

**STRIDE TREGLOWN**



**ST. NICHOLAS  
CIW PRIMARY SCHOOL**

PLANNING, DESIGN &  
ACCESS STATEMENT

SNPS-STL-XX-XX-RP-A-8900

JULY 2020



PROJECT <b>ST. NICHOLAS CIW PRIMARY SCHOOL</b>		REVISION
CLIENT <b>VALE OF GLAMORGAN</b>		1 <b>PL01 - 12/06/2020 draft pre-app consultation issue.</b>
STRIDE TREGLOWN JOB No. <b>152853</b>		2 <b>PL02 - 15/06/2020 pre application consultation issue.</b>
PREPARED BY <b>JP</b>	CHECKED BY <b>JP</b>	3 <b>PL03 - 29/07/2020 planning issue.</b>
DATE <b>JULY 2020</b>	REVISION No. <b>PL03</b>	4
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RETAIL  
TRANSPORT

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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. Nicholas Church In Wales Primary School.

The purpose of this Design and Access Statement is to inform the reader of the background to the 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. Nicholas CIW Primary School is an English-medium voluntary controlled school serving 4 to 11 year olds in St. Nicholas and Bonvilston. There are 18 pupils per year group with a total capacity of 126 pupils. The school does not currently provide nursery provision.

The school consists of two buildings: the 'Old School' built in the 1850s and a flat-roofed main building built in the 1960s. The main building is timber clad and has been categorised as being of poor condition and suitability.

The school is split over two sites with reception pupils having to walk to the nearby 'Old School' following morning

assembly. There is no path along this stretch of road which is a health and safety risk to younger pupils and the community.

Classroom sizes are inconsistent throughout the building. There are currently 72 children being taught across two classrooms.

On the 18 March 2019 the governing body issued a consultation document on a proposal to increase the capacity of the school from 126 (FT) places to 210 (FT) places and alter the age range from 4-11 to 3-11 from September 2021. This was to meet projected future demand as a result of existing and proposed housing developments in the area. Planning permission has been granted for 117 dwellings to the east of St Nicholas and 120 dwellings to the east of Bonvilston. These housing developments are situated within the catchment area for St Nicholas CIW Primary School.

St Nicholas 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 existing site to accommodate the 210 (FT) pupils and 48 (PT) nursery places. This will ensure that the school is able to meet demand and would address the poor condition and suitability of the existing buildings.

The new school will provide:

- A high quality, IT rich learning environment for pupils meeting the educational curriculum needs of the 21st Century.
- 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.

## 1.03 Client Brief

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

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 single storey primary school, associated landscape and parking facilities to be located on the existing school site in St. Nicholas, south Wales.

The proposal will have a gross internal floor area of 1,432m<sup>2</sup>.

**Above** - St. Nicholas Primary School existing school buildings and external areas at the front of the site.



1.



2.



3.



4.



**Existing photographs of proposed site for development:**

1. Google street view taken from School Lane to the south.
2. Existing play area at the front of the site.
3. Current school car park
4. Public footpath bordering the site to the north west.
5. Main hard standing play area.
6. School sports pitches at northern end of the site.
7. School informal soft play area.
8. Looking back at existing school building from informal soft play area.



2.0

**CONTEXT**



## 2.01 Site Surroundings

The proposed location for the school development is the current school site.

The site sits at the northern edge of the Village of St. Nicholas in the Vale of Glamorgan. St. Nicholas is located 2 miles to the west of Cardiff. It sits alongside one of the main vehicular routes in to the city; the A48.

To the south and east of the school site there are residential areas, with new housing developments recently built on the eastern edge of the village. The site is on the northern edge of the St. Nicholas conservation area.

Farmland neighbours the site to the immediate north and west. Further to the west is Cottrell Park Golf Course and the village of Bonvilston.

## 2.02 Topography

The proposed site is generally flat with nominal level differences across its length and width. It is unlikely that any retaining structures or noticeable level changes will be required within the proposal.



1. Site location - St. Nicholas in the Vale of Glamorgan
2. Site location - aerial view.

## 2.03 Existing Site Layout and Features

The school building currently sits at the southern end of the site, overlooking School Lane. There is currently a single vehicular entrance point in the south eastern corner, which provides access to the car park, located on the eastern side of the school building.

The main hard play area is on the western side of the school building, wrapping around to the north. Further beyond is an enclosed grass play area with external furniture.

Beyond the fence line at the north of the grass play area are sports pitches and an established habitat area.

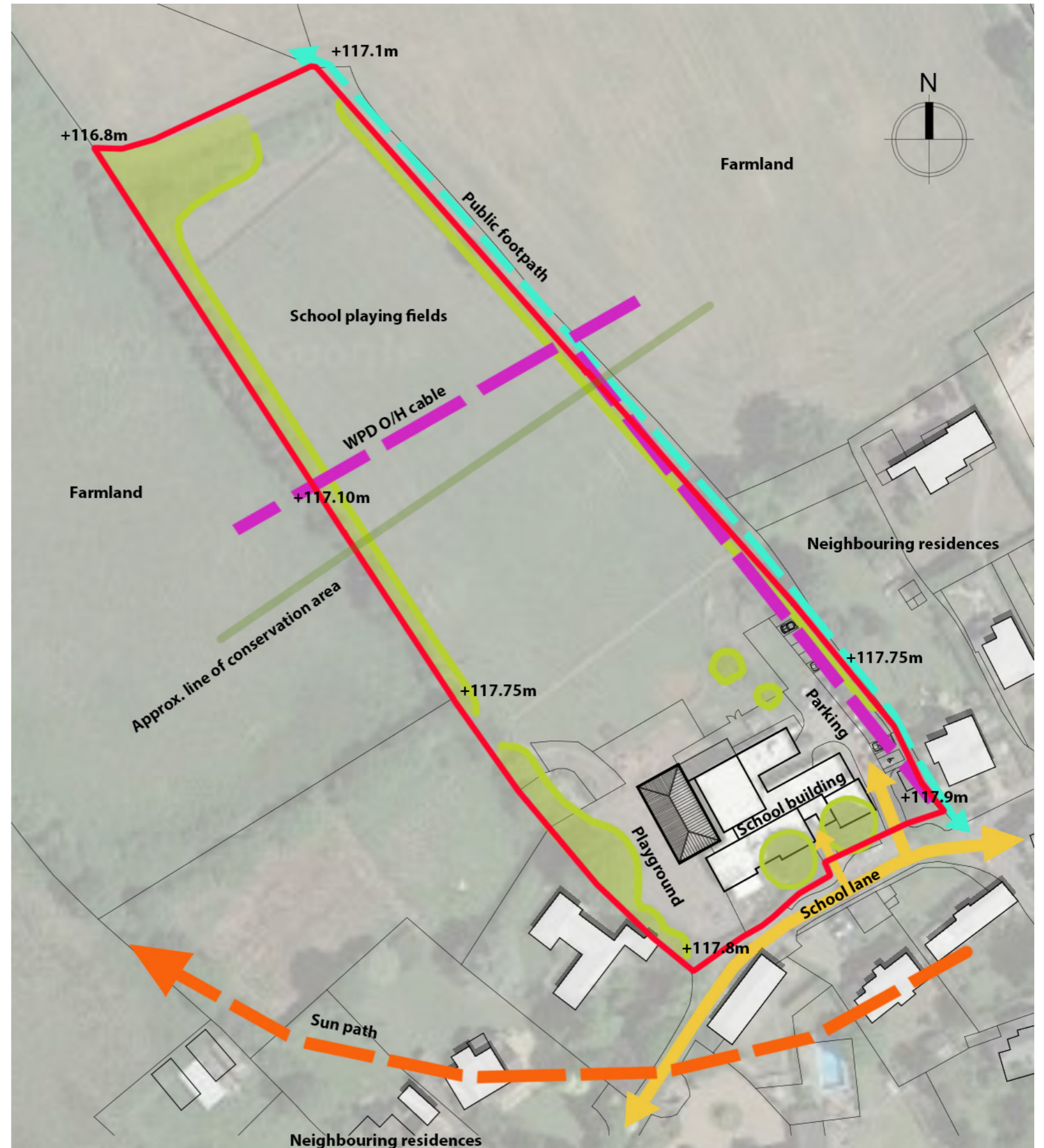
At the front of the school site in the south, there are smaller enclosed external play areas.

## 2.04 Constraints and Opportunities

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

- **Existing school building** - This is the most significant site constraint. The school building inhabits the southern section of the site and is to remain live during construction. Consequently, the new building will be located to the north of the existing school.
- **Trees and ecology** - The site is bordered by vegetation along the east and west sides. Development will seek to avoid existing vegetation where possible, and where this isn't the case, appropriate mitigation will be provided within the landscape design.
- **Existing services** - There is a WPD overhead power cable outside of the development area to the north, as well as running above the footpath to the east of the site. There are also various existing services local to, and serving the existing school building. There is an existing substation at the south eastern corner of the site which will remain in place.

- **Access and parking** - The constrained nature of the roads around the school site are such that careful consideration will be given to the parking and drop off provision at the new school. Currently there is insufficient parent drop off provision and parking opportunity is limited around the site. Parking figures will be in accordance with the published Vale of Glamorgan supplementary planning guidance.





- 1. Existing site aerial view.
- 2. Overhead cables crossing current school site.
- 3. Existing school hall.
- 4. Dense vegetation visible along western boundary.

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 parking and vehicular movements to limit the impact on roads outside of the site.
- The site layout should allow for the current school to remain in use throughout the construction period.

### 3.02 Site Layout

The proposal places the new, single storey school building in the centre of the site, on a previously grassed area, parallel to the western boundary.

The school car park is proposed at the southern end of the site, adjacent to the site access from School Lane. A new junction is proposed to create the entrance point to a one-way vehicular route through the car park, from which access is provided to servicing and parent drop off lay-bys as well as a dedicated school minibus parking space.

Within the loop sits the main car parking area for staff and visitors. Accessible, electric charging and car share spaces are provided in this area.

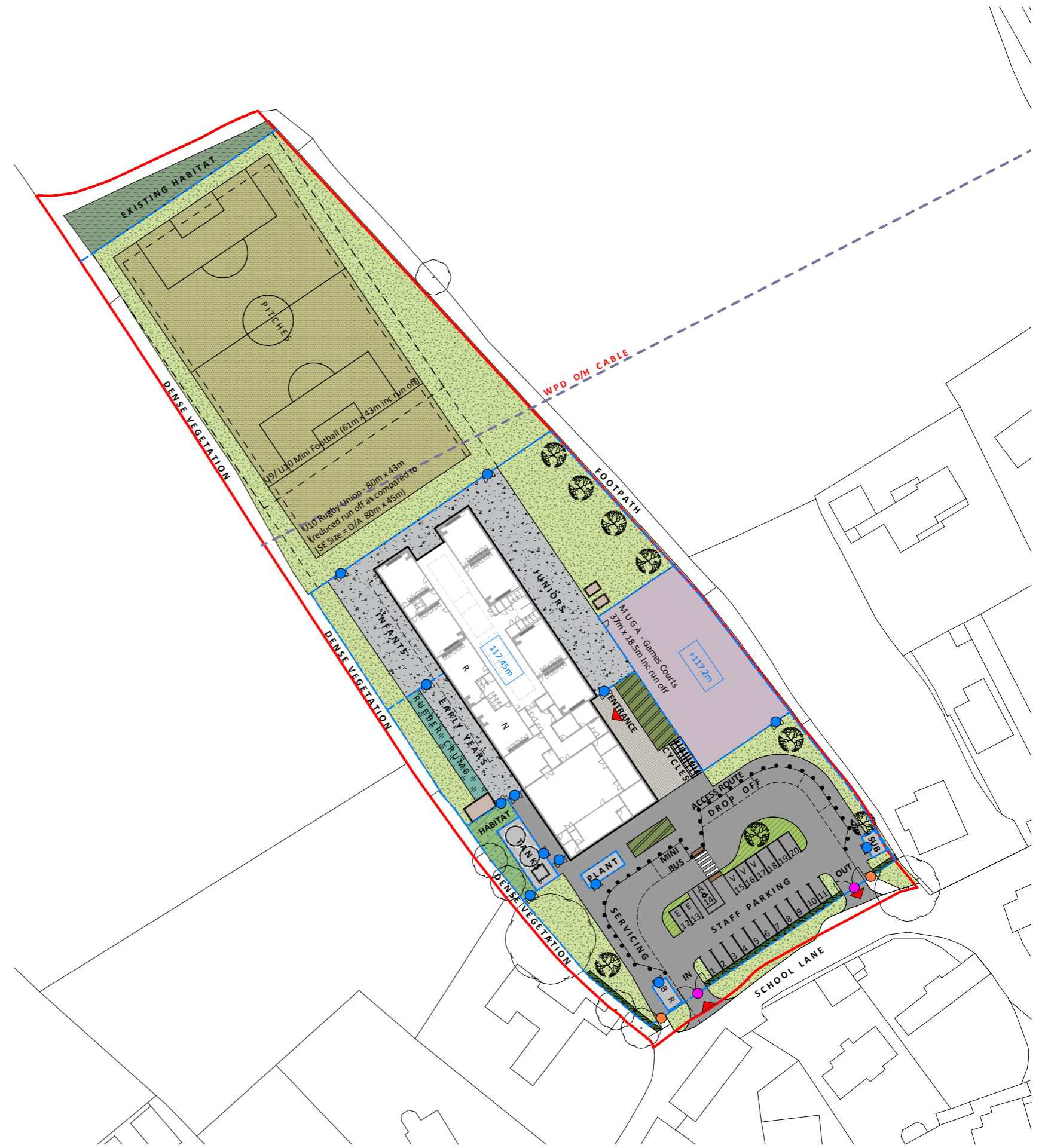
The servicing layby provides direct access to the sprinkler tank, bin enclosure, kitchen and plant areas. There will be an external fenced plant compound to house PV batteries and air source heat pumps.

Placing the building slightly biased towards the western side of the site reflects the differing size requirements of early years and KS1/2 yards, and allowing junior access to the enclosed games courts which sit as an extension to the junior yard. The games courts also have the potential to be accessible from the car park, should the school wish to make them accessible to the community.

Informal hard play areas are located around the site and relate to the classrooms of the age group they serve.

A smaller nursery and reception yard is included at the western side of the site, in a location easily accessible for parent drop off and collection at the more regular intervals through the day, without disruption to the rest of the school. This playground will feature an area of rubber crumb safety surface and have access to it's own habitat zone.

The sports pitches and existing school habitat area sit to the northern side of the development. Despite the new building sitting across some of the previously grassed area, there remains space for junior sized rugby and football pitches.



General Arrangement Plan

### 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, where possible 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 (MUGA) area, which allows flexibility of use for a variety of activities and sports.
- Flexible outdoor informal hard and soft social/play spaces.
- Growing gardens in the nursery/reception and junior play zones.
- A habitat area along the western 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 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.

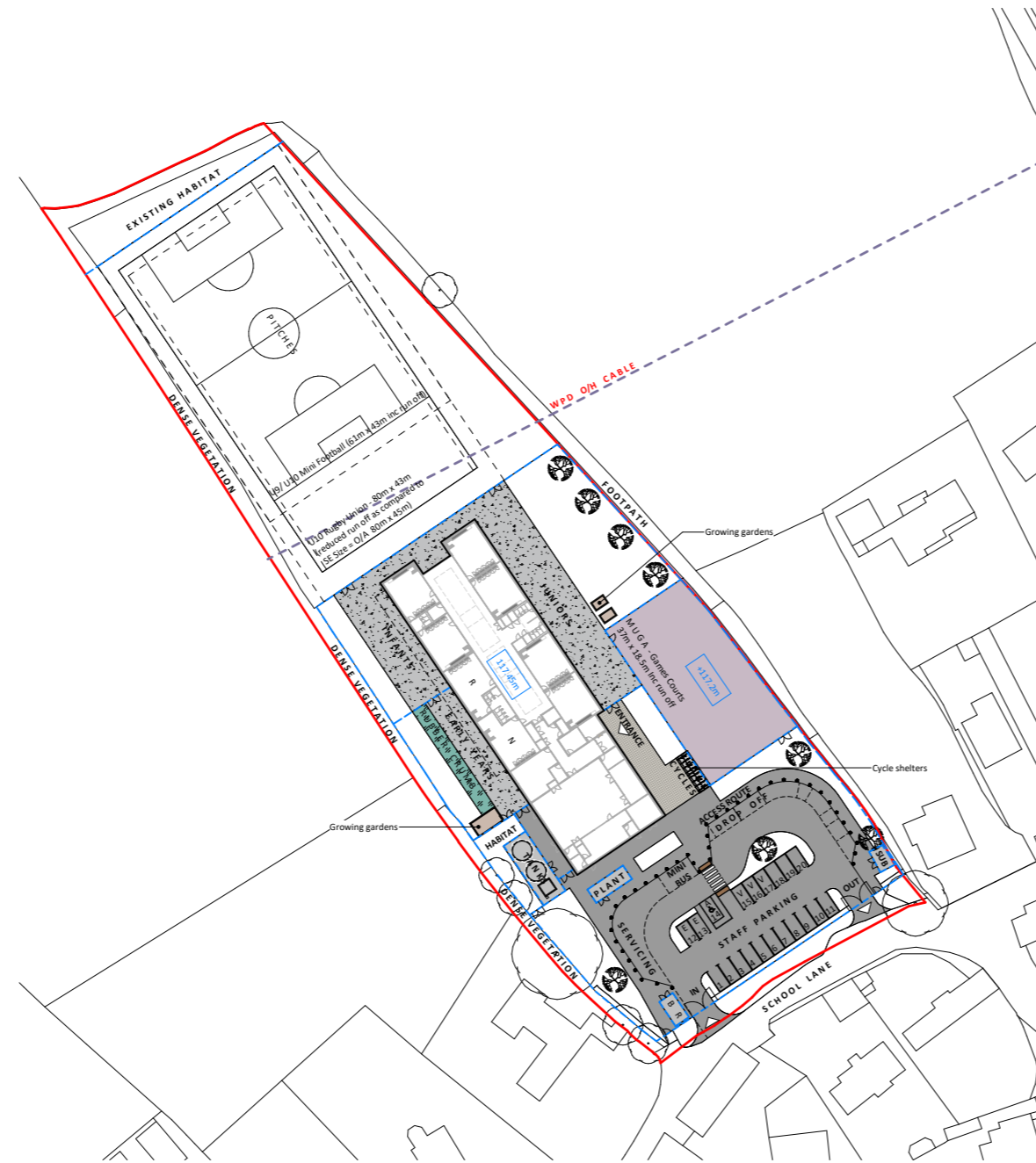
Recommendations from the ecology report will be incorporated in the landscape design such as bird boxes, insect hotels and native planting to enhance biodiversity.

#### 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.



Soft Landscape Plan



**Legend**

- Site boundary.
  - - - Fence.  
Refer to drawing SNPS-STL-XX-XX-DR-L-9004 Fencing and Security Plan for details.
  - Hard Landscape**
  - Paving units to school building entrance. 'Academy' concrete paving units, by Charcon, 400x400x65mm in Grey colour. Build-ups to engineers spec, heavy loading build-ups to the maintenance zone.
  - Tarmac surfacing to MUGA. Permeable tarmac to be confirmed by Drainage Engineers.
  - Tarmac surfacing to vehicular zones. Heavy duty tarmac surfacing, recycled sub-base to gain BREEAM points. Build-ups to engineers details.
  - Concrete surfacing to cycle shelter zone, plant, substation, refuse and sprinkler tank stores. Drainage to refuse store to engineers specification. In situ poured concrete with concrete 50mm pin kerb edging.
  - Tarmac to playgrounds and maintenance zones. Build-ups to accommodate maintenance vehicle loading, recycled sub-base to gain BREEAM points. To engineers final specification.
  - Play surfacing to nursery/reception zone. Wetpour surfacing, colour to match architectural facade panels. Critical fall height by DCM to 1.5m. Refer to manufacturers specification and build-ups.
  - Thermoplastic paint markings to car parking and loading bays. White/yellow colour to British Standards.
  - Tactile paving to pedestrian crossings. British Standard 'Blister' paving in Charcoal colour, by Charcon. 400x400x50mm. Build-ups to engineers specification.
  - External Furniture and Special Features**
  - Growing gardens. 3No. raised timber sleeper planters, to be planted up by the school children.
  - Cycle canopy and stands. 2No. 'Apollo Junior' cycle shelters 4100mm length. Base plated, Galvanised steel. To include 2No. 'Sheffield' cycle stand racks 10No. hoops in total. Galvanised steel, surface fixed.
  - Bollards. 40No. 'Swansea' galvanised steel bollards, 1000mm height above ground, 114mm diameter, root fixed at 2.5m centres. To include reflective banding. Removable bollards proposed where maintenance is required, including drop kerbs for maintenance vehicle access.
- NOTE:**  
For drainage information refer to engineers plans and details

**Hard Landscape and External Furniture Plan**

### 3.04 Building Layout.

The main building entrance is at the corner of the plan, overlooking the paved entrance plaza and parent drop off area. A cut-out section from the rectangular shaped footprint, coupled with a roof overhang signifies the route to the public entrance.

The reception office overlooks the secure entrance lobby, providing an access control point for visitors, and 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 headteacher's office is located centrally, also adjacent to the main entrance, where it is accessible from the waiting area.

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 servicing lobby.

The teaching wing consists of a group of 8 classrooms located either side of a central learning zone; a valuable resource that is accessible to all pupils in the school through timetabled use. It will be a generous, naturally lit volume that is subdivided in to group, learning resource, ICT and practical areas through the use of furniture and changes in floor finishes.

The 4 classrooms along the front (north eastern) side of the building house the junior (KS2) classrooms, whilst the classrooms to the rear (south western) elevation of the building are nursery, reception and infants (KS1).

The nursery and reception areas are located to allow them a dedicated external access point for parent drop off and collection at the more regular intervals during the day.

The staff room is located at the rear of the building with good supervision opportunities over the early years playground. WCs are grouped between classrooms for the nursery, reception and infants age groups, whilst the junior WCs are grouped in a central toilet block off the main corridor.



Proposed Floor Plan



### 3.05 Amount and Scale.

The proposed building is single storey with a double height hall element of approximately 9.5 metres at its tallest point, the ridge of the hall roof.

The eaves level of the single storey classroom pitched roofs is approximately 3.4 metres.

The gross internal floor area of the building is 1,432m<sup>2</sup>.

### 3.06 Appearance.

The proposal is for a predominantly brick faced building with a lightweight insulated composite panel to high level areas on the hall, clerestory wall and above classroom windows. The brick will be a buff colour, whilst the composite cladding will be neutral colours to be confirmed.

The windows and doors are intended to be grey framed PPC aluminium units, with spandrel panels below classroom windows. Feature coloured spandrel panels are proposed to limited areas around the entrance and clerestory level.

Brushed stainless steel signage displaying the school's name is proposed to the main entrance approach, whilst a cross, formed in the same material is to be mounted to the hall, signifying the school's church in Wales links.

The roof is proposed to be metal standing seam and grey in colour. The larger roof of the classroom wing is proposed to be fully covered in PVs as well as potentially the lower level roof across the plant and catering areas as a means of contributing towards the sustainability target of net zero carbon.

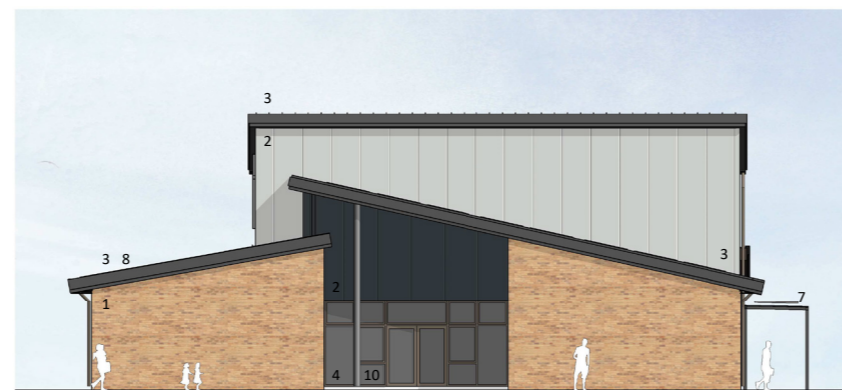
Free standing metal canopies are proposed outside of the early years foundation phase classes with PV panels roof mounted.



East Elevation



West Elevation



North Elevation



South Elevation

- Materials Key:**
- 1 - Facing brickwork.
  - 2 - Metal composite cladding panel.
  - 3 - Metal standing seam roof.
  - 4 - PPC aluminium windows / doors / curtain walling.
  - 5 - Feature coloured spandrel panel.
  - 6 - Brushed aluminium signage (individual raised lettering).
  - 7 - Freestanding canopies with PVs mounted.
  - 8 - PVs (maximum zone - final quantity to be confirmed with developed M&E design).
  - 9 - Rainwater downpipes
  - 10 - External column
- Notes:**
- Window transom and mullion patterns to be confirmed with developed M&E design.
- Colours to be confirmed.

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 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 are producing civil engineering and drainage plans for the scheme. 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.

An accessible parking space will be located close 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. Planning Policy Context and Assessment

### 1. PLANNING POLICY CONTEXT

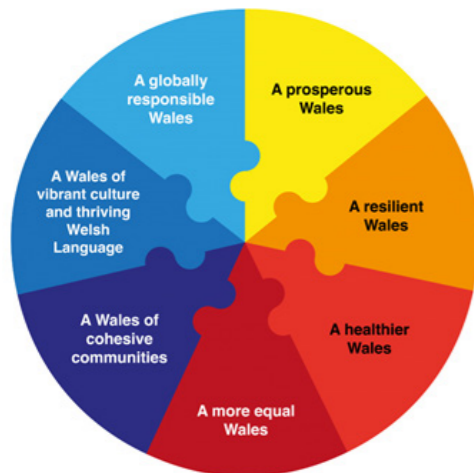
1.1.1. This section of the Design and Access Statement outlines the relevant national and local planning policy in relation to the proposed development. The applicable legislation has also been set out in this section.

### 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 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 opposite.

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.

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



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

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).

1.3.7. An element of the proposed development is located within the St Nicholas Conservation Area. PPW states “The planning system must take into account the Welsh Government’s objectives to protect, conserve, promote and enhance the historic environment as a resource for the general well-being of present and future generations.” (PPW, para.6.1.5, 2018). In relation to Conservation Areas “There should be a general presumption in favour of the preservation or enhancement of the character or appearance of conservation areas or their settings. Positive management of conservation areas is necessary if their character or appearance are to be preserved or enhanced and their heritage value is to be fully realised.” (PPW, para.6.1.14, 2018). PPW outlines that developments can achieve the preservation or enhancement of Conservation Areas through either making “a positive contribution to an area’s character or appearance or leaves them unharmed. Mitigation measures can also be considered which could result in an overall neutral or positive impact of a proposed development in a conservation area.” (PPW, para.6.1.16, 2018). It should also be noted that there is a strong presumption against the granting of planning permission for developments, including advertisements, which damage the character or appearance of a conservation area or its setting to an unacceptable level. However, in exceptional cases, the presumption may be overridden in favour of development considered desirable on public interest grounds. (PPW, 2018).

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

1.3.8. 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 is set out below:

- “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)**

1.3.9. 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)

### **TECHNICAL ADVICE NOTE (TAN) 24: THE HISTORIC ENVIRONMENT (2017)**

1.3.10. The purpose of TAN24 is to outline how the planning system considers the historic environment. The historic environment is defined as “All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and deliberately planted or managed.” (TAN 24, para.1.7, 2017).

1.3.11. Specifically, in relation to Conservation Areas TAN 24 states “Many conservation areas include the commercial centres of towns and villages. Generally, there will be an emphasis on controlled and positive management of change that encourages economic vibrancy and social and cultural vitality and accords with the area’s special architectural and historic qualities. Many conservation areas include sites or buildings that make no positive contribution to, or indeed detract from

the character or appearance of the area; their replacement should be a stimulus to imaginative, high-quality design and an opportunity to enhance the area.” (TAN 24, para.6.7, 2017)

1.3.12. Regarding the demolition of buildings within a Conservation Area “There should be a general presumption in favour of retaining buildings, which make a positive contribution to the character or appearance of a conservation area... In cases where it is considered a building makes little or no contribution, the local planning authority will normally need to have full information about what is proposed for the site after demolition. Consent for demolition should not be given without acceptable and detailed plans for the reuse of the site unless redevelopment is itself undesirable.” (TAN 24, para.6.13, 2017).

### **1.4. LOCAL PLANNING POLICY**

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

1.4.1. The Local Development Plan (LDP) is the principal 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 vision and objectives.

- 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 settlement boundaries.

- 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 - Environmental Protection

This policy follows a precautionary approach to environmental protection 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 MD8 - Historic Environment

This policy sets out the designated areas and buildings which require special protection and consideration regarding their specific qualities that add to the built and historic environment. These designations

include; conservation areas, listed buildings and locally listed buildings, designated landscapes, historic parks and gardens, battlefields and sites of archaeological interest.

- 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. The SPG also contains guidance on the design

of parking layouts, disable bay parking provision and bicycle parking provision.

### **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.

### **ST. NICHOLAS CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN (2009)**

1.4.6. The St. Nicholas Conservation Area Appraisal and Management Plan (CAAMP) was adopted as supplementary planning guidance (SPG) and is a material consideration where development proposals would impact upon the St. Nicholas Conservation Area. The St. Nicholas CAAMP builds upon policy set out by the Welsh Assembly in Planning Policy Wales and Circular 61/96, and local policy including the Vale of Glamorgan Supplementary Planning Guidance 'Conservation Areas in the Rural Vale' (1999). This document provides a further, firm basis on which applications

for development within, and close to the St. Nicholas Conservation Area can be assessed.

### **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:

- 2016/00431/REG3: Proposal - Proposed canopy to the front/south elevation. Decision - Approved, 08/06/2016
- 2008/00243/REG3: Proposal - Retention of metal storage container (6.0 x 2.4m) to store outdoor P.E. equipment. Decision - Approved 18/04/2008
- 2005/01996/REG3: Proposal - Metal storage container (6.00 x 2.4m) to store outdoor PE equipment on playing field to rear of St. Nicholas Primary School
- 2004/01248/REG3: Proposal - Provision of an external boiler room to house the new heating system equipment. Decision - Approved 20/10/2004
- 2004/0187/REG3: Proposal - Infill extensions in 2 No. separate locations to increase classroom areas. Existing external screens to be re-used thus overall appearance to elevations unchanged. Decision - Approved 10/12/2004
- 2001/01435/REG3: Proposal - Site a steel container in playing fields. Decision - Approved 10/01/2002.

1.5.2. The planning history demonstrates that the school has been subject to several planning applications associated with extensions and adaptations relating to the arising educational needs of the school. The proposed development would ensure that education provision is maintained within the community whilst 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. St Nicholas is identified as a minor rural settlement within the LDP settlement hierarchy, a sustainable location which can support an appropriate level of development to meet local needs.

2.3. Policy MD1 of the LDP (p.99, 2017) directs new development proposals to settlements which are considered to offer a range of services and facilities. Criterion 2 supports proposals that reinforce the role and function of the settlements as providers of commercial, community and healthcare facilities. In respect of the proposed new school, criterion 3 supports proposals for appropriate new enterprises, tourism, leisure and community facilities in the Vale of Glamorgan, and promotes sustainable construction and makes beneficial use of previously developed land or buildings (criterion 7).

2.4. The proposed development would involve the redevelopment of the existing school buildings and would also incorporate part of the existing sports pitch that is located to the rear of the school buildings. Whilst the existing school is located within the St. Nicholas settlement boundary, the existing sports pitches are situated outside of it and in planning terms would be classed as countryside. Notwithstanding this, the proposed layout of the school will retain the existing sports pitch whilst enhancing amenity play space associated with the school.

2.5. Policy MD2 of the LDP requires all development proposals to fully consider the context and character of its location and contribute positively to its local setting, ensuring that residential amenity is safeguarded and that it is of an appropriate scale, density and design.

2.6. To ensure that the proposal will not have a detrimental impact upon the setting of the countryside a 1 1/2 storey building has been proposed with a palette of external finishes sympathetic to

its countryside setting. Furthermore, 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. Additionally, the footprint of the proposed building shall be set back from the current school building, assisting in reducing the visual impact and potential overlooking of neighbouring residential properties. In addition, the majority of existing trees within the site boundary and existing hedgerows will be retained wherever possible and additional landscaping introduced on site to minimise the visual appearance of the new school building.

2.7. Consequently, whilst the proposal would intensify the use of the site, the layout and location of uses within the site have been designed to minimise the impact on the residential amenity of neighbouring properties in accordance with Policies MD 1 and MD 2 of the LDP.

2.8. Furthermore, it is considered that the proposal represents a more efficient use of the land to meet current and future demand for school places. In this respect, the proposal accords with the guidance set out in PPW which encourages the efficient use of land and redevelopment of previously used land where its re use will promote sustainability principles (p.37) and encourages development which maximises the use of existing infrastructure that supports decarbonisation and socially and economically connected places (PPW p.39).

### **TRANSPORT**

2.9. The proposed development is located on an existing school site which already benefits from existing highway infrastructure. The nearest bus stop to the school is situated on the A48 approximately 0.1 miles (3-minute walk) from the school, served by the X2 hourly bus service.

2.10. 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 an increase in vehicles during the AM and PM School peak hours. However, to mitigate against this increase a Transport Implementation Strategy has been included in the Transport Assessment. The strategy 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. Furthermore, a parent pick-up and drop-off area has been provided within the confines of the site which is considered an improvement upon the existing situation.

2.11. The proposed development includes a total of 21 parking spaces which comprises; 17 staff parking, 3 visitors and 1 commercial space being provided, of these 2 will have electric vehicle charging points and 1 space is reserved for disabled parking. The proposed parking provision meets the maximum provision of 20 car parking spaces and 1 commercial vehicle parking space as outlined in the Parking Standards SPG. 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).

2.12. 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 promote sustainable travel to and from the site. The proposed site layout also includes bicycle parking provision for 17 bikes situated directly outside the front entrance of the school with the aim to promote active travel to and from the school.

### EDUCATION FACILITIES

2.13. 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 alterations over

the years. Additionally, at present the school is split over two sites with reception pupils having to walk to the nearby 'Old School' following morning assembly.

2.14. The proposed replacement school would enable educational provision to be provided to meet demand by increasing pupil capacity from 126 to 210 places, whilst the new school shall provide improved learning facilities for existing and new pupils.

2.15. 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

2.16. 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;
- Responds appropriately to the local context and character of neighbouring buildings and uses;
- Provides a safe and accessible environment for all users, giving priority to pedestrians, cyclists and public transport users; and
- Has no unacceptable impact on highway safety nor cause or exacerbate existing traffic congestion to an unacceptable degree;

- Incorporates sensitive landscaping, including the retention and enhancement where appropriate of existing landscape features and biodiversity interests;
- Where appropriate, conserves and enhances the quality of, and access to, existing open spaces and community facilities;
- Safeguards existing public and residential amenity, particularly with regard to privacy, overlooking, security, noise and disturbance;
- Promotes the creation of healthy and active environments and reduce the opportunity for crime and anti-social behaviour;
- Mitigates 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.

2.17. The proposed design consists of a single storey school building orientated to maximise external play areas and make efficient use of the application site.

2.18. The 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 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 visual impact of the proposed development on the area, reflecting the local context.

2.19. 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.

2.20. 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.

2.21. 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.

### CONSERVATION AREA

2.22. Part of the proposed development site is located within the St. Nicholas Conservation Area. Policy MD8 - Historic Environment states development proposals "within conservation areas, development proposals must preserve or enhance the character or appearance of the area" (LDP, p.110, 2017). Approximately 0.27ha of the front end of the site lies within the conservation area which includes the existing school building. The existing building will be demolished following the completion of the proposed replacement school, the existing school is a prefabricated single storey structure. UPVc panels are the predominant material to the elevations with wooden style cladding elements breaking up the elevations. The St Nicholas CAAMP does not identify the existing building as having special architectural merit or contributing to the overall character of the Conservation Area. Although, the school building does not have architectural merit the presence of a school within St Nicholas has a historic value. A school has existed within the village since the 1870s being originally built to accommodate the growing population of the village. The proposed development would retain the school use within the village which is considered to appropriately reflect the history and current needs of the village.

2.23. The demolition of the existing school would not have a detrimental impact upon the character of the conservation area as the building is not considered to relate to the prevalent character of buildings within the Conservation Area which relates to the Victorian era. The proposed building would be set outside of the Conservation Area and would be single storey in nature with a 1 ½ storey element to the southern elevation. The low height of the building and the fact that it will be set back from the conservation area ensures the proposal does not detract from the character of the Conservation Area. Furthermore, the colour palette of the external materials are softer and considered to be more rural in character appropriately reflecting the surrounding context. The area of the development site where the existing building is located will be used as a staff parking area and allow for parent pick up and drop off. It

is considered this would not detract from the Conservation Area as the land would remain open in nature and help in removing parked vehicles accessing the school which park within the village.

2.24. The CAAMP identifies an area of significant views which can be seen from the adjacent public footpath which runs along the eastern boundary of the site. Although the proposed building would interrupt the view to the west from the footpath, the low-lying nature of the building and the retained school field to the rear ensures the majority of the views to the west are maintained.

2.25. Consequently, the proposed development is considered to comply with LDP Policy MD8 - Historic Environment and guidance contained within the St Nicholas CAAMP.

### OPEN SPACE

2.26. The siting of the new proposed school will result in the loss of 0.2 ha of the existing sports playing field which presently contributes 1.1 ha of open space provision within St Nicholas. The Council's Open Space Background Paper (2013) indicates that St Nicholas has an overprovision of outdoor sport facilities of 1.89 ha. The partial development of the playing field shall therefore not have a detrimental impact on open space provision within St. Nicholas. Notwithstanding this loss, the proposed layout shall include a sports playing field, a new multi-use games area (MUGA) and enhanced informal and formal play spaces which will be accessible to the local community outside school hours.

### ECOLOGY

2.27. 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.

2.28. The PEA has highlighted areas of biodiversity interest, indicating that that whilst no protected species are present on the site, existing natural features provide habitat for wildlife species, particularly hedgerows



abutting the site. The PEA recommends that development should seek to retain areas of natural habitat where possible and enhance current habitats, through the provision of wildlife corridors, using native planting and by providing a 5m no build buffer around all vegetated site boundary habitats.

2.29. In addition, 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.

2.30. Considering the ecological impacts of the proposed development, the proposed mitigation and enhancements are considered to satisfy LDP Policy MD9 and PPW guidance which states that "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 with a purpose-built modern building, which will enhance the site as well as the teaching and learning experience offer 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.

## 5.01 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**