

BRIDGEND COUNTY BOROUGH COUNCIL

REPORT TO DEVELOPMENT CONTROL COMMITTEE

02 MAY 2013

**JOINT REPORT OF THE CORPORATE DIRECTOR - COMMUNITIES
AND
HEAD OF TECHNOLOGY, PROPERTY AND CUSTOMER SERVICES**

**YSGOL BRYN CASTELL, BRIDGEND
DEVELOPMENT AND PLANNING BRIEF**

1. Purpose of Report.

- 1.1 To consider the Ysgol Bryn Castell Development and Planning Brief and approve its content as a material consideration in the determination of future planning applications for the site.

2. Connection to Corporate Improvement Objectives/Other Corporate Priorities

- 2.1 The approval of the Development and Planning Brief will contribute to the Corporate Plan's priorities of working together to develop the local economy, to raise ambitions and drive up educational achievements and to make the best use of our resources.

3. Background.

- 3.1 The outcome of feasibility exercises and options appraisals as part of the School Modernisation and Education Inclusion Programme for specialist education provision within the County Borough, is that Ogmore Comprehensive School has been identified as the site where Ysgol Bryn Castell Special School is to be relocated, to provide for the needs of pupils with educational, behavioral and social difficulties.
- 3.2 The relocated Ysgol Bryn Castell School will be co-located with the Pupil Referral Unit and other specialist education support services at the Ogmore Comprehensive School site.
- 3.3 The result of this proposal is that the entire 13.7 acres / 5.5 hectares Ysgol Bryn Castell School site will be available for alternative use or disposal, with a potential disposal generating a significant capital receipt, to be reinvested into educational provision within the County Borough. It is anticipated that the relocation of the Special School will take place in September 2014. On this basis, the site has been allocated for residential purposes by Policy COM 2(6) of the emerging LDP.
- 3.4 In advance of Ysgol Bryn Castell's move to the Ogmore Comprehensive School site, a decision has been made that part of the land, comprising of 4.4 acres / 1.8 hectares of informal grassland to the north-west of the existing school buildings and currently not in use as part of the school's operation, be declared surplus to the requirements of the Children's Directorate and transferred to Property Services for disposal.
- 3.5 To assist in the disposal and future development process of this Phase 1 part of the site, a Development and Planning Brief has been commissioned by Property Services and undertaken by GVA.

4. Current situation / proposal.

4.1 The Development Brief attached at Appendix 1 considers the context of the redevelopment of the site and a range of technical reports and studies that have been commissioned; these have been drawn together to inform and define a number of development parameters and design principles, which can be used to guide the sites' redevelopment. The purpose of the document is not to present detailed proposals, but to set a framework within which a high quality redevelopment scheme can be delivered.

4.2 In summary the document comprises:-

- An overview of the site - its location and key characteristics within the urban area.
- The planning policy context against which the site will be assessed including national planning policy, the adopted UDP and the emerging LDP (which allocates both Phase 1 and Phase 2 of the site for residential development).
- An outline of the key constraints, opportunities and technical investigations undertaken, and ways which any constraints can be overcome in connection with protected trees, proposed access and impact on the surrounding highway network, ecology, ground conditions and drainage.
- The overarching design principles and parameters for the site including:-
 - Development form, scale and density - specifically the provision of 40 - 45 2, 3 and 4 bed dwellings of not more than 3 storeys.
 - Landscape setting - specifically the need to minimize the loss of protected trees, establishment of new tree planting and creation of an attractive arboricultural entrance to the development.
 - Accessibility and movement - specifically the creation and location of a new vehicular access off Cefn Glas Road, pedestrian connectivity between Phase 1 and Phase 2 (with no vehicular connection), new footways on the western side of Cefn Glas Road and two pedestrian crossing points.
 - Drainage - including wherever possible the use of SUDs and foul discharge into the existing sewer in Cefn Glas Road.
 - Biodiversity - including positive measures for bird nesting and bat roosting, together with highlighting a need for further ecology surveys.
- The identification of the likely key planning obligations that will be sought in connection with the redevelopment including:-
 - A 20% provision of affordable housing.
 - Consideration of an education contribution - which currently would not be required, on the basis of sufficient school spaces within the relevant catchment area.

- Public Open Space - at a recommended standard of 2.4 ha per 1000 population to jointly serve Phase 1 and Phase 2 of the development.
- A likely contribution of £400 per dwelling to be reserved and invested within the Phase 2 part of the redevelopment, to provide a shared and accessible children's play space.
- Transport Contribution - as determined by the recommendations of the highways assessment undertaken in support of the Development Brief and related to the accessibility and movement parameters highlighted above.

5. Effect upon Policy Framework & Procedure Rules.

5.1 The Development and Planning Brief will represent a material consideration in the determination of future planning applications for the site.

6. Equality Impact Assessment

6.1 An Equalities Impact Assessment Screening has been undertaken and the proposed recommendation is unlikely to have an impact on equality issues.

7. Financial Implications.

7.1 There will be a capital receipt for the sale of the site and its future development could generate Section 106 contributions.

8. Recommendation.

8.1 To approve the Ysgol Bryn Castell Development and Planning Brief as Development Control Guidance to be used as a material consideration in the determination of future planning applications for the site.

Mark Shephard
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25th April 2013

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Background documents

Bridgend Unitary Development Plan

Bridgend Deposit Local Development Plan

Report to Cabinet - 16th October 2012

- School Modernisation Programme : Outcome of consultations on proposal for changes to Ysgol Bryn Castell Special School in respect of its character, location and size

Report to Cabinet - 10th July 2012

- School Modernisation Programme : Proposal to consult on changes to Ysgol Bryn Castell Special School in respect of its character, location and size

Report to Cabinet - 9th March 2010

- Outcome of Phase 2 Feasibility Study : The Education Inclusion Programme and School Modernisation - Options for Specialist Provision.

Delegated Decision (CH1-PR-12-38) - 8th May 2012

Authorisation to declare land surplus to the requirements of the Children's Directorate at Ysgol Bryn Castell and for this to be transferred to Property Services for Disposal