

# Welsh Medium Primary School, Corneli

## Planning Statement

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## 1. Introduction and Background

This planning statement accompanies the full planning application for a new Welsh medium primary school, at the site of the existing Corneli primary school, Ysgol Y Ferch o'r Sgêr and Corneli Children's Centre in North Corneli, Bridgend, CF33 4LW.

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.

Figure 1: Street View of the Site from Hall Drive



The proposed development is part of a targeted programme to invest in primary education provision in West Bridgend. An English medium primary school is also proposed to the east of the proposed Welsh medium primary school on land east of Heol Y Parc. 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 3.2 hectares in size and is brownfield land; it is located within North Corneli, approximately 9 km northwest of the settlement of Bridgend.

The proposed development site is occupied by two Primary Schools and a Children's Centre. The Schools are Corneli Primary in the south of the site and Ysgol Y Ferch O'r Sgêr in the north; the Children's Centre is located in the centre of the site. The remainder of the site is green amenity space for the existing education uses or parking and hardstanding areas associated with the education use. The school site is surrounded by residential properties, on each of its boundaries (Greenfield Terrace to the north, Heol Y Parc to the west, Hall Drive to the south and Heol Fach to the west). Heol Y Parc and Heol Fach are principal roads in the local settlement, with Greenfield Terrace and Hall Drive acting as connecting routes. Existing pedestrian and vehicle access points to the site are provided from Greenfield Terrace and Hall Drive. The south eastern boundary has mature woodland that separates the site from residential properties; there are also a series of other mature trees located across the site.

Figure 2: Aerial view of site location (site edged blue)



Figure 3: Street View of the site from the western end of Greenfield Terrace



Figure 4: Street view of the site from the eastern end of Greenfield Terrace



### 3. Proposed Development

The development proposes the demolition of the two existing primary schools, to construct a new Welsh medium Primary School building. The new school would accommodate approximately 420 primary school places and 60 nursery places. Approximately 45 full time teaching would be based at the school and 29 ancillary staff (3 full time and 26 part time). The school would accommodate students from the existing Welsh school Ysgol y Ferch o'r Sger. There would also be additional parking, and associated landscape works. The building proposes to include studio space, sports facilities, ICT, SEN, medical and therapy spaces; restricted out of hours community access to external sports facilities would also be provided.

The facility would support the delivery of education and wellbeing services to the pupils of Ysgol Y Ferch O'r Sgêr and the wider community. The Children's Centre would be retained and would remain in operation during the operation and construction, continuing to provide a facility for the local area. Services would be delivered collaboratively across organisations to promote a social model of care, focusing primarily on children in the community.

The project would bring together existing uses and enable the provision of new complementary and enhanced use of space. The existing facilities of the two Primary Schools would be demolished and replaced with higher quality provision of education support. Should the new school be granted planning permission, then the construction would be phased and delivered to enable the existing schools to operate while the development is built.

The proposed internal area of floorspace in the new school comprises 2,899 sq m over two storeys. The car park area is proposed to provide spaces for 46 vehicles, which is made up of 39 standard spaces, 5 visitor spaces and 2 blue badge spaces. A total of 20 spaces will be retained for the Children's Centre including 2 blue badge spaces. Electric vehicle charging will be provided at a rate of 10% active and 90% passive provision, where more active charging points can be included if / when necessary.

Figure 5: Proposed site layout plan





Figure 6: Proposed views of the building



## 4. Planning History

The most relevant planning history for the site is set out below. It reflects the existing education use on the site.

- P/14/683/FUL: Two bicycle storage facilities, each accommodating 20 bicycles on the school grounds- Approved 19/11/2014.
- P/13/585/BCB: Mobile classroom unit with boys/girls toilet facilities, lobby and cloak area/ store- Reg 3 Deemed consent 09/09/2013.
- P/12/642/FUL: Canopy to main infant entrance- Approved 22/11/2012.
- P/10/925/BCB: Installation of an outdoor sun canopy on a soft play area- Reg 3 Deemed consent 27/01/2011.
- P/05/1402/BCB: To provide an all weather play area with boundary fencing- Reg 3 Deemed consent 29/11/2005.
- P/03/1183/BCB: Early Years Centre including classrooms, creche, kitchen, toilets, stores, play area & parking- Reg 3 Deemed consent 28/01/2004.

## 5. Planning Policy Context

This section of the statement sets out the planning legislation and policy context against which the development should be considered.

### 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.

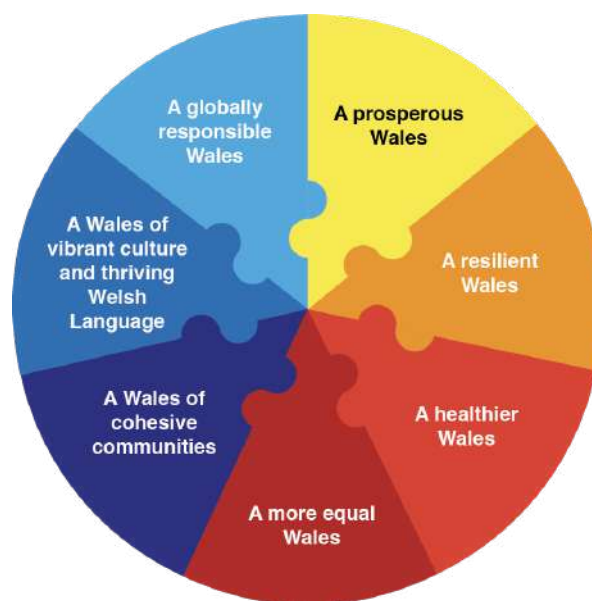
The Planning Act (Wales) (PWA) 2015 states that Local Planning Authorities must exercise their function in relation to the determination of planning applications “...as part of carrying out sustainable development in accordance with the Well-being of Future Generations (Wales) Act 2015 (annex 2), for 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 well being 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 7: Well being Goals



### 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. As a fundamental starting point 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 8: 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

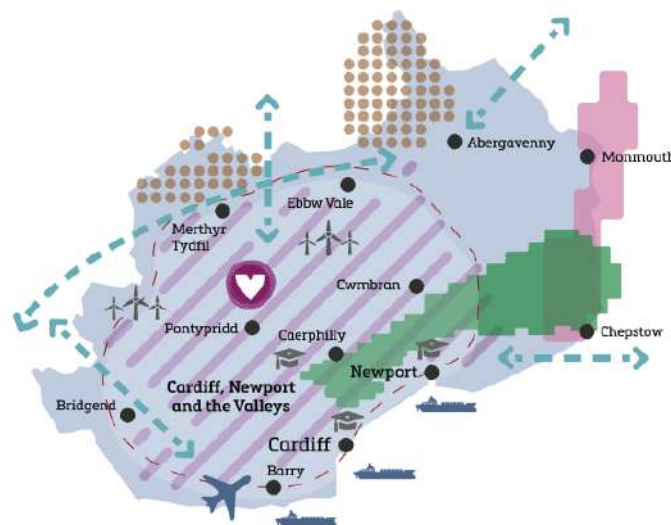
delivering social, economic and environmental benefits, therefore, new development must be fully accessible by walking and cycling.

### 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 9: 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.

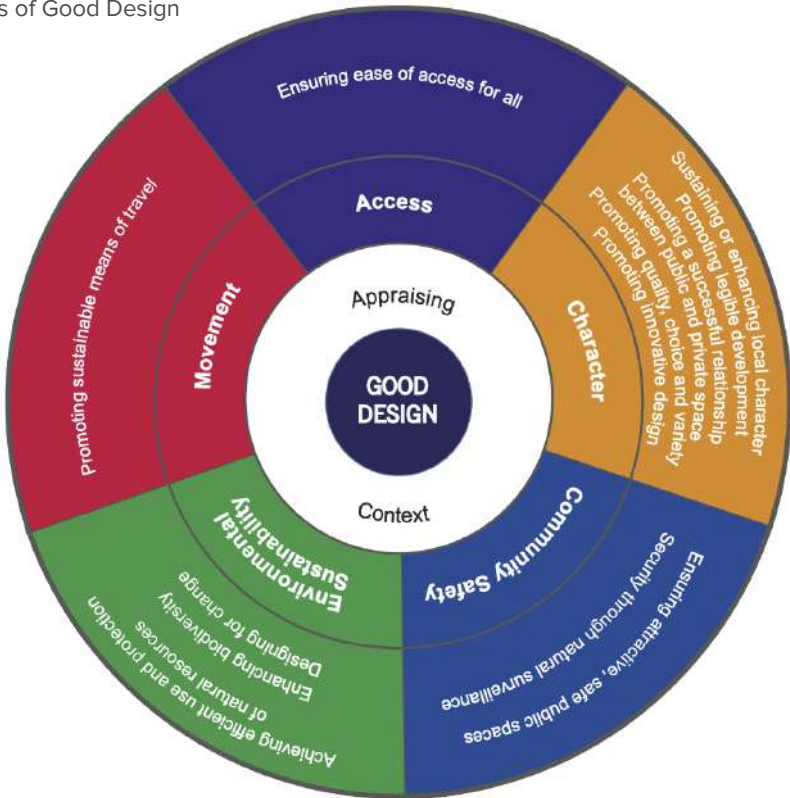
5.3.3.2 Technical Advice Note 11: Noise (1997)

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 10: 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 11: Extract from the Development Advice Map 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)*

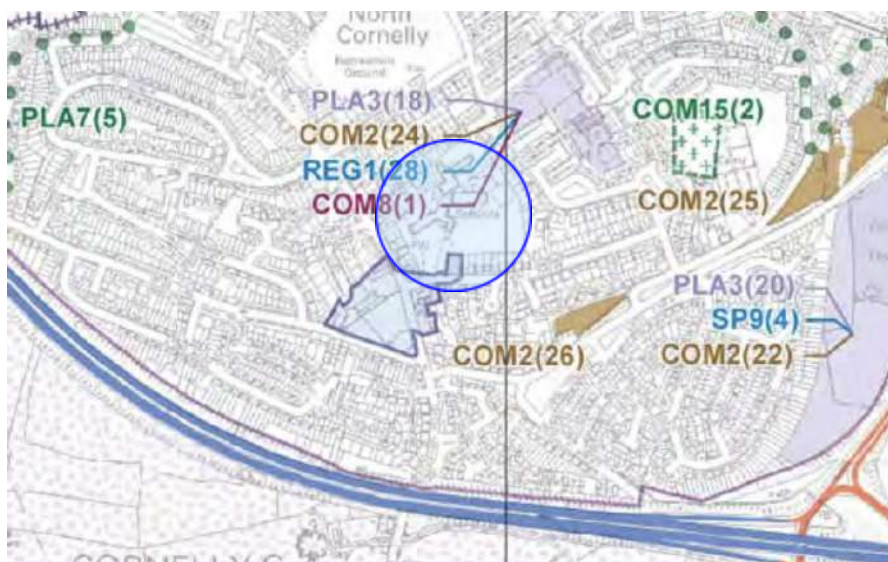
TAN 21 sets out how planning should contribute towards sustainable waste management and resource efficiency. It aligns with the strategy 'Towards Zero Waste- One Wales, One Planet' which lays out the waste management targets in Wales up to 2050.

## 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.

Figure 13: BCBC Local Plan Proposals Map (Site circled in blue)



The Bridgend Local Development Plan was adopted by the Council in 2013. 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*.
- **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.

#### **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 Development Plan, the site remains white land located in the settlement boundary. 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.

**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:

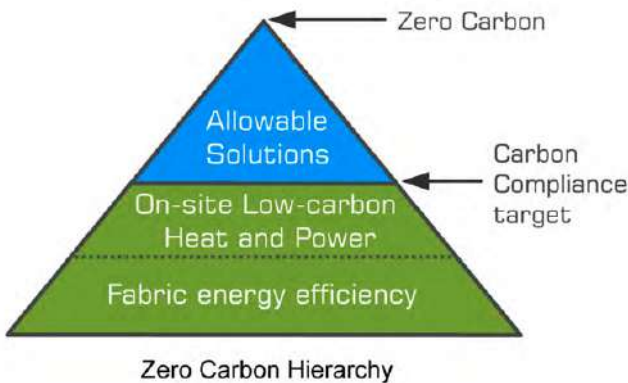
*5.4.3.1 SPG 7, Trees and Development*

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 14: 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 white land which is located within the settlement boundary of North Corneli. The site has existing schools, which are proposed to be replaced by the proposed development and the primary school proposed to the east of Heol Y Parc. The reuse of an existing education site is considered to make the development compliant with **Policy PLA1: Settlement Hierarchy and Urban Management.**

#### 6.1.2 Regeneration Led Development

The scheme represents regeneration of the existing educational provision in Corneli. It also delivers investment into the existing education site / asset, future proofing it for the immediate and wider communities (the current and future generation). The proposals are thus deemed to comply with **Policy SP1: Regeneration Led Development.**

### *6.1.3 Design and Placemaking*

The location of the school building on site has been selected through rigorous multi-disciplinary team review. The location has been defined by the need to maintain the operation of the Children's Centre, but also the operation of the existing primary schools while the new development is being constructed, so that education provision can continue. There are also underground services in the east of the site that need to be retained. 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 approaches into the site 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 landscape enhancement shall have a particularly positive impact on the entrance from Greenfield Terrace, with significant amounts of tree and shrub planting creating a much softer and greener appearance to the site. 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*

The proposed development shall replace existing operational schools which already generate vehicle movements. In spite of this, care has been taken to scrutinise the transport impacts of delivering the new school and a Transport Assessment undertaken to check for any impacts. The Assessment accounts for the new school operating from the site along with the remaining Children's Centre, the staff and pupil numbers for the new school and the catchment from which most pupils shall arrive to conclude that the development would not have a negative impact on the local highway network and the key junctions leading to the site.

The Assessment also looks at the accessibility of the site and finds that it is accessible by a variety of modes of transport and is supported by access to a local active travel network and crossing points that connect the site to the surrounding residential area and its community facilities and local public transport stops. The Assessment also identifies that a series of active travel enhancements are to be delivered in the local area by the Council over the next 15 years that would further improve the accessibility of the site by active travel means. This is very positive for the local area and to build on this the proposed scheme seeks to encourage active travel by retaining the existing access routes into the site from north and south, from

Greenfield Terrace and Hall Drive respectively, but enhancing them so that they are more visually attractive, in better condition and safer. The proposed redesign of the existing site entrance points (as outlined above) shall ensure this, creating better pedestrian access points into the site, and in the case of the entrance from Greenfield Terrace, providing a safe onsite school bus drop-off area for those pupils being brought to the school by organised school transport. Internally the site has been designed to create safe pedestrian routes that separate parents and pupils from parking vehicles and those serving a maintenance capacity. The pedestrian infrastructure from the Greenfield Terrace access is particularly striking, offering plentiful space for pupils and parents in a high quality landscape setting. The proposed enhancement from Greenfield Terrace shall also improve the safety of pedestrians accessing the retained Children's Centre.

The proposed vehicle access routes into the site have been suitably tracked for the vehicles that would use them and have been deemed to operate safely. Visibility splay analysis has also been undertaken to ensure junctions function safely. It is proposed that buses dropping off and picking up pupils would not turn left onto Greenfield Terrace to maintain a safe highway environment.

The parking provision on the site has been selected to cater for the proposed number of staff and pupils that would be based on site; these are considered to be appropriate when considered against the local parking standards. 10% of the parking provision would be EV bays in accordance with national policy. The parking provision for the existing Children's Centre shall be retained.

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 site has been considered in an Ecological Impact Assessment Report prepared for the scheme. The Assessment concludes that subject to straightforward

mitigation and precautionary measures, which have been built into the design of the scheme there would not be any significant residual negative effects on important ecological features on the site. In respect of features the most notable is the presence of bats, which can be mitigated through the retention of existing vegetation and an appropriate lighting design that reduces lighting levels in commuting bat commuting corridors. The existing school buildings have also been subject to a Roost Assessment and have been found to offer sub optimal conditions for roosting and have a low likelihood of having roosts present.

The Impact Assessment also 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. It is also proposed to incorporate bird and bat boxes within the new building and on retained boundary trees.

In respect of trees, a tree survey has been undertaken and informed the design of the scheme layout. This identified the value of onsite trees, including those subject to TPOs, which are located outside of the site boundary. The layout has sought to retain those trees identified as having high value and the trees subject to a TPO are unaffected. In addition to the protection of existing high quality onsite trees an extensive amount of new tree planting is proposed. 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 Acoustic Design 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 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. During construction of the development all activities shall be undertaken in accord with a Construction Waste Management Plan. 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 a strengthened education use on the site, the facilities provided shall also be made available to the community. Finally, the operation of the school shall also create and maintain local employment opportunities. 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.**

#### **6.2 The Replacement Local Development Plan**

Within the Replacement Local Development Plan the site remains within the settlement boundary as white land. The principle of development thus remains. The policies in the Replacement Development Plan are consistent with that of the adopted Development Plan. Section 6.1 of this Statement demonstrates the proposals satisfy those policies and it is thus concluded the proposals also satisfy the policies of the Replacement Development Plan.

#### **6.3 National Planning Policy**

The central themes of **Planning Policy Wales** is for 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 already an operational education site so the proposals are very much the case of the right development in the right place. The redevelopment shall future proof the delivery of excellent quality education through the medium of Welsh in the local area for current and future generations, and in so doing contribute to local areas cultural richness, productivity and enterprise. **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.**

In respect of flood (TAN15), the site is not designated as a flood zone in either of the Development Advice Map, nor the Flood Maps for Planning. There are areas of surface water flooding, but this shall be addressed through the SuDS proposed on site. **The proposals therefore meet the guidance of TAN 15.**

On planning and the Welsh language (TAN 20) there is clearly a tangible alignment, with the development proposing to create a modern Welsh primary school that shall contribute to the ongoing strength of the Welsh language and associated cultural richness. **The proposals are deemed to align with the guidance of 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
<b>Bridgend Local Development Plan</b>	
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 been designed for sustainable and healthy forms of travel. The development improves the existing access points and associated safety levels 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 Welsh language, which would directly benefit the local community. The facility shall also be available to the local community and create ongoing local employment opportunities.

<p>PLA1 Settlement Hierarchy and Urban Management</p>	<p>The development site lies within the settlement boundary and as an existing education site the principle of development is deemed appropriate.</p>
<p>PLA4 Climate Change and Peak Oil</p>	<p>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.</p>
<p>PLA11 Parking Standards</p>	<p>The proposals include a number of parking deemed suitable to meet the operational needs of the school while accounting for the local parking standards.</p>
<p>ENV5 Green Infrastructure</p>	<p>Landscaping and planting are an integral part of the scheme designed to both protect and enhance the natural environment.</p>
<p>ENV6 Nature Conservation</p>	<p>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>
<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 will 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</p>

	operation. The facilities have been designed to high quality, considering a suitable location and storage capacity.
ENV17 Renewable Energy and Low/ Zero Carbon Technology	The development shall be BREEAM Excellent and Net Zero Carbon; it would therefore have high quality energy and efficiency credentials.
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 Welsh medium primary school, at the site of the existing Corneli Primary School, Ysgol Y Ferch o'r Sgêr and Corneli Children's Centre, located in North Corneli, Bridgend, CF33 4LB.

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 the 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 an existing education site that would future proof the delivery of education, through Welsh medium, in the local area for current and future generations. 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. On these grounds, the planning statement 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.