

BRIDGEND COUNTY BOROUGH COUNCIL

REPORT TO DEVELOPMENT CONTROL COMMITTEE

6th MARCH 2014

REPORT OF THE CORPORATE DIRECTOR - COMMUNITIES

FORMER OGMORE COMPREHENSIVE PLAYING FIELDS DEVELOPMENT BRIEF

1. Purpose of Report.

- 1.1 To consider a Development Brief for the Former Ogmore Comprehensive Playing Fields site 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 Brief will contribute to the Corporate Plan's priorities of working together to develop the local economy and to make the best use of our resources.

3. Background

- 3.1 As part of Bridgend County Borough Council's School Modernisation Programme, the Local Education Authority decided to merge Ogmore Comprehensive School with Ynysawdre Comprehensive School in 2011. From September 2013, the new school has operated from a new complex on a single site in Tondu.
- 3.2 The relocated Ysgol Bryn Castell School in Bridgend will be co-located with the Pupil Referral Unit and other specialist educational support services within the existing school buildings. The considerable reduction in pupil capacity means that a substantial part of the original land holdings are not required for education purposes.
- 3.3 In light of this, and to contribute to its capital programme for education, the Council is seeking to realise the asset at the former Ogmore Comprehensive School playing fields which are now surplus to the requirements of the re-modelled educational provision being carried out on this site.
- 3.4 To fully inform this sale, the Council has prepared a Development Brief for the site, which outlines the relevant planning policy and technical issues associated with the site, to inform the development and disposal processes.

4. Current situation / proposal

- 4.1 The Development Brief, attached at **Appendix 1**, considers the context of the site and defines a number of development and design principles, which can be used to guide future proposals for the site.
- 4.2 Specifically the development brief states that the site could accommodate up to 130 new dwellings and an increased retail / commercial provision to that which is

proposed in the LDP. This is due to the likelihood that the Bryncethin Depot site, which was allocated for retail development, is now to be retained for Council purposes.

4.3 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 future proposals for the site will be assessed including national planning policy and the adopted Bridgend Local Development Plan;
- Examination of the highway and technical issues associated with the site which will need to be addressed in a planning application;
- Justification for the increased retail / commercial provision.
- Development and design parameters for the site which include provision for up to 130 dwellings and 1,500 sq. m of retail / commercial floor space;
- The likely Section 106 contribution requirements which will result from any planning application for residential development on the site.

5. Effect upon Policy Framework & Procedure Rules.

5.1 The Development 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 Development Brief for the former Ogmores Comprehensive Playing Fields site (**Appendix 1**) as Development Control Guidance to be used as a material consideration in the determination of future planning applications for the building.

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Background documents

Bridgend Local Development Plan