



PLANNING

PLANNING STATEMENT

THE VALE OF GLAMORGAN COUNCIL

PENCOEDTRE HIGH SCHOOL, BARRY

PLANNING STATEMENT

On behalf of: The Vale of Glamorgan Council

In respect of: Pencoedtre High School, Barry

Date: August 2019

Reference: R0001

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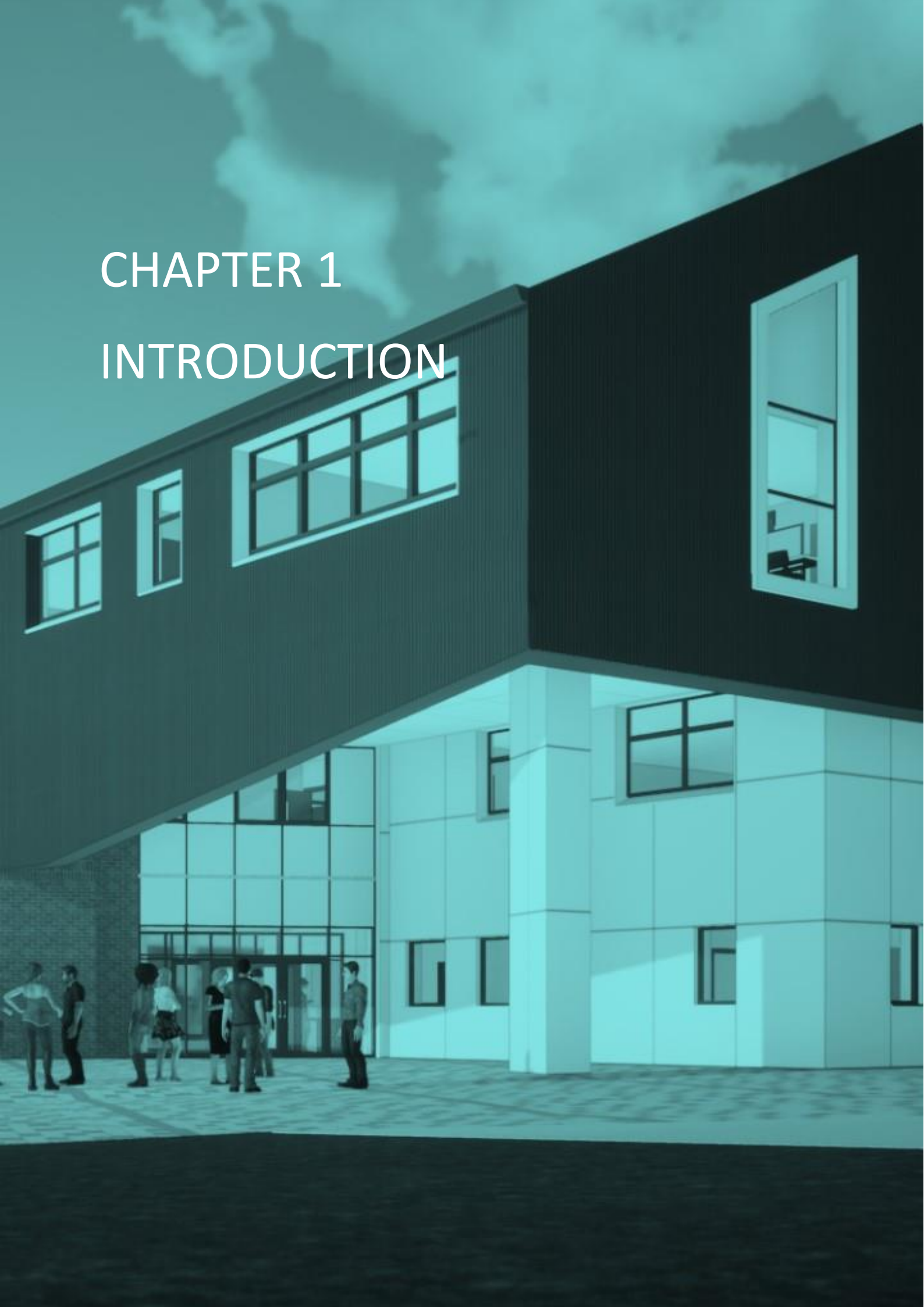
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CHAPTER 1

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 Pencoedtre 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

BACKGROUND



2.0 Background

The Vale of Glamorgan – 21st 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.
- 2.9 Planning permission was granted in June 2019 for the part refurbishment and extension of Ysgol Gymraeg Bro Morgannwg. Planning permission was subsequently granted in July 2019 for the demolition of the existing Whitmore High School and the erection of a replacement.

CHAPTER 3

THE APPLICATION SITE



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 Pencoedtre High School which was formerly Bryn Hafren Comprehensive School, an all-girls school, and associated playing fields and sports pitches. The current school has 846 pupils enrolled but has a permitted capacity of 1,331 pupils. The existing staff total 78, with 53 being teaching staff and 25 being non-teaching staff.
- 3.4 The application site is in close proximity to both Whitmore High School and Ysgol Gymraeg Bro Morgannwg, both of which have recently received planning approval for redevelopment and refurbishment/extension proposals. The site 'fronts' Port Road and is accessed via Merthyr Dyfran Road.
- 3.5 The immediate area comprises a mix of residential, leisure and healthcare uses.
- 3.6 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.
- 3.7 The site is ideally located to provide secondary education within a convenient and highly sustainable location in the town.
- 3.8 The site itself is irregular in shape, but the main site is largely 'L' shaped. The existing school building is located centrally within the site off the main access. Playing fields currently occupy the northern and eastern areas of the site where the ground is largely level. To the south of the school building is open amenity grassland which slopes from north east to south west.
- 3.9 The site is crossed in several places by buried services. Further detail of the type and location, and how this has influenced the siting of the proposed development is provided in the accompanying Design & Access Statement.
- 3.10 The existing building is largely rectangular in shape and two storeys in height and has a flat roof. The elevations are mainly glazed.

Figure 1: Site Location



Planning History

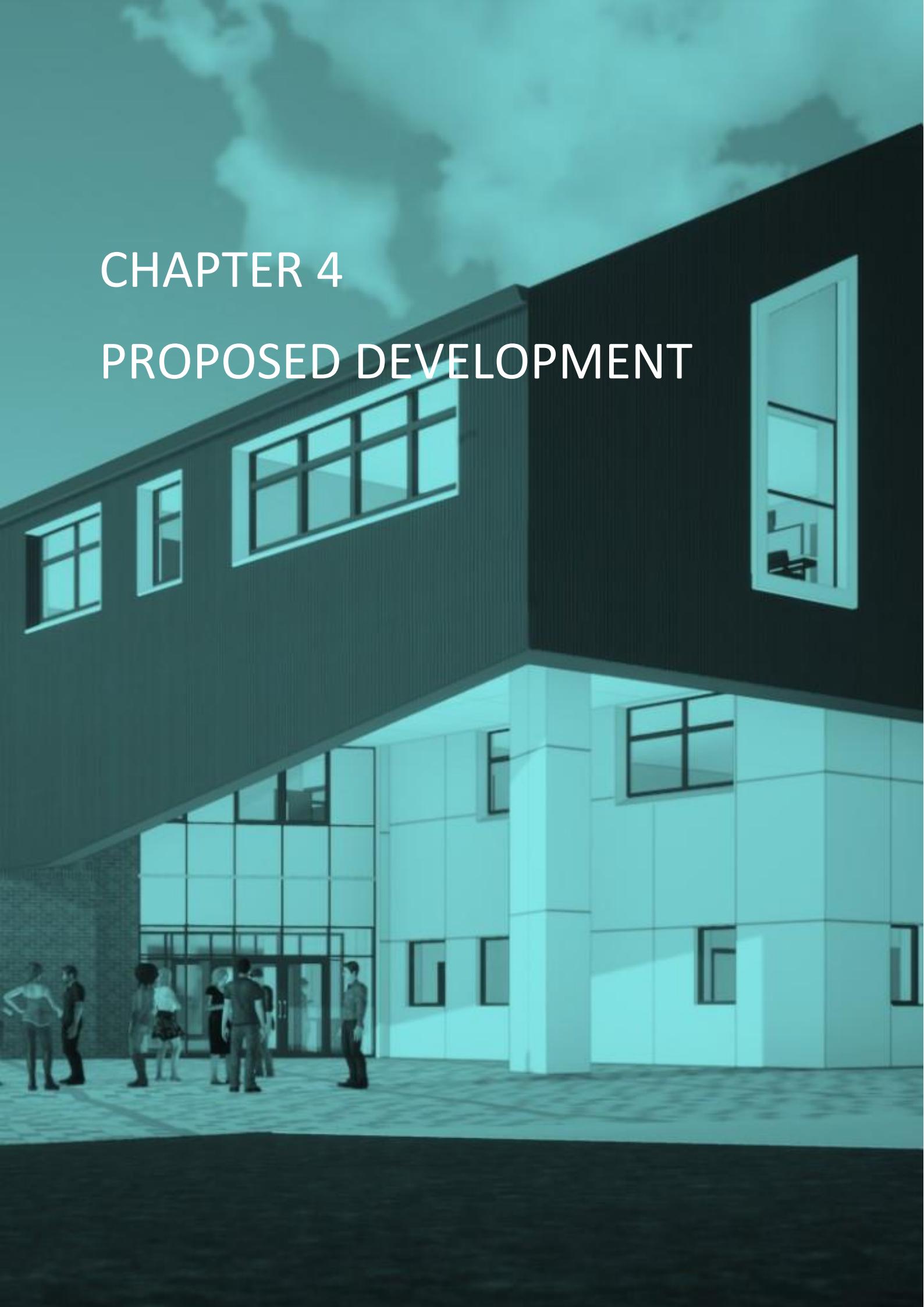
- 3.11 A search of the Vale of Glamorgan's online planning records has highlighted all previous planning applications of the current site of Pencoedtre High School
- 3.12 A summary of the planning history of the site can be found in the table below:

Reference	Description	Decision
2010/00829/RG3	<i>New entrance to main school building Amendment to application 2009/00798/RG3</i>	Approved 1 Oct 2010
2009/00638/RG3	<i>Provision of floodlights in association with upgrade to existing regrade sports pitch, i.e. lay artificial carpet and replace fencing to same height (3m)</i>	Approved 31 July 2009
2009/00798/RG3	<i>New entrance to main school building</i>	Approved 18 Sep 2009
2003/01105/REG3	<i>Permanent siting of 2 no. double demountable classrooms, each with cloak and stores. Both units are single</i>	Approved 23 Oct 2003

Reference	Description	Decision
	<i>storeyed and are to be located behind the staff car park</i>	
2000/01040/REG3	<i>Temporary siting of 2 no. double demountable classrooms</i>	Approved 3 Nov 2000
1999/00564/REG3	<i>New Car park</i>	Approved 29 Jul 1999
1994/00999/OBS	<i>Demountable classroom unit</i>	Approved 4 Nov 1994

CHAPTER 4

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 Pencoedtre High School and the demolition of the existing secondary school building upon completion.’

4.2 The replacement school will first be constructed prior to the existing school being demolished.

4.3 The existing school was constructed in 1971 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 new school is expected to open in 2021, with up to 1,100 pupils enrolled, of which up to 200 will be sixth form students.

4.5 Pupil numbers are expected to steadily increase until full capacity is reached in 2026, at which point the school will enrol up to 1,250 pupils, of which up to 200 will be sixth form students.

4.6 The number of staff is expected to increase in accordance with pupils to 150, with 105 being teaching staff and 45 being non-teaching staff. 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

4.7 The school campus will comprise the following areas as shown on Page 41 of the accompanying Design and Access Statement:

- Three storey secondary school building around a ‘heart space’ of dining hall, main hall and courtyard
- Facilities for the sixth form pupils; and
- An all-weather pitch and games courts

Access and Parking

4.8 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. As such, all traffic will enter and exit the school via Merthyr Dyfan Road.

4.9 As part of the proposals, there will be improvements to parent and school bus drop off areas.

4.10 The masterplan includes a safe and convenient network of footways into and within the school grounds. Pedestrian access will be via the existing main school entrance at Merthyr Dyfan Road.

- 4.11 Parking will be located where the current school is currently situated, sitting north of the new school building and to the south of the sports pitches. The parking area will be designated as appropriate to accommodate the new parking requirements.
- 4.12 The proposed scheme provides 139 standard car parking bays (including 2 electrical vehicle charging points), 8 disabled car parking bays and space for 9 motorcycles. This meets both the Vale of Glamorgan Supplementary Planning Guidance – Car Parking Standards 2015 and the BREEAM (2014) Guidance. The proposed scheme has 76 secure cycle parking spaces which meets the Vale of Glamorgan Supplementary Planning Guidance requirements.

Scale

- 4.13 The new replacement school is to be three storeys in height.
- 4.14 The GIA of the new school building is 12,031 sq.m.
- 4.15 A more detailed overview of the scale of development proposed is included in the Design and Access Statement which accompanies the planning application.

Appearance

- 4.16 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, cladding and facing brick – colour tbc.

Landscaping

- 4.17 The soft landscape strategy creates a framework to connect the school with the external context of the site and to create a cohesive landscape character within the site. Existing trees will be retained where possible to integrate the new buildings within their environment and maintain established vegetation for screening and wildlife. Native planting will be an integral part of the proposals with the potential for habitat areas to offer areas of woodland plantation, swathes of wildflower meadow and an orchard. Around the school buildings the proposed planting will become more formal in design, with species selection tailored to each space, the intended user and the desired aesthetic.
- 4.18 Planting will provide seasonal and sensory diversity with chosen species providing visual interest, through form, colour, texture and movement. Tree and shrub planting could provide shelter from the weather and create a sense of enclosure. Planting areas will be used to subdivide areas of surfacing and tree planting may be sited in planting beds to enable access to adequate air and water and reduce reliance on artificial irrigation. Existing trees will be supplemented, and new planting species will be selected to diversify existing species on-site and encourage wildlife such as birds, bees and other insects. Habitat areas could include specific features for wildlife such as bird

nesting boxes, insect hotels and log piles to further encourage wildlife, increase biodiversity and offer the opportunity for study.

- 4.19 Proposed tree planting will be used to provide varying degrees of formality and informality within the site and be used to offset the height of the new buildings and filter views of the boundary and sports fencing. Key pedestrian routes will be highlighted by boulevard planting and the central courtyard will have a more urban character with feature planting. Hedge planting will be used where possible to soften fencing, direct pedestrian flow and screen views.
- 4.20 The soft landscape for the school will provide opportunities for play, exploration and study, increase the biodiversity of the site and provide:
- i) Areas for congregation for assembly/ teaching/ outdoor performance
 - ii) Areas in which to socialise
 - iii) Places for relaxation and calm with seating and shelter from the elements
 - iv) Areas of tree and shrub planting for shelter, seasonal interest and biodiversity
 - v) Picnic tables and seats for learning outdoors
 - vi) Habitat areas using natural materials such as logs, boulders and landform
 - vii) Wildflower meadow planting to reduce maintenance and encourage wildlife
 - viii) Raised beds for growing plants by students
 - ix) A safe, accessible and stimulating environment with fencing where appropriate; and
 - x) A high-quality attention to design and materials choice.

Construction

- 4.21 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.
- 4.22 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.

CHAPTER 5

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 10th 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.

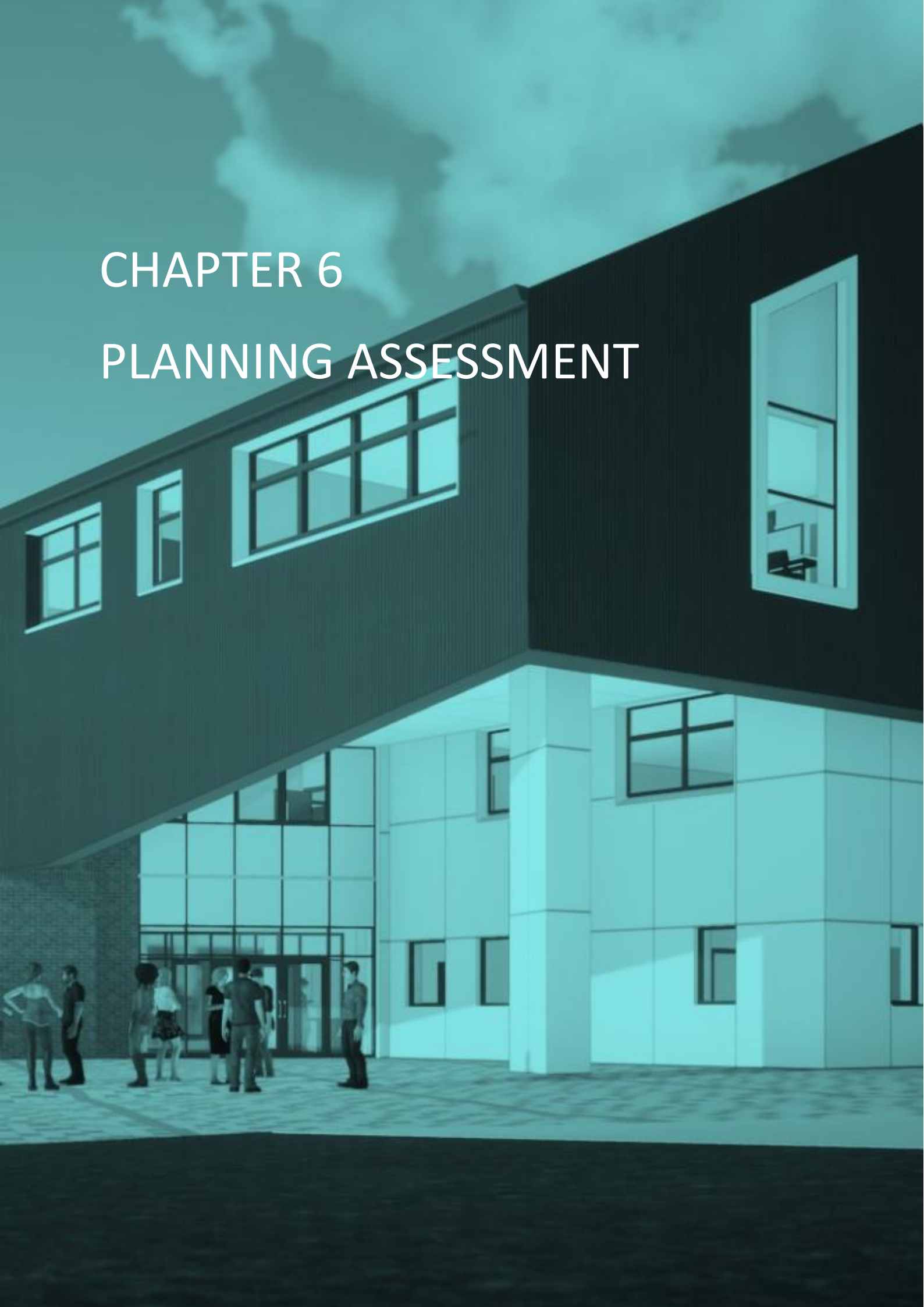
Supplementary Planning Guidance

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

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 existing school building. 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 21st 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 The proposed development will not result in an increase in the number of pupils beyond the permitted capacity (1,331 pupils). There will be an increase in staffing level to support the increase in pupil population from what is currently on roll.

6.12 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.

6.13 Frequent weekday bus services to numerous residential areas and key destinations within Barry are accessible from bus stops within the IHT's suggested 'acceptable' walking distance. Rail services are available from numerous railway stations in Barry, the nearest being Codoxton. This provides accesses to high/reasonable frequency services to/from Cardiff Central and Bridgend.

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 Travel Plan, which forms part of the planning application submission.

6.15 The accompanying Transport Assessment confirms that an assessment has been undertaken of the impact of the proposed development in terms of the changes in traffic. This has identified that, in 2021, the proposed development will result in increases in traffic movements. However, these increases should be viewed in the context of the proposed number of pupils (1,100 pupils in 2021; 1,250 pupils in 2026) is well within what is consented to be on the site (1,331 pupils). These forecasts are also considered to represent a 'worst-case' in that they do not take account of the implementation of Travel Plan measures, which will have begun five years prior, on opening of the proposed development in 2021.

6.16 The Transport Assessment has been carried out in combination with other school proposals in the immediate local area. Overall, there will be a net reduction in pupil population when compared with the current maximum enrolments. Therefore, there is a corresponding reduction in traffic

across the local network linked to the wider schools' proposals for less pupils than that which is consented.

- 6.17 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.
- 6.18 It can be concluded that there are no transport reasons why the proposed developed should not be granted planning permission.

Biodiversity and Protected Species

- 6.19 The application is supported by a Preliminary Ecology Survey and accompanying bat surveys. 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.
- 6.20 The pre-development habitats at the Site are dominated by amenity grassland, hardstanding and buildings, with areas of semi-improved grassland, poor semi-improved grassland, ephemeral short perennial, broadleaved plantation woodland, broadleaved semi-natural woodland, intact species-poor hedgerows, defunct species poor hedgerows, hedgerows with trees, dense scrub, rows of trees standalone trees and fence.
- 6.21 The Preliminary Ecology Survey sets out the ecological constraints and potential impacts at the site. It sets out the surveys undertaken and concludes that no further survey work is necessary.
- 6.22 The Survey confirms that the pre-development habitats at the Site are dominated by amenity grassland, hardstanding and buildings, with areas of semi-improved grassland, poor semi-improved grassland, ephemeral short perennial, broadleaved plantation woodland, broadleaved semi-natural woodland, intact species-poor hedgerows, defunct species poor hedgerows, hedgerows with trees, dense scrub, rows of trees standalone trees and fences.
- 6.23 Within the Site boundary there is potential for common generalist invertebrates, breeding birds, foraging and commuting bats, and hedgehog. As part of the proposals, broadleaved seminatural woodland, ephemeral short perennial and buildings will be completely removed. Broadleaved plantation woodland, standalone trees, semi-improved grassland and amenity grassland will be partially retained. Rows of trees, dense scrub, poor semi-improved grassland, introduced shrub and all hedgerows will be retained.
- 6.24 The Survey concludes that without mitigation there is potential for habitat loss, injury and killing and disturbance (including external lighting disturbance) to affect Protected and Priority Species using the Site. As such, the Survey makes recommendations for mitigation to avoid and reduce impacts on retained habitats and Protected Species using the Site.

Other Considerations

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

Energy Use

- 6.27 An Energy Statement has been prepared by Hydrock. This 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.
- 6.28 The Statement shows that through dynamic simulation modelling that the implementation of passive design and energy efficiency measures, alongside the inclusion of approximately 450m² of PV array, satisfies the energy requirements for the development as a whole.

Noise

- 6.29 The accompanying noise assessment prepared by Hydrock has been prepared to assess the external noise emissions from fixed plant and building services associated with the proposed Pencoedtre High School development.
- 6.30 To establish the existing environmental noise levels on site, a noise survey was carried out on the 16th May 2018 by Mach Acoustics. Measurements were undertaken at two locations, one close to the A4050 and one a similar distance from the road to houses on Glenbridge Close.
- 6.31 The results of the noise surveys have also been used to set plant noise limits in line with guidance from BS 4142:2014 and the requirements of BREEAM Pol 05. Further assessment will be required when plant selections are made.
- 6.32 The site is affected by noise from the A4050. Nevertheless, it will be possible to meet the internal noise limits from Building Bulletin 93 (BB93) "Acoustics Design of Schools" with open windows in all accommodation.

Flood Risk and Drainage

- 6.33 A Flood Consequences Assessment has been prepared by AECOM. This has assessed flood sources to and from the Proposed Development in context of the existing and proposed development. The Proposed Development is classified as a highly vulnerable development located within DAM Zone A.

- 6.34 The following potential sources of flooding which could affect the Proposed Development have been considered and assessed as follows:
- i) The current risk from fluvial and tidal sources is considered to be low. The site is located within DAM Zone A;
 - ii) The risk of groundwater flooding is considered to be low;
 - iii) The risk of surface water flooding to the majority of the site is considered to be low, with the exception of localised areas against the building footprint (which is due to the presence of an impermeable building represented within the model). Any potential off site impacts will be addressed through a surface water drainage strategy which will be produced during the next stage of the development process once a more detailed Proposed Option is available;
 - iv) The risk of sewer flooding is considered to be low; and
 - v) The risk of flooding from other sources is considered to be low.
- 6.35 A Drainage Statement has also been prepared by Cambria. This confirms that the drainage system for the proposed Penceodtre School will have to be compliant with the Welsh Governments' Statutory standards for sustainable drainage systems – designing, construction, operating and maintaining Surface Water Drainage Systems.
- 6.36 The proposed SuDS drainage system will, wherever possible, seek to comply with all 6 standards set out in the mandatory legislation. The proposed SuDS drainage system will consider numerous SuDS techniques such as rainwater harvesting, filter strips, swales, filter trenches, permeable paving surfaces, bio retention areas, green roofs, detention basins, ponds, wetland areas, infiltration systems, attenuation storage tanks and proprietary treatment systems.
- 6.37 At the time of writing the intrusive site investigation works are ongoing, including infiltration testing. Additional infiltration testing will be carried out if initial testing results show infiltration techniques of drainage are suitable for the site.
- 6.38 At this time, it is anticipated that the surface water runoff will discharge at a restricted rate to the existing surface water outfall located to the south perimeter of the proposed site.
- 6.39 Adopted foul sewers, water mains and surface water drains cross the site, these existing services will be respected/diverted as appropriate. Consultation with Welsh Water has begun and is ongoing. The proposed foul flows generated from the new development will connect to the existing foul water system, Welsh Water have provided a planning response confirming foul flows from the proposed development can be accommodated in their public sewer.

Archaeology

- 6.40 A Historic Environment Desk Based Assessment has been undertaken by DAT Archaeological Services in support of the planning application. This considers the potential impact of the proposed

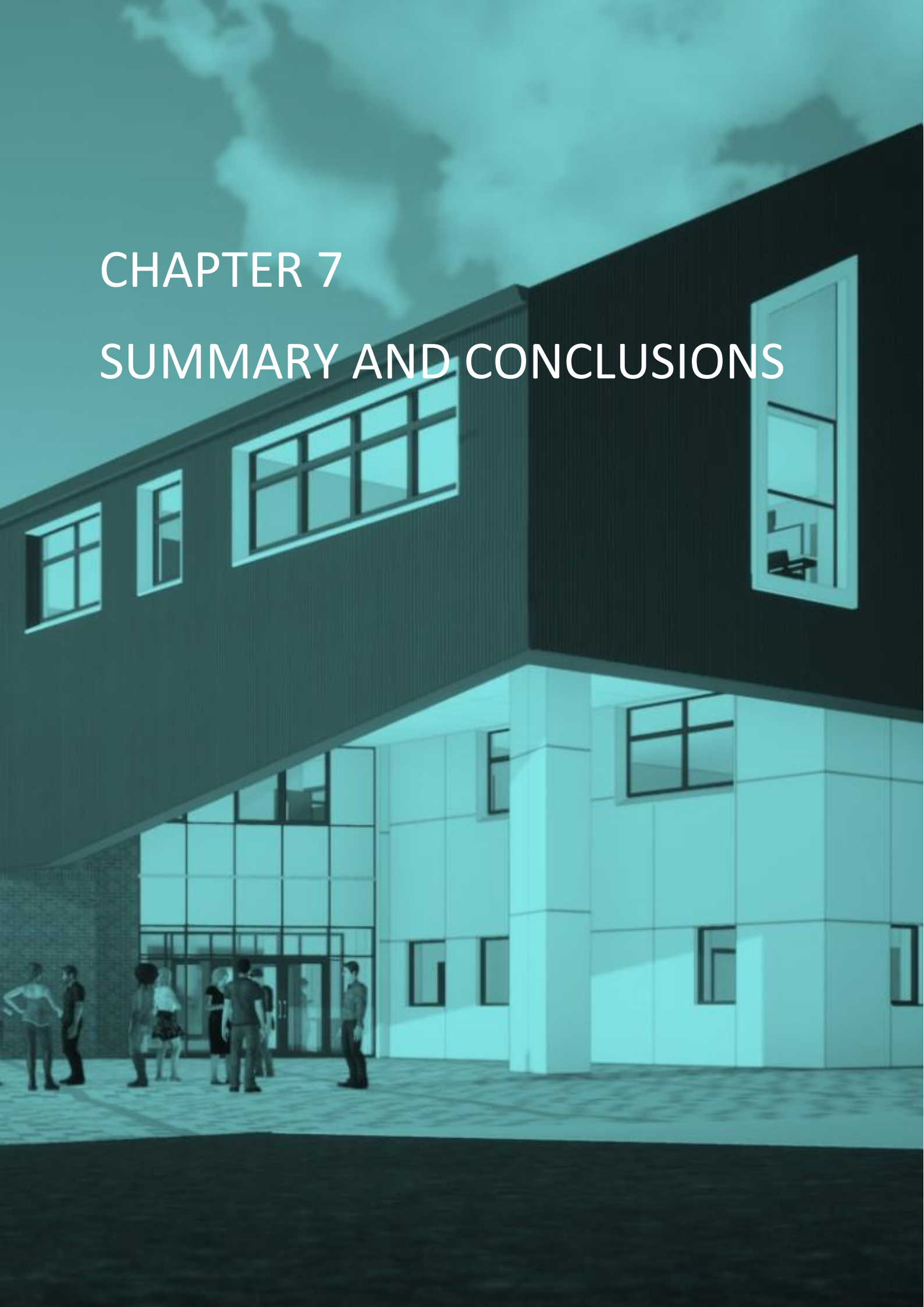
development on the historic environment. It concludes that two historic assets are possibly located within the development site, that of the post-medieval limekiln in the north-eastern part and the site of an Iron Age hillfort. The Assessment confirms that no remains of either site are visible, and any such remains may have been removed during levelling of the playing fields and school buildings. It is possible that remains survive in those areas of the site that were not subject to previous landscaping. Therefore, the Assessment recommends that mitigation measures are implemented.

Trees

- 6.41 An Arboricultural Assessment is accompanying this application which assesses the quality and constraints of the trees at the application site. The findings of the survey have been used to inform the 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*.
- 6.42 The report identifies that there is just one Category A trees (most desirable for retention) within the site, with 38 category B and 41 category C specimens.

CHAPTER 7

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 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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