

Public Consultation - The Development of a New Primary School on Land to the North of the Railway, Rhoose

The 21st Century Schools Team on behalf of the Vale of Glamorgan Council is looking to progress a planning application for the 'construction of a new primary school including associated works' on land at north of the Railway within the settlement of Rhoose.

Previously a Pre-Application Consultation (PAC) was undertaken for the proposal on the 2nd March 2020 for a period of 28 days until the 30th March 2020 in accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012.

Unfortunately during this time, a nationwide lockdown was issued in response to the Covid-19 outbreak resulting in the closure of public buildings in the Vale of Glamorgan on the 23rd March 2020. This meant that hardcopies of the consultation material were not readily available for the whole of the consultation period. Best efforts were made to continue the PAC until the close date of 30th March 2020 in line with Welsh Government guidance released on March 27th 2020 (<https://gov.wales/sites/default/files/publications/2020-03/coronavirus-guidance-to-planning-authorities.pdf> refers) and April 29th 2020 (<https://gov.wales/sites/default/files/publications/2020-04/coronavirus-covid-19-updated-guidance-to-planning-authorities.pdf> refers).

Based upon government advice it was considered no additional action was needed to be taken as the main way of accessing information relating to the PAC was online through Llancarfan Primary School's website. At the time the Welsh Government advice did not advise that PAC consultations should not continue, rather, it was considered appropriate that consultations could continue where they were based online. Furthermore, the site notices were displayed before the Covid-19 outbreak which was thought to meet the legal requirements of the PAC process.

However, it has become apparent that the lockdown measures in Wales had a detrimental impact upon how consultations were run. As a result, the Town & Country Planning (Development Management Procedure) (Wales) Order 2012 needed to be amended to reflect the current situation within Wales to ensure developments still progressed and allowed people to fully engage with the planning process. The amended Order came into force at midnight on the 19th May 2020. A letter was issued by Welsh Government on the 15th May 2020 which made developers aware of the changes to the order and stated "Any community consultation underway when premises were required to close will not have fully complied with the requirement of article 2C (1). The community consultation will therefore have to start again. While we considered whether any previous consultation period could reduce subsequent requirements, the need to ensure wide participation in the design of schemes an alternative procedure which is clear to all has persuaded us that consultation should restart from the beginning. All requisite notices must be re-served and contain the updated information in Schedule 1D to enable the public to know where the relevant information can be viewed." (<https://gov.wales/sites/default/files/publications/2020-05/the->

[planning-applications-temporary-modifications-and-disapplication-wales-coronavirus-order-2020-developer-notification-letter.pdf](#) refers).

Therefore, the Vale of Glamorgan Council's 21st Century Schools Team are re-issuing the PAC consultation which will be in accordance with the amended Order under articles 2C and 2D as modified by Article 2G of the Amended Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

The proposal in planning terms is classified as a 'major development' as such there is a requirement to undertake a formal Pre-application Consultation (PAC) with statutory consultees and the local community prior to submission of the application to the Local Planning Authority.

The Vale of Glamorgan Council's 21st Century Schools Team are undertaking the pre-application consultation in accordance with the requirements set out in Part 1A of the Town & Country Planning (Development Management Procedure) (Wales) Order 2012.

All relevant draft drawings, reports and supplementary supporting documents are made available for inspection using the links below:

- Draft Planning Application
- Site Location Plan
- Existing Site Layout
- Proposed Site Layout
- Proposed Elevations
- Proposed Floor plans
- Proposed Roof Plan
- Proposed Soft Landscape Plan
- Proposed Hard Landscape & Furniture Plan
- Proposed Boundary Treatments Plan
- Proposed Site Levels
- Proposed Cycle Store Plan
- Proposed Bin Store and Sprinkler Enclosure Plan
- Planning, Design and Access Statement
- Preliminary Ecological Appraisal
- Archaeological Statement
- Drainage Strategy
- Transport Statement
- Topography Survey

A site notice and letters have been posted to neighbouring properties, landowners and local councillors regarding the proposed development notifying them of this Pre-Application Consultation process with information on how to comment on the proposal and access the above material.

Hard copies of the proposal are available by request via email on npslater@valeofglamorgan.gov.uk or telephone on **01446 704762** at the following times:

08:30 - 17:00 Monday to Thursday

08:30 - 16:30 Friday

Alternatively, responses can be made online by sending comments to npslater@valeofglamorgan.gov.uk

A comment form has been produced to help format responses however this is not necessary to make a formal representation. If you do not have access to email, hard copy responses can be sent to:

FOA: Nathan Slater

Planning Policy,

Dock Offices,

Subway Road,

CF63 4RT

All representations **must** be received by **Monday 29th June 2020** for them to be formally considered.

Vale of Glamorgan Council look forward to hearing your views on the proposals.