

Development Brief

Cyngor Bwrdeistref Sirol



Former Ogmore Comprehensive School Playing Fields

February 2014
Development Planning



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1 Introduction

Context

- 1.1 Ogmores Comprehensive School was established at the site in Bryncethin in 1977 and has served the secondary education needs of the Ogmores Valley, stretching down to Bryncethin, for over thirty years.
- 1.2 As part of Bridgend's School Modernisation Programme, Ogmores Comprehensive School and Ynysawdre Comprehensive School amalgamated in 2011 to form the new Coleg Cymunedol Y Dderwen, which used the existing school buildings at both sites. The school relocated into a new purpose built community college which opened in September 2013 on the Tondu campus leaving the former Ogmores Comprehensive at the Bryncethin campus available for refurbishment and remodelling.
- 1.3 The remodelling of the buildings on this site will allow the authority to relocate Ysgol Bryn Castell and the Pupil Referral Unit from existing sub standard accommodation into much improved premises. There will also be the opportunity to relocate other specialist support services onto this site.
- 1.4 Repurposing of this site will mean that there will be land which is surplus to the requirements of the relocated provision and will allow the authority to make it available for redevelopment. This will provide the authority with a capital receipt which will be reinvested in further projects within the School Modernisation Programme.
- 1.5 The site extends to a total of 9.2 acres / 3.7 ha (see red line site plan at Appendix A)
- 1.6 The site does not currently benefit from an extant planning permission for redevelopment, and it is not proposed that this will be secured prior to the site's disposal. The site is, however, allocated as part of a wider residential and local retail development site in the Bridgend Local Development Plan (LDP).
- 1.7 As part of the disposal process, and given that a planning permission is not being pursued prior to sale, it is necessary to investigate any technical issues which may constrain the site's potential in order that a degree of certainty can be given to potential bidders on the site's suitability and capability for redevelopment. This requires consideration of a number of key issues including highways (both capacity and the ability to create any new vehicular access that may be required), drainage, existing infrastructure and ground conditions.

- 1.8 To inform prospective bidders and demonstrate the site's considerable potential, the Council has commissioned relevant consultants to investigate the technical issues associated with the site, fully appraise its potential, and define a development framework to help realise that potential.

Purpose of this Document

- 1.9 The preparation of this document has been led internally by the Council's Development Planning team, with the overarching aim of providing a framework for the future development of the former playing fields site. The purpose of this exercise is not to present detailed proposals for the site's redevelopment, but to define a high-level development brief within which a high quality development scheme can evolve and be delivered.
- 1.10 The brief examines the site context, summarises the key headlines of the technical investigations that have been undertaken and identifies any potential constraints and opportunities. This context is drawn together to define a series of development parameters and design principles which can be used to guide its redevelopment in the future. The proposals in the brief in relation to retail development vary in terms of scale from that outlined in the LDP; this is justified within the document. Additional certainty in this respect is given by the fact that this brief has been endorsed by the Council's Development Control Committee at its meeting of the 6th March 2014.
- 1.11 In view of the potential constraints presented by the site, technical advice into the brief has been commissioned from various consultants. This technical expertise has been supplemented by commercial market input from the appointed agents for the site, Rawlins & Madley and EJ Hales. All technical reports prepared in connection with the site disposal process are included within the technical pack for the site.
- 1.12 In preparing this brief all relevant Council departments and statutory agencies have been consulted. This approach has allowed the principles and parameters for the site to be fully explored and tested with Officers in terms of realism and deliverability, prior to it being endorsed by the Council's Development Control Committee.
- 1.13 The brief is intended to assist all parties that may have an interest in the site - both at present and in the future. The brief has been prepared to outline and promote the development opportunities the site presents and encourage an appropriate design response.

Structure of this Document

1.14 The development brief is structured as follows:

- Section 2 - provides an overview of the site, its location and key characteristics;
- Section 3 - summarises the planning policy context against which any future proposals for the site will be assessed;
- Section 4 - outlines the key technical matters associated with the site;
- Section 5 - sets out the highways and access issues ;
- Section 6 - outlines the case for increased retail and commercial provision on the site over and above that outlined in the development plan;
- Section 7 - details the development parameters of the site including the range of appropriate uses and design matters which will need to be addressed in detailed planning submissions; and
- Section 8 - sets out the key elements of the likely planning obligations package that will be sought in connection with the development of the site. However, it is acknowledged that the final package will be subject to further detailed negotiation with the Council when a planning application is submitted.

2 Site Details

Context

- 2.1 This development brief relates to an area of land identified as the playing fields which lies within the overall land-holding at the former Ogmore Comprehensive school.
- 2.2 The site forms playing fields and includes a caretakers cottage which are now surplus to requirements following the re-modelling of educational activity from the wider site as part of the Council's School Modernisation Programme.

Location & Extent

- 2.3 The playing fields are located in Bryncethin, which is located in the eastern part of the 'Valleys Gateway' area of Bridgend County Borough, located approximately 5km (3.1 miles) to the north of Bridgend town centre and less than 2km (1.2 miles) from junction 36 of the M4. Located within the ward of Bryncethin and the community of St Bride's Minor, it lies immediately south of Abergarw Industrial Estate, east of Brynemyn Industrial Estate and north of the existing residential area of Bryncethin. A site plan is included in Appendix A.
- 2.4 The School is located in an area characterised by a mix of uses including residential, industrial and community. Local retailing opportunities are limited in this area. The area to the south contains low to medium density housing made up primarily of detached and semi-detached dwellings. The industrial estates to the north and west contain mostly small and medium sized businesses, mainly falling within B1, B2 and B8 uses.
- 2.5 Access to the playing fields is currently achieved via Abergarw Industrial Estate Access Road off the A4065 Abergarw Road to the north of the site which also gives access to the school site. The A4065 connects directly with the A4061 at a signalised junction less than 1km from the site. The A4061 then proceeds directly to either the M4 at junction 36 (home to the Bridgend Designer Outlet Village) or Bridgend town centre. The A4065 passing the site to the west is the main access road to the settlements of Abergarw as well as Bettws, Llangeinor and Pontycymer in the Garw Valley; this frontage also provides an opportunity to create a new access to the site. It is therefore highly prominent and easy to locate.
- 2.6 The site comprises an area used as playing fields in connection with the former comprehensive school. This area extends to 9.2 acres / 3.7 ha .

Land form & Current Use

- 2.7 The site is largely flat, as is to be expected from a former Playing Field. The site contains sloped areas along its south eastern boundary which are a result of plateau creation in order to house the built development of the former school to the east of the site. In addition, the land currently slopes toward the A4065 along its western and northern edges. These slopes are highlighted by the shaded areas of plan 1 below.



- 2.8 With the exception of the caretakers cottage the site is entirely grassed and fenced along its northern and western boundaries. An aerial photograph of the site is shown at Plan 2 below.



3 National and Local Planning Policy

- 3.1. This section provides an overview of the relevant national and local planning policy against which redevelopment proposals will be assessed.
- 3.2. The adopted Bridgend Local Development Plan (LDP) (September 2013) constitutes the adopted development plan relevant to the site and provides the planning policy context for this development brief.

National Planning Policy - Planning Policy Wales

- 3.3. Planning Policy Wales (Edition 5, November 2012) (PPW5) seeks to utilise the planning system to achieve sustainable development across Wales. PPW5 states that, to achieve this, proposals should have a number of objectives, including:
 - Deliver resource and energy efficient development that is climate change resilient;
 - Reuse previously developed land and buildings;
 - Play an appropriate role to facilitate sustainable building standards (including zero carbon) that seek to minimise the sustainability and environmental impacts of buildings;
 - Minimise the need to travel (especially by private car) by considering the location of new development;
 - Help to ensure the conservation of the historic environment and cultural heritage;
 - Deliver high quality design;
 - Encourage the use of renewable / low carbon energy solutions;
 - Contribute to the protection and improvement of the environment, so as to improve the quality of life, and protect local and global ecosystems;
 - Ensure that all local communities - both urban and rural - have sufficient good quality housing for their needs; and
 - Promote access to employment, shopping, education, health, community, leisure and sports facilities and open and green space;

- 3.4. In terms of sustainability and design, Planning Policy Wales states that all new development must achieve Code for Sustainable Homes Level 3 plus 6 credits under ENE1 for residential dwellings, and BREEAM Excellent for non-residential buildings. This requirement (subject to the outcome of consultation by the Welsh Government) will be replaced by energy efficiency standards under a review of the Part L Building Regulations in Wales from 2014. It is likely that any change in requirement may impact on development proposals for this site and so should be taken into account in any redevelopment proposals, together with the Council's own requirements relating to energy (see below).
- 3.5. The guidance within Planning Policy Wales is supplemented by a range of Technical Advice Notes that will also require consideration as future proposals for the site are developed.

Local Planning Policy – Bridgend Local Development Plan

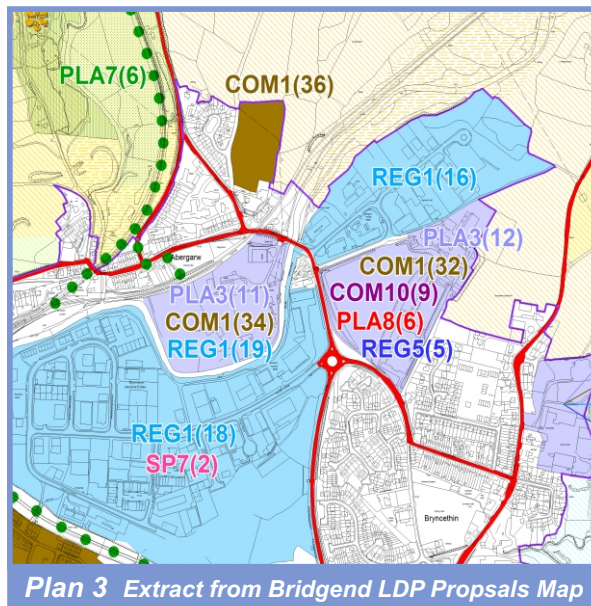
- 3.6. The Bridgend Local Development Plan (LDP) was adopted by Bridgend Council on 18th September 2013.
- 3.7. The LDP recognises the importance of Bridgend as a regional hub for services, employment, housing and retail, whose success will spread prosperity to the surrounding communities. One of the key strategic objectives of the LDP focuses on the production of high quality sustainable places where people want to live.
- 3.8. Ogmore Comprehensive School (including this site) is shown as a mixed use regeneration site in the adopted LDP. A summary of the principal policy considerations is provided below – again, this list is not exhaustive and should only be used as an initial guide.

Design & Sustainable Place Making

- 3.9. Policy SP2 seek to ensure that all development contributes to the creation of high quality, attractive, sustainable places which enhance the community in which they are located, whilst having full regard to the natural, historic and built environment. The policy establishes the criteria for the assessment of design quality in development proposals.

Built Development

- 3.10 Policy PLA3(12) identifies the site as a 'Regeneration and Mixed Use Development Scheme'. These schemes offer opportunities for comprehensive development with their respective 'Strategic Regeneration Growth Areas' (SRGA), in this case the Valleys Gateway SRGA, and therefore offer the most significant opportunities for new development to take place in the County which helps meet the LDP Vision, objectives and strategic policies. The specific elements of the mix of uses are defined by other Plan policies and are shown on the LDP Proposals Map (see Plan 3):



- 3.11 Policy COM1(32) identifies the sites for housing within one of the SRGAs. The wider Ogmore Comprehensive School site was estimated to provide 130 units, of which 26 would be affordable (this equates to 20% of all units).
- 3.12 Policy COM4 states that on sites larger than 0.15 hectares, new residential development will be built at a minimum density of 35 dwellings per hectare, unless local constraints or characteristics, or a lack of housing choice, dictate otherwise.
- 3.13 Policy COM5 confirms that where a need is demonstrated affordable housing contributions will be sought on development sites capable of accommodating 5 or more units, or exceeding 0.15 hectares in size. In Bryncethin, provision of 20% will be sought on all residential development sites.
- 3.14 Policy REG5(5) also allocates part of the site for local retailing purposes. It specifically allocates the site for up to 100 sq m net 'small scale convenience goods provision'.

- 3.15 Policy COM10(6) identifies the site for a reconfigured education facility. This relates to the retention of the educational buildings on the wider site.

Transportation

- 3.16 Policy PLA11 requires all development to provide appropriate levels of parking in accordance with adopted car parking standards.
- 3.17 Policy PLA8(6) specifically requires improvements to the transportation network as a result of the development proposed at the Ogmore Comprehensive site. The Plan suggests that potential works should include the realignment of the A4065, widening to incorporate a harbouring facility, associated roundabout improvement and enhanced pedestrian and cycling facilities including crossing provision.

Protecting & Enhancing the Environment

- 3.18 Policy ENV5 seeks to provide Green Infrastructure across the County Borough through the protection and enhancement of existing natural assets and the creation of new multi-functional areas of green space.
- 3.19 Policy ENV6 seeks to ensure that, wherever possible, development proposals retain, enhance, conserve, or restore natural features (e.g. woodland, trees, hedgerows, etc) and where this is demonstrated not to be possible, proposals should mitigate for any detrimental impact.
- 3.20 Policy ENV7 requires development proposals to demonstrate that they would not result in an unacceptable risk of harm to health, biodiversity, and / or local amenity.
- 3.21 Policy ENV15 requires all development proposals to include provision for the proper design, location, storage, and management of waste generated by the development.
- 3.22 Policy ENV17 seeks to encourage all major development proposals to incorporate schemes which generate energy from renewable and low/zero carbon technologies. If viable, all proposals of 10 dwellings or more are expected to be capable of connecting to district supply networks for heat and energy. Energy assessments should accompany all major applications to demonstrate consideration of renewable and low/zero carbon technologies.

Sport & Recreation

- 3.23 Policy COM11 seeks to ensure that a satisfactory level and standard of outdoor sport and children's playing space and public open space will be required for all new housing developments. Provision of open space, or financial contributions towards such provision, will be in line with the standards set out in the LDP.

4 Technical Matters

Preface

- 4.1 The constraints and opportunities presented by the site and the way in which these are addressed, provide the key influences on development potential. Understanding these issues allows for a coherent set of development and design parameters to be established which will facilitate the delivery of a high quality development scheme.
- 4.2 The technical investigations undertaken to inform this development brief are summarised in this document with detailed reports provided in the technical marketing pack. The technical work includes the following:
 - ecology;
 - ground conditions; and
 - drainage and water supply.
- 4.3 The main headlines for each of these are summarised below, together with the opportunities available to overcome any technical constraints identified.

Ecology

- 4.4 An ecological assessment of the site was commissioned and carried out by Just Mammals Consultancy LLP.
- 4.5 The assessment comprised an extended Phase 1 Survey Report of the site which included a desk study, a habitat field survey, and a protected species field survey. No statutory nature conservation designated sites were found within a 1km radius of the site. The Blackmill Woodlands SAC/SSSI lies 1.13km distant from the site. The Bridgend LDP HRA Assessment states that this site is vulnerable to air pollution caused by road traffic. It is unlikely therefore that development of the Ogmere Comprehensive Site will impact upon the SAC/SSSI.
- 4.6 The assessment identified that the site comprised the following habitats: broad-leaved scattered trees, amenity grassland and native species-rich hedge and trees. The habitats were not identified as having the potential to support bats, dormice or badgers.
- 4.7 Overall, the ecological appraisal concluded that the site holds little interest for local wildlife with a typical range of common plant species present. There may be the potential for the disturbance of breeding birds (who could nest in trees and hedgerows), however this will largely depend on the timing of development works and will be a matter to be addressed in more detail at the planning application stage. A bat survey of the existing caretaker's cottage is recommended before any potential demolition of the building.

4.8 Accordingly, and subject to appropriate mitigation, ecology and nature conservation considerations should not unacceptably constrain the future development of the site. Indeed, the development of this site could provide opportunities for wildlife through the planting of shrubs and trees. Any development scheme should be mindful of this and its compliance with policies ENV5 and ENV6 of the LDP.

Ground Conditions

4.9 Integral Geotechnique was commissioned by the Council to undertake a ground investigation of the site. This comprised a brief desk-study, which was followed up by a small scale site investigation to determine the shallow ground conditions below the site. The site investigation was carried out in November 2012, and comprised twelve windowless sample boreholes and in-situ permeability testing. Representative soil samples were taken for laboratory physical testing.

4.10 The Site Investigation report (Ref: 11050/SI/12) is included within the technical marketing pack for the site. Its principal conclusions are summarised in the table below

Current Site Conditions	The site is situated on level terraced ground, at an approximate elevation of 60mAOD. At the time of the investigation the site was in use as school playing fields
Site History and Historical Uses	UsesPrior to the1980s, the site was generally in agricultural usage. The area was then developed into several level plateaux for a new school development. The surrounding area is generally in residential or commercial use, with a school situated immediately to the east of the site area.
Geology, Hydrology and Hydrogeology	The site is underlain by the Carboniferous age rocks of the South Wales Upper and Middle Coal Measures Formations. These comprise grey productive coal bearing mudstones and siltstones, with seatearths, minor sandstones and ironstones. Three coal seams outcrop within the site area and are expected to exist beneath the site area at shallow depth. The drilling of exploratory rotary boreholes will be required to ascertain whether the seams have been worked and if a shallow mining hazard exists at the site. Superficial deposits of River Terrace Deposits and Glacial Till are expected to underlie the site area. The River Ogmore is situated 65m to the west of the site.
Site Investigations	A site investigation was carried out in August 2012, comprising twelve windowless sample boreholes and in-situ permeability testing. Representative soil samples were taken for laboratory physical testing.
Ground Conditions	The ground conditions encountered generally comprised a thickness of topsoil overlaying stiff gravelly clay in the eastern half of the site, and reworked soft or firm orange brown gravelly clay overlying the natural soils in the western half of th site. The windowless sampling equipment was typically refused on dense strata at depths ranging from 0.5 to 2.0mbgl in the eastern site areas, and from 3.0 – 3.5 mbgl in the western areas
Risk Assessment	The site is considered to be uncontaminated, with no historical activities identified as occurring on site that may have resulted in contamination, or any significant quantity of imported made ground deposits encountered.
Engineering Recommendations	Subject to the findings of a mining investigation, concrete strip/trench fill foundations could be used across the site. Consideration could be given to the use of raft-type foundations or ground improvement techniques in areas where depths to suitable bearing strata may make trench fill foundations uneconomical. Suspended floor slabs will be required for the buildings, unless the structural make-up beneath the slab is limited to less than 600mm and no made ground is present beneath the slab. No radon protective measures are required.

- 4.11 Further assessments commissioned in September 2013 conclude that there are no significant coal seams and no traces of past shallow workings are evident from drillings investigations. The report concluded that there is a low risk of shallow mining beneath the site and that precautionary measures do not need to be incorporated into foundation designs.

Drainage and Water Supply

- 4.12 A 150mm pressurized public rising main sewer crosses the development site from north to south. Dwr Cymru Welsh Water (DCWW) have indicated an easement of 3 metres either side of the centerline of this pipe where no development (including the raising or lowering of ground levels) will be permitted. Ultimately this issue will need to be reflected in the overall design and layout of the development.
- 4.13 DCWW has confirmed that the existing foul drainage system located to the east of the site, and the associated Penybont Waste Water Treatment Works has sufficient capacity to accommodate flows from 130 dwellings. This was confirmed by letter on 10th October 2013 – a copy of which is included in Appendix B.
- 4.14 Surface water flowing from the site must be disposed of by other means. In accordance with Natural Resources Wales and Building Regulation requirements, surface water drainage design should follow the SUDs hierarchy. However, the ground investigations, undertaken by Integral Geotechnique, showed no drop in water levels over a two hour monitoring period in any of the test boreholes. Soakaway drainage systems are therefore not recommended within the shallow soils of this site.
- 4.15 Further technical work associated with the provision for foul and surface water services affecting the site have been undertaken and is included in the technical pack.
- 4.16 Very small parts of the site are subject to surface water flooding. See plan at Appendix C. Again, this issue should be easily dealt with in the overall design and layout of the final development proposed.

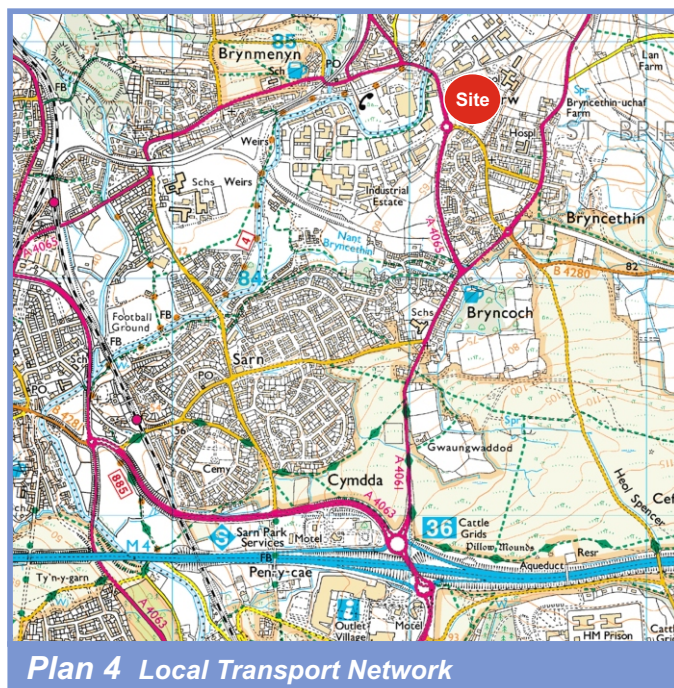
5. Highways and Sustainable Access

Access

- 5.1 A preliminary transportation and access appraisal has been undertaken. This did not identify any particular constraints to development at the site. An overview of the current highways situation is set out below.

Local Transport Network

- 5.2 Plan 4 below shows the transport network in the vicinity of the school.



- 5.3 The A4065 (Abergarw Road) runs along the western boundary of the site and is a 7.3m wide dual single-lane highway with street lighting present in the vicinity of the site. There is a roundabout to the south of the site which provides access to the Brynmenyn Industrial Estate and a large residential area via Ogmores Terrace. A narrow footway is provided along the western side of Abergarw Road although the existing vegetation has overgrown, significantly reducing the width available to pedestrians and hence reducing the appeal of this pedestrian link. Uncontrolled pedestrian crossings are located on all arms of the roundabout, dropped kerbs are provided but there is no tactile paving to assist disabled users.

Sustainability & Accessibility

- 5.4 The site is located immediately adjacent to existing residential and employment areas and is well- served by a range of transport means.
- 5.5 It is well served by bus connections to Bridgend. The nearest bus stop is located on the Abergarw Road (A4065). It is served by a half-hourly service (service number 12) which connects the site with Bridgend bus and rail stations. The nearest railway station is located at Sarn, approximately 2km walk from the site. This is served by the hourly service to Bridgend via Wildmill which is proposed to be increased to half-hourly in the near future. The National Cycle Network (Celtic Trail Route 4) is located approximately 100m from the site which connects the area to Sarn and Bridgend.
- 5.6 Local pedestrian routes are provided as footways at the sides of the local highways which also benefit from street lighting. These provide connections to the surrounding employment and residential areas. With the proposed introduction of local convenience retail development, the proximity of employment potential makes this site ideal to encourage sustainable transport options, subject to appropriate infrastructure improvements.
- 5.7 The site is located within a prominent position with local accessible amenities within a 15 minute walk, as demonstrated by Table 1.

Local Facility	Distance	Approximate Walking Time
Post Office	480m	6 minutes
Small Convenience Store	650m	8 minutes
Takeaway restaurant	450m	6 minutes
Public House	600m	7 minutes
Bryngarw County Park	1,200m	15 minutes
Play Ground	250m	3 minutes
Playing Fields	300	4 minutes

Table 1 - Distance to Local Facilities

6 Retailing and Commercial Provision

- 6.1 Since the adoption of the LDP it has become evident that the site allocated under Policy REG5(7) for a 1,500 sq m net local convenience food store to serve the eastern part of the Valleys Gateway Strategic Regeneration Growth Area (SRGA) at Bryncethin Depot would not be deliverable. This is because the site needs to be retained by the Council for continued depot facilities.
- 6.2 This effectively 'releases' the retail allocation of the site to be 'relocated' on an alternative site in the vicinity. However, it is necessary to revisit the original justification for this allocation in order to ensure that a replacement and enlargement of the originally anticipated smaller scale retail element of the mixed use allocation relating to the Ogmores Comprehensive site is valid and justified.

Existing Provision

- 6.3 Current provision of convenience goods retailing in this area is low. In October 2012, the Bridgend Retail Survey indicates that Aberkenfig District Centre in the Valleys Gateway has 445 sq m (gross) of convenience goods floorspace. The Garw Valley has 634 sq m (gross) and the Ogmores Valley has 819 sq m (gross). These figures do not include the Lidl Store in Tondu (approximately 1,000 sq m) and smaller, individual shops outside of recognised commercial centres.
- 6.4 The total provision for all of these areas is approximately 2,900 sq m for a population of approximately 26,000 people; which is larger than Porthcawl and Maesteg both of which have significantly higher levels of convenience goods retailing provision.

Planning Policy – Need

- 6.5 In terms of quantitative need, the current evidence indicates that there is no expenditure headroom to justify further convenience goods retail provision in the Bridgend town catchment area (which includes the Valleys Gateway and the Ogmores and Garw Valleys). Expenditure levels are more than adequately catered for by the current provision in Bridgend town.

6.6 However, need can also be demonstrated qualitatively, which Planning Policy Wales states could be justified if new provision could be located where it:

- *supports the objectives and strategy of an up-to-date development plan or the policies in this guidance;*
- *is highly accessible by walking, cycling or public transport;*
- *contributes to a substantial reduction in car journeys;*
- *contributes to the co-location of facilities in existing town, district, local or village centres;*
- *significantly contributes to the vitality, attractiveness and viability of such a centre; or where it*
- *alleviates a lack of convenience provision in a disadvantaged area.*

6.7 In terms of the above, increased provision in this area would, if it was located in the Valleys Gateway area, support the LDP strategy of facilitating growth in this Strategic Regeneration Growth Area (SRGA) and for the benefits of that growth to extend to the Ogmore and Garw Valleys to the north.

6.8 A development in the Valleys Gateway would also contribute towards a substantial reduction in car journeys as shoppers would potentially no longer need to go to supermarkets in Bridgend town for all or most of their needs. This would not only alleviate traffic on the A4061 south of the motorway, it would also reduce the number of cars needing to cross the M4 and junction 36 which is subject to congestion.

6.9 The lack of convenience goods provision in this area is evident from the figures above. Bettws, Blackmill, Llangeinor and Sarn are within Communities First areas where a case could be made for more easily accessible convenience goods provision as it would alleviate a lack of provision in such disadvantaged areas.

6.10 Of course, the scale of the provision should not be so great to significantly alter shopping patterns across the County Borough. It is therefore considered any provision should be modest in scale, limited to around 1,500 sq m and cater for local convenience shopping needs.

The Site – Sequential Test

6.11 The other criteria in proving a qualitative need would be dependent on the site chosen. Any sites in the Ogmore and Garw Valleys would be constrained in size and topography and would not be located conveniently to serve both Valleys and the Gateway area.

- 6.12 In the Valleys Gateway itself, no district centre exists in the east (which would serve the valleys to the north) to look to co-locate a new store with other facilities. There is therefore, opportunity for a new convenience store to be located, either on its own or part of a modest new, local service centre.
- 6.13 There therefore creates an opportunity for this provision to be located on the Ogmore Comprehensive School Playing Fields site. Indeed, given the fact that the mixed-use allocation already envisages a small element of retail provision in the LDP, justified for the reasons stated above, its expansion to effectively 'soak' up the area's additional requirement lost at the Bryncethin Depot site is logical and sequentially preferable at this location, rather than anywhere else in the vicinity, being 'central' to the eastern part of the Valleys Gateway and easily accessible to the new residential development on the wider site itself and the nearby housing development at the former Christie Tyler site (Policy PLA3(11) of the LDP refers).
- 6.14 Any proposal would therefore need to justify its format and composition (in terms of size of store and uses) in the context of the above justification. The Local Planning Authority would expect a minimum of 500 sqm net convenience goods retail floorspace with the remaining 1,000 sqm net floorspace arranged as smaller retailing uses (A1) or complementary A3 leisure uses. The exact format would need to be agreed with the Council through the planning application process.



7 Development Principles & Parameters

Approach

- 7.1 The preceding appraisal of the site, its context, and its constraints and opportunities has established the development potential offered by the site. The Local Development Plan identifies the Ogmores Comprehensive School site as capable of accommodating development of 130 new houses with limited local convenience goods provision. However, the above appraisal confirms the need for increased commercial provision due to under-provision elsewhere. This means that the development parameters are now varied from that which was originally envisaged.

Design Principles

- 7.2 To provide an element of confidence over how this can be delivered (to both the Council and the future purchaser), the appraisal has informed the evolution of a series of design principles and parameters that together provide a framework to guide the future development of the site.

Overarching Principles & Parameters

- 7.3 The following objectives should be central to the design brief for any future development of the former playing field site:

Development Form - Scale, Layout, Height & Density

- a an indicative site layout plan is included at Appendix D this shows the sites potential for a mixed use development and potential constraining features which may need design solutions
- b development within the site will comprise between 100 - 130 new homes on 3.0 hectares / 7.5 acres of land;
- c in line with development plan policy, the minimum site density will be 35 dwellings per hectare unless local constraints or characteristics (e.g. site topography, protected trees), or a lack of housing choice, dictate otherwise; the site layout will reflect the character of the surrounding residential areas and deliver amenity standards in line with adopted guidance;
- d it is envisaged that the dwellings will comprise a mix of 1, 2, 3 and 4 bedroom homes;
- e defensible space / front gardens will be provided to create a pleasant street scene;

- f rear gardens and amenity space to be provided in terms of Council guidelines;
- g dwellings will generally be no more than 3 storeys in height;
- h the retail / commercial element (totalling no more than 0.6 hectares / 1.5 acres) of the proposal should be located adjacent to the Brynmenyn Industrial Estate roundabout and accessed internally via the new single point of access for the entire site.
- i the Council would expect a minimum of 500m sq net convenience goods store with the remaining 1,000 m sq net floorspace arranged as smaller retailing and/or commercial uses (A1 and A3).
- j the commercial development will be no more than 2 storeys in height. Residential development will be acceptable in principle above the commercial development.
- k off-street parking for the whole development will be provided in accordance with SPG17 : Parking Standards.

Landscaping and Setting

- l an overall landscape and planting strategy will need to be prepared which seeks to maintain the quality and future viability of the landscape setting on the site;
- m new tree planting will be provided along the site's eastern boundary to preserve the amenity of new residential properties and the recreational facilities at the school;
- n development proposals should seek to incorporate additional tree planting to improve the arboricultural character of the site. Wherever possible, trees should be native and in-keeping with the surrounding existing arboricultural character. Such trees should be incorporated within areas of public open space to allow for sufficient room for future growth and minimise possible future management issues.

Accessibility & Movement

- o a new vehicular access, via a priority T-junction, will be created with A4065 Abergarw Road
- p the new junction will be offset 90m north of the Brynmenyn Industrial Estate roundabout and achieve junction visibility splays as recommended in the Department for Transport Guidance document, 'Manual for Streets'. A holding lane of at least 25m in length should be provided on the A4065 to access the site. This can be achieved within the adopted highway and the site boundary. An appropriate primary access scheme has previously been devised by Vectos, this is available at Appendix E.
- q internal site roads will be provided in line with adopted standards and the principles established in Manual for Streets, this may potentially include shared surfaces and traffic calming measures;
- r provision will be made for cycle and pedestrian connectivity between the site and existing cycle networks; specifically connections to the north of the site to the National Cycle Network Route 4 and nearby facilities;
- s turning head(s) for emergency and municipal vehicles will be provided within the site.



Drainage

- t surface water drainage design will follow the SUDS hierarchy;
- u for surface water that cannot be disposed of by infiltration techniques it may be possible to discharge at an attenuated rate to the existing drainage network; however there are no public surface water sewers in the vicinity of the development, the nearest being a 300mm diameter surface water sewer in the nearby Brynmenyn Industrial Estate. Appropriately designed mitigation measures should be located within the boundary of the site. There is no easy direct route to lay a new surface water sewer to discharge to the river; if such an option was to be considered, apart from the requirement to negotiate a suitable route, it would require discussion with Natural Resources Wales.
- v It should be possible to discharge foul drainage into existing sewers. A 450mm diameter DCWW sewer taking combined foul and surface water flows runs north to south close to the east boundary of the site. Whilst it is likely that foul flows from the development may be accepted into this sewer, by Dwr Cymru Welsh Water, their current policy is not to accept new surface water flows into existing combined sewers.
- w Further information on this issue is provided in a separate drainage report which is included in the technical pack.

Biodiversity

- x consideration should be given to positive wildlife mitigation measures (e.g. the installation of bird nesting and bat roosting boxes) in line with the Natural Environment and Rural Communities Act (2006) at suitable locations within the site;

Energy Efficiency and Generation

- y the residential and commercial elements of the site each constitute major development and development proposals will therefore be required to be accompanied by an Energy Assessment as stipulated in Policy ENV17 of the LDP.

8 Planning Obligations

- 8.1 As part of the preparation of this development brief, detailed discussions have been undertaken with the Council's Section 106 and other officers of the Council. Whilst the exact planning obligations package will need to be negotiated at the time the application is made, an indication of the contributions likely to be sought is set out below to inform the disposal process.

Affordable Housing

- 8.2 The LDP proposes a target of 20% provision on sites of 5 units or more. Assuming that the site can accommodate 100 -130 houses, this would equate to the provision of 20 – 26 dwellings.
- 8.3 However, having considered the need in the area, the Council's preferred option for securing affordable housing would be an off-site contribution which should be of 'broadly equivalent value' to what would have been provided on-site.

Education

- 8.4 The formula for calculating the number of school age children generated per dwelling (and the financial contribution required) from residential schemes is set out in *SPG16: Educational Facilities & Residential Development*.
- 8.5 At the time the development brief was prepared, Coleg Cymunedol Y Dderwen had sufficient secondary school capacity to accommodate the likely number of school children generated by a development site of the size envisaged.
- 8.6 However, there are capacity issues with all primary schools in the area and therefore development proposals would trigger the need for s106 contribution towards primary education facilities.
- 8.7 In light of this, and to account for future changes in capacity, any s106 agreement signed in connection with the development of the site would need to include the formula for calculating education contributions. Assuming a figure of 100-130 residential dwellings on the site this would equate to approximately £300,000-£400,000.

Public Open Space

- 8.8 Taking account of existing levels of provision, all new housing developments are required to satisfy the outdoor recreation space standards of the LDP. Council data indicates that there is currently a surplus of outdoor sports facilities in this location and it is therefore not considered necessary to require further provision
- 8.9 However, there is a deficit of children's play space in the area. Provision of a suitable children's play facility or an equivalent financial contribution will therefore be required. If an off-site in lieu of on-site provision sum is agreed, it will be calculated on the basis of £470.00 per dwelling (which is based on an average implementation cost of £47,000 for a LEAP) to be spent in the local area. Assuming a figure of 100-130 residential dwellings on the site this would equate to approximately £47,000-£62,000.
- 8.10 Additionally, if off-site provision is agreed a safe pedestrian access / crossing point to an existing playing area, will need to be provided by the developer in line with highway standards and requirements.
- 8.11 The topographical nature of the site, especially the elevated nature of the eastern part of the site means that approximately 0.7 hectares of land is likely to be retained as amenity green space to serve the development. In terms of benchmark standards of provision of open space adopted in the LDP, this area of green space can be used for informal or formal recreational purposes and this more than satisfies in quantitative terms the requirements generated by the residential development, which based on an overall 2.4 hectares per 1000 population, represents a requirement of 0.24-0.31 hectares, assuming a figure of 100 -130 dwellings.

Community Facilities

- 8.12 Any requirements for specific Community Facility provision will be addressed in the planning application process, and will only be required if the development will have a demonstrable impact on local community facilities. It is not anticipated that there will be a detrimental impact in connection with the development quantum proposed, and as such, it is not anticipated that this type of contribution will be required.

Transport Contribution

- 8.13 Highways and Transportation requirements have been highlighted in section 5. The precise nature of transport-related contributions, either physical improvements or financial payments, will be determined by the outcome of technical studies to assess the impact of a final detailed scheme on the highway network which will highlight the nature of mitigation works deemed necessary to make the proposals acceptable in planning terms.
- 8.14 A Transportation Assessment will be required to accompany a planning application for the site. The scope of the assessment will depend on the exact nature of the final development proposed and should be agreed in advance with the Local Highways Authority. However, the assessment will be required to examine the impact of the development proposal on the capacity of the A4065 / A4061 signalised junction (Royal Oak) and the capacity / safety of the A4065 (Wigan Terrace)/A4061 junctions. This assessment would also need to advise on the proposed mitigation measures which will need to be undertaken to address capacity and safety issues.



9 Procedural Matters

- 9.1 This development brief has been prepared to guide and inform the preparation of future development schemes for the site. Any development proposals will require the submission of a full planning application.
- 9.2 It is strongly recommended that the level of supporting information submitted with any application is scoped with the Local Planning Authority at the pre-application stage, the LPA operates a pre application advice service which should be used to agree design details of subsequent development proposals before they are submitted by way of a planning application.
- 9.3 Further information is available from the relevant Local Authority contacts:

Development Planning

Susan Jones
Development Planning Manager
Development Group
Communities Directorate
Bridgend County Borough Council
Civic Offices,
Angel Street,
Bridgend, CF31 4WB.
Phone: (01656) 643169
Email: Susan.Jones@bridgend.gov.uk

Property Services

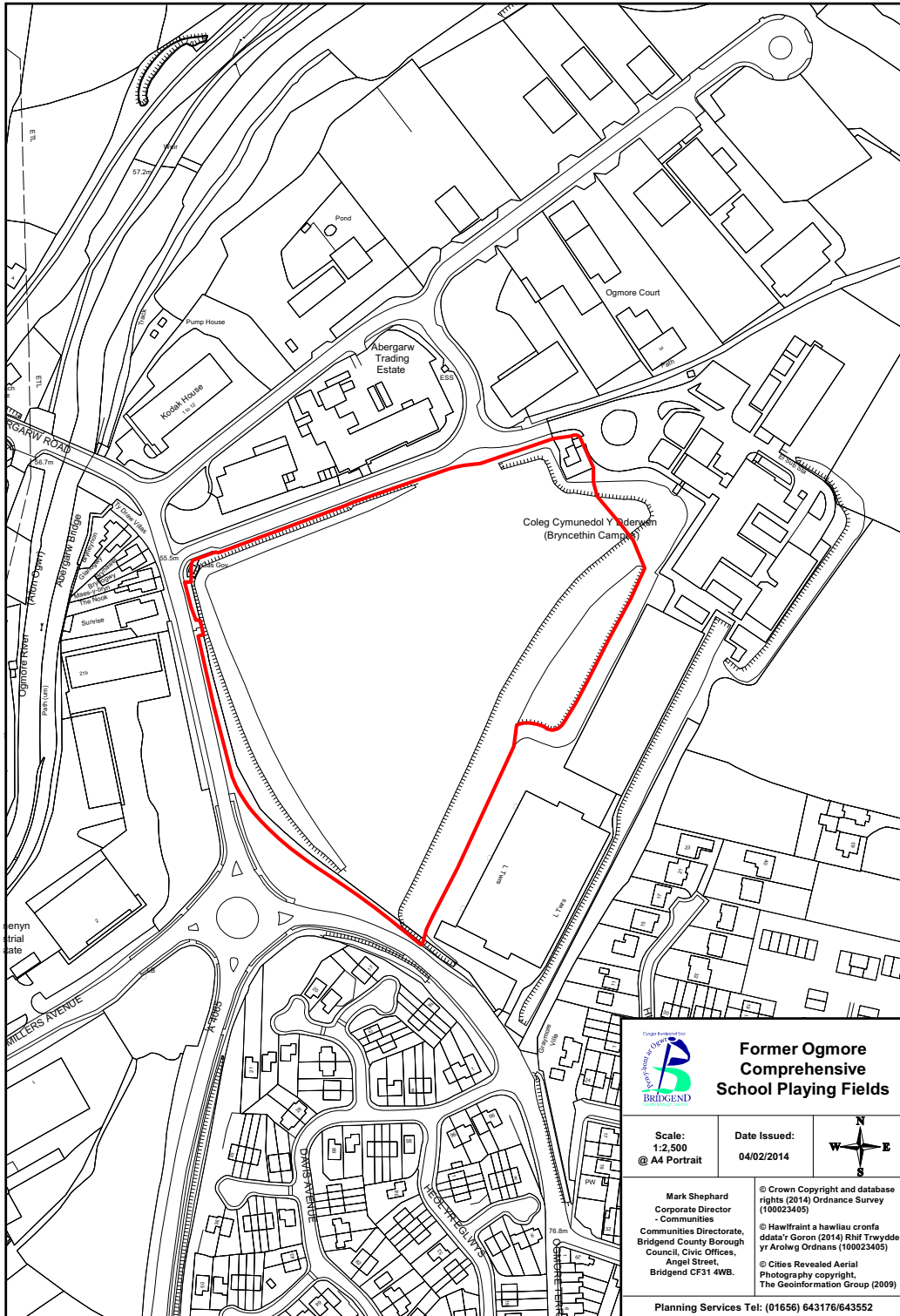
Helen Jones
Development Surveyor
Property Services
Technology, Property and Customer Services
Bridgend County Borough Council
Ravens Court
Brewery Lane
Bridgend, CF31 4AP.
Phone: (01656) 642716
Email: Helen.Jones1@bridgend.gov.uk

Transportation

Robert Morgan
Transportation Development Control Officer
Streetscene
Communities Directorate
Bridgend County Borough Council
Civic Offices
Angel Street
Bridgend, CF31 4WB.
Phone: (01656) 642514
Email: Robert.Morgan@bridgend.gov.uk

APPENDICES

Appendix A



Appendix B



Developer Services
PO Box 3146
Cardiff
CF30 0EH

Gwasanaethau Datblygu
Blwch Post 3146
Caerdydd
CF30 0EH

Tel: +44(0)800 917 2652
Fax: +44(0)2921 740472

Ffon: +44(0)800 917 2652
Facs: +44(0)1792 872604

Email: developer.services@dwrcymru.com
Epost: developer.services@dwrcymru.com

Nick Lloyd
Team Leader Development Planning
Bridgend County Borough Council
Civic Office
Angel Street
Bridgend
CF31 4WB



10th October 2013

Dear Sir,

Bridgend Local Development plan Allocated Residential Sites

I refer to your email of 3rd October 2013 where you are requesting further information regarding the deliverability and viability of the following sites:-

glas

Glas Cymru Cyfyngedig

Welsh Water is owned by Glas Cymru
- a not for profit company
Mae Dŵr Cymru yn eiddo i Glas Cymru
-cwmni nad yw'n gwneud elw

We welcome correspondence in Welsh and English
Rydym yn croesawu gohebiaeth yn y Gymraeg neu yn Saesneg

Dŵr Cymru Cyf, a limited company registered in Wales no. 2366777.
Registered office: Pentwyn Road, Nelson, Treharris CF46 6LY
Dŵr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng Nghymru rhif 2366777.
Swyddfa gofrestredig: Heol Penwyn, Nelson, Treharris CF46 6LY

Appendix B

PLA3(12) Ogmores Comprehensive School, Bryncethin

Mixed use site – Residential 130 units, Small scale retail (0.5ha), Education facility

Water:

There are no problems with the provision of water supply to service a development of this size. Our 4 inch and 400mm diameter watermains are located in the A4065 whilst our 6 inch diameter watermain is located in the Abergarw Estate road.

Sewerage:

Our 450mm public sewer runs adjacent to this site and this can accommodate the foul flows from this proposed development. However, potential developers are advised that there our foul sewer rising main (i.e. pumped sewer) traverses this site and protection measures are required in the form of an easement width is required to allow uninterrupted access to our apparatus at all times, in compliance with our statutory duty.

For this sewer, an easement width of minimum 3 metres either side of the sewer is required. As this is a pressurised sewer, it will be extremely costly to divert.

Waste Water Treatment Works:

Foul drainage will ultimately be treated at our Penybont Waste Water Treatment Works for which there are no problems in accommodating the foul flow from this development.

A water map and sewer map is enclosed for your convenience which show for guidance purposes only the approximate location of our assets. Should the exact location of these assets be required then this can only be determined via trial holes.

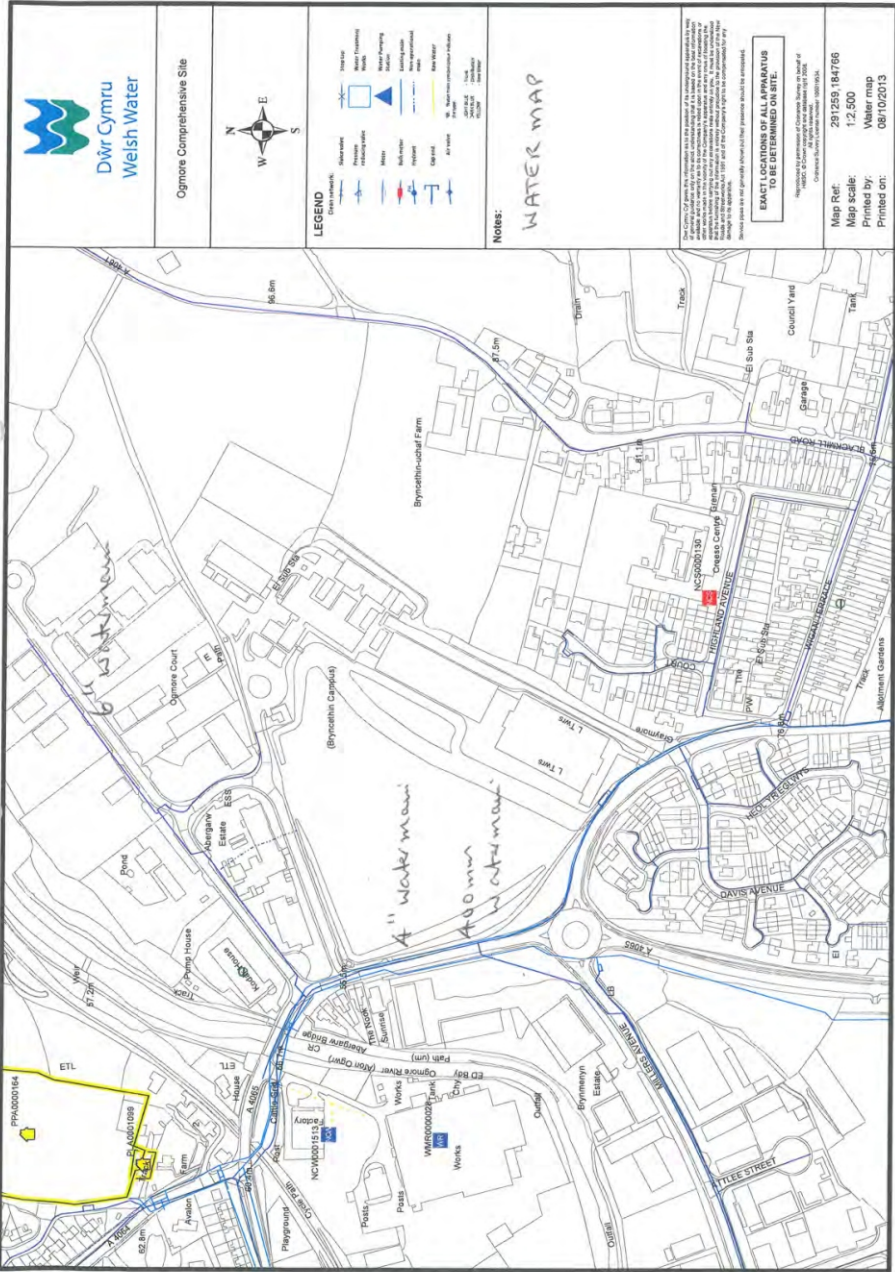
I hope the information provided will assist you.

Yours faithfully,

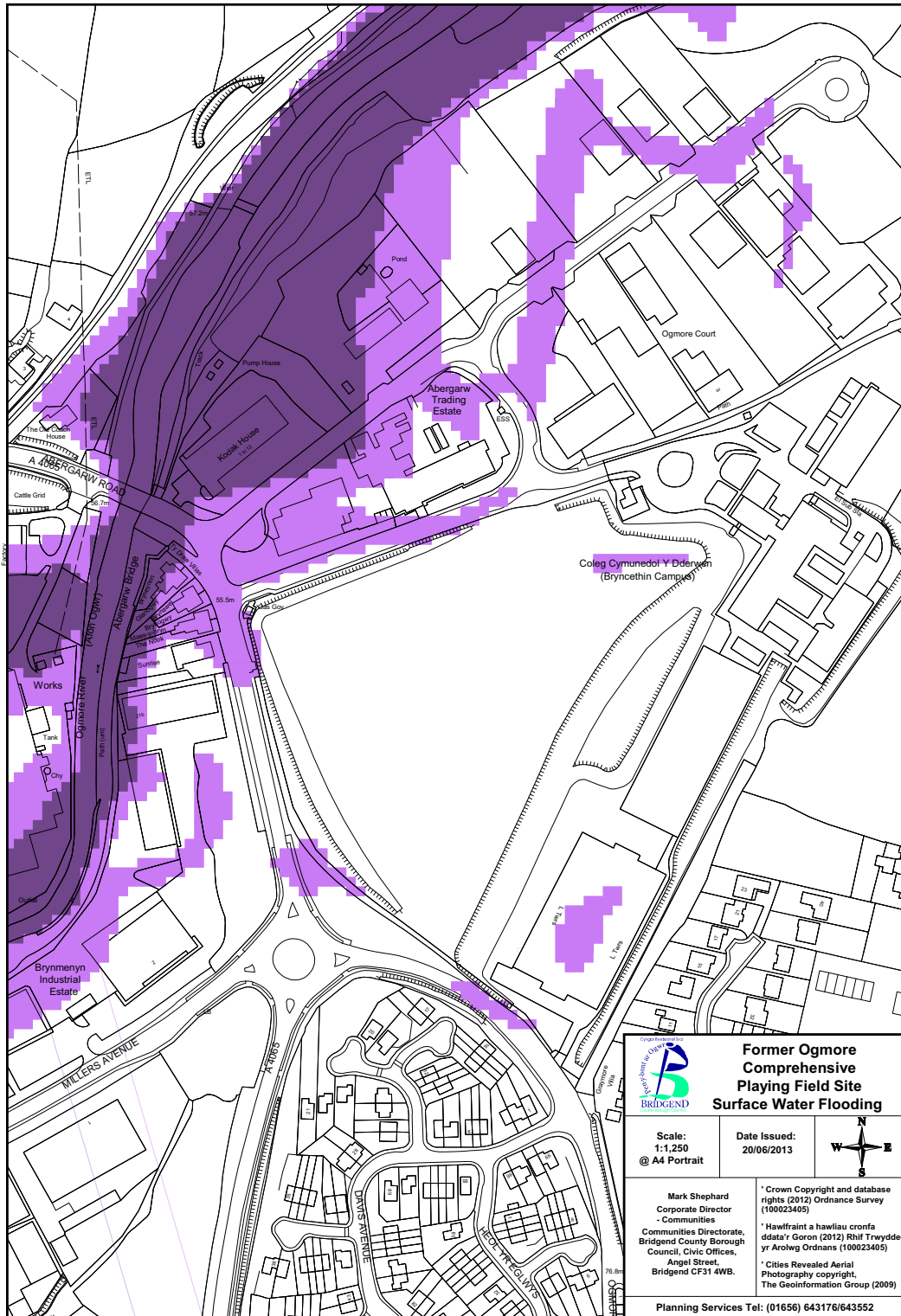


Ryan Bowen
Lead Forward Plans Officer

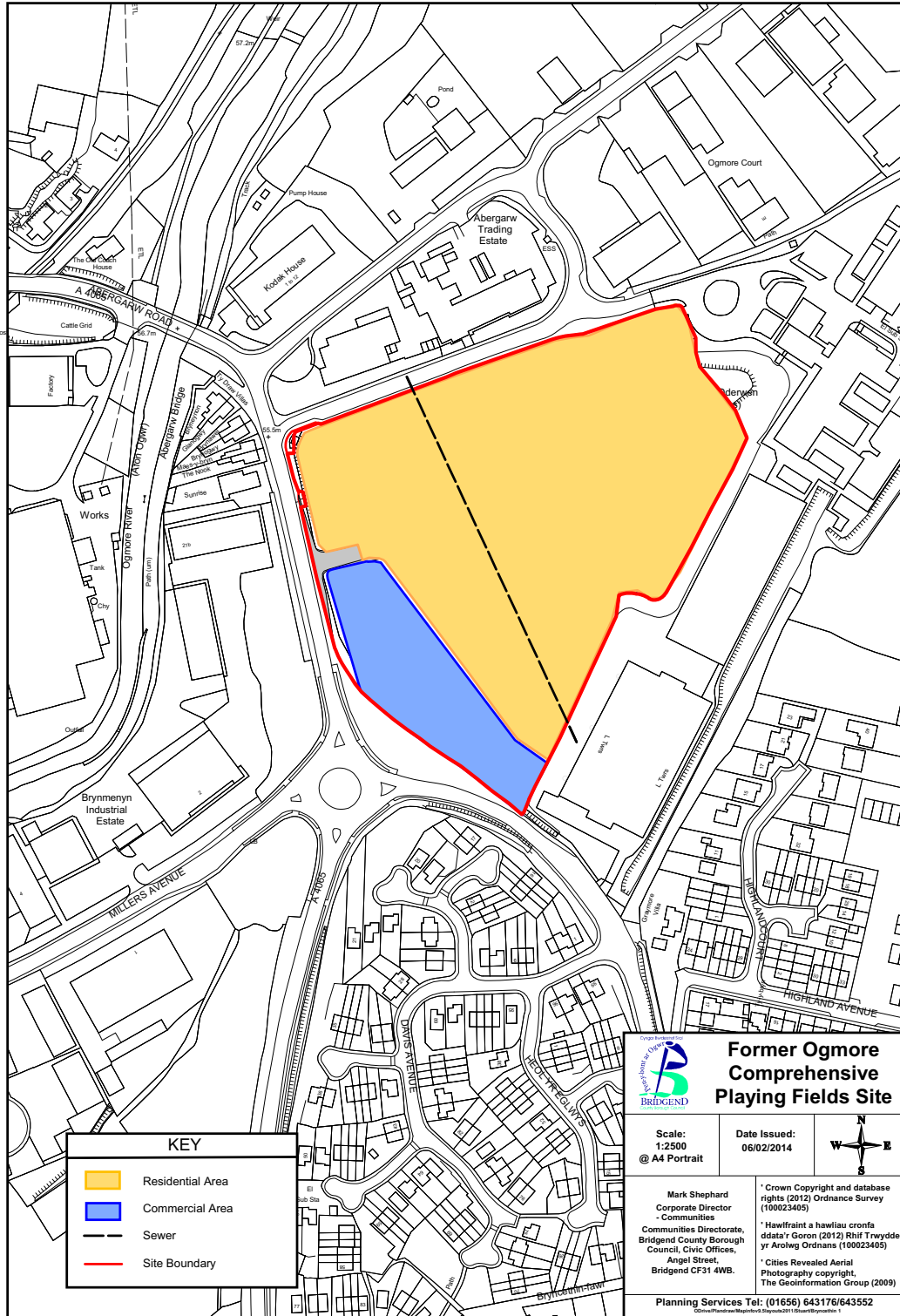
Appendix B



Appendix C



Appendix D



Appendix E

