

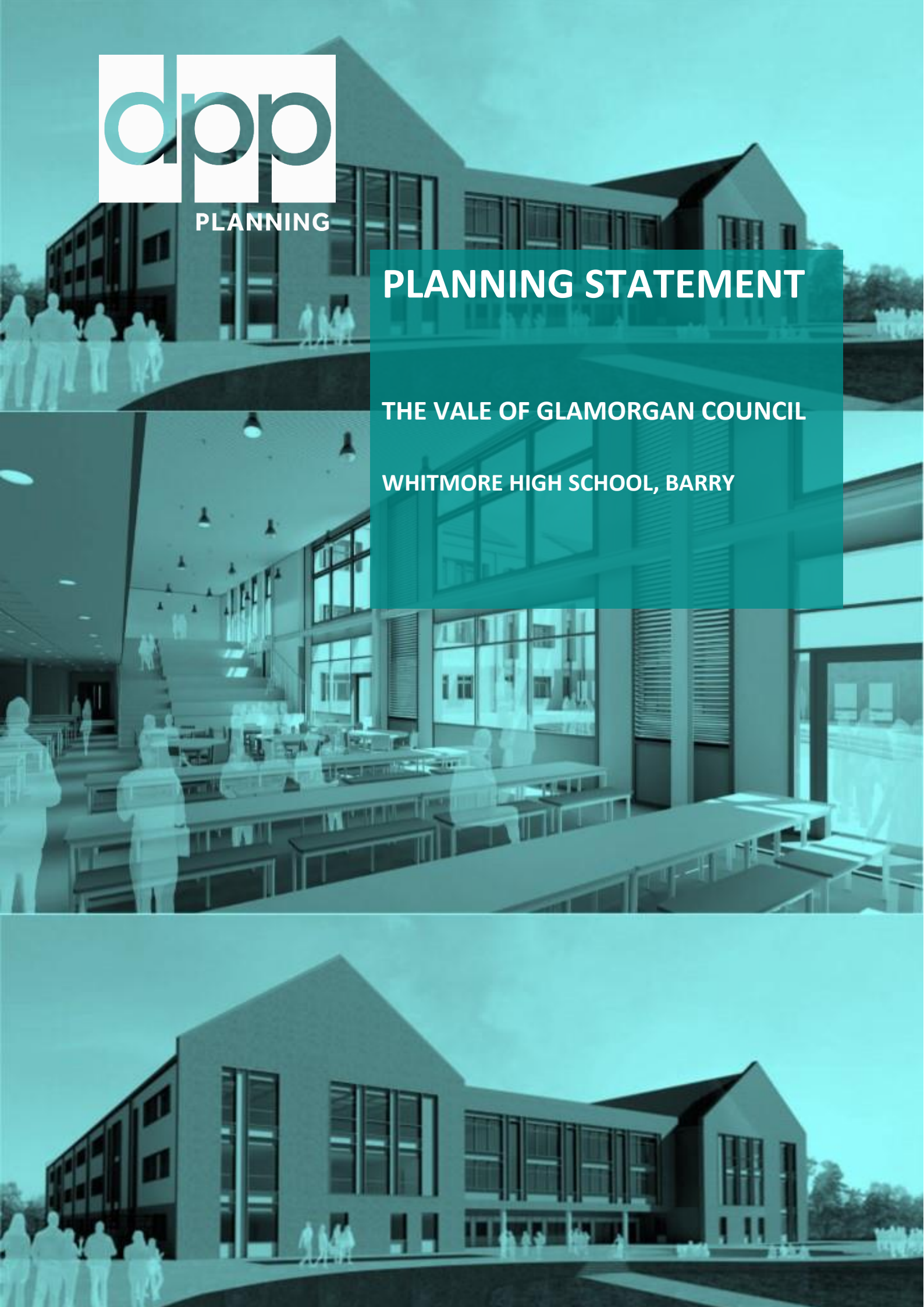


PLANNING

# PLANNING STATEMENT

THE VALE OF GLAMORGAN COUNCIL

WHITMORE HIGH SCHOOL, BARRY



# PLANNING STATEMENT

On behalf of: The Vale of Glamorgan Council

In respect of: Whitmore High School, Barry

Date: April 2019

Reference: R0001v1

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## Contents

1.0	INTRODUCTION .....	5
2.0	BACKGROUND .....	7
3.0	APPLICATION SITE CONTEXT.....	10
4.0	PROPOSED DEVELOPMENT .....	14
5.0	PLANNING POLICY .....	18
6.0	PLANNING ASSESSMENT .....	22
7.0	SUMMARY AND CONCLUSIONS.....	29



# CHAPTER 1.0

## INTRODUCTION



## 1.0 Introduction

- 1.1 This Planning Statement has been prepared in support of a planning application, submitted on behalf of the Vale of Glamorgan Council, for:

*'The Construction of a replacement secondary school building at the site of the existing Whitmore High School and the demolition of the existing secondary school building upon completion.'*

- 1.2 This Planning Statement outlines the context within which the application is made and provides a detailed examination of the main planning considerations raised by the proposals, together with reasoned justification in support of the proposed development.

- 1.3 The statement is structured as follows:

- Section 2 provides a description of the characteristics of the site and surrounding area, and details regarding the planning history associated with the site;
- Section 3 provides details of the development proposals;
- Section 4 outlines the relevant planning policy framework in relation to the site and the development;
- Section 5 assesses the proposals against relevant planning policy;
- Section 6 sets out our conclusions.



# CHAPTER 2.0 BACKGROUND



## 2.0 Background

### The Vale of Glamorgan – 21<sup>st</sup> Century Schools Programme

- 2.1 The establishment of mixed-sex secondary school provision in Barry has been debated since public consultation was undertaken in 2013 to determine the extent of local support for co-education. In March 2014, the Council's Cabinet considered a report addressing the projected shortfall in the number of Welsh medium Secondary School places by September 2020 and requested work to be carried out to ensure there would be future accommodation. Despite an initially separate approach to co-education and Welsh medium expansion, it became evident a coordinated approach was necessary and resulted in the creation of the 21st Century Schools Programme.
- 2.2 21st Century Schools is a unique collaboration between Welsh Government; the Welsh Local Government Association (WLGA); Local Authorities; colleges and diocesan authorities. The programme was launched in March 2010 to address the projected shortfall in the number of English and Welsh medium Secondary School places by September 2020. Band A of the programme for the transformation and enhancement of a number of schools was approved by Welsh Government in December 2012 and will conclude in 2019. Following this, a comprehensive community engagement strategy was devised and implemented for Band B, the second wave of investment to address investment objectives for:
- growth in demand for Welsh medium education;
  - reductions of surplus capacity and inefficiency in the system;
  - expansion of schools in areas of increased demand for educational services;
  - improved condition of educational assets; and
  - making assets available for community use where demand exists.

### Proposals

- 2.3 In August 2018, the Welsh Government approved the outline case for the Band B project 'Transforming English and Welsh Medium Education in Barry.' This Schools Investment and Reorganisation Programme will involve re-organisation of Secondary Schools in Barry to create the 'Barry Secondary Learning Community' (BSLC) involving:
- i. Part refurbishment and extension of Ysgol Gymraeg Bro Morgannwg; and
  - ii. Building of the new Whitmore High School.
- 2.4 In addition, on 7th January 2019, the Vale of Glamorgan Cabinet agreed to deliver an enhanced 21st Century Schools Programme following confirmation of increased funding from Welsh Government. This is to fund the new school planned for Pencoedtre High School, instead of the proposed refurbishment and extensions.
- 2.5 Prior to commencement of these projects, the following groups will be consulted according to the community engagement strategy:

- Staff and governors;
  - Parents and pupils;
  - Community and Town Councils;
  - Vale of Glamorgan Children and Young People's Programme Board;
  - Communities First Partnership;
  - Local Councillors, Ministers and AM's/MP's;
  - Welsh Language Commissioner and Rhieni dros Addysg Gymraeg (RHAG);
  - Trade Unions;
  - Neighbouring Primary and Secondary Schools;
  - Directors of Education and Central South Consortium Joint Education Service;
  - Local Police and Crime Commissioner;
  - Council's Transportation Department;
  - Management committee, staff and students of the Pupil Referral Unit, Y Daith; and
  - Vale of Glamorgan Youth Forum and Youth Cabinet.
- 2.6 Amalgamation of Secondary School education in the new BSLC, allows a shared vision and leadership whilst minimising the number of transitions between schools; maximise the benefits of continuous transition; and offer greater potential to improve levels of achievement for all pupils.
- 2.7 The programme demonstrates the Council's approach to sustainable development, contributing to The Well-being and Future Generations (Wales) Act 2015 to address social, cultural, economic and environmental wellbeing. Education is a key contributor to improving these with high standards of modern learning environments, supporting pupils to achieve their best potential. The programme takes a long-term view of need, considering projected growth and Welsh Language Strategy. Furthermore, creation of two new mixed-sex schools to replace aging single-sex schools shows a collaborative and inclusive approach aligning well with the Well-being Act's key objectives.
- 2.8 The programme is also reflective of commitments in the Welsh in Education Strategic Plan (WESP), ensuring demand for Welsh medium education is met in the long-term to contribute towards the Welsh Government's target of 1 million Welsh speakers by 2050. Furthermore, the Council have committed to part of the Corporate Plan 2016-2020 with a vision of achieving 'Strong Communities with a Bright Future' which is reflective of the Well-being of Future Generation's Act. Outcome 3 'An Aspirational and Culturally Vibrant Vale' offers objectives contributing to the 21st Century Schools programme; specifically, by raising achievement.



# CHAPTER 3.0

## SITE DESCRIPTION



## 3.0 Application Site Context

- 3.1 This section describes the application site and its surrounding context.

### Site Description

- 3.2 The site is situated in Barry, within the Vale of Glamorgan. It lies to the south of the A4226 and west of the A4050, around 2km to the north of Barry Town Centre. Cardiff and Cowbridge lie approximately 16km and 21km to the northeast and west respectively. Residential areas are located to the east, south and west. Barry Hospital and Ysgol Gymraeg Bro Morgannwg (YGBM), a Welsh Medium Primary and Secondary school site, are located immediately to the south of the site.
- 3.3 The site is occupied by the existing Whitmore High School (WHS) which was formerly Barry Comprehensive School, an all-boys school, and associated playing fields and sports pitches. WHS is now a co-educational school.
- 3.4 An application for the expansion and part refurbishment of YGBM to the south of the site is anticipated to be submitted within a similar timeframe to this application at Whitmore High School.
- 3.5 Pencoedtre High School is located to the northeast of Whitmore High School. Proposals for the redevelopment of this site are currently being developed.
- 3.6 The immediate area comprises a mix of residential, retail and healthcare uses. The principle of locating a school at this site has been established given that the proposal is to build a new school on the current site. There is an existing bus stop located in the immediate vicinity of the site. As such, the site is ideally located to provide secondary education within a convenient and highly sustainable location in the town.

**Figure 1: Site Location**



Google Aerial Image of Whitmore High School (site highlighted in blue)

## Planning History

- 3.7 A search of the Vale of Glamorgan's online planning records has highlighted all previous planning applications of the current site of Whitmore High School.
- 3.8 A summary of the planning history of the site can be found in the table below:

Reference	Description	Decision
2018/00614/RG3	<i>External Temporary Changing Room</i>	Approved 01/08/2018
2016/00280/ADV	<i>One double advertising unit fully integrated into bus shelter</i>	Approved 15/04/2016
2014/00584/RG3	<i>Demolition of existing two storey art block and replacement with single storey modular building</i>	Approved 04/07/2014
2009/00925/RG3	<i>Retrospective application for installation of cycle shelter for storage of 100 bicycles within school grounds</i>	Approved 09/10/2009



Reference	Description	Decision
2001/01137/FUL	<i>Extension to existing gymnasium to accommodate fitness training equipment</i>	Approved 02/11/2001
1999/00773/REG3	<i>Demolition of 2 no. pavilions, formation of new access, erection of new three storey teaching block, kitchen/ dining hall and creation of temporary contractors access</i>	Approved 03/09/1999
1999/00564/REG3	<i>Four court sports hall with ancillary changing and storage facilities.</i>	Approved 29/07/1999

# CHAPTER 4.0

## PROPOSED DEVELOPMENT



## 4.0 Proposed Development

4.1 The description of the development proposed within this application is as follows:

*‘Construction of a replacement secondary school building at the site of the existing Whitmore High School and the demolition of the existing secondary school building upon completion.’*

4.2 The school is proposed to be built according to the following four phases:

- **Phase 1:** Creation of an all-weather pitch and games court maximises pitch availability when other pitches are unusable during construction;
- **Phase 2:** Construction of the new buildings, car parking and drop off areas;
- **Phase 3:** Once the new buildings and car park are operational, the existing ones can be demolished;
- **Phase 4:** Once the new buildings are handed over, and the old ones demolished, the remaining site can be landscaped to provide grass pitches and informal areas;
- **Phase 5:** Construction of the Caretaker’s House (subject of a separate application).

4.3 The existing school was constructed in 1966 and is beyond economical repair. The application seeks to replace the existing building through the construction of a new build school. The existing school will be demolished after the new school is completed.

4.4 The proposed development will cater for mixed sex pupils between the ages of 11 – 18. The proposal will cater for 1,100 places, of which 200 are sixth form. The proposal supports the Vale of Glamorgan Council’s commitment to establishing mixed sex education in Barry as well as establishing modern, high quality learning environments that meet the school’s aspirations.

### Layout

4.5 The school campus will comprise the following areas as shown on Page 28 of the accompanying Design and Access Statement (26W006-ATK-X-XX-RP-A-X-2000):

- Two and three storey secondary school building;
- Facilities for the sixth form pupils; and
- An all-weather pitch and games court that will be considered for community use.

### Access and Parking

4.6 The existing site access comprises separate entrance-only and exit-only junctions with the A4226, which are connected via an internal road approximately 180m in length; the existing coach drop-off takes place along the western entry road. The access strategy for the new school is proposed to remain the same as the existing arrangements with some internal modifications for bus parking and circulation.



- 4.7 As part of the Whitmore High School site masterplan, it is proposed to develop school bus drop-off facilities for both Whitmore and YGBM – albeit in separate areas. This will benefit the wider highway network by removing large PSV movements from the shared hospital and YGBM access. The additional 14 buses for YGBM (of which two already access WHS in the existing situation) will arrive using the same vehicular access and continue to a proposed bus drop-off/pick-up location, situated immediately southwest of the car park.
- 4.8 The masterplan includes a safe and convenient network of footways into and within the school grounds. Pedestrian access will be via the existing main pedestrian off the A4226.
- 4.9 Parking will continue to be provided in the same location to the south of the proposed main school building, with 92 total spaces recommended for the development, based on the Vale of Glamorgan Parking Standards 2016 (adopted as SPG). The parking area will be designated as appropriate to accommodate the new parking requirements.
- 4.10 The proposed scheme provides 116 standard car parking bays (including 2 electrical vehicle charging points), 6 disabled car parking bays and space for 6 motorcycles. This meets both the Vale of Glamorgan Supplementary Planning Guidance – Car Parking Standards 2015 and the BREEAM (2014) Guidance. The proposed scheme has 65 secure cycle parking spaces which meets the Vale of Glamorgan Supplementary Planning Guidance requirements.

## **Scale**

- 4.11 The new replacement school is to be a mixture of two and three storeys in height.
- 4.12 The GIA of the new school building is 10,868sqm<sup>2</sup> with a GEA of 13,203 sqm.

## **Appearance**

- 4.13 The proposed external appearance of the new school is fully illustrated and discussed in greater detail within the submitted plans package and accompanying Design and Access Statement. In summary, it is anticipated that the materials for the exterior of the school building will feature render, aluminium curtain walling panels and trims, aluminium curtain wall and facing brick – colour tbc.

## **Landscaping**

- 4.14 In terms of landscaping, many of the features in the proposed scheme are multi-functional providing an opportunity for the creation of wildlife corridors, improving amenity values and creating engaging and social spaces for students.
- 4.15 Bio-retention gardens at the front entrance and building courtyard, capture surface water and improve amenity and bio-diversity through the use of plants that are able to withstand extremes of both wet and dry conditions.

- 4.16 Swales have been used to create a green corridor of wild-flower and ornamental planting which enhances the visual appeal of the playground spaces. The detention basin at the end of the SUDS train is a large organic land form, that has adjacent informal earth mounds (that uses excess site cut) creating an engaging 3D landscape enhancing the visual and play appeal of the soft landscape areas.

## **Construction**

- 4.17 The location of the existing school is a constraint in terms of constructing the new school. The existing school will be in operation for the duration of the construction phase. As such, the new school will be constructed alongside the existing school building and once complete, pupils will decant into the new accommodation. The existing building will then be demolished and the remaining site landscaped.
- 4.18 Managing the construction effects will form part of a Construction Traffic Management (CTMP). The management measures will be intended to protect the environment, amenity and safety of local residents, businesses, the general public and the surroundings in the vicinity of the proposed development.

## **Caretakers House**

- 4.19 The Caretakers House, permission for which is sought through a separate planning application, is an important element of the scheme and should be read in conjunction with this planning application. The house itself will be located adjoining the access to the site and has been designed to reflect the materiality of the school – ensuring a consistent approach to the buildings on site. Its location adjoining the access provides additional security and surveillance to the scheme.

# CHAPTER 5.0 PLANNING POLICY





## 5.0 Planning Policy

- 5.1 Section 38 of the Planning and Compulsory Purchase Act 2004 requires that in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.2 The Development Plan for the area comprises the Vale of Glamorgan Adopted Local Development Plan 2011-2026, which was formally adopted by the Council on 28 June 2017.

### National Policy

#### Planning Policy Wales (Edition 10) 2018

- 5.3 National Planning Policy is contained within the 10<sup>th</sup> edition of Planning Policy Wales (PPW), published by the Welsh Government in December 2018. PPW is supported by 20 topic-based Technical Advice Notes (TANs), which are also relevant.
- 5.4 PPW is the Welsh Government's principal planning policy document, with the primary objective of ensuring that 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 Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation.
- 5.5 PPW and the National Development Framework (NDF) set out how the planning system at a national, regional and local level can assist in delivering these requirements through Strategic Development Plans (SDPs) and Local Development Plan (LDPs).

#### Well-being & Future Generations (Wales) Act 2015

- 5.6 The Well-Being and Future Generations (Wales) Act (WBFG) 2015 requires bodies in Wales to think about the long-term impact of their decisions, to work better with people, communities and each other, and to prevent persistent problems such as poverty, health inequalities and climate change.
- 5.7 To ensure we all works towards the same purpose, the Act puts in place seven well-being goals which public bodies are required to work towards achieving. The Act is a material consideration in planning terms and therefore its goals are considered relevant to this proposal. These are as follows:
- A prosperous Wales;
  - A resilient Wales;
  - A healthier Wales;
  - A more equal Wales;
  - A Wales of cohesive communities;
  - A Wales of vibrant culture and Welsh Language;
  - A globally responsible Wales.

## Technical Advice Notes

5.8 Planning Policy Wales is supplemented by a series of 21 topic based Technical Advice Notes (TANs) which provide practical guidance relating to various forms of development and the role of the planning system in dealing with the determination of planning applications. The following TANs are considered relevant to this application:

- TAN 11 – Noise (1997);
- TAN 12 – Design (2016);
- TAN 16 – Sport, Recreation & Open Space (2009);
- TAN 18 – Transport (2007).

## The Vale of Glamorgan Development Plan 2011 - 2026

5.9 The statutory development plan for the purpose of Section 38 (6) of the Planning and Compulsory Purchase Act 2004 is the Vale of Glamorgan Local Development Plan (LDP) which was adopted June 2017.

5.10 The Proposals Map identifies the school as being within the development limits of Barry, however does not designate the land for any particular use.

5.11 It is considered that the proposed development will assist in achieving the objectives set out within the LDP Strategy. These include the following:

- **Objective 1** – To sustain and further the development of sustainable communities within the Vale of Glamorgan, providing opportunities for living, learning, working and socialising for all;
- **Objective 2** – To ensure that development within the Vale of Glamorgan makes a positive contribution towards reducing the impact of and mitigating the adverse effects of climate change;
- **Objective 3** – To reduce the need for Vale of Glamorgan residents to travel to meet their daily needs and enabling them greater access to sustainable forms of transport;
- **Objective 5** – To maintain, enhance and promote community facilities and services in the Vale of Glamorgan;
- **Objective 10** – To ensure that development within the Vale of Glamorgan uses land effectively and efficiently and to promote the sustainable use and management of natural resources.

5.12 The following Local Development Plan policies contained within the LDP are considered to be of relevance to this application. All planning applications will be assessed against the Local Plan policies, which include a broad range of planning related matters.

- Policy SP1 – Delivering The Strategy;
- Policy SP10 – Built and Natural Environment;
- Policy MG6 – Provision of Educational Facilities;

- Policy MG7 – Provision of Community Facilities;
- Policy MD2 – Design of New Development
- Policy MD5 – Development within Settlement Boundaries.

## **Supplementary Planning Guidance**

5.13 In addition to the adopted Local Development Plan (LDP), the Council has approved Supplementary Planning Guidance (SPG). The following SPG's are of relevance:

- Amenity Standards
- Parking Standards (Interactive Parking Standards Zones Map)



# CHAPTER 6.0

## PLANNING ASSESSMENT



## 6.0 Planning Assessment

6.1 This section identifies the main issues relevant to the determination of the application and assesses the scheme against the relevant planning policy framework. These matters are considered to be as follows:

- The principle of development;
- The design of the development in relation to its location;
- The acceptability of the development in terms of highway capacity and safety;
- The acceptability of the development in terms of biodiversity and protected species; and
- Other specific considerations covering.

### The Principle of Development

- 6.2 The current school building occupying the site is generally not of a standard for 21st century teaching and learning. The buildings are currently in a poor condition and this proposal seeks to address this through significant financial investment by the Vale of Glamorgan Council in partnership with the Welsh Government's 21st Century Schools Investment programme.
- 6.3 The site is located within the settlement limits of Barry and, therefore, accords with Policy MD5 of the adopted development plan. The site is also located in a highly sustainable location close to residential properties. There are several bus stops located within 150m of the site along Port Road West which provide access to local services.
- 6.4 The proposal also constitutes the redevelopment of previously developed land and will deliver significant social and educational benefits. As such, the site fully accords with the objective of delivering sustainable development contained within PPW Edition 10 and the LDP.
- 6.5 The inclusion of an all-weather pitch and games court as part of the proposed development is supported by Policy MG7 – Provision of Community Facilities which acknowledges that: *"Proposals which provide new or enhanced multi use community facilities, including.... leisure facilities and other community services in accessible locations will be favoured."*
- 6.6 In summary, we contend that the principle of development is not in question.

### Design of the Development in Relation to its Location

- 6.7 The proposed new school will be built to the South of the site, on the existing playing fields. This location was agreed following an extensive options scoping exercise and will allow the existing school to function normally while the new school is being built. Once constructed, the new building will be occupied, and the existing school will be demolished and redeveloped into sports facilities.
- 6.8 The design for the new school aligns with the educational vision of the Vale of Glamorgan's 21<sup>st</sup> Century Schools. As above, VoG carried out a briefing exercise and concept design which resulted in a preferred option for the site. This design exercise resulted in the following:

- A well thought-out site masterplan which addressed the welcome and entrance to the site;
- A design which optimised the sports provision for the site;
- Car park accessed directly off the existing road, keeping vehicles segregated away from pedestrians; and
- A good orientation of the building on the site, optimising microclimate and prevailing wind.

6.9 These principles have been carried forward to shape the scheme hereby submitted.

### **Impact on Highways, Access and Transport**

6.10 The application is accompanied by a Transport Statement prepared by AECOM.

6.11 A detailed review of the existing highway network and baseline situation has been carried out. The site benefits from existing provision for pedestrians and cyclists in the locality, including footways on both sides of the majority of roads surrounding the site. Residential areas and a range of local facilities are located within walking and cycling distance of the site. Frequent weekday bus services to numerous residential areas and key destinations within Barry are accessible from bus stops within the Institute Highway Transport's suggested 'acceptable' walking distance. Rail services are available from numerous railway stations in Barry, the nearest being Barry. This provides accesses to high/reasonable frequency services to/from Cardiff Central and Bridgend.

6.12 The school is accessed off the A4226, where there are currently no observed issues of congestion pertaining to this access arrangement. As part of the wider Barry Secondary Learning Community proposals, it is proposed that the bus drop off area for YGBM will be located on the Whitmore site (albeit not forming part of this application site). This is being progressed in anticipation that the YGBM proposals will follow a similar application timeline and be of benefit to the wider highway network by removing large PSV movements from the shared hospital and YGBM access. The additional 14 buses for YGBM (of which two already access Whitmore High School in the existing situation) will arrive using the same vehicular access and continue to a proposed bus drop-off/pick-up location, either at the front of the Whitmore building, or to the YGBM drop-off situated immediately southwest of the car park.

6.13 The masterplan includes a safe and convenient network of footways into and within the school grounds. Pedestrian access will be via the existing main pedestrian access off the A4226. Parking will continue to be provided in the same location to the south of the proposed main school building, with 92 total spaces recommended for the development, based on the Vale of Glamorgan Parking Standards 2015 (adopted as SPG). The parking area will be designed as appropriate to accommodate the new parking requirements.

6.14 The development proposals align with existing and emerging planning and transport policy at both a national and local level. The proposals will facilitate sustainable travel through a number of



measures including the implementation of a Sustainable Travel Plan, which will be secured through a planning condition.

- 6.15 It can be concluded that there are no transport reasons why the proposed developed should not be granted planning permission.

## **Biodiversity and Protected Species**

- 6.16 The application is accompanied by a Preliminary Ecology Survey. A desk study and site walkover was undertaken in May 2018. This work has informed the PEA and any additional surveys required – particularly in respect of the demolition of the existing buildings on the site.
- 6.17 The findings from the Preliminary Ecology Survey outlines the various designates sites in the area. The survey continues to identify the potential for breeding birds, bats, and hedgehogs on the site. It also indicates the potential for dormouse, but they are unlikely to be present. In terms of habitats, the site includes ‘parkland and scattered trees’, ‘amenity grassland’ and ‘hedgerows intact species poor’.
- 6.18 In terms of potential impacts, it is not envisaged that the scheme would result in any impacts on nationally designated sites, locally designated sites, nor are there any areas that would potentially meet the criteria of a SINCC.
- 6.19 In terms of the impact on habitats, some loss will occur, however the impacts are considered to be negligible at a local level.
- 6.20 In terms of priority species, as a result of the likely impacts, and to establish the required mitigation, additional surveys were recommended for bats.
- 6.21 Bat surveys for the site was were undertaken between June and September 2018. The surveys found that a modest amount of bat activity was recorded. The surveys indicate that the Site does not provide a significant foraging resource for the local population. Bat activity was recorded along the Site boundary features including, broadleaved planation woodland, rows of trees and hedgerows. The numbers and types of species recorded are considered typical for a Site located within the suburban fringe. Two further static detector bat activity surveys are scheduled to be completed in April and May 2019.
- 6.22 In light of the findings from the surveys, AECOM provided recommendations for mitigation and enhancing the site bat activity. These enhancements included:
- Improving Grassland Diversity;
  - Creation of a Sensory Garden;
  - Recommendations in relation to external lighting;
  - The felling of larger trees should be avoided to main the canopy connection for bats;
  - Green corridors to be enhanced and created to provide habitat for wildlife and connectivity across the Site and within the surrounding area.

- 6.23 The PEA sets out a number of measures to mitigate the impact of the development on other habitats and priority species. On the basis that these recommendations have been taken on-board in the design of the scheme it is concluded that any impact on the site's biodiversity can be mitigated and is acceptable in line with local and national policies.

## **Other Considerations**

- 6.24 The application is accompanied by a full suite of documents which assess the accessibility of the proposed development against several key factors.
- 6.25 In summary, these documents find that there are no adverse impacts which would outweigh the significant benefits accruing from the redevelopment of Whitmore High School. The key findings are summarised below:

## **Energy Use**

- 6.26 A technical note prepared by Atkins is submitted with the application setting out the outlines the approach being taken to incorporate an energy strategy which is being developed alongside consideration of the function and form of the building through the Architectural proposals, whilst considering any supplementary planning documents or core strategies.
- 6.27 This confirms that the building seeks to achieve a minimum BREEAM rating of 'Excellent' in accordance with the Welsh Government requirements.
- 6.28 The development will achieve this rating, in energy terms, through a mixture of passive design and low or zero carbon technologies. Both measures would result in a notable, and in the case of passive design, a 'significant' reduction in emissions.
- 6.29 Whilst there are no local or national planning policies requiring such measures, it is a clear benefit of the scheme that a more energy efficient building will be constructed that that which is currently on the site.

## **Noise**

- 6.30 The accompanying noise assessment prepared by AECOM has been prepared to assess the external noise emissions from fixed plant and building services associated with the proposed Whitmore High School development.
- 6.31 The nearest noise sensitive receptors have been identified as residential properties along Liscum Way and Stirling Road, Barry Hospital and Bro Morgannwg School.
- 6.32 A baseline noise survey was carried out over two survey periods to measure noise levels representative of those that will be incident on the main building facades, and also background sound levels at nearby noise sensitive receptors. The first on Thursday 10th January 2019 between

11:00 and 15:00 and the second on Thursday 17th January between 14:00 and 15:00 on the following day.

- 6.33 The main noise sources were from vehicles along Port Road, with occasional noise from birds and infrequent light aircraft.
- 6.34 At this stage of the project, the type, quantity and location of fixed mechanical and electrical (M&E) plant associated with the Scheme has not yet been defined. Therefore, the report sets out day time maximum plant noise limits to be achieved at the identified receptors – see Table 4 on page 9 of the report. These will be discussed further with the Local Authority.
- 6.35 Once sufficient information is available a full noise impact assessment is to be carried out and this report revised accordingly, however, it is envisaged that with appropriate mitigation and positioning of any plant on the site, any impacts on amenity of neighbouring sensitive receptors can be minimised and are acceptable in planning policy terms.

### **Flood Risk and Drainage**

- 6.36 Given the location of the site and its topography, as outlined in the Flood Consequences Assessment for the site prepared by AECOM, there is negligible risk to the site from a fluvial or tidal source given the distance from the site of the features that could result in such flooding.
- 6.37 The majority of the site is not considered to be at risk from surface water flooding. There is an area of high/low flood risk near the southeast corner of the adjoining Ysgol Bro Morgannwg site, which appears to resemble a localised low point. There is also an area of low risk located in the same area as the superficial deposits of clay, silt, sand and gravel. There are other smaller areas of low risk nearby the two schools within the site boundary, the majority of which resemble ponding against buildings footprints.
- 6.38 Overall, therefore, the site is considered to be at low risk of flooding and with appropriate surface water management any risk can be suitably managed – in particular through the use of sustainable urban drainage system which is outlined in the accompanying Drainage Statement.
- 6.39 In terms of foul water, no increase in the flows into the system from the new development as compared to the current position is expected. Accordingly, given no material increase in flows and that the existing connection points into the system are being retained, the proposed development can be acceptably accommodated within the existing system.

### **Trees**

- 6.40 An Arboricultural Assessment is accompanying this application which assesses the quality and constraints of the trees at Whitmore High School. The findings of the survey have been used to inform future design proposals, to preserve and minimise damage to the important trees on or adjacent to this site. The report identifies the quality of the trees on or adjacent to this site as



categorised by the *British Standard 5837:2012, Trees in relation to design, demolition and construction - Recommendations*.

- 6.41 The report identifies that there are no Category A trees (most desirable for retention) within the site, with 12 category B and 21 category C specimens.
- 6.42 In conclusion, the Assessment confirms that the site has potential to accommodate the proposed development without resulting in harm to the trees within the site.

# CHAPTER 7.0

## SUMMARY AND CONCLUSIONS



## 7.0 Summary and Conclusions

- 7.1 As demonstrated through this Planning Statement, the application proposals accord with relevant national and local plan policies meaning they should be supported.
- 7.2 The current school building occupying the site is generally not of a standard for 21st century teaching and learning. The proposal supports the Vale of Glamorgan Council's commitment to establishing mixed sex education in Barry, as well as establishing modern, high quality learning environments that meet the school's aspirations. This is enabled through significant financial investment by the Vale of Glamorgan Council in partnership with the Welsh Government's 21st Century Schools Investment programme. The new school building will offer a high-quality learning environment.
- 7.3 Section 6 of this statement and the supporting technical reports demonstrate the following:
- National and local policy support the improvement of existing schools;
  - The design of the scheme takes into consideration site constraints and opportunities and delivers a well-designed proposal;
  - The layout and design of the school does not raise any amenity concerns;
  - There are no severe residual impacts from the development in terms of highways, access or traffic; and
  - The proposed development has been found to be acceptable in terms of all other site-specific considerations namely; ground conditions, flood risk, drainage, noise and impact on trees and ecology.
- 7.4 On this basis, it is considered that the proposed development accords with relevant national and local planning policy, guidance and material planning considerations. As such, there is no planning justification for permission not to be granted.





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