

## **APPENDIX 1**



# **Planning Policy Development Brief**

## **Phase 2 - Day Care Centre Site, Bridgend**

### **Bridgend County Borough Council**

November 2011



**Planning Policy Development Brief**

**Phase 2- Day Care Centre Site, Bridgend**

**Bridgend County Borough Council**

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Ref: /A5/ZA/gj  
Date: November 2011

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## 1.0 INTRODUCTION

1.1 This document provides detailed guidance on the acceptable uses from a planning policy perspective at Phase 2 of the Day Care Centre site, Bridgend. In producing the statement, due regard has been paid to Planning Policy Wales (4<sup>th</sup> Edition), Technical Advice Note 4 Retailing and Town Centres, the adopted Bridgend Unitary Development Plan, and the Deposit Local Development Plan (June 2011). The content of the statement has been agreed with Planning Officers at Bridgend County Borough Council and endorsed by the Development Control Committee.

### Site Description

1.2 The site is located within the urban area of Bridgend within a few miles of junction 35 of the M4. The total site is 6.35 acres. The site is split into two phases. Phase 1 consists of 3.07 acres where the new Day Care Centre site has been developed to address the needs of those people with profound and multiple disabilities and those with additional needs arising from complex behaviour. The phase 1 land is allocated for retail development under Policy R10 (1) of the UDP, whilst the phase 2 land is zoned as white land in the UDP. The concept of a land swap between phase 1 and 2 to enable the provision of a new Day Care Centre was considered appropriate in development planning terms and has been previously agreed in principle as part of the consideration of outline planning applications P/06/1585/OUT and P/08/389/OUT. It was also envisaged that the money raised from the sale of the Phase 2 site would be used to help fund and cross subsidise the provision and ongoing maintenance of the new Day Care Centre helping to address identified community and social needs.

1.3 The subject of this planning policy development brief is the Phase 2 site. The site is triangular in shape and approximately 3 acres (1.21 hectares) and the Day Care Centre which currently occupies the site is due to be cleared over the next few months.

1.4 Access to the site is currently via Heol Tre Dwr, which is set back from the A473 Cowbridge Road.



1.5 To the west of the site lies a large retail warehouse development and to the south east is a small cul-de-sac consisting of 12 semi-detached houses. South Wales Police headquarters lie on the opposite side of Cowbridge Road.



1.6 The site was used as a community day care centre which has been re-provided at the Phase 1 site. The current use of the site is therefore understood to fall within Use Class D1 (non-residential institutions) of the Town and Country Planning Act Use Classes Order.



### Document Structure

1.7 Section 2 of the document sets out the relevant planning policy context (including planning obligations) and identifies acceptable alternative uses. Section 3 provides greater details on the acceptable redevelopment parameters and Section 4 sets out the conclusion.

## 2.0 PLANNING POLICY CONTEXT

2.1 The following section provides an overview of the relevant policy framework relating to the potential redevelopment of the site. In accordance with S38(6) of the Planning and Compulsory Purchase Act 2004, any application at the site should be determined in accordance with the Development Plan, unless material considerations indicate otherwise. The relevant planning policy context is therefore contained in the following documents:

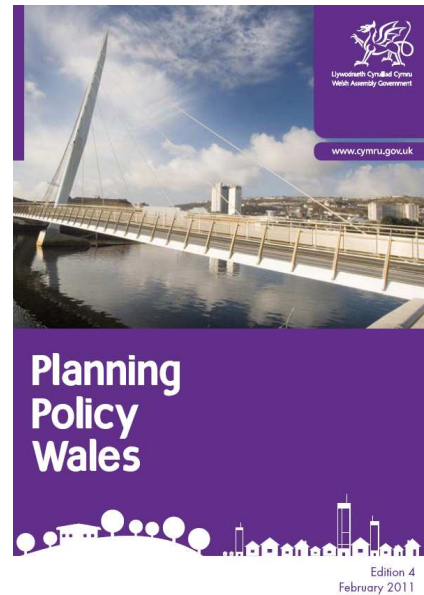
- Planning Policy Wales, 4<sup>th</sup> Edition (February 2011);
- Technical Advice Note 4 – Retailing and Town Centres (November 2006);
- Adopted Bridgend Unitary Development Plan (UDP); and the

- Deposit Local Development Plan (LDP) (June 2011).

2.2 A review of these documents is set out below, identifying appropriate redevelopment uses.

### **Planning Policy Wales, 4<sup>th</sup> Edition (PPW)**

2.3 This document sets out the land use planning policies of the Welsh Government. These are relevant material considerations for determining planning applications. A key planning policy objective of the Welsh Government is to plan for the delivery of sustainable development. PPW advocates that wherever possible previously developed land be used in preference to greenfield sites. In particular paragraph 4.8.1- 4.8.2 emphasises that 'previously developed sites should wherever possible be used in preference to Greenfield sites' because 'their reuse will promote sustainability objectives'. Such sites include those 'in and surrounding existing settlements where it is vacant or under used land, commercial property or housing... in sub-urban areas close to public transport nodes... and which facilitate the regeneration of existing communities.'



2.4 Paragraph 4.8.3, emphasises that local authorities will need to be 'more proactive' and 'should work with landowners to ensure that suitable sites are brought forward for development.'

### **Retail and Leisure Development**

2.5 Chapter 10 of PPW relates to retail and town centres and sets out the Welsh Government's objectives for retailing and town centres. These are to:

- *'Secure accessible, efficient, competitive and innovative retail provision for all the communities of Wales, in both urban and rural areas;*
- *Promote established town, district, local and village centres as the most appropriate locations for retailing and other complementary functions;*

- *Enhance the vitality, attractiveness and viability of town, district, local and village centres; and to*
- *Promote access to these centres by public transport, walking and cycling.'*

2.6 Paragraph 10.1.2 states that wherever possible retail provision should be located in proximity to other commercial businesses, facilities for leisure, community facilities and employment. Town, district, local and village centres are the best locations for such provision at an appropriate scale.

2.7 Paragraph 10.3.1 advocates that the preferred location for retail and leisure development is town centres, with the sequential test being applied to any retail or leisure applications. PPW states that when determining applications for retail or leisure uses, including out of town retail parks, the following should be taken into account:

- Compatibility with the Community strategy or up to date development plan strategy;
- Consideration of the need for the development;
- The sequential approach to site selection;
- Net gains in floor space
- Rate of take up in any adopted development plan;
- The impact on existing centres;
- Accessibility by a variety of modes of travel; and
- The impact on overall travel patterns.

2.8 PPW acknowledges that certain types of retailing such as bulky goods stores may not be able to find suitable sites in town centres. Paragraph 10.3.12 states that:

*'Such stores should be located at edge of centre sites or, where such sites are not available, at locations accessible to a choice of means of transport. Retail parks, where such stores are grouped, should only be considered where accessible to public transport as well as private transport.'*

*The scale, type and location of out-of-centre retail developments should not be such as to be likely to undermine the vitality, attractiveness and viability of those town centres that would otherwise serve the community well, and*

*should not be allowed if they would be likely to put town centre strategies at risk.'*

- 2.9 PPW identifies that developers should be able to demonstrate that all potential town centre options, and then edge of centre options, have been thoroughly assessed using the sequential approach, before out-of-centre sites are considered for key town centre uses.

#### **TAN 4 Retailing and Town Centres (November 2006)**

- 2.10 TAN 4 Retailing and Town Centres provides further guidance in terms of retail policies. Paragraph 6 identifies that:

*'All applications for retail developments over 2,500 square metres gross floor space should be supported by an impact assessment providing evidence of:*

- whether the applicant adopted a sequential approach to site selection and the availability of alternative sites;*
- their likely economic and other impacts on other retail locations, including town centres, local centres and villages, including consideration of the cumulative effects of recently completed developments and outstanding planning permissions;*
- their accessibility by a choice of means of transport including access for pedestrians, giving an assessment of the proportion of customers likely to arrive by different means of transport;*
- the likely changes in travel patterns over the catchment area; and where appropriate;*
- any significant environmental impacts.*

*Such assessments may also be necessary for some smaller developments, for instance those that are likely to have a large impact on a smaller town or district centre.'*

#### **Residential Development**

- 2.11 Chapter 9 of PPW relates to Housing. Paragraph 9.1.1 states that the Welsh Government's objectives are to provide good quality homes, in safe

neighbourhoods, creating sustainable communities and providing a choice of type, location, and tenure of housing.

- 2.12 In delivering these objectives the Government will ensure (paragraph 9.1.1) that 'previously developed land is used in preference to greenfield sites; new housing ... are well designed, environmentally sound (especially energy efficient) and promote community regeneration... and result in a mix of affordable and market housing.'

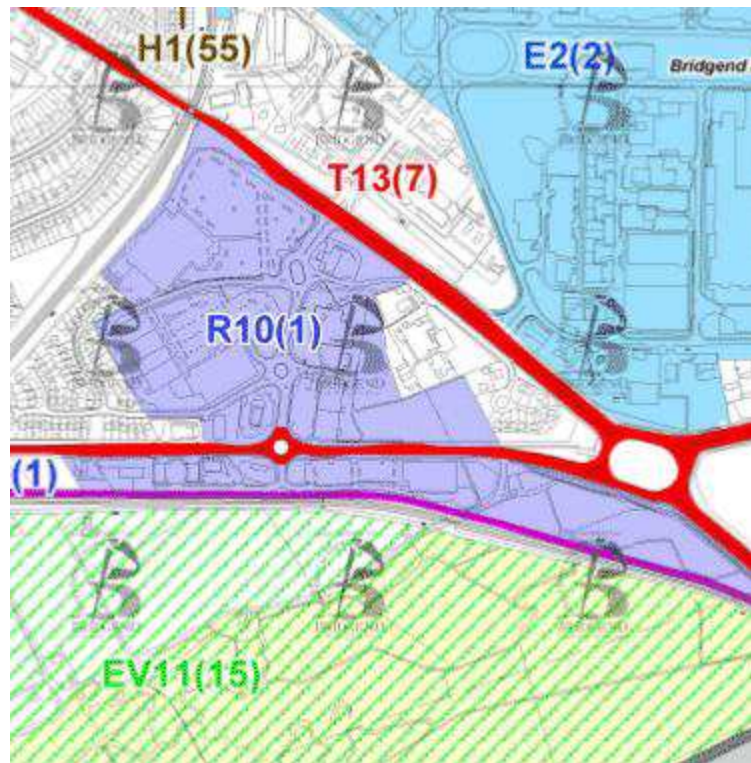
### **Summary of PPW**

- 2.13 The clear preference for retail and leisure development is within existing town, district and local centres. However, it is acknowledged that not all retail and leisure uses are acceptable town centre uses. The site is previously developed land and considered to be sustainably located on one of the main public transport routes into the town centre of Bridgend and in easy walking distance of residents and workers. Therefore, retail and leisure development at the site is considered to be acceptable in principle providing that it does not harm the vitality and viability of Bridgend town centre.
- 2.14 The site is located within the settlement boundary and located on a public transport route therefore its redevelopment for residential development is acceptable in principle.

### **The Adopted Bridgend Unitary Development Plan (UDP)**

- 2.15 The UDP aims to achieve the sustainable development of Bridgend County Borough in accordance with PPW, with a preference for brownfield development within existing settlement boundaries.

2.16 Within the UDP the majority of the site is not allocated for any particular use being shown as 'white land'. However, the site is located within the urban boundary of Bridgend town and land to the west of the site is allocated for retail development.



**UDP Extract of Site**

### **Residential**

2.17 Chapter 4 of the UDP relates to residential development. Policy H3 refers to windfall and small-scale housing sites in the main settlements and identifies that they will be permitted within the existing urban boundaries.

2.18 Policy H7 relates to affordable housing provision and identifies that where there is a demonstrated local need, affordable housing will be sought on sites which can accommodate 15 units or more, or exceed 0.5 hectares in size.

2.19 Policy RC5 identifies that satisfactory levels and standards of outdoor sports, children's playing space and open space will be required with new residential developments.

### **Retail**

2.20 Chapter 7 of the UDP deals with retailing. Policy R1 deals with the retail hierarchy and establishes a preference for retail and leisure development to be located in the existing town centres. Policy R1 also states that:

*'Retail development outside of these centres will only be permitted where:*

- 1. In the case of local convenience goods, it is intended to specifically serve areas of new housing development for where there is a demonstrated deficiency in shopping facilities in the existing housing areas; or*
- 2. In accordance with policies R9, R10 and R11'.*

2.21 Policy R9 relates to new retail developments outside of existing centres and identifies that new retail development will only be allowed when amongst other criteria:

- A need can be demonstrated;
- The site is sequentially preferable;
- The proposal, either by itself or cumulatively with other outstanding Planning Permissions or development plan commitments, will not harm the vitality or viability of established commercial centres;
- Acceptable in terms of design and impacts on residential amenity;
- Traffic implications can be appropriately mitigated and the site is also accessible by a variety of means of transport including public transport; and
- The proposal does not undermine an ongoing regeneration strategy.

2.22 Paragraph 7.6.3 identifies that need should address qualitative issues and developers should demonstrate that any proposed out of centre development is catering for a market currently not adequately catered for. Qualitative need is defined primarily as offering the consumer greater choice, accessibility and the environmental benefits associated with minimising reliance on the private motor car. Paragraph 7.6.6 also identifies that proposals should be accessible by a means of transport methods.

2.23 The ***Bridgend County Borough Council Retail Needs Planning Study: Update June 2010***, identifies that in quantitative terms no need arises for new convenience retailing in Bridgend. With regards to comparison goods there is capacity for up to 14,024 sq m within Bridgend town and with regards to bulky goods retail a need for 16,400 sq m is identified for the whole of the County Borough.

- 2.24 Policy R10 relates to established retail sites outside of the existing centres. Under the policy Bridgend Retail Park is allocated for retail development but it is also acknowledged that limited space remains available.

### **Leisure**

- 2.25 Policy TM1 relates to leisure and tourism development and identifies town centres as the preferred location for such development. It also identifies that for developments to be acceptable they must be compatible with the surrounding areas; located well in relation to public transport; not adversely impact on the local road network and must not be sited within an area of flood risk.

- 2.26 Policy TM6 relates to visitor attractions including restaurants, public houses and cafes and states that:

*'Development for educational, arts, cultural and entertainment facilities, including restaurants, public houses and cafes will be permitted where either:*

- A. It will contribute to the regeneration of Town Centres by improving their vitality, viability and attractiveness to visitors, and enhance their leisure role in the evening economy and at weekends, or;*
- B. It will involve the re-use or adaptation of redundant and disused buildings in urban or rural areas*

*In addition, proposed development should meet the following criteria:-*

- 1. It would not adversely affect the amenities of people living in the area by means of noise and smells, or general usage during unsociable hours;*
- 2. It would be accessible by a choice of means of transport and be well related to the needs of the non-motorised traveller*
- 3. The highway network would be capable of accommodating the traffic generated by the development without an unacceptable effect on traffic flows and patterns, safety, energy use, or other emissions*
- 4. It would have satisfactory car parking*
- 5. The site is not within an area of flood risk*



6. *The proposal can be sympathetically assimilated into its surroundings in terms of its siting, scale, design and landscaping.'*

### **Obligations and Agreements**

- 2.27 Strategic Policy 22 relates to the provision of infrastructure and states that:

*'Applications for built development should include material proposals which deal with the fair and reasonable direct and indirect infrastructural requirements of the development, and which also ensure that there is not a consequential and significant planning loss to the existing community where appropriate, such proposals will be secured by means of planning agreements / obligations.'*

- 2.28 Further details on planning obligations and agreements are also provided in the following Supplementary Planning Guidance, which include:

#### ***SPG 13 – Affordable Housing***

- 2.29 The SPG identifies the need for 30% affordable housing on site in the south of the authority. Paragraph 4.11 states that in exceptional circumstances the authority will accept a reduced contribution towards affordable housing.

#### ***SPG 15 – Community Facilities and Residential Development***

- 2.30 The SPG identifies that a financial contribution towards new or improved community facilities will be sought from all new residential developments containing 25 units or more. The following formula is provided for working out the required contributions:

*'Build costs per sq m of floor space x standard community floor space provision per dwelling (0.75 m)'*

- 2.31 The average build cost is sourced from BCIS classification CI/SfB 532.

#### ***SPG 16 – Educational Facilities and Residential Development***

- 2.32 The SPG identifies that contributions for educational facilities will be sought from all proposed developments of 5 or more residential units. In the case

of flats or apartments contributions will be required for 15 or more units, where:

- The development is likely to increase demand on local schools beyond their existing or planned capacity; or
- Existing capacity is of an unsatisfactory standard and would require investment to make it suitable for children generated from the proposed development.

2.33 An appropriate level of contribution will be determined through negotiation between the Council and developers where the development is likely to increase demand on local schools and educational facilities beyond their existing or planned capacity. It is identified that based on 2009 prices for school building costs, the Council will seek contributions of £16,313 per school place for nursery and primary school provision, £18,617 per school place for secondary and £22,584 per school place for post 16 education plus any additional related costs, where these are necessarily incurred.

2.34 The following formula is used to work out the level of contribution:

<b>Cost of providing a school place</b>	
x	(Number of dwelling units x Number of school aged children likely to be generated by each dwelling)
+	Any additional related costs
=	Total cost of providing school places or investment required to make the school suitable to accommodate additional pupils

2.35 Table 1 below sets out the likely number of children to be generated per dwelling.

Number of children generated per dwelling		
	<b>Apartments</b>	<b>Houses</b>
Nursery	0.02	0.05
Primary	0.07	0.22
Secondary	0.05	0.18
Post 16	0.2 x secondary yield	0.2 x secondary yield

## Summary of UDP

- 2.36 Within the UDP, the site is located in the urban boundary but not allocated for development. However, due to the site being located within the urban boundary, its redevelopment is acceptable in principle.
- 2.37 In terms of acceptable uses, in principle, the residential and retail/leisure redevelopment of the site are considered acceptable. With regard to the retail/leisure redevelopment of the site, the preference for new retail uses is in town, district and local centres. However, it is recognised that not all uses are suitable for town centres, including bulky goods. Any application for such uses would need to demonstrate that it will not impact negatively on the viability and vitality of Bridgend town centre.
- 2.38 Any application for residential development would need to ensure that any potential negative effects can be appropriately mitigated.

## The Bridgend Local Development Plan – Deposit Plan (LDP)



- 2.39 Bridgend County Borough Council (BCBC) is in the process of replacing the Adopted UDP with the Local Development Plan. The LDP was published for consultation in July 2011 and therefore forms a material planning consideration in the determination of any planning application at the Day Care Centre site.

2.40 The LDP sets out a regeneration-led strategy for the authority. As part of the overall Vision for the County Borough, the aspiration for Bridgend town is to be a successful regional employment, commercial and service centre.

### **Retail**

2.41 Strategic Policy SP 10 – Retail and Commercial hierarchy identifies that new retail, commercial, leisure and appropriate employment developments will be focused according to the hierarchy of retailing and commercial centres within the County Borough. The policy states that:

- *'All new development proposals within retailing and commercial centres should provide retail, community or commercial floor space on the ground floor.*
- *New retail, commercial and leisure developments shall be of a scale appropriate to the centre within which they are located, and should contribute to or sustain the vitality and attractiveness of that centre within the local retail hierarchy.*
- *New out-of-centre retail development should be developed as a result of an identified need and sequential test of sites and should not be of a scale and type which would adversely affect the vitality, viability and attractiveness of the retailing and commercial centres.'*

2.42 Bridgend town centre is identified as the main centre in the retail hierarchy.

2.43 Policy REG10 relates to Existing Out of Centre Retail Development and identifies centres where it should be concentrated. This includes REG10(1) Bridgend Retail Park which is located adjacent to the Day Care Centre site.

2.44 Paragraph 5.2.28 acknowledges that bulky goods retailing may not be suitable for town centres and Policy REG11 relates to new bulky goods out of centre retail development sites and states that:

*'Not exceeding a combined total of 15,400 sq m of bulky comparison goods development will be directed to the following locations:*

- *REG11(1)\* Ewenny Road, Maesteg;*
- *REG11(2)\* North East Brackla Regeneration Area, Bridgend;*

- *REG11(3)\* Parc Afon Ewenni, Bridgend;*
- *REG11(4) Brewery Field, Bridgend'.*

2.45 Those sites marked with an asterix\* are sites included within mixed-use schemes as defined in Policy PLA3. The identified requirement is based on the findings of the Retail Needs Assessment, 2010. Any sequential assessment would need to assess the deliverability of these sites.

2.46 Paragraph 5.2.31 acknowledges that the sites allocated within Bridgend town centre in Policy REG9 are required for the provision of non bulky comparison goods as well as commercial and leisure purposes.

### **Tourism Development**

2.47 Strategic Policy SP11 states that appropriate tourism developments which promote high quality accommodation, will be permitted.

### **Residential Development**

2.48 Strategic Policy SP12 identifies the need for 9,000 dwellings over the plan period. Policy COM 3 relates to windfall sites and identified that the re-use of vacant or under-utilised land will be permitted where there is no overriding need to retain the existing use of the building or land for an alternative local land use requirement.

2.49 Paragraph 6.1.17 identifies that Windfall sites will also contribute to affordable housing provision as the sites meet the thresholds detailed in Policy COM5. Policy COM5 – Affordable Housing identifies that affordable housing will be sought on sites capable of accommodating 5 or more dwellings or exceeding 0.15 hectares in size and on sites within Bridgend a contribution of 20% will be sought. The identified requirement is based on the findings of the Bridgend Affordable Housing Viability Study (June 2010).

### **Community and Social Facilities**

2.50 Policy COM 11 relates to the Provision of Outdoor Recreation Facilities and sets out the requirements for new housing developments. The following requirements are set out:

- *'1.6 hectares per 1,000 population for outdoor sport;*
- *0.8 hectares per 1,000 population for children's playing space;*
- *0.2 hectares per 1,000 population for allotment provision;*
- *No person should live more than 300 metres from their nearest area of accessible natural green space.*

*The above range and type of provision may be provided on or off site. The alternative is to provide equivalent value to the above standards in developer contributions. These contributions can be used to improve existing provision by:*

- (a) making an area more accessible to the community;*
- (b) better management for biodiversity and/or for passive enjoyment;*
- (c) enhancements through more usable equipment, or better space or ancillary facilities;*
- (d) increase in playing capacity; or a combination of the above.'*

2.51 Paragraph 6.2.17 identifies that all new housing developments will be expected to include approximately 10% of the development site area for public 'amenity' purposes in the interest of good design. In addition, for the purposes of Policy COM11, the Council has adopted the benchmark standards endorsed by Fields in Trust (FIT), the National Society of Allotment and Leisure Gardeners and Countryside Council for Wales Toolkit, for the provision of Accessible Natural Green space.

### **Renewable Energy and Low/Zero Carbon Technology**

2.52 Policy ENV17 requires developments development proposals of 10 or more residential dwellings or with a total floor space of 1,000 sq metres or more should, where viable, be able to connect to district supply networks of heat and energy. In addition, energy assessments should be submitted with applications to investigate incorporating on-site zero and low carbon equipment or connecting to existing sources of renewable energy. Such investigations should also examine the potential for heat and electricity generated by the development to power/fuel nearby receptive buildings. Such assessments would need to be carried out at the detailed design stage.

## **Planning Obligations/ Agreements**

2.53 Strategic Policy SP14 Infrastructure - relates to planning obligations/ agreements and states that:

*'Applications for built development should include material proposals which deal with the fair and reasonable direct and indirect infrastructural requirements of the development, and which also ensure that there is not a consequential and significant planning loss to the existing community. Where appropriate, such proposals will be secured by means of planning agreements/obligations.*

*The requirements for such agreements will include consideration of and appropriate provision for:*

- *Affordable housing;*
- *Educational facilities and/or their upgrades;*
- *Outdoor recreation;*
- *Renewable energy and low carbon technologies;*
- *Improvements to the highway network, including walking and cycling routes and public transport;*
- *Protection, enhancement and management of the natural, historic and built environment;*
- *Community facilities and/or their upgrades;*
- *Waste management and recycling facilities;*
- *Initiatives to manage and mitigate the impact of climate change; and*
- *Improvements to the public realm.'*

2.54 Paragraph 6.3.9 identifies that planning agreements will be drafted by the Council, and where appropriate based on model heads of terms which will be agreed with the developer, who will be responsible for the legal costs incurred in preparing the agreement. The developer will be required to pay a financial contribution for the Council's costs in administering, and monitoring the agreement.

2.55 The relevant Supplement Planning Guidance in relation to planning obligations and agreements is set out in paragraphs 2.29 – 2.37 above.

## Summary

- 2.56 The clear preference for retail and leisure development is within existing town, district and local centres and the Council wish to promote the vitality and viability of Bridgend town centre. However, it is acknowledged that not all retail and leisure uses are acceptable town centre uses and the provision of small scale local facilities is important for residential neighbourhoods. The Phase 1 site is allocated for out of town retail and the concept of a land swap with Phase 2 (the subject site) has been confirmed, which demonstrates that in principle the retail and leisure redevelopment of this brownfield site located on a main public transport route is acceptable.
- 2.57 Given the Brownfield nature of the site, located within the settlement boundary and on a public transport route, its redevelopment for residential development is also acceptable in principle.

## 3.0 ACCEPTABLE USES

- 3.1 Based on the above analysis of the policy context of the site the residential and appropriate retail/leisure/tourism redevelopment of the site is considered to be acceptable in principle subject to some restrictions. Further detail of the acceptable parameters is set out below.

### Retail and Leisure

- 3.2 The emphasis of retail policies is to protect the vitality and the viability of Bridgend town centre which the Council support. However, it is acknowledged that not all retail uses can be accommodated in town centres. Subsectors of Use Classes A1 and A3 which are considered to be acceptable at the site are set out below:

#### **Comparison Goods**

Carpets and flooring  
Baby and Toddler Equipment  
Cycles and accessories  
DIY & Home improvements  
Electrical & other Durable goods  
Footwear



Furniture  
Gardens & Equipment  
Hardware and Household goods  
Sports, camping & leisure goods (excluding clothing)  
Textiles & soft furnishings  
Toys, games & hobbies  
Vehicle & Motorcycle Sales  
Vehicle Accessories  
Bulky Alcohol outlets

### **Complementary Services**

Filling stations  
Vehicle rental  
Vehicle sales

### **Leisure Service Outlets**

Cafes  
Casinos & betting offices  
Cinemas, Theatres & concert Halls  
Fast Food & Take Away  
Hotel & Guest Houses  
Public Houses  
Restaurants  
Sports and Leisure facilities

### **Planning Obligations/Agreements**

- 3.3 Bridgend County Borough Council (BCBC) does not have specific planning obligation policy requirements with regards to retail/leisure development. The need for a planning obligation for such a use will reflect site specific issues that become apparent during the planning application process. Please refer to UDP Policy 22 which is set out in paragraph 2.29 of the statement.
- 3.4 Policy 22 also requires the site to be appropriately accessed. Initial discussions have been held with the Highways Department which confirms in terms of retail/leisure development at the site, it should be accessed off the Lidl/Day Care Centre vehicle access.

## Residential Development

- 3.5 The residential redevelopment of the site is acceptable in principle subject to all technical issues being addressed and any potential impacts being appropriately mitigated. The S106 requirements are set out below which have been produced using the SPGs detailed in paragraphs 2.29 – 2.37 and discussions with Planning Officers at BCBC.



## Planning Obligations/Agreements<sup>1</sup>:

### *Education*

- 3.6 The site is in the catchment of Oldcastle Primary and Brynteg Comprehensive Schools. As at October 2011, sufficient capacity exists in both of these schools to accommodate the likely number of school age children generated by a development site of this size. This scenario will of course be affected by the timing of the submission of planning applications for any other development proposals for this area. There may be changes to the catchment areas to cater for these proposals so again the situation could be affected by the timing of this.

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<sup>1</sup>The Council is mindful that it would not want the viability of the site to be brought into doubt due to S106 requirements, however it has to work in the public interest to ensure any development subject of a planning application is acceptable in planning terms and the direct infrastructural requirements of the development are dealt with in a manner that ensures there is no significant planning loss to the existing community, as per Policy 22 of the UDP.

These observations are offered without prejudice to the outcome of a particular recommendation to the Development Control Committee on any subsequent planning application as that recommendation must take account of observations made and information disclosed during the processing of the application. Furthermore, no commitment to a particular planning decision can be made or implied on behalf of the Council.

*Community Facilities*

- 3.7 BCBC's adopted SPG15: Community Facilities and Residential Development states that a contribution of £988.50 (at 2008 prices) per dwelling may be required from new residential developments of 25 units or more. With regards to the particular characteristics of the development proposed, it is recognised that the provision of a replacement Day Care Centre on part of the site represents a significant prior commitment to meeting the social needs of the immediate community. As such, a further contribution to Community Facilities is not likely to be justified given the existing facility will eventually serve the local community in terms of joint use of its facilities.

*Affordable Housing*

- 3.8 In relation to the provision of affordable housing, reference should be made to Policy H7 of the UDP and SPG13: Affordable Housing which states that a contribution to affordable housing provision should be sought from sites over 0.5ha in size and/or capable of accommodating more than 15 units. Note 1 of SPG 13 states that in the Southern Housing Market Area, at least 30% of the housing constructed on the site would need to be affordable.
- 3.9 With reference to the particular circumstances surrounding this site, the construction of a replacement Day Care Centre was consented on the basis that the costs of construction would be met or off-set by the subsequent development of the remainder of the site. With this in mind, it is recognised that the viability of residential development would be severely compromised as a result of onerous planning obligation requirements. As such, a contribution to Affordable Housing may not be justified in this instance.

*Public Open Space*

- 3.10 Council data indicates that there is a deficit in Children's Play Space and Outdoor Sports provision in the Bridgend sub-area. In accordance with Policy RC5 of the adopted Bridgend UDP, residential developments should provide open space at a minimum standard of 2.4ha / 1000 population (recommended to include 1.6-1.8ha for outdoor sport and 0.6-0.8ha for children's play space). This requirement is in addition to the basic

amenity space requirements necessary to meet the immediate needs of occupiers (e.g. private garden space).

- 3.11 Given the size of the site, this is likely to require the on-site provision of a LAP or LEAP or a financial contribution in lieu of on site provision towards the improvement of existing facilities. The typical cost of providing a LEAP is £400/dwelling.

#### *Transport*

- 3.12 The precise nature of planning obligations relating to Transport, either physical improvements or financial payments, will be determined by discussions with the Highway Authority. However given the negligible difference between the traffic generation of the former use of this site and the potential future use, the financial contribution is not envisaged to be significant.
- 3.13 Furthermore, the Highways Department has confirmed in terms of the residential redevelopment of the site, access would need to be gained from Heol Tre Dwr. Whilst access to the commercial elements of the scheme should be off the Lidl/Day Care Centre vehicle access, access to the residential development from this area would not be acceptable due to conflicts between residential and retail traffic. It is considered that some small scale improvements may be required to Heol Tre Dwr.

## **4.0 CONCLUSION**

- 4.1 The site is located within the urban boundary of Bridgend, therefore its redevelopment is acceptable in principle. The local authority is supportive of the redevelopment of the site and considers the retail/leisure and residential development of the site to be acceptable in principle subject to the parameters identified in Section 3.
- 4.2 Furthermore, due to the redevelopment of the site being used to fund the provision of the new Day Care Centre, the Council is mindful that it would not want the viability of the site to be brought into doubt due to S106 requirements, however it has to work in the public interest to ensure any development subject of a planning application is acceptable in planning terms and the direct infrastructural requirements of the

development are dealt with in a manner that ensures there is no significant planning loss to the existing community, as per Policy 22 of the UDP. In this regard, the Council has provided detailed guidance on the likely S106 contributions taking account of the fact that the redevelopment of the site is cross subsidising the re-provision of the new Day Care Centre.