

STRIDE TREGLOWN

**ST. DAVIDS CHURCH
IN WALES PRIMARY
SCHOOL, COLWINSTON**

PLANNING, DESIGN &
ACCESS STATEMENT

APRIL 2020



| | |
|--------------------------------------|--------------|
| PROJECT | |
| ST. DAVIDS CIW PRIMARY SCHOOL | |
| CLIENT | |
| VALE OF GLAMORGAN | |
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PROJECT CONTACT

JAMES PAGE
+44 (0)2920 435660
JamesPage@stridetreglown.com

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1.0

INTRODUCTION

1.01 Introduction

This Design and Access Statement has been prepared to support the Vale of Glamorgan Council's planning application for the development of improved education facilities for St. David's Church in Wales Primary School, Colwinston.

The purpose of this Design and Access Statement is to inform the reader of the background to this planning application and provide a clear description and justification of the design intent for the proposals. This report:

- Details the site and surroundings;
- Demonstrates the background to the proposed development;
- Identifies the relevant planning policy framework;
- Provides details of the design ethos, landscaping concept and access arrangements for the proposed development; and
- Addresses the impacts of the development proposals.

This report has been prepared in accordance with the requirements for Design and Access Statements in Wales, explaining the design concepts and principles in relation to access, character, community safety, environmental sustainability and movement.

1.02 Project Background

St David's Church in Wales Primary School is a voluntary aided school situated in the rural village of Colwinston in the Vale of Glamorgan, serving the communities of Colwinston, Llandow and Llysworney. Historically, a school has been in situ in Colwinston Village since the late 1800s. The present school building was established in 1970 to amalgamate the three smaller parish schools into one co-educational day school.

The school consists of a cluster of one-storey buildings, having been extended five times in the last 20 years. There are two separate demountable classroom blocks, one single and one double classroom, which are in poor condition. The main block houses the

hall, kitchen, toilets, four small classrooms, a small ICT/library suite, and staff accommodation.

The existing capacity of the school is for 140 pupils. Due to the increase in demand for the education provision a proposal was put forward to allow the increase capacity of the school from 140 places to 210 places from September 2021. This is to meet projected future demand as a result of existing and proposed housing developments in the area but the existing building provides a shortfall of available teaching space under BB99.

St David's has been included as part of the Council's 21st Century Schools Programme with £4.185m allocated to construct a new 1FE BB99 compliant school building on the existing site to accommodate the 210 (FT) pupils and an additional 48 (PT) nursery places. This would ensure the school is able to meet demand and would address the poor condition and suitability of the existing buildings.

A new school building would provide:

- A high quality IT rich learning environment for pupils meeting the educational curriculum needs of the 21st Century.
- Teaching spaces comply with the current BB99
- Unobstructed access between all internal areas for children and staff as the new school would be contained within a single building.
- Break out spaces for staff and pupils.
- Enhanced safeguarding and site security for pupils and staff.
- Improved outdoor sports facilities for both pupil and community use.
- Full access for the whole community with improved disabled access.

1.04 Client Brief

The proposal is to increase the capacity at the school to 210 primary pupils with an associated 24 place nursery, providing a fit for purpose, 21st century learning environment for pupils attending the school.



Above - St Davids CIW existing school buildings and external areas.

Building Bulletin 99 has been used as the basis for the design.

1.05 Proposed Development

The subject of this report is the development of a new two storey primary school, associated landscape and parking facilities to be located on the current site of St. David's Primary, south Wales.

The proposed building will have a floor area of 1,476m² (Gross Internal Area).

1.06 Community Consultation

To ensure full engagement with the local community, the Council had organised a public consultation event at St. David's Primary School on Thursday 19th March 2020 between 16:00 and 20:00. Unfortunately, this event had to be cancelled due to Welsh Government advice at the time to stop any unessential large meetings or gatherings in response to the ongoing Covid-19 outbreak. Based upon government advice it was considered the presentation boards and physical copies of the proposed development plans could be made available to view within St. David's Primary School Lobby where interested members of the public could view the material without being in a group setting. This was advertised through an additional letter drop to all neighbouring properties previously consulted.

On Monday 23rd March 2020 new advice from Welsh Government was released issuing a partial lockdown with

all unessential travel stopped for a period of at least 3 weeks meaning the only way the PAC material could be accessed was through webpage on St. David's Primary School website. Due to the disruption caused by the Covid-19 outbreak and the need to cancel the public engagement event it was considered necessary the consultation period should be extended to allow interested parties additional time to access the PAC material online and submit any comments on the proposal.

In response to the outbreak the consultation was extended for an additional 7 days. The PAC consultation formally closed on Monday 6th April 2020."



1.



2.



Existing photographs of proposed site for development:

- 1. Looking towards the existing vehicle entrance
- 2. Looking towards the main pedestrian site entrance
- 3. Example of one of the outbuilding classrooms
- 4. Bus drop off layby

3.



4.





Existing photographs of proposed site for development:

- 5 & 6. Existing car park
- 7. Main entrance
- 8. Hard playground area
- 9 & 10. Playground areas
- 11. Grass verge to main pedestrian path outside the site
- 12. Example of a pathway to external classroom building



9.



11.



10.



12.



2.0

CONTEXT

2.01 Site Surroundings

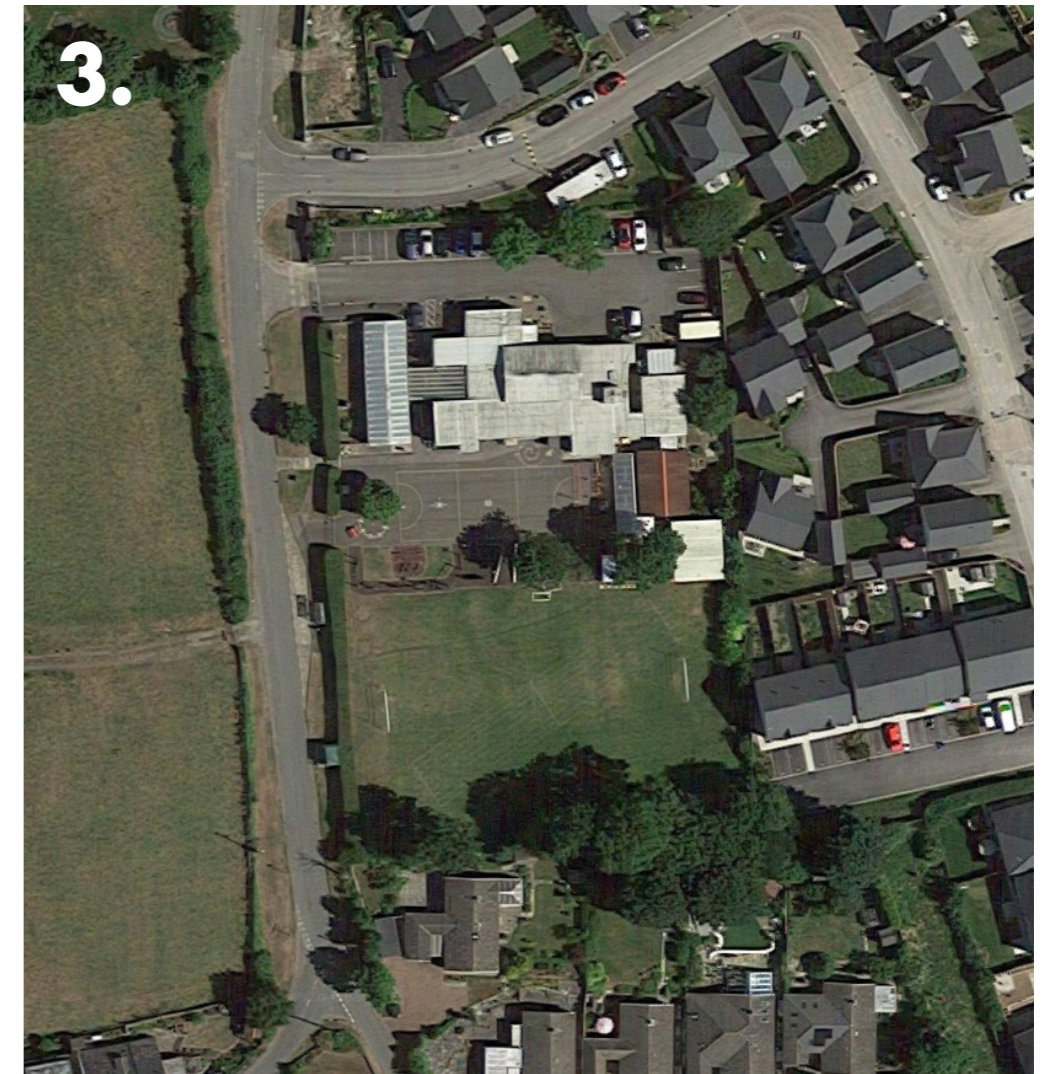
The proposed location for the school development is the current site of St. Davids Primary School, in Colwinston.

The site overlooks open farmland to the west. To the north and east there is a relatively new housing development, whilst to the south is a more established residential area.

2.02 Topography

The proposed site slopes from north to south with an overall level difference of around 3 meters along the length of the site. Across the width of the site there is an approximate 1m level change falling from east to west.

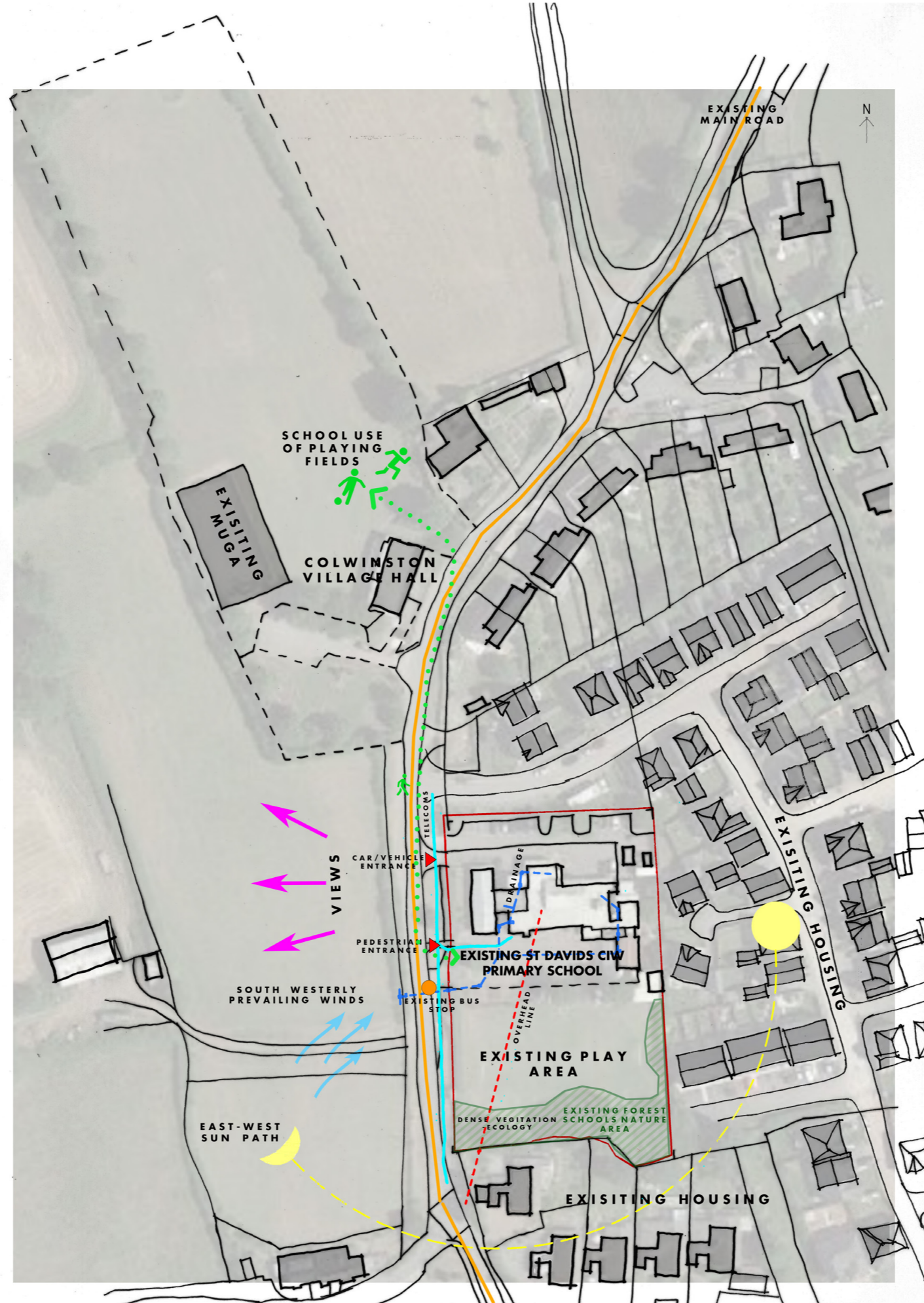
1. Site location - Colwinston in the Vale of Glamorgan
2. Aerial view of the village
3. Site location aerial view.



2.03 Constraints and Opportunities

The following potential constraints have been identified and considered as part of the design:

- Existing services** - There a selection of existing services within the site boundary, mostly serving the existing building. These include water, drainage telecoms & electricity.
- Existing buildings** - The existing school buildings and car park currently inhabit the northern half of the site. The school needs to remain live throughout construction and therefore the area for the new school building is limited to the southern end of the site.
- Existing trees** - There are some established trees on site, mostly concentrated around the edge of the existing grass area to the south, with a few located around the car park. A tree survey has undertaken to inform the design work. The intention is to retain existing trees where possible and where this isn't possible, to offset any loss by planting of new trees.
- Site Size** - The school site is below the recommended range for a primary school site, although, is in excess of the guide area for a BB99 'confined site'. The impact of this is to be mitigated through the school having access to nearby sports facilities (MUGA and grass pitches) within the adjacent community centre.



Established trees at the southern end of the site.



Existing school buildings at the northern end of the site.



Existing trees along the edge of the school playground.

3.0

DESIGN

3.01 Site Layout - Aims and Objectives.

The following aims and objectives were established to inform the site layout design:

- The design should allow the current school to remain live throughout construction;
- The proposal should limit visual impact on the surrounding residences.
- The site layout should offer potential for multiple access points with a legible entrance to the school building.

3.02 Site Layout.

The proposal places the new school building on the existing school's external play area in the southern section of the site. The building location is driven by the significant site constraint of the existing school building.

The site constraints dictated that a 2 storey school building was required to accommodate the brief and maximise the external area on site available for school use.

The building has been orientated north to south so that the main occupied spaces in the do not directly overlook the residences located immediately to the south.

Placing the building at the western side of the site reflects the differing size requirements of early years and KS1/2 yards, whilst also limiting the visual impact on the newer residences to the east, many of which are orientated side-on to the school site.

A smaller nursery and reception yard is included at the front of the site where it is easily accessible for parent drop off and collection at the more regular intervals through the day. The largest external area at the eastern side of the building is divided up into two playgrounds, serving infants and juniors, with fence separation between each.

There is an approximate level change of 1.5m along the length of the building and therefore, small retaining structures will be required at the northern and southern end of the building to absorb this level change.

Informal hard and soft play areas are located

around the perimeter of the building and relate to the classrooms of the age group they serve.

The school car park is proposed to remain at the northern end of the site, retaining the spaces along the northern boundary and expanding on the existing arrangement. The vehicle access point is proposed to remain the same as existing.

A servicing loop is provided off the main car park, providing direct access to the sprinkler, bin enclosure, kitchen and plant room. Accessible, electric charging and car share spaces are provided off the servicing loop.

Given the confined nature of the site, it is proposed that sport pitch provision will be off site, with the school making use of the sports pitches and games courts within the neighboring community centre.

A habitat area is proposed at the southern end of the site whilst retaining the school's existing nature area.



3.03 Landscape.

Stride Treglown's landscape team have produced a landscape concept design, as summarised in the text below and sketch opposite.

Consideration has been given to the following when designing and organising the site:

- Maximising areas of soft landscaping and both formal and informal play space;
- Offering external secure play spaces to encourage outdoor physical and interactive learning, adding a sense of fun;
- Providing a sense of arrival for pupils, staff and visitors;
- Being sympathetic to the semi-rural location;
- Providing landscaping along the boundary edges to soften the extent of hard surface interfaces;
- Retaining the majority of existing habitat area and trees on site;
- Enhancing biodiversity on site, along with sustainable drainage systems;
- Facilitation easy access and servicing to the site and building.

Outdoor Spaces

Within the secure area of the school, there will be defined informal hard and soft play areas. They will offer a variety of uses that can be adapted to suit individual needs / abilities and user group sizes. The external design accommodates:

- Informal play: A hard court area, which allows flexibility of use for a variety of activities and sports.
- Flexible outdoor informal hard and soft social/play spaces.
- A story telling zone to the nursery/ reception play zone.
- A habitat area along the southern boundary for educational purposes.

Site Security and Pedestrian Circulation

Secure fencing has been considered to ensure pupil and staff safety is maintained at all times. Where possible, the secure line is softened by planting. Pedestrian access will be prioritised through the school's front and side entrances. All new arrivals will be required to access through the main building entrance to ensure pupil privacy and safety is maintained. The provision of cycle facilities has been considered for pupils, staff and visitors in covered shelters provided within the entrance courtyard.

Soft Landscape Materials and Ecological Enhancements

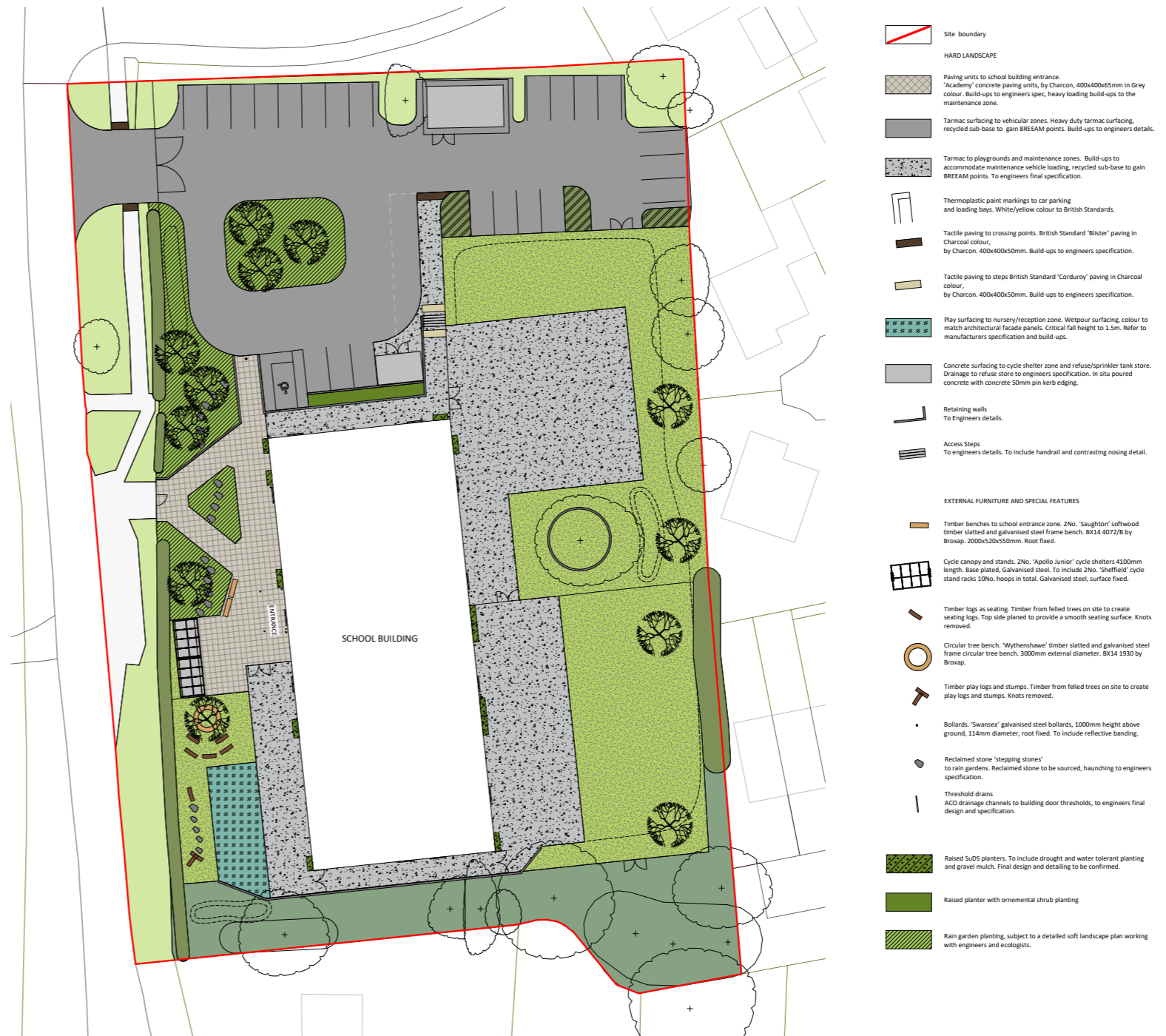
The soft landscape design will aim to provide a planting structure that brings seasonal colour and interest to break up the hard surface finishes and enhance biodiversity across the site. New tree planting, areas of native and ornamental shrubs and grassland will aid the visual and ecological enhancement. Planting will also offer areas of visual buffer to residential boundaries. Existing trees and habitat area have been retained wherever possible. Rain gardens will aid drainage, however they will also provide a further level of ecological enhancement with planting that is both drought tolerant and can withstand heavy rainfall/ponding water.

Recommendations from the ecology report will be incorporated in the landscape design such as bird boxes, insect hotels and native planting to enhance biodiversity.

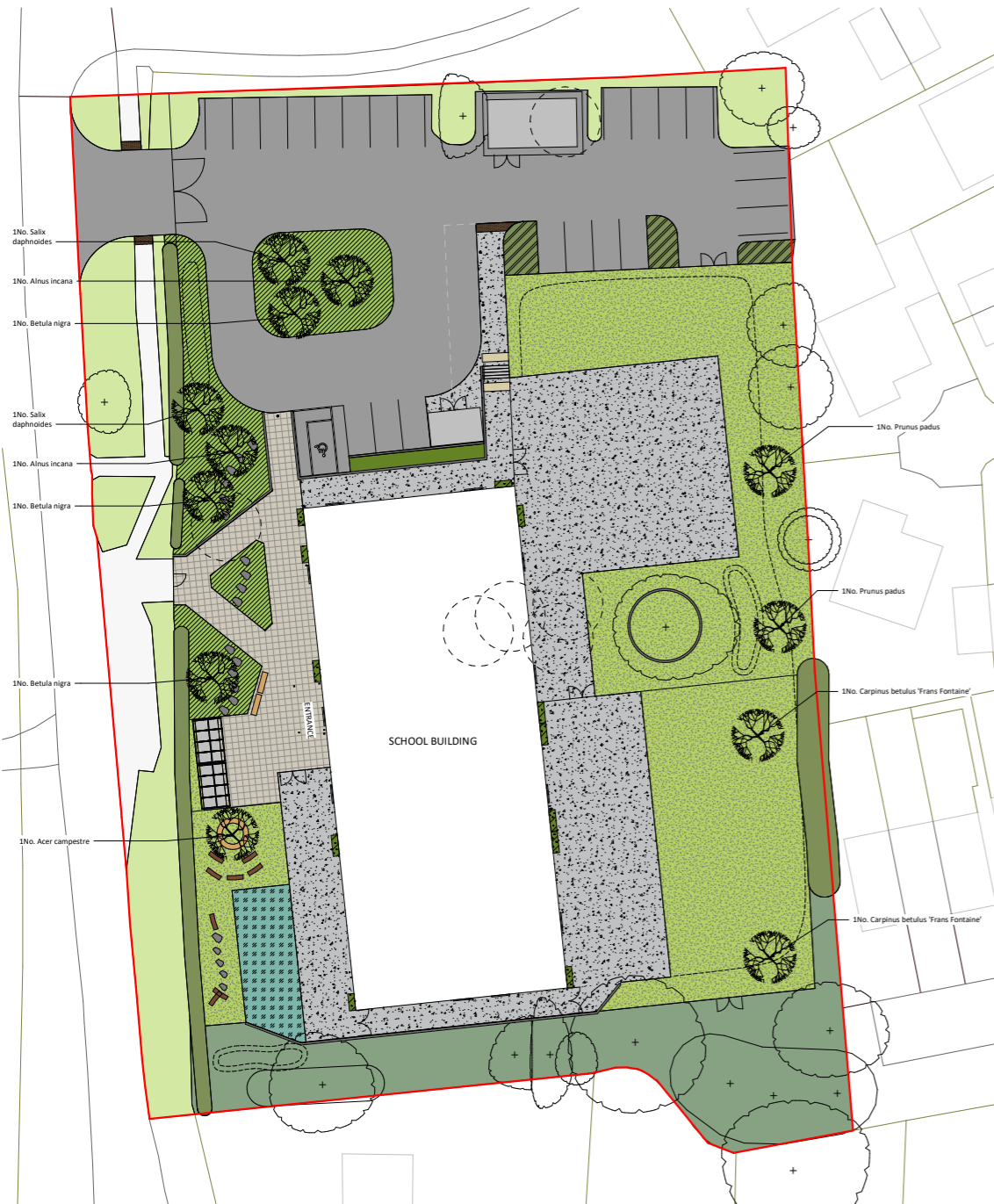
Hard Landscape Materials

The landscape plan will focus on utilising a number of mixed material surfaces to provide varying spatial, physical and contextual experiences for the students, these could include different types of paving, coloured wet pour play areas and tarmac.

Hard Landscape and External Furniture Plan



Soft Landscape Plan



- Site boundary
- Existing trees to be removed (6No. total)
- Existing trees to be retained
- Proposed new trees
12No. total (based on a 2:1 tree replacement ratio). All to be double staked. Where planted in grass, to include a 1200mm diameter of bark mulch at 50mm depth.
- Existing hedges and shrubs to be retained.
- Existing habitat area to be retained.
- Proposed low height and low maintenance shrub planting. 3litre pots, planted at 5per m2.
- Rain garden planting, subject to a detailed soft landscape plan working with engineers and ecologists.
- Grassed area, multi-purpose hard wearing turf.
- Grassed slopes, banking to accommodate level changes or bioretention areas. To engineers details. Opportunity for wildflower/ecological grassland swards to be implemented.
- Raised SuDS planters. To include drought and water tolerant planting and gravel mulch. Final design and detailing to be confirmed. Supplied by SuDS planters. Planters to link with down pipe where possible.
- Raised planter with ornamental shrub planting. 3 litre pots, planted at 5per m2.
- Existing vegetation to be retained.

NOTE:
Bird and bat boxes to be placed on trees in line with the ecologist recommendations

TREE SCHEDULE

| Species | QTY | Girth | Clear Stem (C/S) / Feathered (F) |
|-----------------------------------|-----|---------|----------------------------------|
| Acer campestre | 1 | 15 - 18 | C/S to min 200cm |
| Alnus incana | 2 | 12 - 14 | C/S to min 200cm |
| Betula nigra | 3 | 12 - 14 | C/S to min 200cm |
| Carpinus betulus 'Frans Fontaine' | 2 | 12 - 14 | C/S to min 200cm |
| Prunus padus | 2 | 12 - 14 | C/S to min 200cm |
| Salix daphnoides | 2 | 12 - 14 | C/S to min 200cm |

Site Security and Fencing Plan



- Site boundary
- FENCING PLAN**
- Secure site boundary fencing, minimum 1.8m high. Weld mesh anti-climb fence to S10 standards e.g. Dulok double wire mesh fencing at 1830mm height, powder coated in black colour. With matching gates.
- Secondary secure fencing to playground zones. Weld mesh anti-climb fence, e.g. Dulok double wire mesh fencing at 1430mm height, powder coated in black colour. With matching gates.
- Fencing to refuse store and substation. Timber hit and miss fencing, with metal support posts. Minimum 2400mm high. With matching gates. Roof not included.
- Retaining walls
To engineers details.

- GATE SCHEDULE**
- G1 Lockable vehicular gate. Double leaf gate, min. 6.0m clear opening
 - G2 Lockable pedestrian gate. Single leaf gate, min. 1.2m clear opening
 - G3 Lockable pedestrian/maintenance gate. Double leaf gate, min. 2.4m clear opening
 - G4 Lockable pedestrian/maintenance gate. Double leaf gate, min. 2.4m clear opening
 - G5 Lockable pedestrian/maintenance gate. Double leaf gate, min. 2.4m clear opening
 - G6 Lockable pedestrian/maintenance gate. Double leaf gate, min. 2.4m clear opening
 - G7 Lockable pedestrian/maintenance gate. Double leaf gate, min. 2.4m clear opening
 - G8 Lockable maintenance gate to refuse store. Double leaf gate, min. 2.4m clear opening
 - G9 Lockable maintenance gate to sprinkler tank enclosure. Double leaf gate, min. 2.4m clear opening
 - G10 Lockable maintenance gate. Double leaf gate, min. 2.4m clear opening
 - G11 Lockable maintenance gate to habitat area. Double leaf gate, min. 2.4m clear opening

3.04 Building Layout.

The proposed layout locates the main entrance at the front of the building, overlooking the paved entrance plaza / early years drop off area.

A reception office overlooks the secure entrance lobby, providing an access control point for visitors.

The building is arranged over 2 floors and the main teaching area consists of 4 classrooms per floor, located either side of an open plan central resource area; a floor void at upper level provides natural light down to the ground floor as well as from high level clerestory windows.

The main entrance splits the teaching area from the main hall, to which access is possible without entering the main teaching zone of the school. The kitchen and plant room are self-contained on the opposite side of the hall where they can be serviced independently of the school from the adjacent deliveries area.

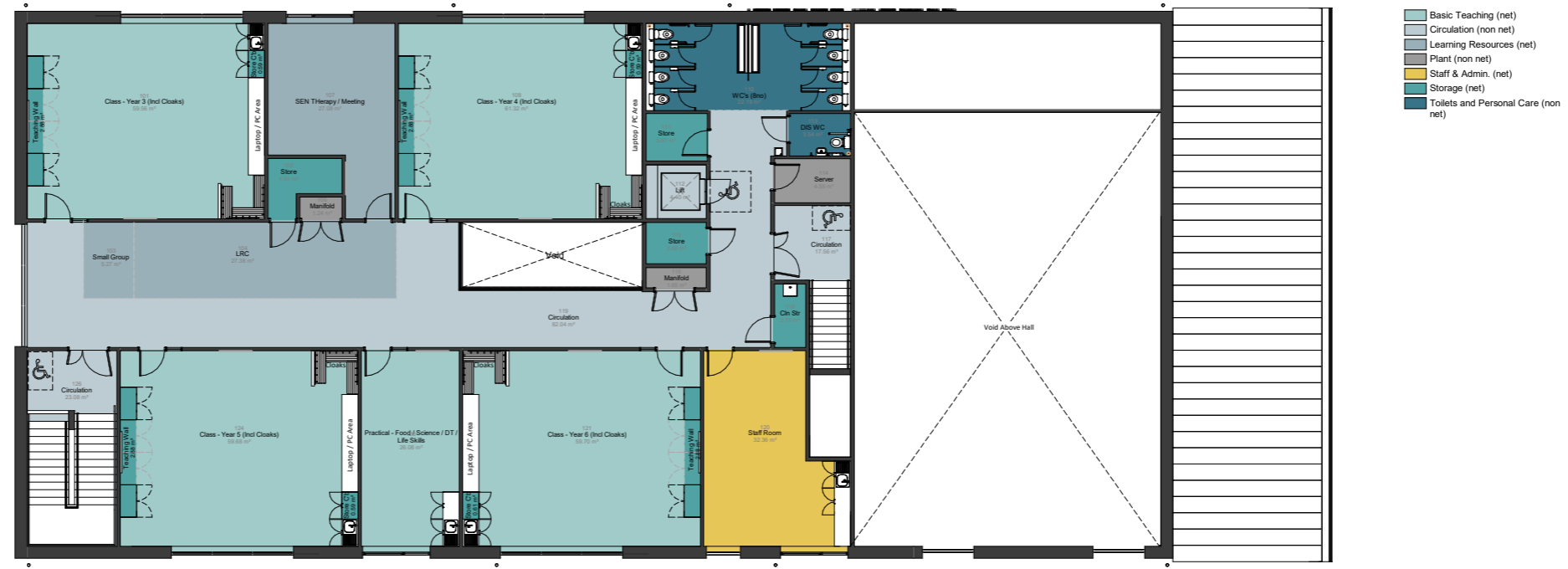
The ground floor houses the nursery, reception and years 1 and 2 classrooms, whilst the first floor houses years 3-6 junior classrooms. Locating the nursery and reception classrooms on the ground floor at the front of the building allows them the opportunity for their own external play area at the front, which can be easily accessed by parents for pick up and drop off.

The central resource space is a generous, naturally lit area that is subdivided in to group areas, learning resource, ICT and practical areas across both floors of the building. It will be a valuable resource that is accessible to all pupils in the school through timetabled use.

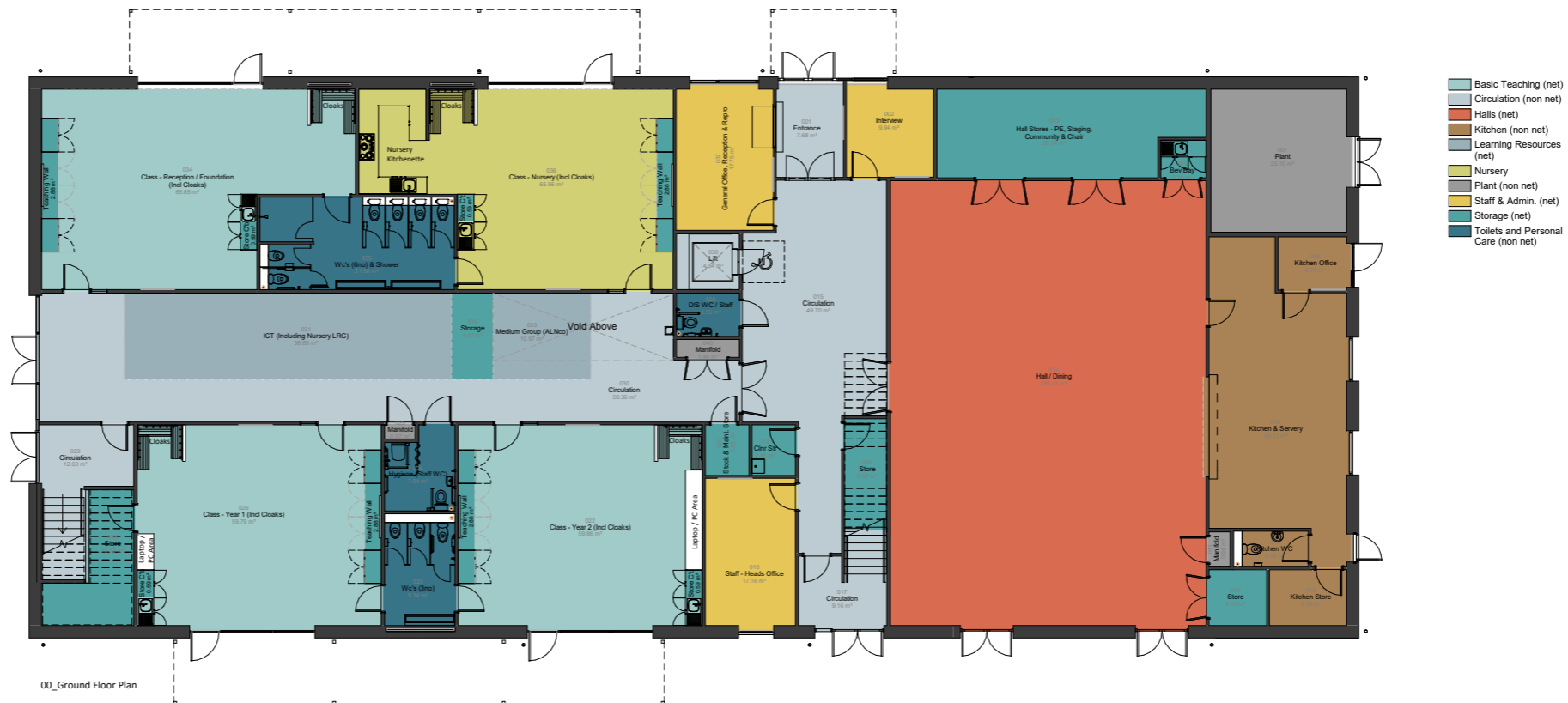
In addition to the learning resource areas in the central space, there will be a dedicated SEN therapy room provided at first floor.

The staff room is located at first floor with good supervision opportunities over the main playground area at the rear of the building. The headteacher's office is located centrally at ground floor and accessible from the main waiting area. There are stores and WC's on both floors and the building will be served by 2 staircases and a lift.

WC's are grouped between classrooms for the nursery, reception and infants age groups, whilst for the junior classrooms on the upper floor, WC's are located off the corridor.



01_First Floor Plan



00_Ground Floor Plan

3.05 Amount & Scale

The proposed building is 2 storeys with a height of approximately 10.5 meters at its tallest point. The eaves level is set at 7.2metres.

The gross internal floor area as designed is 1,476m².

3.06 Appearance

The proposal for materials is as follows. All colours are subject to final agreement with the client and local planning authority:

- Buff coloured facing brick to the lower storey. Brickwork is a robust, low maintenance solution appropriate for the ground floor area that will be subject to day to day contact from building users. The brick will be chosen to compliment those used in the wider context.
- Off white render, with intermittent flashes of colour to the first floor as a reference to the use of this material in the wider context of the area.
- Metal standing seam roof finish.
- Insulated lightweight grey composite cladding panel to high level clerestory wall.
- Grey PPC aluminium frames to windows and doors.
- Brushed stainless steel signage displaying the school's name is proposed to the front of the building.



East Elevation



West Elevation



North Elevation



South Elevation

3D View



3.07 Transport Assessment - Movement to, from and within the site

Aecom have undertaken a transport assessment for the scheme. The full report is published separately as part of this application.

The design proposals reflect the requirements set out in the transport assessment in terms of vehicular site access and egress, parking provision, drop off and deliveries.

3.08 Ecology

Aecom have undertaken a preliminary ecology assessment for the proposed site. Their report is published separately as part of this application.

3.09 Tree Survey

A tree survey has been undertaken by Aecom for the proposed site. The full report and accompanying plans are published separately as part of this application.

3.10 Environmental Sustainability

The development will target a BREEAM 'Excellent' rating.

The design will incorporate renewable / low carbon technology in the form of roof mounted photovoltaic panels.

3.11 External Lighting

McCann & Partners have produced an external lighting strategy for the scheme which is published separately as part of this application.

3.12 Civil Engineering & Drainage

RVW have produced civil engineering and drainage plans for the scheme. The drawings are published separately as part of this application. The scheme is also subject to a SuDS application.

3.13 Community Safety

Initial consultation has taken place with the South Wales Police's designing out crime officer for the Vale of Glamorgan.

As detail design work progresses, the design team will continue to work with the South Wales Police to ensure envelope design and boundary treatments are robust, secure and discourage criminal or antisocial behaviours.

3.13 Access

Policy and Approach

Planning Policy Wales emphasises that: "Good design is also inclusive design. The principles of inclusive design are that it places people at the heart of the design process, acknowledges diversity and difference, offers choice where a single design solution cannot accommodate all users, provides for flexibility in use and provides buildings and environments that are convenient and enjoyable to use for everyone."

Similarly, TAN 12 (section 5.3 Inclusive Design) notes that "the Assembly Government expects all those involved in the design process to foster a culture of inclusion, whereby design solutions provide access to the widest possible range of people".

In accordance with these policies, the scheme has been designed to provide access for all.

The scheme has been designed to comply with the Building Regulations Approved Document M so far as is possible at planning stage.

The development site for the new school building is sloping and access externally to the main entrances points will therefore be considered carefully through incorporation of accessible gradients and ramps where required.

Accessible parking spaces will be located as close as possible to the main entrance.

The entrance approach is designed as a fully accessible space. Hard surfacing materials will be chosen to ensure that there are no barriers to access on the approach.

4.0

**PLANNING POLICY
CONTEXT & ASSESSMENT**

4.1 PLANNING POLICY CONTEXT

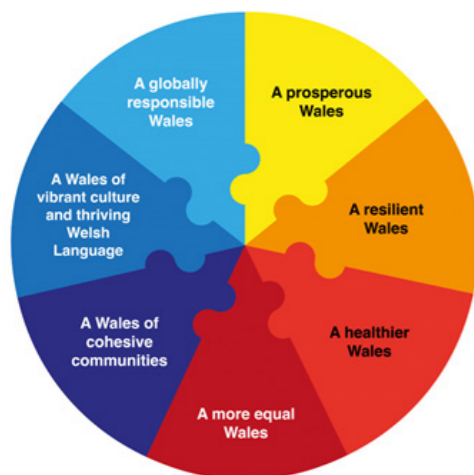
1.1.1. This section of the Design and Access Statement outlines the relevant national and local planning policy in relation to the proposed development. The applicable legislation has also been set out in this section.

1.2. RELEVANT LEGISLATION

THE WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015

1.2.1. The Well-Being of Future Generations (Wales) Act 2015 (WBFG) seeks to improve the social, economic, environmental and cultural well-being of Wales. The Act contains seven well-being goals which local authorities as well as other public bodies must seek to achieve in order to improve well-being both now and in the future (see Figure 1). This means public bodies listed in the Act must undertake their work in a sustainable way and ensure that when making their decisions they take into account the impact they could have on people living in Wales in the future in accordance with the sustainability principle; "a public body must act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs." (WBFG(W), Sec.2, 2015)

FIGURE 1: WELL-BEING GOALS (SOURCE: WELSH GOVERNMENT)



1.2.2. In relation to exercising the provisions of the WBFG, the Planning

Act (Wales) 2015 introduced a statutory purpose of the planning system in Wales stating that a Local Planning Authority (LPA) must exercise its 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) 2015) This enshrines the definition of sustainable development as outlined in WBFG in to the LPA's functions under Section 2.1(a) and (b) of the Planning Act (Wales).

THE ENVIRONMENT (WALES) ACT 2016

1.2.3. The Environment (Wales) Act 2016 promotes the sustainable management of natural resources as part of this function it introduces an enhanced biodiversity and resilience of ecosystems duty under Section 6 of the Act. This duty applies to public authorities in the exercise of their functions in relation to Wales and seeks to maximise contributions towards achieving the well-being goals outlined in the WBFG through requiring public authorities "to maintain and enhance biodiversity in the exercise of functions in relation to Wales, and in so doing promote the resilience of ecosystems, so far as consistent with the proper exercise of those functions" (Sec.6 (1), 2015). The LPA therefore must seek to maintain and enhance biodiversity when determining planning applications.

THE FLOOD AND WATER MANAGEMENT ACT 2010

1.2.4. Schedule 3 of the Flood and Water Management Act 2010 requires new developments in Wales to include Sustainable Drainage Systems (SuDS) features that comply with national standards. The use of SuDS within a development scheme is a way to help achieve sustainable development in accordance with WBFG. For new development consisting of more than one new dwelling or where the area covered by construction work equals or exceeds 100 square metres the development requires approval before construction can commence from the SuDS Approval Body (SAB). Subsequently, the proposed development

would be subject to a SuDS application. This is a separate process to determining planning decisions and a development can achieve planning consent without SuDS approval. However, construction of the development would not be able to proceed until SuDS approval has been granted. Consequently, SuDS should be considered as part of the design process to ensure the development proposal complies with national standards and would not require amendments following a SuDS approval.

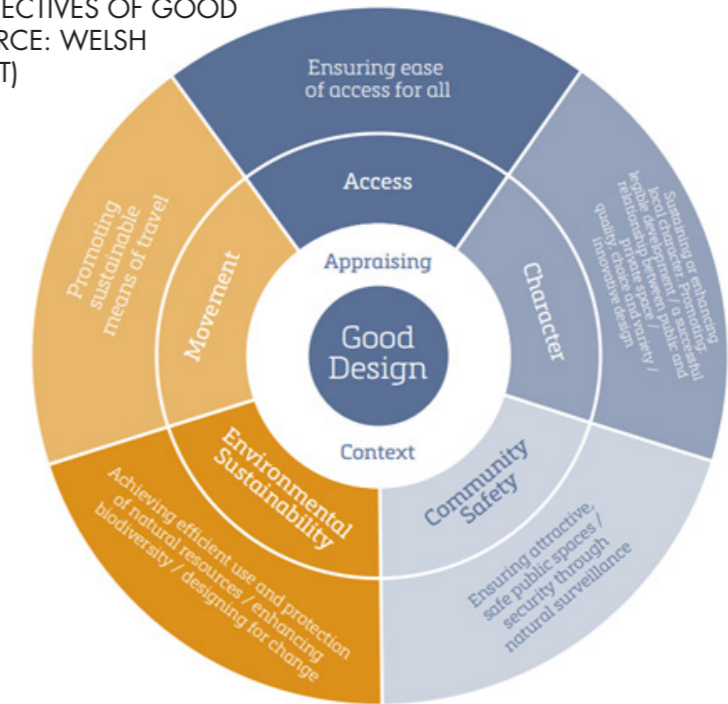
1.3. NATIONAL PLANNING POLICY

PLANNING POLICY WALES (PPW) EDITION 10 (2018)

1.3.1. Planning Policy Wales Edition 10 (PPW) (December 2018) published by Welsh Government provides the national planning policy context for Wales. PPW sets out the land use policy context for the consideration and evaluation of all types of development to promote sustainable development which is defined by the Well-being and Future Generations (Wales) Act (2015) 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." (PPW, p.9, 2018). The sustainable development principle seeks to ensure the needs of the present are met without compromising the ability of future generations to meet their own needs. This concept of sustainable development is promoted by PPW relating to both the preparation of development plans and in the determination of planning applications.

1.3.2. PPW sets out the national planning policy approach to ensure the requirements of the Well-being and Future Generations (Wales) Act (2015) are met through adopting a placemaking approach to plan making, planning policy and decision making. Placemaking is defined in national policy as "a holistic approach to the planning and design of development and spaces, focused on positive outcomes. It draws upon an area's potential to create high quality development and public spaces that promote people's prosperity, health, happiness, and well-being in the widest sense." (PPW, p.16, 2018). To ensure those involved in the planning system follow the placemaking approach, PPW outlines the key principles that should be adhered to:

FIGURE 2: OBJECTIVES OF GOOD DESIGN (SOURCE: WELSH GOVERNMENT)



- Growing our economy in a sustainable manner;
- Making best use of resources;
- Facilitating accessible and healthy environments;
- Creating and sustaining communities;
- Maximising environmental protection and limiting environmental impact

1.3.3. Paragraph 3.3 of PPW emphasises the importance good design plays in creating sustainable development. The scope of good design goes beyond the architecture of the building and includes "the relationship between all elements of the natural and built environment and between people and places." (PPW, p.26, 2018). To ensure good design is achieved developments should meet the objectives of good design through the five key aspects set out in figure 2 above.

1.3.4. PPW endorses the use of previously developed land wherever possible to be used in preference to greenfield sites. Where the land is located within settlements PPW states "such land should generally be considered suitable for appropriate development where its re-use will promote sustainability principles and any constraints can be overcome" (PPW, p.37, 2018). For the purposes of planning previously developed land is defined as:

"Previously developed (also known as brownfield) land is that which is or was occupied by a permanent structure (excluding agricultural or forestry buildings) and associated fixed surface infrastructure. The curtilage of the development is included, as are defence buildings and land used for mineral extraction and waste disposal where provision for restoration has not been made through development management procedures.

Excluded from the definition are:

- land and buildings currently in use for agricultural or forestry purposes;
- land which has not been developed previously, for example parks, recreation grounds, golf courses and allotments, even though these areas may contain certain urban features such as paths, pavilions and other buildings;
- and where the remains of any structure or activity have blended into the landscape over time so that they can reasonably be considered part of the natural surroundings;
- and which is species rich and biodiverse and may qualify as section 7 habitat' or be identified as having nature conservation value; Environment Act; and
- previously developed land subsequently put to an amenity use." (PPW, p.38, 2018)

1.3.5. In relation to education facilities, PPW identifies these uses as supporting infrastructure which are considered to be crucial for economic, social and environmental sustainability. However, PPW does acknowledge that "Infrastructure which is poorly designed or badly located can exacerbate problems rather than solving them." (PPW, para.3.57, 2018). Schools are classified as sensitive development within PPW as such "It will not be appropriate to locate sensitive uses, such as hospitals, schools, care homes and housing adjacent to busy roads or other transport routes, where there are no connectivity benefits to be gained and where health and amenity impacts associated with increased exposure of people to pollution will be unacceptable." (PPW, para.6.7.19, 2018)

1.3.6. PPW also highlights the importance of community facilities which perform various functions and contribute to a sense of place important to the health, well-being and amenity of local communities. Community facilities "can include schools, cultural facilities, health services, libraries, allotments and places of worship" (PPW, para.4.4.1, 2018).

TECHNICAL ADVICE NOTE (TAN) 12: DESIGN (2016)

1.3.7. TAN 12 builds upon the objectives of good design set out in PPW providing further guidance on the elements of good design which should be included within development proposals. The design context is individual to each proposal, however, there are broad areas which should be covered in any proposal which are outlined in TAN 12. The key guidance relating to the proposed development are:

- "The public sector has a responsibility and an opportunity to set high standards in achieving good design in its own buildings and achieving low carbon targets or zero carbon where possible. In the design of schools, hospitals and other buildings and infrastructure intended for use by the local community the aim should be to achieve fitness for purpose, value for money over the whole life of the building, and a positive impact on the lives of those who use it and on its surroundings." (TAN 12, para.5.10.1, 2016)
- "Through their location and design, public buildings can provide a strong

community focus and reinforce local identity. Integration with the community they serve is essential. Most public buildings will be best placed at central points in highly visible locations. Where there is scope to emphasise civic status by development of adjoining public spaces this should be pursued. The objectives of access for all and achieving legibility are particularly important in the design of buildings into which the public are invited." (TAN 12, para.5.10.2, 2016)

- "Best value for money in terms of whole life costs is best achieved by integrated project teams which mobilise all the design and construction skills in the team to achieve high quality and minimum waste." (TAN 12, para.5.10.4, 2016)
- "Consideration should be given to practical ways in which the design of development can reduce opportunities for crime, disorder and anti-social behaviour." (TAN 12, para.5.17.1, 2016)

TECHNICAL ADVICE NOTE (TAN) 18: TRANSPORT (2007)

1.3.8. TAN 18 seeks to create an efficient and sustainable transport system. To achieve a more sustainable pattern of development TAN 18 provides detailed guidance upon the location of development, parking and the design of development. The following guidance is considered relevant to the proposed development:

- "The location of major travel generating uses including employment, education, shopping and leisure can significantly influence the number and length of journeys, journey mode and the potential for multi-purpose trips." (TAN 18, para.3.7, 2007)
- "All new schools should be subject to TA. The level of analysis should provide the decision maker with suitable data regarding the accessibility of the site by all modes and the impacts on movement patterns likely to occur. The level of detail should be proportionate to the scale of the development. The objectives of the TIS should as a minimum include the creation or improvement of safe cycling and walking routes, restricting car access around schools, providing adequate cycle storage, and a framework for future school travel planning activity." (TAN 18, p.50, 2007)

1.4. LOCAL PLANNING POLICY

VALE OF GLAMORGAN LOCAL DEVELOPMENT PLAN (LDP) 2011 - 2026

1.4.1. The Local Development Plan (LDP) is the principle planning policy document for the Vale of Glamorgan. The following policies are considered to be relevant to the proposal and are reflected in the proposed development:

- Policy SP1 - Delivering the Strategy

This policy outlines the criteria required to deliver the LDP strategy which proposed development should seek to meet to comply with the LDP.

- Policy SP10 - Built and Natural Environment

This policy emphasises the need to protect the Vale of Glamorgan's natural and built environment assets and reinforces that sensitive design and choice of location of new development can have a positive effect on the built and natural heritage of the Vale of Glamorgan. It requires new development to minimise the impact on natural systems and provide opportunities for the creation of habitats or enhance existing habitats.

- Policy MG6 - Provision of Educational Facilities

This policy outlines the land allocated for new school development. It also references the need for existing schools to be extended or improved to meet the demand for school places over the plan period.

- Policy MD1 - Location of New Development

This policy sets out the framework for future development to take place on unallocated sites. New development should be directed towards locations accessible by sustainable transport and reduce dependence on private cars. The policy emphasises the importance of protecting the countryside which is defined as land lying outside of identified settlements in the LDP settlement hierarchy.

- Policy MD2 - Design of New Development

This policy sets out the key principles that developers should consider in respect of design, amenity and access which together contribute to attractive, safe and accessible environments.

- Policy MD4 - Community Infrastructure and Planning Obligations

This policy outlines the Council's approach towards securing community infrastructure through the use of planning obligations.

- Policy MD5 - Development within Settlement Boundaries

This policy sets out the criteria to which new development within identified settlement boundaries will be assessed.

- Policy MD7 - Environment Protection

This policy follows a precautionary approach to environmental protections and encourages developers to assess the impacts of development at the earliest stages. Where development is permitted conditions will be attached to minimise the potential pollution levels and where appropriate monitor the effects of the development.

- Policy MD9 - Promoting Biodiversity

This policy outlines the Councils approach to promoting biodiversity through new development proposals which will be required to conserve and enhance biodiversity interests unless the criteria of the policy are met.

BIODIVERSITY AND DEVELOPMENT SPG (2018)

1.4.2. The SPG document offers guidance to assist developers to meet the Council's proactive approach to achieve a high-quality natural environment. This includes outlining the information the Council requires to be submitted to support a planning application to demonstrate biodiversity has been appropriately considered on the site, in the form of various Ecological Surveys where applicable. Where biodiversity interests have been identified on an application site through the use of surveys, the SPG details the procedure which must be followed during the design stage of the proposed development which apply during pre and post construction phases. The guidance also

includes a schedule of conservation and enhancement measures that the Council would consider appropriate to be utilised to conserve and enhance on-site biodiversity features and if necessary provide off-site compensation.

PARKING STANDARDS SPG (2019)

1.4.3. This document contains the parking guidelines adopted within the Vale of Glamorgan which are based upon the 2008 County Surveyors Society Standards. The Parking Standards cover a variety of different uses and identifies various parking zones throughout the Vale of Glamorgan which dictate the amount of parking required. The Council's approach to parking relates to maximum standards, limiting the amount of parking provided and, allows for a reduction in parking provision where it can be evidenced that local conditions and the availability of alternative forms of transport would permit a reduction.

TRAVEL PLAN SPG (2018)

1.4.4. The Travel Plan SPG document seeks to ensure that development proposals which are likely to generate significant travel movements are accompanied by an appropriate travel plan in order to reduce the impact on the surrounding community and encourage sustainable travel. It outlines the type of travel plans required for specific development and when they would be required setting out the thresholds for different development types.

TREES, HEDGEROWS, WOODLANDS AND DEVELOPMENT SPG (2018)

1.4.5. The SPG contains guidance relating to how existing vegetation should be considered within development proposals. It emphasises the importance of protecting existing trees and integrating them within the design of development proposals through the use of a Tree Strategy. Where a Tree Preservation Order or Category A or B tree is required to be removed as part of the development the Council pursues a 2:1 policy meaning for each tree removed two must be re-planted on site. Regarding unprotected and lower category trees the 2:1 policy is encouraged where possible. The guidance does contain some flexibility to allow for the provision of additional trees off-site on public or other land in control of the applicant, but the appropriateness of

this approach would need to be assessed on a case by case basis.

1.5. PLANNING HISTORY

1.5.1. Previous planning decisions including appeal decisions are considered as material planning considerations. Therefore, a review of the planning history on the site has been taken to identify any decisions which should be considered as part of the proposed development. The site has been subject to a number of planning applications which are detailed below:

- 1985/00365/FUL: Proposal - Replacement of existing windows and external cladding; Location - St. David's Church in Wales Primary School; Decision - Approved.
- 1992/01238/FUL: Proposal - Relocate classroom; Location - St. David's Church in Wales Primary School; Decision - Approved.
- 1996/00106/FUL: Proposal - Single classroom extension with link corridor to reception class; Location - St. David's Church in Wales Primary School; Decision - Approved.
- 2004/00658/FUL: Proposal - Extension to existing staffroom; Location - St. David's Church in Wales Primary School; Decision - Approved.
- 2004/01113/FUL: Single classroom and stores (prefabricated building); Location - St. David's Church in Wales Primary School; Decision - Approved.
- 2006/00511/FUL: Proposal - New car parking spaces, 19 no. staff, 1 no. disabled, 4 no. visitors, wider access drive and ancillary works; Location - St. David's Church in Wales Primary School; Decision - Approved.
- 2008/00860/FUL: Proposal - Outdoor shelter; Location - St. David's Church in Wales Primary School; Decision - Approved.
- 2009/00704/FUL: Proposal - Proposed conservatory to classroom Year 1 for experiential play area; Location - St. David's Church in Wales Primary School; Decision - Approved.

1.5.2. The planning history demonstrates that there has been an existing education use on the site for a number of years which has been extended and amended to accommodate changing needs relating to the school. The proposed development would maintain the education use on the site, replacing the existing school building and making efficient use of the site through its re-development.

2. PLANNING ASSESSMENT

2.1. This section analyses the relevant policy and assesses whether the proposal complies with both national and local planning policy.

LOCATION

2.2. Regarding national policy contained within PPW, there is a presumption in favour of sustainable development. An important consideration relating to the sustainability of a proposal is its location. The proposed development would be located on an existing school site and within the identified settlement boundary of Colwinston. Colwinston is identified as a minor rural settlement within the LDP, a sustainable location which can support an appropriate level of development to meet local needs. Considering the existing education use on the site it is considered the location of the proposal is appropriate and would represent a more efficient use of the land to meet current and future demand for school places.

2.3. Furthermore, the proposal would be located on previously developed land as defined in PPW as land "which is or was occupied by a permanent structure (excluding agricultural or forestry buildings) and associated fixed surface infrastructure. The curtilage of the development is included, as are defence buildings and land used for mineral extraction and waste disposal where provision for restoration has not been made through development management procedures." (PPW, p.38, 2018). PPW favours development on previously developed land, further evidencing the proposal is situated within a sustainable location.

2.4. The proposed development also meets the relevant criteria of Policy MD1 of the LDP. The proposal would be located within a settlement boundary and would

not lie within the countryside. However, the proposal would be situated to the edge of the settlement boundary adjoining open countryside to the west. Therefore, a sympathetic design and external finishes are proposed for the development to ensure the proposal does not have a detrimental impact upon the setting of the countryside. Additionally, the proposed replacement school would be designed to current construction standards exceeding those used in the existing school building ensuring the proposal has a limited environmental impact and improves upon the existing situation at the site.

2.5. Accordingly, it is considered the proposal would represent the principles of placemaking as outlined in PPW which seeks to add social, economic, environmental and cultural value to development proposals and LDP Policy MD1 in relation to criterion 2 "reinforce the role and function of the key settlement of Barry, the serve centre settlements, primary settlements or minor rural settlements as key providers of commercial, community and healthcare facilities" and criterion 3 "where appropriate promote new enterprises, tourism, leisure and community facilities in the Vale of Glamorgan" (LDP, p.99, 2017).

2.6. The siting of the proposed structure is also an important consideration regarding the impact the proposal would have on the neighbouring uses. The siting of the proposed new building would be over 25 metres from residential properties to the east located along Heol Cae Pwll. Although windows are proposed in this direction which would serve proposed classrooms, the significant distance between the proposed openings and the existing residential properties to the east is sufficient to maintain expected levels of privacy. The boundaries of residential properties bordering the site to the south, along Beech Park, would be approximately 7.5m metres from the two-storey element of the proposal. Windows are proposed within this elevation which would face towards the properties, however, the proposed opening would serve the central corridors located on the ground and first floors. These areas will be used for breakout sessions but would not be in regular use. The southern boundary is also subject to existing planting and this will be enhanced to improve the buffer between the two helping to screen the proposed development and benefit biodiversity on the

site. Consequently, although the proposed windows in this elevation would look out towards the neighbouring properties to the south it is not considered it would have a detrimental impact upon the privacy of the residential properties in this direction.

2.7. The proposed development will intensify the use of the site but is sited a suitable distance away from residential properties so as not to cause harm to residential amenity in accordance with Policy MD2 and MD5 of the LDP.

TRANSPORT

2.8. The proposed development is located on an existing school site which already benefits from existing highway infrastructure. There is a bus stop adjacent to the school however, this does not run a regular service and relates to the rural bus service run by the Vale of Glamorgan Council and as a drop off / pick-up for mini-buses in relation to the existing primary school. The proposed replacement school would increase the pupil capacity which will affect the existing transport network. Consequently, the proposed development is supported by a Transport Assessment which assesses the proposal using traffic, parking and pedestrian surveys to understand if there is spare capacity in the highway network or whether mitigation would be required. The Transport Assessment identifies that there would be a slight increase of vehicles during the AM and School PM peak hours. However, to mitigate against this increase a Transport Implementation Strategy has been included in the Transport Assessment which includes a commitment to produce a Travel Plan and monitoring framework and the implementation of a one-way system for school traffic which will reduce the conflicts between traffic and between traffic and pedestrians.

2.9. The proposed development would result in 20 staff parking 3 visitors and 1 commercial space being provided, a total of 24 parking spaces. This would fall below the maximum provision of 26 car parking spaces, as outlined in the Parking Standards SPG, by 2 spaces. However, it is important to note that the SPG promotes maximum standards and highlights that "such an approach will enable more flexibility to the application of the parking standards (where supported by appropriate and robust evidence) to

reflect local conditions and the availability of alternative forms of transport and may result in a reduction in the level of vehicle parking required." (para.5.2, 2019). The SPG outlines the type of evidence it would consider necessary to support a reduction in car parking which include, the availability of private buses, taxi services or the extent of car-pooling, accessibility by walking and cycling to every day goods and services and the production of an agreed Travel Plan, supported by appropriate financial investment and staff commitment.

2.10. The proposed development does seek to include a car sharing scheme which will be outlined in a subsequent Travel Plan to support the proposal and evidence the reduction in car parking on sites. As part of the scheme, 3 car sharing spaces have been identified on the proposed site layout. The proposed site layout also includes bicycle parking provision for 20 bikes situated to the front of the proposed school with the aim to promote active travel to and from the school.

EDUCATION FACILITIES

2.10. PPW promotes the development of adequate and efficient infrastructure including services such as education in appropriate locations (para.3.57, 2018). The proposal would result in the creation of a new school building replacing the existing school on the site once complete. The proposed school is required to provide adequate space to meet local demand for school places and the new structure is considered to represent a more efficient model than the existing school which has been subject to a series of extensions over the years. The proposal would also increase the capacity of the existing school supporting 234 pupils, providing more space and improved learning facilities for existing and new pupils while addressing local demand for primary school places.

2.11. LDP Policy MG6 allocates 6 sites for new school development to meet the educational need in the Vale of Glamorgan. However, the policy does acknowledge "in addition, existing schools will be extended or improved to meet demand for school places during the plan period" (LDP, p.65, 2017). It is considered the proposed replacement school would represent an upgrade to the existing school which is unable to support the future need for school

places. Furthermore, the construction of the proposed school would seek to meet the BREEAM excellent classification ensuring the new build is sustainable and enhances the wellbeing of people using the building.

DESIGN

2.12. LDP Policy SP10 notes that the Vale of Glamorgan's built, and natural environment and heritage of the Council area must be preserved and enhanced. Policy MD2 expands upon this requirement, directing proposals to have full regard to the context of the local natural and built environment and its special features to create high quality, healthy, sustainable and distinct places. It also outlines a series of design considerations, including seeking development that:

- Positively contributes to the context and character of surrounding natural and built environment and protects existing features of townscape or landscape interest;
- Respond appropriately to the local context and character of neighbouring buildings and uses;
- Provide a safe and accessible environment for all users, giving priority to pedestrians, cyclists and public transport users; and
- Have no unacceptable impact on highway safety nor cause or exacerbate existing traffic congestion to an unacceptable degree;
- Incorporate sensitive landscaping, including the retention and enhancement where appropriate of existing landscape features and biodiversity interests;
- Where appropriate, conserve and enhance the quality of, and access to, existing open spaces and community facilities;
- Safeguard existing public and residential amenity, particularly with regard to privacy, overlooking, security, noise and disturbance;
- Promote the creation of healthy and active environments and reduce the opportunity for crime and anti-social behaviour;
- Mitigate the causes of climate change by minimising carbon and other greenhouse gas emissions associated with their design, construction, use and eventual demolition, and include features that provide effective adaptation to, and resilience against, the

current and predicted future effects of climate change.

2.13. A two ½ storey solution is proposed to respond to the site constraints in order to maximise external play areas and the distance from the adjacent boundaries, representing a more efficient use of the application site. A single storey element has been included on the elevation facing towards the north to accommodate the storage and kitchen area for the school which has been positioned to allow for easy access to the delivery area serving the proposed school.

2.14. The varied scale of the proposed new building has sought to reduce its impact on the adjoining residential area and the adjacent open countryside, and the proposed materials are considered to be durable and suitable for a community building of this type. The external finishes have been chosen to reflect colours within the existing landscape and urban environment to reduce the impact of the proposed development on the area reflecting the local context.

2.15. The overall design of the building provides a self-contained facility which will significantly improve the school's facilities in contrast to the existing school building.

2.16. The building will provide significant sustainability gains from the current facility with features including improved natural daylight, natural ventilation and passive heating to ensure that the school not only benefits from an improved learning environment but also reduced running costs. Furthermore, the proposed pitched roof design presents an opportunity to install solar photovoltaic panels (PV) helping to future proof the design as energy requirements change.

2.17. The proposals are, therefore, considered to be in accordance with LDP policies SP10 and MD2, by enhancing education facilities in the area and contributing to the improved appearance and operation of the site.

OPEN SPACE

2.18. The proposed school building would be situated on the existing school playing field. The playing field contributes 0.28ha to the open space provision within Colwinston and the wider Llandow / Ewenny Ward area. The proposed development would result in a loss of 0.17ha of playing field. However,

the proposed building does not account for all of this loss as the proposed development would include other forms of open space. This includes hard play areas (0.08ha) and natural greenspace (0.05ha). This would result in an overall loss of 0.04ha to open space due to the proposed development. Following the completion of the development there would still be an overprovision of children's play space within the Llandow / Ewenny Ward of 0.02ha.

ECOLOGY

2.19. LDP Policy MD9 requires new development to conserve and enhance biodiversity interests unless it can be demonstrated "the need for the development clearly outweighs the biodiversity value of the and the impacts of the development can be satisfactorily mitigated and acceptably managed" (LDP, p.112, 2017). A preliminary ecological appraisal (PEA) of the site was undertaken to inform the proposed development. The PEA highlighted areas of biodiversity interest on the site and outlined what further surveys and mitigation would be required to support the proposal. The PEA identified the existing building on site as having the potential to support roosting bats, therefore a bat roost report was undertaken in 2019 which identifies a bat roost in Building 2 for a non-breeding common pipistrelle. Due to the identification of a bat roost the report states a European Protected Species Licence (EPSL) will be required prior to the demolition of Building 2 attained from Natural Resources Wales (NRW). The proposal would result in the loss of an existing bat roost, to mitigate for this loss, two compensatory roost crevices / bat boxes will be installed within the proposed school building.

2.20. The proposed position of the replacement school building would result in the loss of existing amenity grassland, which has been assessed as being of low ecological value and would result in a site only impact and would have negligible impact upon the local area. However, replacement amenity grassland will be created on the site following the completion of the proposed replacement school which is considered to mitigate against the loss of the existing low value grassland. The PEA recommended a series of enhancements to improve the biodiversity on site through sensitive landscape design which include:

- Enhance existing Forest Schools nature area by thinning out the self-setting trees to reduce

over-shading;

- Enhance existing Pond. Clearing out overgrown vegetation and dig out silt. Planting a diverse mix of native aquatic vegetation within the Pond and around the margins. If the pond is removed a replacement pond or swale should be created within the Site.

- Enhance existing boundaries by planting any gaps with native species and planting a diverse margin of hedgerow ground flora, or other shade tolerant wildflower mix. This should be managed for wildlife into the future with a sensitive cutting regime.

- Green corridors should be planted to link bat roost provisions with existing commuting corridors along the Site boundary. These should be planted with native species of benefit to wildlife. Lighting to green corridors should be avoided;

- Landscaping at the Site should include tree planting and use of native species of trees/shrub and other flowering plants benefit to wildlife;

- Incorporate hedgehog-sized gaps at the bottom of boundary treatments (fences and walls) to allow hedgehog movement through the site;

- Create invertebrate habitats including invertebrate walls, bee banks and log piles

- At least five bird boxes should be installed on trees along the boundaries or included within the building design.

- Boxes suitable for swifts and house sparrows would be suitable for use on buildings as habitat suitable for these species is often lost in modern building design. Replacement of existing boxes in the Forest Schools nature area;

- Create hedgehog shelter using log piles or purpose-built structure, these should be connected to existing wildlife corridors.

2.21. A tree survey has been commissioned to minimise tree removal and advise on appropriate mitigation measures. The report concluded "This site has potential to accommodate development whilst retaining the trees of value. The significant trees on or adjacent to this site should be given due consideration in the development design process." In accordance with the report

and local planning policy contained within the Trees, Woodland, Hedgerows and Development SPG, where category A or B trees are removed to accommodate the development these will be replaced with appropriate species at a 2 for 1 planting ratio.

2.22. Considering the ecological impacts of the proposed development, the proposed mitigation and enhancements are considered to satisfy LDP Policy MD9 and PPW "development should not cause any significant loss of habitats or populations of species, locally or nationally and must provide a net benefit for biodiversity" (PPW, para.6.4.5, 2018).

3. CONCLUSION

3.1. The proposed development will significantly enhance the primary school facilities for the area, replacing an existing facility and providing a purpose-built modern building, which will enhance the site and seek to enhance the teaching and learning experience offered for the area.

3.2. This statement has demonstrated that the proposed development takes into account its impact on the site and surrounding area. It is, therefore, considered that the proposal is consistent with Welsh Government guidance and local planning policy.

5.0

SUMMARY

5.01 SUMMARY

The proposed development will significantly enhance the teaching facilities for the area, providing a purpose built modern building, which will enhance the site and seek to enhance teaching and learning.

It is considered that the proposed development takes into account its impact on the site and surrounding area. It is therefore considered that the proposals are consistent with Welsh Assembly Government guidance and local planning policy.



STRIDE TREGLOWN