

STRIDE TREGLOWN

LLANCARFAN PRIMARY SCHOOL

PLANNING, DESIGN & ACCESS STATEMENT

APRIL 2020



PROJECT	
LLANCARFAN PRIMARY SCHOOL	
CLIENT	
VALE OF GLAMORGAN	
STRIDE TREGLOWN JOB No.	
152855	
PREPARED BY	CHECKED BY
FM	JP
DATE	REVISION No.
APRIL 2019	PL09

REVISION	
1	PL01 - 21/02/2020 Draft pre-app consultation issue
2	PL04 - 27/02/2020 Planning pre-application consultation issue for review.
3	PL05 - 28/02/2020 Planning pre-application consultation issue
4	PL08 - 27/04/2020 Planning issue for review.
5	PL09 - 28/04/2020 Planning issue.
6	

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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 Llancarfan Primary School.

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

Llancarfan Primary School is a community primary school situated in the rural village of Llancarfan in the Vale of Glamorgan, serving the communities of Llancarfan, Llancadle, Llanbethery and Moulton. The school currently has a capacity of 126 pupils and has 69 pupils on roll. The school does not currently provide nursery provision.

Llancarfan Primary School is comprised of an original Victorian school building containing two classrooms. The building has solid stone walls and a pitched slate covered roof. There are two separate demountable classroom blocks, one single and one double classroom, which are in good condition. In addition, there is a block built in 2000 and extended in

2006 providing the hall, kitchens, a small classroom and staff accommodation.

The school is on a very small and sloping site which is slightly offset by the use of the adjacent tennis club courts. The school does not meet current BB99 space allocation standards due to the shortfall in site area. Taking into consideration the restricted size, flexibility and location of the site, it was not considered possible to replace the school with a new build at its current location.

In March 2018, the Council launched a consultation aimed at taking a holistic view of primary school provision in the Western Vale. The aim of the consultation was to inform the community about the school re-organisation proposal being put forward to build a new school building for Llancarfan Primary School. The revised catchment area also includes the new developments in Rhoose.

Llancarfan Primary School has been included as part of the Council's 21st Century Schools Programme with £4.185m allocated to construct a new school building on the proposed site to accommodate the 210 (FT) pupils and an additional 48 (PT) nursery places.

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 to with the current BB99 standards
- 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.



Above - Llancarfan Primary School existing school buildings and external areas

1.03 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.

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

1.04 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 new site in Rhoose, south Wales.

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

1.05 Community Consultation

To ensure full engagement with the local community, the Council organised a public consultation event at Rhoose Community Centre (Stewart Road) in the Lesser Hall on Wednesday 11th March 2020 between 16:00 and 20:00. The event location was chosen due to its close proximity to the site to allow those who are situated closest to the development had the best opportunity to attend the event and have any queries or concerns answered.

Representatives of the design, planning, construction and education teams were present to answer questions the public may have regarding the proposed development.

To help describe the development the proposed development plans were summarised over 3 display boards containing the proposed site layout, the proposed elevations and floorplans, and 3D view of the proposal. It was considered the display boards would allow interested parties to look in detail at the proposal and have the opportunity to present their concerns to the development team.

The display boards were produced in both English and Welsh to ensure members of the public whose first language was Welsh were able to understand the information.

Although, the engagement event was advertised via the letter drop and on the consultation website which was displayed on all site notices, no interested parties attended.

Right: Llancarfan Primary School - existing school buildings and external areas





Existing photographs of proposed site for development:

1. Panoramic site view looking north east
2. Existing housing bordering the site
3. Middle of the site looking west





Existing photographs of proposed site for development:

- 4. Existing cycle / pedestrian path to the western edge
- 5. Middle of the cycle path looking north
- 6. Looking south
- 7. Middle of the site looking west
- 8/9. Southern boundary edge
- 10/11. Looking north from the south





2.0

CONTEXT

2.01 Site Surroundings

The proposed location for the school development is a vacant parcel of land in the nearby village of Rhoose.

The site is surrounded by a partially-developed Taylor Wimpy housing scheme. This borders the school site to the north, west and south, whilst the site overlooks open farmland to the east.

2.02 Topography

The proposed site slopes from north to south with an overall level difference of around 4.7m. Whilst across the width of the site there is an approximate 5.4m level change falling from west to east.

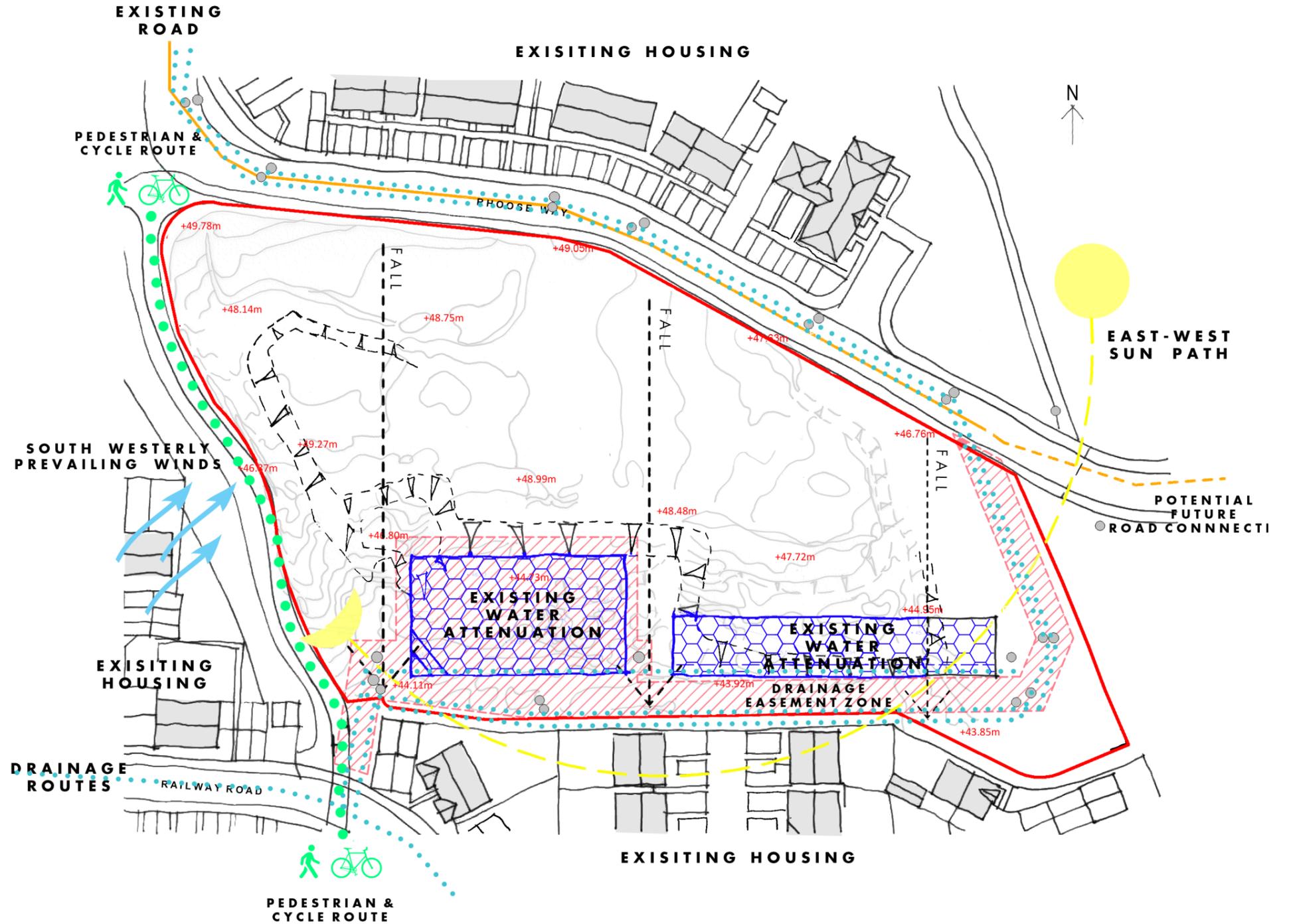
1. Site location - Rhoose in the Vale of Glamorgan
2. Aerial view of the village
3. Site location aerial view.



2.03 Constraints and Opportunities

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

- Existing drainage** - There are two large drainage attenuation tanks at the southern end of the site, serving the adjacent residential development. These elements restrict the location of the school building.
- Levels** - The sloping nature of the site suggests that the final site arrangement will be divided in to various plateaus to absorb the change in level.
- Site Size** - The school site is within the recommended range for a primary school site and is within the guide area for a BB99 primary school site, however, the level constraints suggest that it isn't possible to create a full sized sports pitch. An informal sports area will be proposed as part of the scheme.



3.0

DESIGN

3.01 Site layout - aims and objectives.

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

- The proposal should limit visual impact on the surrounding residences.
- The proposal should consider accessibility and connection with surrounding levels.
- The site layout should offer potential for multiple access points with a legible entrance to the school building.

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 school car park is proposed centrally at the northern edge of the site. Accessible, electric charging and car share spaces are provided in this area, as well as dedicated minibus parking.

A servicing layby provides direct access to the sprinkler, bin enclosure, kitchen and plant areas. There will be an external fenced plant compound to house PV batteries and air source heat pumps.

3.02 Site layout

The proposal places the new school building in the north western section of the site, located to promote the relationship with Rhoose Way, as the main access route to the school.

The site constraints suggest that a 2 storey school building is necessary to accommodate the brief, whilst maximising the external areas available for school use.

Placing the building at the northern side of the site reflects the differing size requirements of early years and KS1/2 yards, whilst also helping to mitigate any accessibility issues prompted by the drop in levels to the south.

The building floor level is to be set approximately 1.6m down from road level to reduce the impact on adjacent residences. Pedestrian access from Rhoose Way and the car park will be via a sloping path at an accessible gradient.

The proposed site slopes from north to south with an overall level difference of around 4.7m. Whilst across the width of the site there is an approximate 5.4m level change falling from west to east. The level change has prompted the formation of a lower plateau to locate an informal sports area as well amenity grass areas.

Informal hard play areas are located around the site and relate to the classrooms of the age group they serve. An enclosed MUGA is to be provided, accessible from the main playground.

Habitat areas are proposed around the perimeter of the site. The largest habitat area to the south will give an opportunity for the school to develop a nature area.



3.03 Landscape.

Stride Treglown Landscape Team have produced a landscape concept design for Llancarfan Primary School in Rhoose, 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-urban and coastal environment;
- Providing landscaping along the boundary edges to soften the extent of hard surface interfaces;
- Working with the challenging ground levels;
- 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: Hard court areas, which allows flexibility of use for a variety of activities and sports.
- A MUGA for formal sports.
- Flexible outdoor informal hard and soft social/play spaces.
- A growing garden zone to both the primary class zones and the nursery/reception play zone.
- A habitat area along the southern, western and eastern boundaries, including a retention pond with jetty which can be used as an education area.

- An informal grass sports area.

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. The coastal location of the school site has been taken into consideration and appropriate trees and planting will be implemented. 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 vegetation has 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 and colours of paving, coloured lining, coloured wet pour play areas and tarmac.



Soft Landscape Plan

- Site boundary.
 - Proposed new trees: All to be double staked. Where planted in grass, to include a 100mm diameter of bark mulch of 50mm depth. 11No. total.
 - Proposed low height and low maintenance shrub planting: 3 litre pots, planted at 5 per m².
 - Growing gardens, raised timber sleeper planters, to be planted up by the school children.
 - Sports pitch turf.
 - Raised SuDS planters to building edges. 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.
 - Grassed slopes, banking to accommodate level changes or accommodation areas. To engineers details. Opportunity for wildflower/ecological grassland swaths to be implemented.
 - Grassed area, multi purpose hard wearing turf.
 - Existing habitat area to be retained or enhanced.
 - Rain gardens. Planting subject to a detailed soft landscape plan working with engineers and ecologists.
- NOTE:
Bird and bat boxes to be placed on trees in line with the ecologist recommendations.
- Topsoil and Subsoil depths in accordance with British Standard BS 8882:2015.
The depth of topsoil spread should not normally exceed 300mm. Suitable (loosened) subsoil should provide the remainder of the minimum rooting depth. The minimum rooting depth should be normally:
GRASS: 450mm depth (consisting of 300mm topsoil and 150mm subsoil)
SUDDS AND HERBALS: 600mm depth (consisting of 300mm topsoil and 300mm subsoil)
TREES: 900mm depth (consisting of 300mm topsoil and 600mm subsoil)
Prior to spreading topsoil, the receiving area should be de-compacted to increase permeability.

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 facilitated by 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.

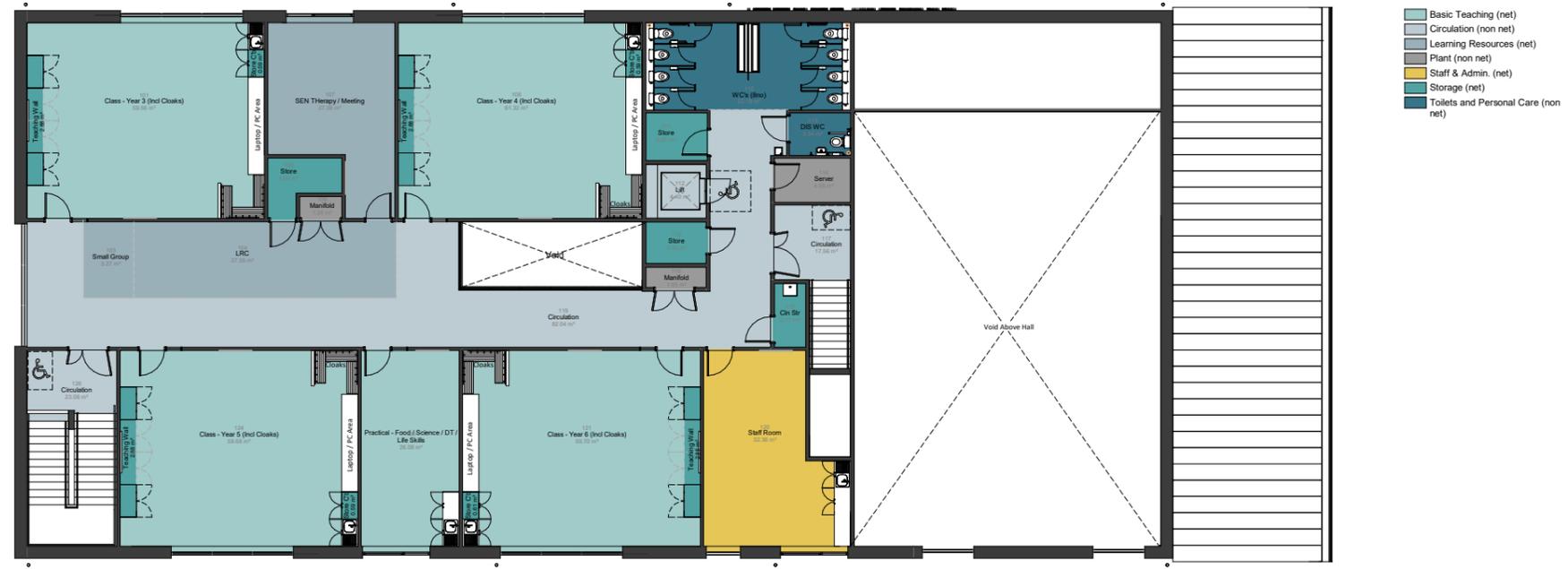
The central resource space is a generous, naturally lit area that is subdivided in to group, learning resource, ICT and practical areas across both floors of the building. It will be a valuable resource that is accessible to all pupils in the school through timetabled use.

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, WCs are located off the corridor.



01_First Floor Plan



00_Ground Floor Plan

- Basic Teaching (net)
- Circulation (non net)
- Learning Resources (net)
- Plant (non net)
- Staff & Admin. (net)
- Storage (net)
- Toilets and Personal Care (non net)

- Basic Teaching (net)
- Circulation (non net)
- Halls (net)
- Kitchen (non net)
- Learning Resources (net)
- Nursery
- Plant (non net)
- Staff & Admin. (net)
- Storage (net)
- Toilets and Personal Care (non net)

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.

Roof mounted photovoltaic panels are proposed to cover the entire south facing section of roof, as well as across the lower canopies at the southern side of the building.



South Elevation



North Elevation



East Elevation



West Elevation

3D View



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

Aecom have undertaken a transport statement 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 Environmental Sustainability

The development will target net zero carbon as well as a BREEAM 'Excellent' rating.

In order to achieve the above, the design will incorporate renewable / low carbon technology in the form of roof / canopy mounted photovoltaic panels and air source heat pumps.

3.10 External Lighting

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

3.11 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.

3.12 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**

4.01 Planning Policy Context and Assessment

1. PLANNING POLICY CONTEXT

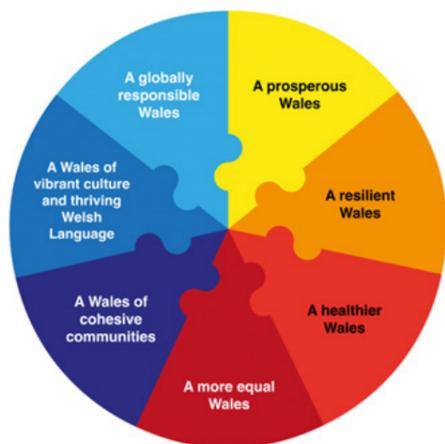
1.1.1. This section of the Design and Access Statement outlines the relevant national and local planning policy in relation to the proposed development. The applicable legislation has also been set out in this section.

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:

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

1.3.3. Paragraph 3.3 of PPW emphasise 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

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



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 MG2 - Housing Allocations

This policy outlines the allocated sites identified to meet the housing requirement. It also includes allocations for mixed use development where a need for other facilities and infrastructure have been identified.

- 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:

- 2013/01231/SC1: Proposal - EIA Screening Opinion for Residential development, open space and primary school; Location - Land north of the railway line (west), Rhoose; Decision - Not EIA development.

- 2014/00550/OUT: Proposal - Residential development with associated access and associated works, to include public open space and land for a primary school (including the demolition of 46 Porthkerry Road and its associated outbuildings); Location - Land north of the railway line (west), Rhoose; Decision - Approved.

- 2014/00550/1/CD: Discharge Condition - Discharge of Condition 8-Archaeology - Programme of Archaeological Work. Location - Land North of the railway line (West), Porthkerry Road, Rhoose; Decision - Approved.

- 2014/00550/3/CD: Discharge of Condition 10 - Levels, Condition 11 - Construction of new access, Condition 29 - Ecological strategy, Condition 31 - Site clearance (birds) and Condition 33 - Landscaping scheme. Location - Land North of the Railway Line (West) Porthkerry Road Rhoose; Decision - Approved.

- 2015/01070/RES: Proposal - The development of 120 dwellings and associated access, roads and footpaths, drainage works, landscaping, public open space and other ancillary works (including the demolition of 46 Porthkerry Road and its associated outbuildings); Location - Land North of the railway line (West), Porthkerry Road, Rhoose; Decision - Approved.

- 2015/01070/2/CD: Condition Discharge - Discharge of Conditions 26 - Construction surface water management plan and 27 - Phasing programme for surface water drainage scheme. Location - Land North of the Railway Line (North), Porthkerry Road, Rhoose; Decision - Approved.

- 2015/01070/3/CD: Condition Discharge - Discharge of Condition 30 - School site drainage. Location - Land North of the Railway Line (North), Porthkerry Road, Rhoose; Decision - Approved.

1.5.2. The planning history demonstrates that there has been a planned education use

on the site for a number of years since the original outline application was approved. The proposed development would result in the safeguarded land detailed in the outline and reserved matters consents, being brought forward for the allocated education use.

1.5.3. The proposed development must take account of the agreed Biodiversity and Drainage scheme approved for the residential site to ensure the proposed school development complements the existing schemes.

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 allocated school site under LDP Policy MG6 - Education Facilities (6) - A new primary and nursery school on land to the north of the railway line, Rhoose and subsequently identified in planning application 2015/01070/RES. Consequently, the principle of a school located on this site is considered to be acceptable.

2.3. Furthermore, the site lies within the identified settlement boundary of Rhoose. Rhoose is identified as a primary settlement within the LDP, a sustainable location which can support an appropriate level of development to meet local needs and safeguard and improve existing key local services and facilities, particularly those that also serve the wider area. Therefore, it is considered the location of the proposal is appropriate and within a sustainable location in accordance with LDP Policy MD5.

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 ensuring the development would not have an unacceptable impact upon the countryside.

The proposal is situated within an existing housing allocation, however the area to the east of the application site has yet to be developed and remains as fields.

2.5. The proposal would benefit from the existing infrastructure which has been developed as part of the planning permission 2015/01070/RES. Due to its location within the Primary settlement of Rhoose it is considered the proposal is well situated to benefit from the existing sustainable transport provision which serves the settlement.

2.6. 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).

2.7. The proposed development has been subject to a Pre-Application Consultation (PAC). Following the end of this consultation period discussions with the current landowner were progressed and the existing inert material on the site was agreed to be removed by the landowner before hand over of the site to the applicant. The removal of this material will change the levels of the site. An engineering assessment of the site recommended the proposed school building be moved to ensure a safe foundation for the building could be created to minimise costs and make best use of the site following the removal of the inert material. This resulted in the need to change the proposed site arrangement from the original proposal consulted on as part of the PAC. The need to move the proposed school building has also resulted in the rearrangement of other aspects of the site including the vehicular access to the site, the car parking facilities, the Multi Use Games Area (MUGA) and the pupil play areas. The vehicular access to the site has changed to create two new junctions rather than the three access junctions proposed as part of the PAC. A one-way system is proposed to and from the site using the proposed access

junctions to manage traffic accessing and leaving the site in an effective manner. The staff and visitor parking have been combined with the operational vehicle parking to make best use of the land available, reducing the number of hard surfaces on the site and increasing the amount of informal play area available to pupils. The amount of car parking provision serving the proposal has remained the same in accordance with the Vale of Glamorgan Council's Parking Standards SPG. Although the proposed site layout has been rearranged to reflect changes to the site levels, the proposed school building will remain at 21m from any neighbouring boundary ensuring the privacy and outlook of neighbouring residential properties is maintained in accordance with LDP Policy MD2 - Design of New Development. Consequently, as sufficient distance has been maintained between the amended site layout and neighbouring properties it is considered the potential impact of the proposal has not significantly changed to the proposal consulted on as part of the PAC. Further detail regarding the potential impact of the proposed school building on the neighbouring properties is outlined below:

- The siting of the proposed structure is also an important consideration regarding the impact the proposal would have on neighbouring uses. The siting of the proposed building would be approximately 21 metres from residential properties to the north located along Rhoose Way. 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 north is considered sufficient to maintain expected levels of privacy.

- The boundaries of residential properties bordering the site to the west, along Rhoose Way and Railway Road, would be at least 21 metres from the two-storey element of the proposal. Openings are proposed within the side and rear elevations which would face towards the properties, however, the proposed openings would be a significant distance from the properties with the nearest neighbouring property window being approximately 28 metres from the proposed windows.

- In terms of neighbouring properties to

the south along Railway Road the proposed building the nearest neighbouring boundary in this direction would be 53 metres away ensuring the proposed building would not cause an overbearing impact on these residential properties.

2.8. Although the proposed building would be located on an elevated position the distances outlined above are considered sufficient to maintain the privacy of these properties and ensure the proposed building would not have an overbearing impact upon the outlook of neighbouring properties.

2.9. The proposed development will deliver the allocated education facility outlined under Policy MG6 and therefore meet criterion 2 of Policy MD1 by reinforcing the role and function of the primary settlement of Rhoose as a provider of community facilities.

TRANSPORT

2.10. The proposed development is located on an allocated school site which benefits from existing highway infrastructure developed under the recent residential development. The proposal will include ancillary infrastructure to accommodate vehicle movement within the application site and will include two new access point along the northern boundary of the application site. The proposed school would create 234 school places which would increase demand on the existing transport network. However, the outline consent (2014/00550/OUT refers) included a Transport Assessment for a primary school with the same capacity which was included within the traffic calculations for the proposed highway improvements as part of the approved housing development. Therefore, a Transport Statement has been produced which assesses the previous Transport Assessment and confirms that the same capacity figures apply to the proposed school and outlines whether any subsequent mitigation would be required.

2.11. The proposed development would result in 13 car parking spaces, 3 visitor spaces and 1 commercial vehicle space being provided which would meet the maximum provision of 17 car parking spaces as outlined in the Parking Standards SPG. The proposal also includes 2 additional parking spaces for mini buses

which would belong to the proposed school and help improve the facilities available at the site once developed. 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). Both national policy contained within PPW and local planning policy seek to reduce car travel. In this regard 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 how the development will reduce reliance on private car travel on the site. The proposed site layout also includes bicycle parking provision for 19 bikes situated to the front of the proposed school with the aim to promote active travel to and from the site.

EDUCATION FACILITIES

2.12. 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 within the settlement of Rhoose. The proposed school is required to provide adequate space to meet local demand for school places and the proposed structure is considered to represent an efficient design, maximising the land available. The proposal would create school places for 234 pupils, providing sufficient space to meet local demand and improve learning facilities within the settlement of Rhoose and the wider area.

2.13. LDP Policy MG6 allocates 6 sites for new school development to meet the educational need in the Vale of Glamorgan. The policy identifies the allocated housing site in the LDP as an area suitable to accommodate an education facility under criterion 6. Consequently, the development of the primary school with nursery facilities is considered to meet the requirements of Policy MG6. Furthermore, the construction of the proposed school would seek to meet the BREEAM excellent classification ensuring the proposed school is sustainable and enhances the wellbeing of people using the building.

DESIGN

2.14. 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.

2.15. A two ½ storey solution is proposed to respond to the site constraints and drainage easement areas in order to maximise external play areas and the distance from the adjacent boundaries.

2.16. The varied scale of the proposed new building has sought to reduce its impact on the adjoining residential area 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 urban environment to reduce the impact of the proposed development on the area through reflecting the local context.

2.17. The overall design of the building provides a self-contained facility which will significantly improve the school facilities within the Rhoose settlement.

2.18. The building will provide significant sustainability gains, with features including improved natural daylight, natural ventilation and passive heating to ensure that the proposed school benefits from a high-quality learning environment and 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. The proposal will include PV panels to the southern roof pitch and the attached canopy to the rear elevation of the proposed school building. The location of the panels has been dictated by the position of building in relation to the sun to increase the maximum solar gain as possible to facilitate a more sustainable building in accordance with Welsh Governments aims to achieve net zero carbon emissions. Although the proposed PV panels are not generally found in the surrounding area it is considered it would not detract from the character of the surrounding properties due to its location to the rear. Additionally, the need to develop more sustainable buildings is considered to be a major consideration when assessing a development in accordance with the direction of national policy in PPW which states, “The planning system should... facilitate the integration of sustainable building design principles in new development” (PPW, para.5.7.8, 2018).

2.19. The proposal is 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

2.20. The proposed school would include the provision of open space on site. This would take the form of 0.25ha of school playing

fields, MUGA pitch (0.07ha), and 0.11ha of hard play area. The Council’s Open Space Background Paper (2013), identified the Rhoose Ward as having an under provision of open space resulting in a under provision of 1.12ha of children’s play space and 4.17ha of outdoor sport space. The proposed development would help provide much needed open space within the Rhoose Ward. Consequently, the proposal is considered to comply with LDP Policy MD2 criterion 7 “Where appropriate, conserve and enhance the quality of, and access to, existing open spaces and community facilities;” and criterion 9 “Provide public open space, private amenity space and car parking in accordance with the council’s standards” (LDP, p.100, 2017).

ECOLOGY

2.21. 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 identified no further surveys would be required. The site has been cleared of vegetation and Ephemeral/short perennial and bare ground are the dominant habitats on the site. The site was identified as having a low suitability as a foraging habitat for bats and the site offers no suitability for other protected or priority species.

2.22. The proposed development would result in the loss of low suitability foraging habitat for bats, however, the impact of this habitat loss is considered negligible in the long term due to the inclusion of new habitat areas within the landscape scheme for the proposal. The PEA recommended a series of enhancements to improve the biodiversity on site through sensitive landscape design which includes:

- A review of existing reports relating to previous applications, shows that reptiles were present within the wider Taylor Wimpey development and may still be present in the wider surrounding landscape. Habitat suitable to support reptiles should be created. This could include an area of species rich grassland with earth mounds for basking reptiles.

The grassland should be managed during operation for reptiles, with reduced mowing. Log and rubble piles could be provided within and adjacent to this habitat to provide shelter and hibernating habitat for reptiles.

- Hedgerows were previously present and would have provided habitat for breeding birds and foraging and commuting bats. Hedgerows or rows of trees should be planted along the boundaries of the Site to create new green corridor habitat. Hedgerows should be planted with a mix of native locally sourced species. A shade tolerant species rich grassland mix could be planted adjacent to the hedgerows to enhance the hedgerow and create a wider corridor. Tree planting should include locally sourced native species of benefit to wildlife.

- Create a wildflower meadow and/or sensory garden with locally native species or species of benefit to wildlife, to provide habitat for pollinating insects. Gunnell et.al. 2012, Landscaping and urban design for bats and biodiversity (free to download online) has planting lists which are beneficial for invertebrates and to foraging bats.

- Create invertebrate habitats including invertebrate walls, bee banks, and log piles <https://www.buglife.org.uk/activities-for-you/children-and-schools/bug-resources-for-schools>. Native species planting included in some of the enhancements above will also be of benefit to invertebrates.

- Create a pond or wetland area. This could be part of a Sustainable Urban Drainage Solution (SUDS).

- Create a kitchen garden to be used by pupils for educational and recreational purposes.

- Provision of at least two cavity wall bat boxes in new building(s). Boxes should be included in the building design.

- At least five bird boxes should be installed on newly planted (semi mature) trees along the boundaries or cavity boxes included within the building design. Boxes suitable for swifts and house sparrows would be suitable for use on buildings.

- Green corridors should be planted to link new bat roost provisions and bird boxes with commuting corridors along the Site boundary. These should be planted with locally sourced

native species of benefit to wildlife.

- Create a hedgehog shelter using log piles or purpose-built structure; these should be connected to existing or newly created wildlife corridors.
- Lighting of new bat roost provisions and green corridors and light spill onto new bat roost provisions and green corridors should be avoided. See guidance above.

2.23. New tree planting is proposed on the site and will form part of the detailed landscaping scheme to help improve biodiversity on the site. Furthermore, the proposal includes a safeguarded habitat area along the boundary of the site to the west, south and east which will measure approximately 0.13ha. This area will contribute to the biodiversity enhancement of the site and help mitigate the impacts of the proposed development. The habitat area also creates a buffer between neighbouring properties and the proposed formal play areas within the school site helping to screen the proposed development.

2.24. 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 Rhoose and the wider area, providing a purpose-built modern building, which will enhance the site and seek to enhance teaching and learning experience offered for the area in a sustainable manner.

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