character, and has acceptable amenity impacts.
- **SP3 (Strategic Transport Planning Principles)** states that new development should promote safe and sustainable forms of travel. Support is offered for proposals that result in a reduction in the reliance on the private car, enhance connectivity, improve road safety, and, as required by Policy PLA11 (Parking Standards), satisfy car and cycle parking standards.

- **SP4 (Conservation and Enhancement of the Natural Environment)** - Supports development which would conserve and enhance the natural environment and would not have an adverse impact on the character of the landscape or its biodiversity or natural resources.
- **SP8 (Renewable Energy)** - Identifies the need to meet national renewable energy and energy efficiency targets and that development would have no significant adverse impacts on the environment and local communities.
- **SP13 (Social and Community Facilities)** - Supports the retention, enhancement, and creation of social and community facilities, with specific reference made to “health and well-being facilities”, “outdoor recreation”, and “indoor leisure facilities”. The policy goes on to state that where a new facility is proposed, consideration should be given to whether the facility can be co-located with existing community and social facilities. Other policies that sit under this strategic policy offer further support for new and enhanced community / social facilities.
- **PLA1 (Settlement Hierarchy and Urban Management)** - Identifies a settlement hierarchy for locating development and ensuring sustainable development. The policy places the North Corneli settlement (where the site is located) as a *Main Settlement*.
- **PLA3 (Regeneration Mixed Use Development Schemes)** - Allocates under-utilised brownfield sites for regeneration of appropriate land uses. Land at Gibbons Way, North Cornelly has been allocated (PLA3(18)) for regeneration.
- **PLA4 (Climate Change and Peak Oil)** - Requires new development to make a positive contribution to tackling the causes of, and adapting to the impacts of climate change and peak oil use. Developments are required to consider building materials, promoting sustainable transport and renewable energy generation.
- **PLA11 (Parking Standards)** - This policy sets out the appropriate levels of parking that should be delivered by development. The adopted parking standards are detailed within SPG 17.
- **ENV5 (Green Infrastructure)** - The policy requires new development to protect existing green infrastructure and deliver new resources.
- **ENV6 (Nature Conservation)** - States that development should not result in unacceptable ecological impact. Priority habitats and species are to be protected, but where loss is

required, appropriate mitigation to compensate for the loss should be provided. Opportunities for enhancement are also to be pursued.

- **ENV7 (Natural Resource Protection and Public Health)** - States that new development would only be permitted where it poses no harm in terms of air quality, noise, lighting, contamination, land stability, and water quality.
- **ENV15 (Waste Management in New development)**- Sets out the provision requirement to manage waste in new development. It refers to the design, location, storage and management of waste generated in construction and when the site is in operation.
- **ENV17 (Renewable Energy and Low/Zero Carbon Technology)** - Encourages the inclusion of renewable energy technologies in schemes of development.
- **REG1 (Employment Land)** - Land is allocated and protected for employment development falling within the uses specified at the specific REG1 allocation areas (as variable). Allocation REG1(28) is specifically relevant to Land at Gibbons Way, North Corneli, which covers part of the proposed development site.
- **REG2 (Protection of Identified Employment Sites)** - Sets out the requirement to protect allocated employment sites with the exception of the site being an appropriate location for industrial purposes or sui generis employment uses.
- **COM2 (21) (Residential Allocations Outside the Strategic Regeneration Growth Areas)** - Identifies sites that are allocated for residential development. Land at Gibbons Way has also been allocated for regeneration mixed-use development schemes.
- **COM8 (Provision of Health and Wellbeing Facilities)** - Identifies sites for new health and wellbeing facilities, of which Land at Gibbons Way has been allocated.

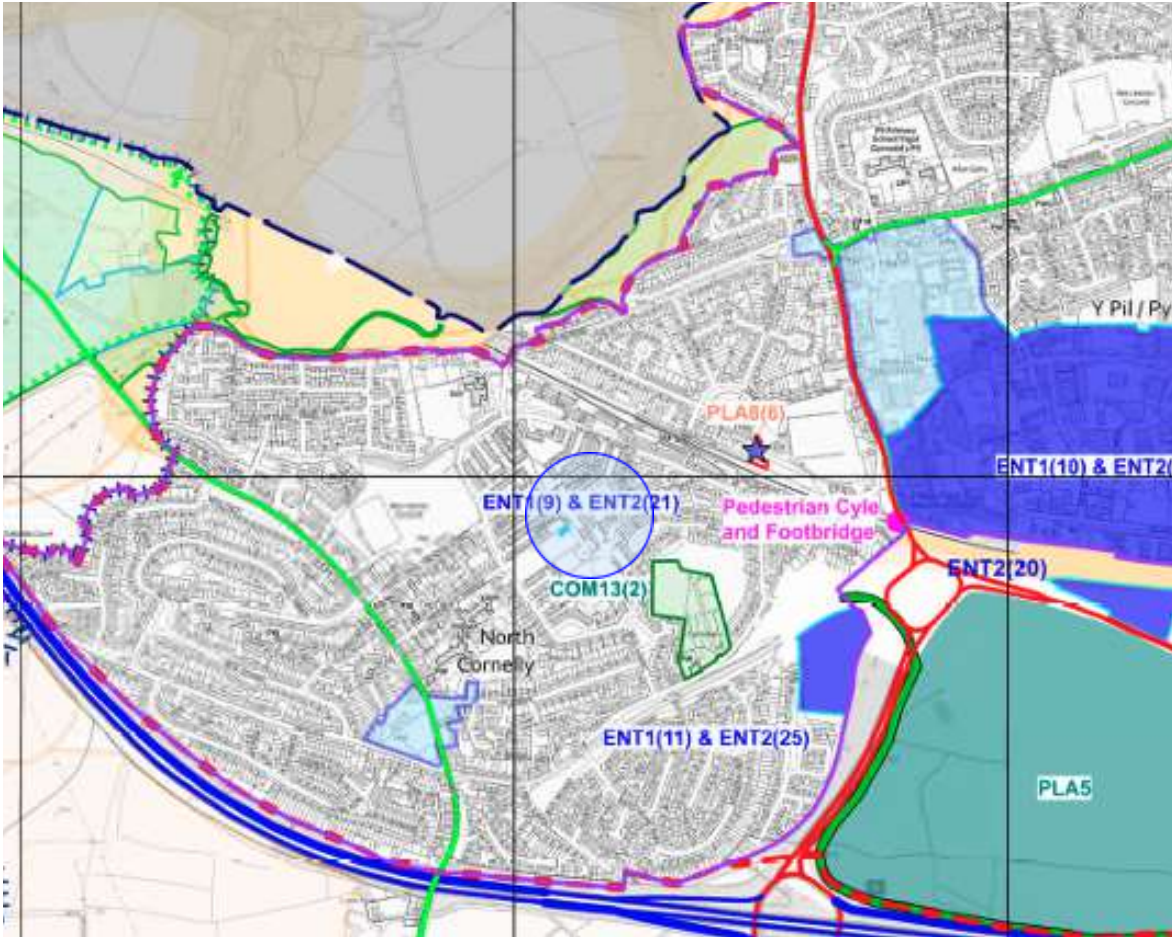
5.4.2 Replacement Bridgend Local Development Plan 2018 to 2033

The Replacement Local Development Plan is at deposit stage, has been subject to public examination via a series of public hearings, and is now awaiting the Inspector's report. The weight afforded to a Replacement Plan increases as it progresses through the Plan preparation and examination stages. The Replacement Plan is thus in the latter stages and therefore has

material weight alongside the existing Adopted Development Plan, that it would eventually replace. In the Replacement Local Development Plan the site is minorly allocated as part of the Land of Gibbons Way employment allocation (0.03ha only). It is specifically allocated for B1 class use, for business offices as part of the Sustainable Growth Area. That allocation is given under emerging policy ENT1(9).

The written policies included in the Replacement Development Plan align with those of the Adopted Development Plan. There are minor policy amendments which reflect the policy and legislative changes that have occurred since the Adopted Development Plan, but the key criteria for development to deliver placemaking, be of a high design quality, and not impact on the amenity of residents and the environment and natural resources all remain.

Figure 15: BCBC Replacement Development Plan Proposals Map (Site circled in blue)



5.4.3 Supplementary Planning Guidance (SPG)

Supporting the Adopted Local Development Plan are a series of Supplementary Planning Guidance documents. Those relevant to the proposed development are listed below:

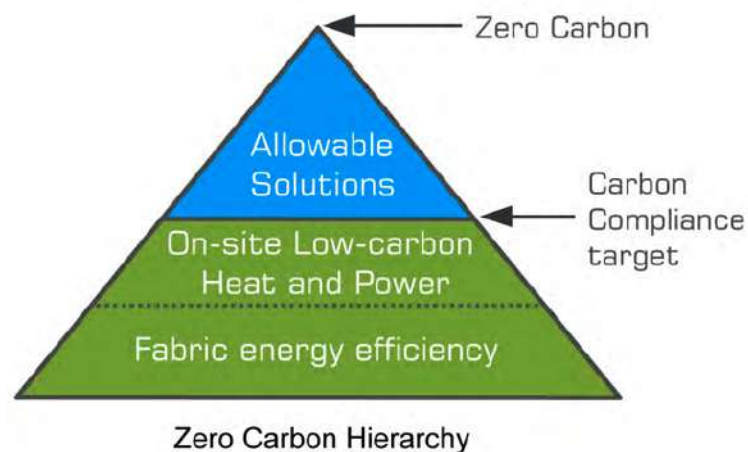
5.4.3.1 SPG 7, Trees and Development

The SPG details how trees on development sites are to be surveyed, assessed and protected, and when required how mitigation can be delivered. It also advises on the details required when new or replacement trees are provided.

5.4.3.2, SPG 12, Sustainable Energy

This document provides guidance on how to cut CO2 emissions by following the energy hierarchy which is set out as the following: measures to reduce the need for energy to be generated in the first instance; measures to ensure that when energy is generated, it is used as efficiently as possible; measures to enable energy to be generated on site using renewable or low carbon sources; and, measures to facilitate ‘allowable solutions’ to offset any carbon reduction targets which are unable to be met on-site. The SPG focuses on mitigating against the effects of climate change through the use of energy across development. The aim is to achieve zero carbon buildings in the future.

Figure 16: Energy/ Zero Carbon Hierarchy diagram



5.4.3.3 SPG 17, Parking Standards

The SPG provides parking standards for different types of development, although these standards are now quite historic and have not been reviewed in light of the National Transport Strategy. Zones have been used to identify the parking needs; zones 2-4 cover town centre areas as well as suburban and urban areas. The site therefore falls within the educational parking standards, within zones 2-4, to provide one commercial vehicle space, one space per each member of teaching staff and three visitor spaces. In addition to the non-operational parking, an area must be provided for the picking up and setting down of school children. The SPG also sets out the requirements for cycle parking standards which is to provide one stand per five staff and one stand per twenty children.

5.4.3.4 SPG 16, Educational Facilities and Residential Developments

The SPG is mainly focused on developer contributions to educational facilities. A key strategy relevant to this project is School Modernisation, this requires creating schools which are fit for purpose, considering the long-term interests of the children and ensuring the quality of education is maintained.

5.4.3.5 SPG 19, Biodiversity and Development

The SPG Outlines how habitats and protected species are to be considered as part of development proposals and provides a four-step approach to achieve this. This includes knowing what biodiversity is located on the site; undertaking appropriate surveys; creating buffer zones and corridors for biodiversity; and, taking steps to mitigate unavoidable harm.

6. Planning Assessment

Planning applications must be determined in accordance with the Adopted Development Plan unless material considerations indicate otherwise. This requirement is set out in the Planning and Compulsory Purchase Act 2004 (Sec.38(6)). Further to this is the requirement that a local planning authority in Wales, when carrying out a function in relation to an application for planning permission, must exercise that function for the purpose of ensuring that the development and use of land contribute to improving the economic, social, environmental and cultural well-being of Wales (Planning (Wales) Act 2015).

To demonstrate how the development proposals satisfy the Adopted Development this section of the statement assesses the proposals against the Development Plan policies. It also demonstrates how the proposals satisfy wider local policy and also wider national policy and the legislation of the Wellbeing of Future Generations (Wales) Act 2015.

6.1 The Adopted Local Development Plan

6.1.1 Site Location and Principle of Development

The site is located within the settlement boundary of North Corneli, a key settlement in the Development Plan. Key settlements are centres for services, of which the proposed development would be a sort, and the services of a school are key to the functioning of such settlements. The site is brownfield land and has previously been earmarked for regeneration; refer below for the assessment of the scheme against that relevant local regeneration policy. Its use is therefore considered to represent an efficient use of land and a sustainable approach to land management. On these grounds it is considered the development is compliant with **Policy PLA1: Settlement Hierarchy and Urban Management**.

6.1.2 Regeneration Led Development

The proposed use of a previously developed site for a new primary school; a facility of significant social and community benefit, would deliver significant regeneration benefits. It is thus considered the development would comply with **Policy SP1: Regeneration Led Development**.

The regeneration allocations in the Adopted Development Plan (residential; employment and health and wellbeing) are significantly reduced in the Replacement Development Plan to a small employment allocation only. This is reflective of the previous land use allocations not coming forward in the Adopted plan period, and based on recent employment land studies and market assessment undertaken by the Council to prepare the Replacement Plan, no longer being deemed to be viable. The landowner of the site is supportive of the proposed development and is to transfer ownership of the development site to the Council (subject to grant of planning permission) to enable the delivery of the school; this stands as further evidence that the allocations in the existing Development Plan shall not come forward.

The proposed development is by its nature a regeneration proposal, and while it differs from the regeneration land uses allocated in the Adopted Development, which have been shown to be unviable, its operation in delivering high quality education to young people would help to deliver regenerative benefits for the local community; helping to improve social and economic opportunities and contributing to health and wellbeing. The school facilities would also be made available for use by the local community and there would be jobs present on the site to operate the school. Furthermore, while not a mixed-use development, the proposed development would support the facilitation of such development elsewhere in the local area, future proofing the local education offer which can help to serve new houses delivered in the wider local area and providing local people with a good education that can help to sustain local businesses. Finally, it should be noted the school development would not include all of the existing allocation therefore the allocation for part of the housing development could still be delivered alongside the proposed school development if deemed suitable.

To summarise, while the proposed development differs from the regeneration uses allocated in the Adopted Plan the proposed development is considered to be an acceptable departure, as the existing allocation is unviable and would not be delivered; and the proposed development would have significant regeneration benefits in its own right. It is thus considered the proposals are acceptable when considered against policies **Policy PLA3, Regeneration Mixed Use Development Schemes; Policy COM2(24), Residential Allocations Outside the Strategic Regeneration Growth Areas; Policy REG1, Employment Sites; Policy REG2, Protection of Identified Employment Sites; and, Policy COM8, Provision of Health and Wellbeing Facilities.**

6.1.3 Design and Placemaking

The location of the school building on site has been selected through rigorous multi-disciplinary team review; and is responsive to the existing residential properties located around the site and the level change from Plas Morlais. The proposed layout provides a distinctive entrance from Heol-Y-Parc, particularly through the inclusion of the plaza which would enhance the street scene along this route. In the proposed location, care has been taken to ensure a suitable distance between the school building elevation and the nearest adjacent dwellings; the height of the building has also been limited at these points and internal floorspace configuration designed to prevent any overlooking. These design approaches ensure the amenity of residents (on privacy, overlooking and natural light grounds) is protected.

The appearance of the school building is purposefully bright and vibrant to welcome pupils and visitors to the school, and to add colour and interest to the local street scenes. This works with a considered building form to create a facility that can fully meet modern education needs but also be reflective of its status as a community destination. The entrance elevations of the building are particularly significant for these purposes, but also to aid with improving legibility for pupils and visitors. Internally the room layout has been designed to deliver a series of exemplary education spaces that are fit for current needs but can also be Adopted for future use. The orientation of the layout also ensures maximum levels of natural light and heating/cooling to create the optimum internal environment for education. In selecting the

materials and internal layout of the building energy efficiency and the transitions to zero carbon standards has been a key consideration; this is reflected in the school being designed to achieve BREEAM Excellent and Net Zero Carbon.

Externally, the site landscape is to be designed to the highest quality modern outdoor play facilities, but also distinctive outdoor teaching spaces that shall complement the internal environment. The key approach into the site from Heol Y Parc shall be transformed with new hard landscape treatments and tree planting used to create distinctive entrance points that create a high quality pedestrian environment that works with the architectural design of the building to create a strong sense of place and arrival. The selection of the soft landscapes species has been aligned to ecological recommendations to improve species richness and diversity on the site and help to deliver biodiversity enhancement. The site landscape has also been integrated to the surface water drainage design to ensure that it helps to manage water resources and also ensure the drainage design contributes to an attractive landscape.

In light of the above it is considered the proposal fully meets the criteria of **Policy SP2: Design and Sustainable Place Making**

6.1.4 Transportation and Highways

A focus on the sustainable transport credentials of the site has ensured the design encourages active travel. The location of the site close to local public transport infrastructure for both bus and train, ensures it can be accessed by staff and pupils sustainably. The central location within the existing community also ensures ease of access for local people. Importantly, the proposed development maximises opportunities for active travel, with pedestrian entrance points also provided from Gibbons Way and Plas Morlais to align with existing active travel routes in the local area, as well as from the main entrance from Heol-Y-Parc. Cycle parking (40 covered cycle spaces) is also provided. The car parking provision provided as part of the development is considered suitable based on the anticipated number of staff, but this has been minimised as much as possible to ensure it is within the parameters of the local parking standards. This car parking area has been accommodated as part of the entrance plaza area to reduce vehicle

movement into the site. The design of the plaza entrance ensures the parking would not be a dominant feature. 10% of the parking provision would be EV bays in accordance with national policy.

To ensure that the vehicle impacts of delivering the school on the site is fully considered, a Transport Assessment has been undertaken. The Assessment accounts for both the proposed development and the redevelopment of the Corneli Primary School, Ysgol Y Ferch o'r Sgêr and Corneli Children's Centre site. The Transport Assessment concludes that the development would not have a negative impact on the local highway network and the key junctions leading to the site. As part of the Transport Assessment, the proposed vehicle access into the site have been suitably tracked for the vehicles that would use them and have been deemed to be able to operate safely. Visibility splay analysis has also been undertaken to ensure the junction onto Heol-Y-Parc operates safely.

In light of the above it is considered that the development satisfies **Policy SP2: Design and Sustainable Place Making; Policy SP3: Strategic Transport Planning Principles; Policy PLA11: Parking Standards and SPG 17: Parking Standards.**

6.1.5 Biodiversity and Green Infrastructure

The ecological value of the development site has been considered in an advanced Preliminary Ecological Assessment. The Assessment finds there would be no potential impacts to any site designated for nature conservation value; no impact on any protected species; and there would be no requirement for a Habitat Regulation Assessment. The Assessment concludes that subject to straightforward mitigation and precautionary measures, which have been built into the design of the development there would not be any significant residual negative effects on important ecological features on the site. The Assessment makes a series of recommendations for enhancement of the site to deliver biodiversity benefits; these have been incorporated into the landscape design through native tree and shrub planting and areas of diverse nectar rich grassland. Existing green infrastructure corridors would have their potential connectivity safeguarded as part of the development with an enhancement of the species located in them.

In respect of trees, a tree survey has been undertaken and informed the design of the scheme layout. There are few trees on the site, and less of high value, but those of good quality are to be protected as part of the development. An extensive amount of new tree planting is proposed as part of the layout. These have been located in parts of the site where they would have the greatest visual impact for the benefits of all visitors to the school and adjacent residents. It is critical to the establishment of new tree planting that the locations, species and specification of new trees is appropriate and this has been accounted for in the design. Post planting maintenance shall be undertaken to ensure the new tree planting is well looked after and allowed to flourish.

In light of the above, the proposed development can be considered to accord with Policy **SP4: Conservation and Enhancement of the Natural Environment; Policy ENV5: Green Infrastructure; Policy ENV6: Nature Conservation; SPG7: Trees and Development and SPG12: Sustainable Energy, Biodiversity and Development.**

6.1.6 Public Health

The proposed school use reflects the existing use already proposed on the site; the potential for impacts on the public health of adjacent residents is therefore considered to be negligible. To ensure due regard is had to such measures as light, noise pollution and air quality, however, appropriate technical work has been undertaken. The Planning Noise Report included in the planning application considers the noise impact of the proposed development and concludes that noise emissions from the new building and external site infrastructure would not exceed acceptable levels of noise at neighbouring receptors. The report does identify the need for noise attenuation around the sports pitch and this has been accommodated as part of the proposed design. The lighting design demonstrates no unacceptable light spill out of the site. Impacts on air quality are not deemed to be a material consideration as the proposed education use is already present on site and the vehicle numbers associated with the school fall well below the threshold required for an air quality assessment to be undertaken. Finally, in respect of odour, modern ventilation shall be taken to ensure odour from onsite catering facilities is

negligible. In summary, it is deemed that the proposed development accords with local planning **Policy ENV7: Natural Resource Protection and Public Health.**

6.1.7 Waste Management

The proposals include waste management storage facilities that can be accessed from a direct vehicle access that has been appropriately tracked. The facility is appropriately screened and located in suitable proximity to the building for ease of access. It has been designed to the highest quality to ensure that during construction of the development all activities shall be undertaken in accord with a Construction Waste Management Plan. Cut and fill on site shall be minimised and any associated waste from the construction process shall be managed without disruption to adjacent residents. It is thus considered that the development meets **Policy NV15: Waste Management in New Development.**

6.1.8 Renewable Energy

As previously outlined the proposed school building has been designed to achieve BREEAM Excellent and be Net Zero Carbon. It would therefore be highly efficient and fully in line with national commitments to address carbon levels and instil climate resilience. The proposals have been undertaken in accord with the energy hierarchy of reduce (use less energy); efficiency (supply energy efficiently); renewables (use renewable energy); and manage (manage energy efficiently). It is deemed the proposal would be in line **Policy SP8: Renewable Energy; Policy ENV17: Renewable Energy and Low/Zero Carbon Technology; and SPG12: Sustainable Energy Biodiversity and Development.** An energy statement shall be included in the planning application.

6.1.9 Community Facilities

The proposals for a new primary school would be at the centre of the local community for generations to come, contributing to the ongoing vitality of the local community. Aside from the benefits of an education use on the site, the facilities provided shall also be made available to the community. Due to the size of the site and requirement for education floorspace and outdoor

facilities, it is not possible to provide bespoke additional community facilities as part of the site, but the use of the school facilities by the community would offset this. Finally, the operation of the school shall also create and maintain local employment opportunities.

The delivery of the school would mean that the community use allocated on the site in the current Local Development Plan would not be delivered. Section 6.1.2 demonstrates why this is deemed to be suitable and the Adopted Development shall soon be superseded by the Replacement Development Plan, in which the site is not proposed for allocation with community uses. The delivery of the school that has community use at its heart would therefore be a considerable benefit to the local community.

To summarise, the school would have significant social and community benefits and the proposal is deemed to comply with **Policy SP13: Social and Community Facilities**.

6.1.10 Open Space

Parts of the site is green amenity space that has an amenity function; which would inevitably be lost when the development is delivered. However, this is not considered to be an unacceptable impact when the wider resource of open space in the local area is considered. Within the most recently published open space audit (the Outdoor Sports and Children's Playing Space Audit, 2017) the Pyle-Kenfig Sub Area, in which the site is located, identifies a surplus in overall open space provision of 8.12ha. This is based on a deficit of 10.63ha of outdoor sport space; surplus of 18.74ha of children's playing space; and, 3.38ha deficit of equipped playing space. In respect of the Corneli ward, the audit identifies a 1.63ha deficit of equipped play space and a surplus of 4.95ha, of informal play space. The proposed development is not equipped with play space so would not impact on the recorded deficit. The site would be categorised as informal play space, of which there is a surplus. Based on these recorded figures it is considered the loss of the informal open space function of the site would be acceptable. It also needs to be considered that the development would include two modern MUGAs that would be available to the local community. This would reflect a significant improvement on the sports and play function available at the site. A further consideration is that there is a large recreation ground within 100

metres from the existing site (further to the north off Heol Y Parc and Meadow Street) that is capable of accommodating a range of organised and informal sports and play activities. The visual amenity function of the site is also a consideration in open space function, but in its current condition the site is proposed to have limited visual amenity value. The design of the new school would also be such that it would have a positive impact on the quality of the existing street scene.

On balance of the above, it is thus concluded that while the site has an open space function its loss would be acceptable and mitigated for by the facilities that would be made available to the community in the new development; and that the proposals are suitable when considered against **Policy COM7: Protection of Social and Community Facilities**).

6.2 The Replacement Local Development Plan

Within the Replacement Local Development Plan the site remains within the settlement boundary but the land use allocations are reduced, restricted to a minor employment allocation of 0.03ha only. The allocation is specifically for B1 class use, for business and offices, and is part of emerging policy ENT1(9). The minor proposed allocation for employment use within the site is driven by the need to offer some office space allocated outside central areas to create local / community employment opportunities. The Bridgend County Borough Council Economic Evidence Base Study (EEBS) (August 2019) recognises the challenges of bringing employment, and in particular office space forward in the local area, noting that there *“is not a strong demand for office space in Pyle”*, with the bulk of interest from SMEs being focussed *“on locations such as Bridgend Town Centre, Bocam Park and Waterton Industrial Estate”*. Further, the evidence notes that signals from the office market are unlikely to result in *“new build development on a speculative basis”*. No updated information on the Corneli area is provided in the 2021 update to that Economic Evidence Base Study.

Clearly, should the school be granted permission, the employment allocation would not be delivered through the Development Plan period, however, the delivery of the small employment allocation is questionable for the reasons outlined in Section 6.1.2. The loss of the allocation

also needs to be considered against the delivery of the significant social and community benefits that would arise from delivering the school, and the employment positions that would be located at the school. The proposed school is directly a centre of teacher and ancillary staff employment, and considered indirectly supportive of B1 use in the wider area with regard to local provision of education. In the school there would be 45 full time teaching staff and 2 part time teaching staff and 4 full time ancillary staff and 28 part time ancillary staff.

It is accepted that the proposed development would not be strictly in accordance with the Replacement Plan allocation, but it is considered that the socio-economic benefits of delivery of the school would outweigh the economic benefits of delivering the minor employment allocation, and the proposed development is considered an acceptable alternative, and also supportive of the same reasoning for the prescribed allocation in this location (i.e., supporting employment within communities).

A further consideration is the employment allocation is the smallest within the Replacement Development Plan, and its loss would not materially impact on the delivery of employment and office space provision over the Replacement Plan period. Refer to the figure below for a breakdown of the key sites that would ensure delivery of the employment land requirements over the Replacement Plan period.

Figure 17: Extract from Bridgend County Borough Council Economic Evidence Base Study (August 2019)

Table 6.1 Sites that contribute to future employment land supply

Site Refs	Sites	Total area (ha)	Total vacant land (ha)	Carry forward vacant (ha)
REG1(16)	Abergarw Industrial Estate, Brynmenyn	9.3	1.4	1.4
REG1(1) & PLA3(2)	Brackla Industrial Estate	42.8	7.7	7.7
REG1(2)	Bridgend Industrial Estate	128.2	9.2	9.2
REG1(18)	Brynmenyn Industrial Estate	29.3	6.9	2.0
REG1(4)	Coychurch Yard, Bridgend	2.7	0.1	0.1
REG1(25)	Crosby Yard, Bridgend	1.9	0.8	0.8
REG1(10) & PLA3(7)	Ewenny Road, Maesteg	7.7	3.5	3.5
REG1(31) & PLA3(17)	Isfryn Industrial Estate, Blackmill	2.9	0.4	0.4
REG1(22)	Land adjacent to Sarn Park Services	2.7	2.7	2.7
REG1(28) & PLA3(18)	Land at Gibbons Way, North Cornelly	1.7	0.0	0.0
REG1(21) & PLA3(10)	Land at Tondy	17.0	0.3	0.3
REG1(6) & PLA3(4)	Parc Afon Ewenni	27.0	2.0	2.0
REG1(23)	The Triangle Site, (Bocam Park), Pencoed	9.9	1.0	1.0
REG1(36)	Village Farm Industrial Estate, Pyle	44.7	2.6	2.6
REG1(8)	Waterton Industrial Estate	127.2	10.0	10.0
Totals		455.1	48.6	43.7

Source: BCBC and PBA analysis

The policy in the Replacement Plan that specifically sets out where exceptions to allocations would be deemed acceptable, is Policy ENT3. The policy sets out the 5 requirements to be demonstrated to evidence an exception: (1) there are no other suitable sites available with reference to the retail hierarchy detailed within SP12 and other policies in this Plan; (2) a building on an allocated employment site is required to accommodate the use; (3) the property or site has been vacant for a period of at least 12 months and has been marketed throughout that time at a fair market value for the area and the condition of the property or site; (4) the proposed new development would have no unacceptable impact on neighbouring existing occupiers or allocated uses; and (5) the site is accessible by a choice of means of transport other than the car and promotes use of active travel opportunities. The proposed development is considered to adhere to these on the following grounds: there are no other sites suitable, given the need for proximity to the previous school site in a central location for the local community and the proposed site fits that criteria most readily; the land has been vacant for at least 12 months and

is due to be transferred for the proposed school use, and is not being considered suitable for other uses; the accompanying reports in the wider application demonstrate no unacceptable impacts to neighbouring occupiers, or allocations; and, finally the site is highly accessible by multiple modes of active travel, and by train or bus from nearby locations. **In light of these factors, it is held that the proposed development represents an appropriate exception to the allocation of the Replacement Development Plan.**

The content and scope of the wider written policies in the Replacement Plan align with those of the existing Plan. The emerging policies composition reflects the priorities of the Council to decarbonise the energy sector and deliver net zero homes and public buildings; stimulate economic growth; provide new jobs; and attract new and existing businesses to trial initiatives and grow. They also reflect a spatial growth strategy that prioritises the development of land within or on the periphery of sustainable urban areas. In respect of education, the Plan aims to continue to offer people effective learning environments to secure the best possible outcomes for learners; opportunities to reduce social and economic inequalities; and an improved quality of life and a healthy environment for all people in the area. **Section 6.1 of this Statement demonstrates the design credentials of development and it is considered that those merits ensure the development meets the policies of the Replacement Development Plan.**

6.3 National Planning Policy

The central theme of **Planning Policy Wales** is sustainable development and placemaking; both of which are reflected in the development proposals - refer to Section 6.1 which provides a thematic overview of the design and placemaking credentials of the proposals against local policy.

The development site is previously developed land, within the settlement boundary and previously allocated for redevelopment. The case for the development, an alternative use on the site to those uses included in the Development Plan (Adopted and Replacement) have been previously set out. The redevelopment of the site for education use shall future proof the

delivery of excellent quality education in the local area through the medium of English for current and future generations, and in so doing contribute to local areas cultural richness, productivity and enterprise. **Based on these factors, the proposals are thus deemed to meet the gateway test posed by PPW's Strategic and Spatial Choices placemaking theme, and also the Productive and Enterprising Places placemaking theme.** In respect of how redevelopment is undertaken, Section 6.1 identifies that it would be done in a high-quality place-bespoke manner; promoting and enabling active and sustainable travel; achieving high quality architectural design that meets Net Zero Carbon; increasing green infrastructure and SuDS; enabling biodiversity enhancement; and managing natural resources. **It is thus deemed the proposals would also meet PPW's remaining placemaking themes of Active and Social Places and Distinctive and Natural Places.**

Future Wales also focuses on promoting sustainable development as part of creating vibrant economies and improving the health and wellbeing of communities. As evidenced above the development is deemed to fully meet the definition of sustainable development and would make a significant contribution to creating a vibrant local economy and improving the health and wellbeing of the local community. As this development is sustainable, the proposals would also meet the relevant requirements of key policies of Future Wales, including **Policy 2, Strategic Placemaking; Policy 3, Supporting Urban Growth and Regeneration; Policy 9, Resilient Ecological Networks and Green Infrastructure; Policy 12, Regional Connectivity; and Policy 17, Renewable and Low Carbon Energy and Associated Infrastructure.** In respect of the site location and type of development the proposal is deemed fitting for **Policy 33, National Growth Area Cardiff Newport and the Valleys**, of which the site is part of.

In respect of **Technical Advice Notes**, section 6.1 demonstrates the credentials of the scheme on nature conservation/ecology grounds (TAN5); noise (TAN 11); design (TAN 12); sport, recreation and open space (TAN 16) and transport (TAN 18) and waste (TAN 21). **It is considered those credentials set out demonstrate compliance with the aforementioned TANs.**

On flood risk (TAN15), the site is not designated as a flood zone in either of the Development Advice Map, nor the Flood Maps for Planning. The SuDS design would ensure that surface water is suitably managed on the site. **The proposals therefore meet the guidance of TAN 15.**

In respect of planning and the Welsh language (TAN 20) it is not considered that the development would have a negative impact on the Welsh language and associated cultural benefits. The development is part of a programme of investment into primary school education in the area, which shall also see a new Welsh medium primary school that would directly contribute to the ongoing strength of the Welsh language and associated cultural richness. **The development is considered to align with TAN 20.**

6.4 Wellbeing of Future Generations Act

As previously set out the proposed redevelopment of an established education site shall future proof the delivery of education use through the medium of Welsh language for current and future generations. The design of the development is also high-quality design and places sustainability at its heart. **It is thus deemed that the development meets the Act's fundamental principle to improve and protect the economic, social, environmental and cultural well-being of both current and future generations, and complies with each of the seven wellbeing goals.**

6.5 Table Summary

The previous sections of this assessment demonstrate how the proposed development is deemed to meet the requirements of the relevant planning policy. The Table below provides a brief summary of compliance against the key policy for ease of reference.

Policy / Legislation	Assessment and accordance with policy
Bridgend Local Development Plan	
SP2 Design and Sustainable Place Making	The scheme has been designed to a high quality, being respectful of the existing context. The proposal put sustainability and creating a rich sense of place at the forefront of the scheme.
SP3 Strategic Transport Planning Principles	The school promotes and has designed for sustainable and healthy forms of travel through its access strategy. The development proposes a new attractive and safe main access into the site and includes appropriate car parking levels.
SP4 Conservation and Enhancement of the Natural Environment	The existing natural environment has been protected and the proposals include significant amounts of new tree and shrub planting that would provide a strong green character to the development and create opportunities for biodiversity enhancement.
SP8 Renewable Energy	The proposals would be BREEAM Excellent and Net Zero Carbon. They would thus be in accord with local and national energy and climate resilience targets.
SP13 Social and Community Facilities	The proposal would deliver an improved education service provision through the medium of English language, which would directly benefit the local community. The facility shall also be available to the local community and create ongoing local employment opportunities. The proposals would represent a departure from the land use allocations but it is deemed to be an acceptable departure based on the

	benefits and design credentials of the proposed development.
PLA1 Settlement Hierarchy and Urban Management	The development site lies within the settlement boundary and has previously been identified for development. The principle of development is thus deemed appropriate.
PLA3 Regeneration Mixed Use Development Schemes	The scheme delivers an appropriate use to the land that has previously been allocated for regeneration uses. The socio-economic benefits that the development would have are considered to ensure the development would be an acceptable departure from the Adopted Replacement Plan.
PLA4 Climate Change and Peak Oil	The design choices, including the materials and layout, make a positive contribution towards tackling the causes of and adapting to the impacts of climate change. The BREEAM Excellent and Zero Carbon ratings evidence this.
PLA11 Parking Standards	The proposals include a number of parking deemed suitable to meet the operational needs of the school while accounting for the local parking standards.
ENV5 Green Infrastructure	Landscaping and planting are an integral part of the scheme designed to both protect and enhance the natural environment.
ENV6 Nature Conservation	The proposal includes for the retention of existing trees of value and the scrub and hedgerow habitat around the eastern boundary of the site. The new planting proposed as part of the scheme shall create new habitat opportunities.

<p>ENV7 Natural Resource Protection and Public Health</p>	<p>The development proposals would not cause or exacerbate a risk to health due to air, noise, water or light pollution or contamination. Appropriate noise and lighting mitigation has been built into the design. Construction activities would be strictly managed to ensure no unacceptable impacts on residential amenity.</p>
<p>ENV15 Waste Management in New Development</p>	<p>The proposals for the new school development include the provision for the management of waste generated on site both through the phases of construction and operation. The facilities have been designed to high quality, considering a suitable location and storage capacity.</p>
<p>ENV17 Renewable Energy and Low/ Zero Carbon Technology</p>	<p>The development shall be BREEAM Excellent and Net Zero Carbon; it would therefore have high quality energy and efficiency credentials.</p>
<p>REG2 Protection of Identified Employment Land</p>	<p>The delivery of the development would represent a departure from the Adopted and Replacement Development Plans, but for the planning reasons set out in Section 6, including the social and community benefits that would be created through the development, and the employment based on the site, it is considered to represent a suitable departure.</p>
<p>COM2 (21) Residential Allocations outside the Strategic Regeneration Growth Areas in the period up to 2021</p>	<p>The development would prevent the residential allocation of the Adopted Development Plan being delivered on the proposed development site. However, there are no current plans to bring forward residential development on the proposed site for the development. The current landowner is transferring the land required to develop the school. The proposed development does not require the use of all the residential allocation, so homes could be delivered in</p>

	the wider allocation area, if deemed suitable by the landowner and Local Authority. It is considered the development is a suitable departure from the Plan.
COM8 Provision of Health and Well-Being Facilities	The site proposes to deliver a number of wellbeing facilities on site including sports provision.
Supplementary Planning Guidance	As sustainable development the development complies with all of the relevant SPGs in terms of parking, energy, biodiversity and education facilities.
Planning Policy Wales	PPW sets out the vision for sustainable development through placemaking. The proposals represent sustainable and placemaking in action, satisfying each of the placemaking themes identified in PPW.
Future Wales	Future Wales embraces the sustainable development and placemaking approach of PPW, which the development satisfies. The proposals also meet key policies in Future Wales relating to strategic placemaking; urban growth and regeneration; resilient ecological networks and green Infrastructure; regional connectivity; renewable and low carbon energy; and National Growth Areas.
Technical Advice Notes	The development accords with the relevant TANs being sound on the grounds of flood risk, design, nature conservation, noise, transport, open space / sport facilities and the Welsh language.
The Wellbeing of Future Generations (Wales) Act	The Wellbeing of Future Generations (Wales) Act establishes the principle of sustainable development. The development fully meets this principle.

7. Summary and Conclusion

This planning statement accompanies the full planning application for a new English medium Primary School, at Land east of Heol-Y-Parc in Marlas, Bridgend, CF33 4ND.

The statement sets out all of the details for the application; it describes the site and proposed development; summarises the planning history of the site and relevant planning policy against which the development should be considered; and offers an analysis of the proposed development against the relevant planning policy.

The proposed development marks a significant investment into local education provision and would future proof the delivery of education in the local area for current and future generations, in the medium of English. It would work in combination with the proposals for a new Welsh medium school on the site of the existing Corneli Primary School, Ysgol Y Ferch o'r Sgêr and Corneli Children's Centre to create excellent education service for the local area. The proposed development is considered to represent sustainable development and placemaking in action; being distinctive on architectural and landscape grounds, embracing energy efficient design and being designed in a manner that is sensitive to the area's natural resources and the amenity of adjacent residents. The statement considers the implications of the development against current land use allocation and the loss of open space and concludes that the development can be suitably accommodated. The planning statement thus demonstrates how the proposals comply with the requirements of both local and national planning policy and relevant legislation.

To conclude, the proposals are considered to meet material planning considerations and are fully suitable for the grant of planning permission.