

REFERENCE: P/23/699/FUL

APPLICANT: Castell Group

LOCATION: Land west of Heol Dewi Sant (former Bettws Social Club), Bettws CF32 8TA

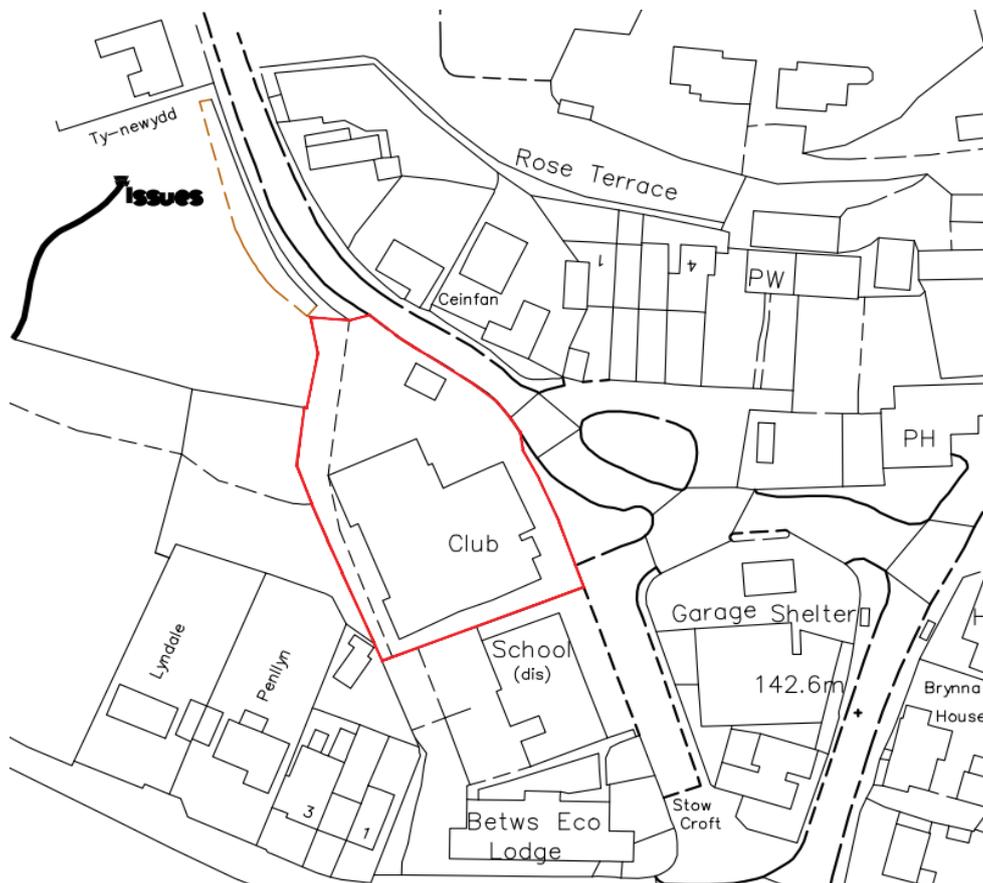
PROPOSAL: Demolition of the existing buildings and the erection of two apartment blocks comprising a total of 20 affordable dwellings, including access, parking, landscaping and ancillary works

APPLICATION/SITE DESCRIPTION

Simply Planning has submitted a full planning application on behalf of Castell Group for the demolition of the former Bettws Social Club and the erection of two apartment blocks comprising a total of 20 affordable residential units and associated works.

The site measures approximately 0.2 Ha in area and is located to the west of Heol Dewi Sant, located within the built-up area of Bettws around 6km to the north of Bridgend. The site currently benefits from two accesses onto Heol Dewi Sant. The Bettws Social Club has been out of use for a number of years.

Figure 1 - Proposed Site Location Plan



The rear (western) boundary of the site backs onto the residential gardens and outbuildings of Lyndale, Penllyn and Nos. 1 to 3 Bryn Bach Cottages. The Garw Valley Childcare Centre, a more modern single storey building, lies immediately to the south of the site with the Bettws Eco Lodge beyond. To the east of the site lies a car mechanics/petrol station.

Figure 2 – Existing Streetview

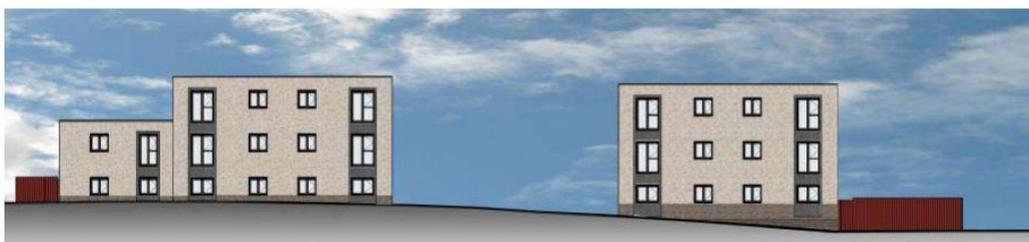
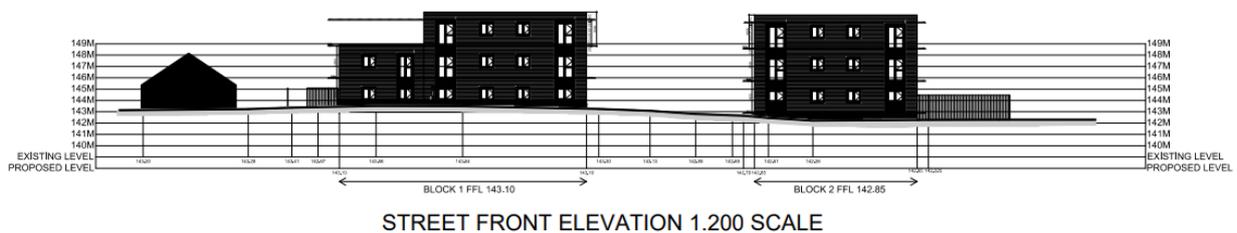


The proposed 20 residential units (across one three-storey and one part three-storey, part two-storey blocks) will include a mix of apartment types and sizes to meet local housing need, comprising eighteen 2 person 1 bed common access flats and two 2 person 1 bed walk up flats. The blocks will include photovoltaic panels on the roof set behind a parapet.

Block 1 is proposed to be roughly “L-shaped” in design and would be located towards the southern end of the site. The block is part 3-storey and part 2-storey with the height of the building stepping down towards the boundary shared with the Garw Valley Childcare Centre.

Block 2 is proposed to be more rectangular in form although smaller in footprint and is located to the northern end of the site. This block 3 is storeys in height.

Figure 3 - Proposed Street Scene fronting Heol Dewi Sant



Colour Proposed Principal Elevation

The blocks are sited either side of a central access leading to 21 on-site parking spaces.

It is proposed to utilise a buff brick finish with a contrasting plinth and window surround. The flat roof design is intended to reduce the scale and mass of the buildings so that they do not dominate the immediate area.

Bin stores are located to the south of block 1 and to the northwest of block 2. A secure bike store is also proposed for each block (See Figure 4 below). The Planning, Design and Access Statement confirms that the development will be 100% affordable housing and the end-user, Valleys to Coast Housing Association, has confirmed that the completed properties at the site of the former Bettws Social Club will be allocated in accordance with the BCBC Common Housing Register and in line with the nomination agreement that Valleys to Coast has with BCBC.

Figure 4 - Proposed Site Layout



The following documents have been submitted in support of the Application:

- Planning, Design and Access Statement
- Pre-Application Consultation Report
- Bat Survey Report
- Transport Statement (inc. Active Travel Audit)
- Soft Landscaping Proposals
- Drainage Strategy
- Marketing Advice Note

The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 (“**The Order**”) introduced into Section 61Z of the Town and Country Planning Act 1990 (as amended) a statutory requirement that all proposals for major development in Wales are subject to formal pre-application consultation. A statutory 28 day public consultation period was commenced in relation to proposed development on 15th September 2023.

After the submission of the Application and during the consideration of the scheme, the agent submitted additional supporting information as follows:

- Green Infrastructure Statement
- General Arrangement of Proposed Off -Site Mitigation
- Applicant Response to Public Consultation Comments
- A letter of support from Valleys to Coast Housing Association

RELEVANT HISTORY

Application Ref.	Description	Decision	Date
P/04/654/FUL	Mobile Burger Van on Car Park	Withdrawn	28/10/2004

CONSULTATION RESPONSES

Natural Resources Wales: We have no objection to the proposed development as submitted and provided advice relating to foul drainage and European Protected Species. The Applicant should be advised that, in addition to planning permission, it is their responsibility to ensure that they secure all other permits/consents relevant to their development.

Highways Officer: No objections subject to conditions.

Shared Regulatory Services – Environment Team Comments: No objections subject to conditions.

Land Drainage Section: No objections subject to conditions.

Dwr Cymru/Welsh Water: We can confirm capacity exists within the public sewerage network in order to receive the domestic foul flows from the proposed development site.

We request that if you are minded to grant Planning Consent for the above development that Advisory Notes are included within the consent to ensure no detriment to existing residents or the environment and to Dwr Cymru/Welsh Water's assets.

Garw Valley Community Council: The Garw Valley Community Council Councillors unanimously agreed to object to this planning Application due to the type of accommodation proposed and design of accommodation being planned including the roof design. The Council wishes to see houses which are in-keeping with the location, built on this land.

Secured By Design/Designing Out Crime Officer: No objections subject to the implementation of their advice.

PUBLICITY

Neighbours have been notified of the receipt of the Application and site notices were erected in the vicinity of the site.

The period allowed for response to the initial consultations/publicity (and subsequent re-consultation) has expired.

REPRESENTATIONS RECEIVED

Tanio Limited (formerly Valley & Vale Community Arts) and the occupiers of Brynna House; 1 and 3 Rose Terrace; 2 and 3 Brynbach Cottages; 3, Bryn Cottage; Coach Inn Cottage; 12 Cwmcoed; Tynewydd and Ceinfan, Shwt have objected to the scheme on the following grounds:

- Not enough allocated visitor parking.
- The nearby Charity (Tanio) will need to install additional security to stop visitors using their car park.

- The site would be better used for building affordable family homes or flats for the over 55's.
- Overdevelopment and too high-density.
- Lack of amenity space.
- Overbearing/dominating impact harmful to the character and appearance of the area.
- Out of keeping with the historic part of the village.
- No justification for the loss of the community facility or evidence of a suitable marketing exercise.
- Lack of active travel routes and public transport options in the village.
- No justification for this amount of affordable units.
- Disappointed at the lack of public engagement.
- The development will be facing directly into properties resulting in the loss of privacy and access to sunlight.
- Reduced property values.
- Increase in traffic congestion.
- Noise and air pollution.
- The development will cause overcrowding of the Doctor's Surgery.
- Drainage issues in the area will be exacerbated by the development.
- There are no other examples of three storey buildings in this part of Bettws.
- The application was not supported by a Green Infrastructure Statement.
- Overlooking of the nursery.
- The village has had power cuts.
- Drink/drug related issues.
- The site will not be managed properly.
- The plans are out of date.
- Lack of information on the people who will be housed in the properties.
- Concerns about personal safety.
- Loss of views.
- The applicant states that charging points for electric cars will be provided which suggests that they do expect tenants to have cars (though it is highly unlikely that they would be electric cars due the cost).
- Some facts of Planning Law have been ignored.
- The owners have not maintained the social club building which many people believe is a deliberate action.

In addition to the individual responses, a petition has been submitted objecting to the scheme.

The Local Ward Member, Councillor Martyn Jones, has commented as follows:

"This site is located within the heart of the community of Bettws and was once a well-established community social club. The building and site footprint are privately owned. Disappointingly, due to lack of essential maintenance the building is currently in a bad state of dis-repair. The building has attracted anti-social behaviour which have been subject to numerous Police related incidents. The area needs re-generation.

Bettws is a semi-rural community surrounded by countryside. There are no recognised Active Travel Routes to access the community. There is limited public transport. There are three access roads into the community which predominantly can be described as country lanes.

The site is immediately next door to a new childcare facility recently constructed with Welsh Government funding. This building aims to provide education and wellbeing support to children under the age of five years. Other notable buildings nearby are a Public House, Petrol Service Station and a Youth Centre managed by the Girls & Boys club of Wales. There is a row of traditional farming cottages adjacent to the site.

The developers seek permission to design and construct 20 single one-bedroom flats with commensurate car parking and cycle storage facilities. This appears to be in line with Bridgend County Borough Councils policy to increase the supply of affordable social housing, particularly one- and two-bedroom properties.

There is significant local objection to this application based on, design and construction of the building, suitability of the proposal within this location, imprecise information on potential tenants and tenancy management proposals.

I have met with the developers on three occasions. One site visit and two virtual meetings. A V2c representative only attended one virtual meeting.

My suggestion to hold a formal public meeting consultation event has not materialised. This was an ideal opportunity to address public concern.

I offer the following representations -

The proposed design and construction plan is I believe not suitable for this location. The building does not appear to be aesthetically designed or landscaped for its surroundings. For example, the height of the building will overlook neighbouring properties located at Shwt Hill. The development will attract a significant increase in vehicular traffic and although there is mention of cycle facilities, as previously outlined there are no active travel routes within the community. I have not been sighted on any traffic management plan.

Although the plan seeks to address provision of a mixed market of affordable housing specifically for one-bedroom properties I have not seen any data that suggests this demand exists within the Garw Valley. BCBC currently bases policy making on demand of such properties in Bridgend, Cornelly and Porthcawl areas. This suggests that V2c intends transferring residents in from these areas to the Bettws Community.

At present V2c struggles with current tenant management responsibilities within Bettws and beyond. From property maintenance to anti-social behaviour. I have personal records of numerous management consultation and discussions to address this issue. This fuels community concern of future tenancy issues on this site.

Furthermore, although V2c are the largest social housing providers within Bettws there has not been a V2c led regeneration project for the last twelve years.

It cannot be ignored that the proposed building will be sited immediately next door to a new childcare facility. Obvious issues of safeguarding cannot be ignored when considering the suitability of potential tenants. I have not seen any information that this has been considered.

V2c have additionally submitted a pre-planning application for 80 dwelling social housing units within the same community. This application can be identified as P / 23 / 226 / OUT. This location lends itself to the provision of one-bedroom facilities although I cannot see if this has been considered within this application. I would also add caution that the same principles of objection may well present itself with this application.

Llanmoor Homes have also submitted a refreshed planning application for 40 units within Bettws. This application identified as P / 22 / 164 / HYB seeks to provide a mix of private and social rental properties. This will address a housing need for both, and I believe enhance community balance and cohesion. For a variety of reasons this application has stalled.

If all three applications were to proceed then quite simply the community will be confronted with –

- Significant increase in vehicular traffic that has been identified in previous planning officer feedback.*
- A lack of primary school places. Although there are two Primary Schools within the community both currently do not have both the capability and capacity to meet extra demand.*
- Minimal primary Health care provision. The community is currently supported with a local satellite primary health care facility. The main surgery being based in the North of the Garw Valley. Along with many other practices this health care provider struggles to meet the current needs and expectations of the local population.*
- A lack of Public Transport options. Some within the community rely heavily on public transport to access health provision, basic banking, and general shopping amenities.*
- There is no dedicated permanent Police presence within the community. This service is provided remotely and in response to specific requirements.*

The community would expect that with the three applications there is parity and consistency from BCBC Planning Officers in terms of management of process. It is inconceivable to think each will be managed individually without consideration of the wider impact on community resilience.

I have suggested to developers that a more community focused approach be considered on the Community Club site, with the provision of accommodation more suitable for the elderly and most vulnerable especially those with complex needs. This site, is, I believe ideal for a home of this kind.

There would be an obvious strategic fit for the County Borough when you consider the lack of accommodation for those with specific social care needs. At a previous Health Board presentation elected members were informed by the Health Board Chief Executive that there was a significant need for accommodation of this kind. If only to alleviate the burden on local hospitals.

Bettws previously had such a provision, The ‘Trem Y Mor’ building was once an elderly person’s nursing home but was closed and subsequently utilised as a joint training facility for Bridgend Council and Health Service personnel. The building remains in use today and is a timely reminder of its original use and purpose.

To conclude, I therefore oppose the current application based on the information that has been provided to me and which is presented in this report.

I believe a community-based care home will not only provide economic benefits with job creation but address social need, community cohesion and wellbeing within the community.

The Bettws Community Club application as it stands seeks to specifically meet one requirement to support BCBC Housing policy with a detriment to the broader aspects of essential community requirements.”

COMMENTS ON REPRESENTATIONS RECEIVED

The majority of the concerns raised by the Local Ward Member, Garw Valley Community Council and neighbouring occupiers, particularly ones relating to the design of the scheme, parking provision and the impact of the proposals on neighbouring residential amenity, have been addressed in the Appraisal section of this report.

Members will be aware that each application is assessed on its individual merits. Property values, loss of a view and any increased pressure on nearby medical facilities are not material planning considerations. The agent submitted a Green Infrastructure Statement during the processing of the Application and it is not a validation requirement in any case. With regards to drainage, Dwr Cymru/Welsh Water and the Council's Land Drainage Officers have not identified any pre-existing issues in this area.

The following comments are offered in response to the representations received:

The site consists of an overall density of 100 dwellings per hectare. This is considered to be in accordance with Policy COM6. It is considered that the proposal will not result in the overdevelopment of the site as apartments are usually higher density than typical dwellings.

This scheme will provide much needed housing in an area where there has been a historical shortage of housing supply and where there is an evidenced need for affordable housing, particularly by people who wish to move back to the village of Bettws.

Valleys to Coast Housing Association has confirmed that the units will be allocated in accordance with the BCBC Common Housing Register and in line with the nomination agreement that Valleys to Coast has with BCBC and, on that basis, Valleys to Coast cannot commit to restricting the properties to over 55's. V2C will manage the development.

There are a number of facilities within an easy walking distance of the site; including a pub, a petrol station, places of worship, a nursery, a primary school, a secondary school, a community centre, cafes, takeaways, and a convenience store, amongst others.

In addition, there are bus stops located approximately 60m east of the site on Bettws Road. From these stops, the 73 and 76 bus services are available, which provide travel to Bridgend, Blaengarw and areas in between.

The existing facility is not attractive or viable as a community centre and there are a number of alternative locations for community facilities within Bettws, particularly to serve the relatively limited population size of the village.

RELEVANT POLICIES

Local Policies

The Development Plan for the area comprises the Bridgend Local Development Plan 2018-2033, and within which the following policies are of relevance:

Policy SF1	Settlement Hierarchy and Urban Management
Policy SP3	Good Design and Sustainable Place Making
Policy SP4	Mitigating the Impact of Climate Change
Policy SP5	Sustainable Transport and Accessibility
Policy PLA9	Development Affecting Public Rights of Way
Policy PLA11	Parking Standards
Policy PLA12	Active Travel
Policy SP6	Sustainable Housing Strategy

Policy COM3	On-site Provision of Affordable Housing (0% contribution)
Policy COM6	Residential Density
Policy SP8	Health and Well-Being
Policy COM10	Provision of Outdoor Recreation Facilities
Policy SP10	Infrastructure
Policy ENT10	Low Carbon Heating Technologies for New Development (Energy Masterplan)
Policy ENT12	Development in Mineral Safeguarding Zones
Policy ENT15	Waste Movement in New Development
Policy SP17	Conservation and Enhancement of the Natural Environment
Policy DNP6	Biodiversity, Ecological Networks, Habitats and Species
Policy DNP7	Trees, Hedgerows and Development
Policy DNP8	Green Infrastructure
Policy DNP9	Natural Resource Protection and Public Health

The Council has also produced the following Supplementary Planning Guidance (SPG) which is relevant to this proposal:-

SPG08: Residential Development
SPG13: Affordable Housing
SPG17: Parking Standards
SPG19: Biodiversity and Development

National Policies

In the determination of a planning application regard should also be given to the requirements of National Planning Policy which are not duplicated in the Local Development Plan.

The following Welsh Government Planning Policy is relevant to the determination of this Planning application:

Future Wales – the National Plan 2040
 Planning Policy Wales Edition 12
 Planning Policy Wales TAN 5 Nature Conservation and Planning
 Planning Policy Wales TAN 11 Noise
 Planning Policy Wales TAN 12 Design
 Planning Policy Wales TAN 15 Development and Flood Risk
 Planning Policy Wales TAN 18 Transport
 Planning Policy Wales TAN 23 Economic Development

WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015

The Well-being of Future Generations (Wales) Act 2015 imposes a duty on public bodies to carry out sustainable development in accordance with sustainable development principles to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs (Section 5).

The well-being goals identified in the Act are:

- A prosperous Wales
- A resilient Wales
- A healthier Wales
- A more equal Wales
- A Wales of cohesive communities
- A Wales of vibrant culture and thriving Welsh language
- A globally responsible Wales

The duty has been considered in the assessment of this Application. It is considered that there would be no significant or unacceptable impacts upon the achievement of well-being goals/objectives as a result of the proposed development.

THE SOCIO-ECONOMIC DUTY

The Socio-Economic Duty (under Part 1, Section 1 of the Equality Act 2010) which came into force on 31 March 2021, has the overall aim of delivering better outcomes for those who experience socio-economic disadvantage and whilst this is not a strategic decision, the duty has been considered in the assessment of this Application.

APPRAISAL

The Application is referred to the Development Control Committee to consider the objections raised, the petition lodged in opposition to the scheme and representations made by the Local Ward Member and Garw Valley Community Council.

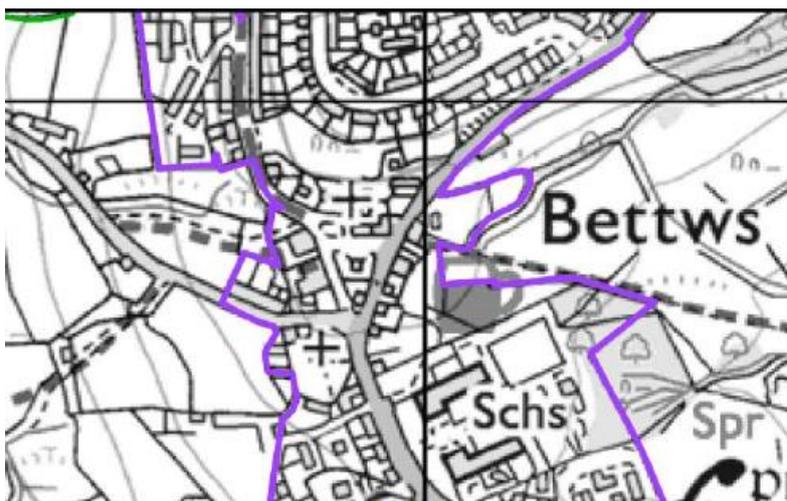
The main issues to consider in the determination of this Application are whether the redevelopment of this site for housing accords with national and local planning policy on a matter of principle; whether local infrastructure and facilities (parking, road network, drainage etc.), can accommodate the quantum of development proposed having regard also to living conditions and the well-being of existing and future residents and any biodiversity interests on and around the site.

Principle of Development

The site is located within the local settlement of Bettws as defined by Policy SF1 Settlement Hierarchy and Urban Management of the Replacement Local Development Plan (RLDP) adopted in 2024.

Development will be permitted within settlement boundaries at a scale commensurate with the role and function of the settlement. An extract of the settlement boundary (purple line) of the new plan is reproduced below:

Figure 5 – Settlement Boundary



Policy SP6 Sustainable Housing Strategy of the RLDP supports windfall residential development at appropriate sites within the settlement, focussing on the re-use of previously developed land. The proposed site would constitute a small windfall site under Policy SP6 and could contribute towards delivery of the overall housing requirement. The site is not allocated for a specific use; therefore, residential development would be acceptable in principle subject to other RLDP Policies.

Policy COM6 Residential Density of the RLDP requires that development must seek to create mixed, socially inclusive, sustainable communities by providing a range of house types and sizes to meet the needs of residents at an efficient and appropriate density. In the first instance, residential development should seek to reflect a density of 50 dwellings per hectare. A lower density of development will only be permitted where:

- 1) Design, physical or infrastructure constraints prevent the minimum density from being achieved; or
- 2) The minimum density would harm the character and appearance of the site's surroundings; or
- 3) Where it can be demonstrated there is a particular lack of choice of housing types within a local community.

The site consists of an overall density of 100 dwellings per hectare. This is considered to accord with Policy COM6.

Policy SP5 Sustainable Transport and Accessibility of the RLDP states that development must be located and designed in a way that minimises the need to travel, reduces dependency on the private car and enables sustainable access to employment, education, local services and community facilities.

The scheme must consider all modes of transport in line with the transport hierarchy and develop a strategy to reduce traffic demand and mitigate transportation impacts caused by the proposal. A Transport Statement and Active Travel Audit have accompanied this Application and they have been considered by Highways Officers. This will be discussed later on in this report.

Safeguarding and enhancing biodiversity and green infrastructure network is a requirement of Policy SP3 and a means of ensuring that a development scheme contributes to creating high quality, attractive, sustainable places that support active and healthy lives whilst and enhancing the community in which it is located by having full regard to the natural environment. Recognising that the County Borough has a rich and varied biodiversity with a broad range of species, habitats and unique, rich landscapes, Policy SP17 indicates that development proposals should not be permitted where they will have an adverse impact on the Borough's biodiversity and habitats.

Policy DNP8 Green Infrastructure states that development proposals will be required to integrate, protect and maintain existing green infrastructure assets and to enhance the extent, quality, connectivity and multi-functionality of the green infrastructure network. Where the loss or damage of existing green infrastructure is unavoidable, appropriate mitigation and compensation will be required. On 18 October 2023, the Minister for Climate Change announced, with immediate effect, changes to Chapter 6 of Planning Policy Wales (**PPW**). Those changes have now been incorporated into PPW12. Paragraph 6.2.12 of PPW12 requires a green infrastructure statement (GIS) to be submitted with all planning applications. A Green Infrastructure Statement has accompanied the Application and this is considered later on in this report.

Policy ENT10 Low Carbon Heating Technologies for New Development seeks to ensure that low carbon heating technologies are installed as part of all new major development. New major development should be accompanied by an 'Energy Masterplan' that demonstrates that the most sustainable heating and cooling systems have been selected. This is a new policy from the recently adopted plan and was not in place at the time the application was submitted. The Local Area Energy Strategy identifies that an electric/district heat mix could be suitable in this area. If this is proven to be financially or

technically unviable then development proposals must follow the sequential approach to identify low carbon heating technologies in accordance with ENT10.

Policy SP3 Good Design and Sustainable Placemaking states that all development must contribute to creating high quality, attractive, sustainable places that support active and healthy lives and enhance the community in which they are located, whilst having regard to the natural, historic and built environment, by:

1. Demonstrating alignment with the principles of Good Design; and
2. Demonstrating a Sustainable Placemaking approach to their siting, design, construction and operation.

The plans that have accompanied the Application indicates a mix of apartment types and a total of 20 residential units, access, landscaping, parking and ancillary works and the requirements of Policies SP3 (Good Design and Sustainable Place Making), COM6 (Residential Density) and COM10 (Provision of Outdoor Recreation Facilities) will be met.

The Application triggered Policy COM5 of the former Local Development Plan (2013) which would have required a contribution to affordable housing. Under Policy COM3 of the new plan (2018-2033), there is no requirement to provide affordable housing in the Maesteg and the Llynfi Valley and Ogmre and Garw Valleys which includes Bettws. However, all units are proposed to be affordable in this instance to meet an evidenced need.

Policy COM9: Protection of Social and Community Facilities of the RLDP states that proposals which would adversely affect or result in the loss of existing or proposed social and community facilities will not be permitted unless justified on one of the following grounds:

- 1) A sustainable, easily accessible alternative location is available and a facility of equivalent community benefit is provided by the developer on the site or off site within the community; or
- 2) Where it can be demonstrated that the existing facility is no longer required for the current use, or any other social and community uses, or there is already an excess of such provision in the area.

The Applicant has stated that the property is no longer viable for its existing use due to its poor condition and configuration. It is acknowledged that a Marketing Advice Note prepared by Harris & Birt Chartered Surveyors & Estate Agents indicates that the existing building has been vacant for over four years and has been subject to marketing over that period without success.

It is also acknowledged that there are also a range of existing community facilities within the settlement including the Wellbeing Lodge and Activity Centre, Bettws Life Centre (which includes a large function room), the Oddfellows Pub and the Sardis Baptist Chapel and Media Centre (which features a converted chapel with community space for classes/social gatherings). The policy has been complied with.

With regards to Education, the type and form of the units do not meet the threshold of 5 or more residential units identified in SPG16: Educational Facilities & Residential Development as being large enough to place increased pressure on the educational facilities within the catchment area.

Policy COM10 of the LDP requires the provision of satisfactory standards of open space from all residential development which is defined as 2.4ha per 1,000 people. BCBC's

Outdoor Sports & Children's Play Space Audit (2017) shows a deficit of Equipped Play Areas and Outdoor Sport provision in this location.

The following amount of open space is required to ensure compliance with COM10 of the RLDP and SPG 5 – Outdoor Recreation Facilities and New Housing Development:

- A development of 20 no. dwellings that meet the criteria for SPG5 would lead to an estimated development population of 30 (based on an average occupancy rate of 1.5 people within the 1-bed flats).
- The total amount of Formal Outdoor Sport space required should therefore be approximately 480 sq. m. based on 20 dwellings.
- Due to the development consisting of only 1-bed flats, no contributions are required for Children's Playing Space.
- For Outdoor Sport, the alternative is to provide equivalent value to the above standards in financial contributions. The contribution for Outdoor Sport should be calculated at £569 per dwelling, equating to £11,380.

Overall, the principle of the development accords with the policies of the Bridgend Replacement Local Development Plan.

Placemaking, Design and the Impact of the Development on the Character and Appearance of the Area

Placemaking should be delivering housing developments that respond to context and form a high-quality townscape, providing people-friendly, green streets, with high quality building design and private and semi-private space for all occupants.

At a local policy level, all development should contribute to creating high quality, attractive, sustainable places which enhance the community in which they are located, (Policy SP3 of RLDP refers).

The policy establishes 15 sustainable placemaking criteria, (a-o) that will be applied to all development proposals. A number of the criteria will be addressed in other sections of the report but how the scheme maximises the development potential whilst providing green infrastructure and both private and public amenity space must be considered as will the impacts on the amenity of the adjoining users/occupiers. A review of the living conditions of the future residents must also be undertaken.

New housing developments should be well integrated with, and connected to, the existing pattern of settlement and, in determining applications for new housing, Local Planning Authorities should ensure that the proposed development does not damage an area's character and amenity.

Increases in density help to conserve land resources and good design can overcome adverse effects but, where high densities are proposed, the amenity of the scheme and surrounding property should be carefully considered. High quality design and landscaping standards are particularly important to enable high density developments to fit into existing residential areas.

The submitted Design and Access Statement sets out a clear vision and objectives and shows how the scheme has been developed through site and context analysis. The aim is to ensure that the *'site will have far greater legibility and be a significant enhancement to the streetscene'*. A contemporary approach to the appearance of the development is proposed which will allow for modern energy efficient units with a fabric first approach.

In terms of the design of the apartment blocks, different roof forms were considered but discounted as Bettws has a mixture of building styles and to reduce the scale and mass of

the buildings in the streetscene. A flat roof design has a lower profile and would not have such an overbearing impact on the adjacent Childcare Centre.

The design was initially based on a similar scheme in Adamsdown, Cardiff which successfully reduces the scale and impact of the development in the streetscene (see figure 6 below).

Figure 6 – Example Design in Adamsdown, Cardiff



A light brick finish with contrasting features is proposed to complement the light timber finish of the adjacent Garw Valley Childcare Centre and Village Lodge, as well as the more traditional materials of the properties to the east of Heol Dewi Sant and the light render which is prevalent throughout Bettws. The use of render was discounted at an early stage as a buff brickwork finish would be a more appropriate and maintenance friendly material in this location.

It is accepted that there is no need to attempt to copy the surrounding building vernacular, particularly as the existing buildings on this site are not of any architectural merit. The flat roof design and window openings have been carefully considered in design and future maintenance terms.

The cycle and bin stores will be screened from public vantage points and the site will be enclosed with a combination of new planting (hedgerows and trees), close boarded fencing and low brick walls.

Every apartment will meet or exceed the minimum floorspace set out within Welsh Development Quality Requirements (**DQR**) Standards. The buildings have also been designed to ensure that they receive adequate sunlight and daylight in every habitable room. All habitable rooms would be provided with a source of natural light and outlook.

Small areas of grass provide outdoor amenity space to future residents. Whilst it is acknowledged that there is limited outdoor amenity space available on site, this is quite common in flatted affordable housing schemes, the site backs onto open countryside and public amenity spaces are available within the village, including a football pitch approximately 565m to the north- east of the site.

Having regard to the above, it is considered that the scheme accords with Policy SP3 of the Replacement Local Development Plan (2018-2033) and advice contained with Planning Policy Wales 12 (Feb. 2024).

Impact of the Development on living conditions and the well-being of existing and future residents

The RLDP acknowledges that it is important that new development uses land efficiently by being of a density which maximises the development potential of land. A minimum density will therefore be applied to all new residential development.

The Application site measures 0.2 hectares and, for a new development of 20 units, this would equate to a gross density of approximately 100 residential units per hectare which is above the minimum density quoted in the policy.

The higher figure is directly attributed to the number of one-bedroom apartments in the scheme (20) and there is an established need for affordable one bed units in the village and the wider County Borough.

Indicators of unacceptably high densities would be evident in other aspects of the housing layout including compromises in privacy/daylighting/domination standards between the new dwellings and their relationship with the existing properties. The critical issue is whether the impacts are so significant as to be contrary to local policies and guidelines.

To the southwest of the site are the residential gardens of Lyndale, Penllyn and Nos. 1 to 3 Bryn Bach Cottages. However, the proposed residential blocks are set towards the front of the site, are orientated away from those adjoining properties and will retain a minimum distance of 10m from the nearest habitable room window to the shared boundary line, with the majority of windows being well in excess of this distance. Therefore, no significant or unacceptable overlooking of the gardens of these properties would occur in this instance. Across Heol Dewi Sant, there is sufficient distance between habitable room windows to ensure compliance with the Council's policies. The blocks will not have any impact sunlight/daylight.

Figure 7 – Aerial View of Site and relationship with neighbouring properties



The Block 1 elevation (2 storey element) closest to the childcare facility to the south (4 metres to the boundary), contains no windows and therefore will not overlook the childcare facility.

Therefore, the development will have an acceptable impact on the amenity of adjoining occupiers and properties in accordance with Policy SP3 and advice contained within Supplementary Planning Guidance Note 02: Householder Development and Planning Policy Wales 12.

Impact of the Development on Local Infrastructure

Active Travel and Highway Considerations

A key objective of Planning Policy Wales – Edition 12 is to ensure that new development is located and designed in a way which minimises the need to travel, reduces dependency on the private car and enables sustainable access to employment, local services and community facilities.

This will be achieved through integrating development with sustainable transport infrastructure and designing schemes in a way which maximises provision and use of sustainable forms of travel, including prioritising these modes over the private car.

Delivering this objective will make an important contribution to decarbonisation, improving air quality, increasing physical activity and realising the goals of the Well-being of Future Generations (Wales) Act 2015 Paragraph 4.1.10 of PPW confirms that the planning system has a key role to play by facilitating developments which:

- are sited in the right locations, where they can be easily accessed by sustainable modes of travel and without the need for a car
- are designed in a way which integrates them with existing land uses and neighbourhoods; and
- make it possible for all short journeys within and beyond the development to be easily made by walking and cycling.

Development proposals must seek to maximise accessibility by walking, cycling and public transport, by prioritising the provision of appropriate on-site infrastructure and, where necessary, mitigating transport impacts through the provision of off-site measures, such as the development of active travel routes, bus priority infrastructure and financial support for public transport services.

The Application is supported by a Transport Statement and Active Travel Audit which have been considered satisfactory.

The Transport Statement determined that the development would result in a total of 47 two-way vehicular movements over a 12-hour period. This would equate to 4 two-way movements in the AM peak and 8 two-way movements in the PM peak.

The Transport Statement also considered the existing use of the social club to determine the net impact of the development. This shows that the existing use would generate 54 two-way movements over the 12-hour period.

Therefore, the proposals would reduce the number of vehicles using the public highway, when compared to the existing baseline situation.

In terms of the proposed access, the site will be accessed from Heol Dewi Sant and it is proposed to provide a priority junction arrangement into the site. Visibility from this access is shown at 2.4m x 25m in both directions which is appropriate for 20mph speeds in accordance with guidance contained within TAN18, Manual for Streets and the new 20mph speed limit for residential streets.

each of the 20 units and 4 for visitors), the proposed 21 spaces is considered acceptable given the tenure of the units and the extant use which had a much smaller car park and would have inevitably generated a degree of on-street parking in the area.

Based on the information within the Transport Statement, there are no reasons to resist this Application on highway safety grounds.

The impact of the scheme on the natural environment, with specific reference to the site's bio-diversity interests and the opportunities to deliver Section 6 bio-diversity enhancements

National policy reminds all decision makers that green infrastructure should be a key component of the natural and built environment. It plays a fundamental role in shaping places and our sense of well-being, and is intrinsic to the quality of the spaces we live, work, and play in. The planning system must maximise its contribution to the protection and provision of green infrastructure assets and networks as part of meeting society's wider social and economic objectives and the needs of local communities. In the new Chapter 6 of Planning Policy Wales 12 (February 2024), Authorities are advised that a green infrastructure statement should be submitted with all planning applications and this document will describe how green infrastructure has been incorporated into the proposal.

The Environment (Wales) Act 2016 introduced an enhanced biodiversity and resilience of ecosystems duty (Section 6 Duty). This duty applies to public authorities in the exercise of their functions in relation to Wales and will help maximise contributions to achieving the well-being goals.

PPW12 confirms that the planning system has a key role to play in helping to reverse the decline in biodiversity and increase the resilience of ecosystems, at various scales, by ensuring appropriate mechanisms are in place to both protect against loss and to secure enhancement. Recognising that development needs to take place and some biodiversity may be impacted, the planning system should ensure that overall, there is a net benefit for biodiversity and ecosystem resilience, resulting in enhanced well-being. Development proposals must consider the need to:

- support the maintenance and enhancement of biodiversity and the resilience of ecosystems.
- ensure action in Wales contributes to meeting international responsibilities and obligations for biodiversity and habitats, including the most recent targets set out in the 2022 UN Global Biodiversity Framework
- ensure statutorily and non-statutorily designated sites and habitats are properly protected and managed and their role at the heart of resilient ecological networks is safeguarded.
- safeguard protected species and species of principal importance and existing biodiversity assets from direct, indirect, or cumulative adverse impacts that affect their nature conservation interests and compromise the resilience of ecological networks and the components which underpin them, such as water, air, and soil, including peat; and
- secure the maintenance and enhancement of ecosystem resilience and resilient ecological networks by improving diversity, extent, condition, and connectivity.

Paragraph 6.4.5 of PPW12 states that a net benefit for biodiversity is the concept that development should leave biodiversity and the resilience of ecosystems in a significantly

better state than before, through securing immediate and long-term, measurable, and demonstrable benefit, primarily on or immediately adjacent to the site.

At a local level, Policy SP3 of the adopted Replacement Local Development Plan (2024), requires development to safeguard and enhance biodiversity and provide integrated multi-functional green infrastructure networks.

Policy DNP6 states *“All development proposals must provide a net benefit for biodiversity and improved ecosystem resilience, as demonstrated through planning application submissions. Features and elements of biodiversity or green infrastructure value should be retained on site, and enhanced or created wherever possible, by adopting best practice site design and green infrastructure principles. Development proposals must maintain, protect and enhance biodiversity and ecological networks / services. Importance must be given to maintaining and enhancing the connectivity of ecological networks which enable the dispersal and functioning of protected and priority species.”*

Policy DNP7 states *“development that would adversely affect trees woodlands and hedgerows of public amenity or natural/cultural heritage value or provide important ecosystem will not be permitted”*.

Policy DNP8 requires new development proposals to integrate, protect and maintain existing green infrastructure assets and to enhance the extent, quality, connectivity and multi functionality of the green infrastructure network.

The site lies approximately 300m to the south-east of the Bettws West Site of Importance for Nature Conservation (**SINC**). Such sites have substantive nature conservation value. Its qualifying SINC features are its semi-improved acid grassland, broad leaved semi-natural woodland, dense continuous scrub and acid neutral flush.

The Application has been accompanied by a Green Infrastructure Statement (**GIS**) and Bat Survey. The GIS describes the existing site as being located in the centre of Bettws and bounded by the existing road known as Heol Dewi Sant to the north and east, the existing Garw Valley Childcare Centre to the south and a combination of housing and dense vegetation to the west.

There are no existing landscape or GI features of note within the site as it is currently fully occupied by the former social club buildings and the associated parking and hard standing areas. The most significant existing landscape feature is the dense vegetation to the west which is predominantly ‘off-site’ but forms part of the western boundary. This will be retained and enhanced as part of the landscape proposals but it does contain a substantial amount of Japanese knotweed which will need to be treated in-situ.

The site will nevertheless be enhanced by the introduction of new native tree planting throughout the site as well as new shrubs, plants known for wildlife value, wetland plant mixes, wildflower meadow areas and other habitat types.

Green Infrastructure (**GI**) opportunities have been identified and will include the following:

Multi-functional:

The landscape design includes a range of GI features for the benefit of people and wildlife. These include native tree planting to improve amenity as well as providing summer shade and a food source for wildlife.

The planting design includes ornamental shrubs and those that are known to support wildlife. This will improve amenity and tie in visually with the adjoining landscape. This

planting also provides safe routes through the site for mammals and foraging opportunities for local fauna. Street trees, shrub planting and rain gardens are proposed to provide GI links through the site.

Finally, an area of wildflower meadow is proposed as part of an open green space in the north- west corner of the site. The proposed seed mix contains a range of flowering species which will add to the amenity and attract endangered species such as bees and butterflies.

The combination of the above measures will enhance biodiversity across the site and demonstrates every effort is being made to create a multi-functional landscape.

Adapted for Climate Change:

The drainage design for the site includes a Sustainable Urban Drainage System. The design comprises a series of rain gardens. This provides an excellent opportunity at surface level to create rich wetland and grassland habitats capable of holding water on site. This will improve and manage water quality, enhance biodiversity as well as providing amenity for the people using the site.

Healthy:

The underlying principles of the landscape design for the site are to create an attractive setting for the new development for the benefit of all users. This will be achieved by retaining and enhancing existing landscape features where possible and introducing new native tree and shrub planting as well as areas of wildflower meadow as described earlier.

The combination of the above GI features will contribute positively to the amenity of the site and to the wellbeing of those who live there and / or visit.

Biodiverse:

The planting scheme includes a large number of native species and species noted for wildlife value. These features include trees, shrubs, wildflower meadows and wetland habitats across the site. The existing planting infrastructure to the west will be retained where possible and enhanced. It will also be maintained to ensure a healthy biodiverse site in the long term, which in turn will benefit local ecosystems and the wellbeing of people.

In addition to the habitats created through the planting design, the site will also include other ecological measures. Reptile and invertebrate refugia will be provided as well as a hedgehog dome. In addition to this, bat and bird boxes will be installed on the new buildings.

Smart & Sustainable:

The planting design for the development has been carefully considered to ensure that it is not reliant on artificial irrigation. The only exception to this could be during the establishment period, where, during periods of prolonged dry weather, the young plants may require some watering to prevent loss and to aid their successful establishment. In these circumstances, the watering should be carried out using harvested rainwater where possible.

As well as the principles of Green Infrastructure, the landscape proposals are designed in accordance with 'Guidance on Standard S4 – Amenity' of the Sustainable Drainage Systems Standards for Wales document 2018.

Given the biodiversity enhancements proposed in the GIS, the development will satisfy Policies SP3, DNP6, DNP7 and DNP8 of the Bridgend County Borough Council LDP and the proposals will accord with the requirements of Section 6 of the Environment (Wales) Act 2016 and guidance contained within TAN 5: Nature Conservation and Planning (2009).

Drainage/Flooding

Based on Natural Resources Wales's Development Advice Map, the site is not at risk of river or surface water flooding, being in Zone A. In light of the recent advice received from Natural Resources Wales, any future planning application will be assessed "*on the best available flood risk information*". Accordingly, both the Development Advice Map (**DAM**) and the Flood Map for Planning (**FMfP**) should be considered.

From the extract plan below it appears that, whilst there is a small watercourse or surface water issue in the field to the west of the site, it should not affect the development.

Figure 10 – Extract from FMfP



Development proposals in sewered areas must connect foul drainage to the main sewer, and it will be necessary for developers to demonstrate to that their proposal site can connect to the nearest main sewer.

The Council's Land Drainage Officer notes that the Application form states that the proposed development is not located within a flood risk zone, or located within 20 metres of a watercourse, or proposes to increase flood risk elsewhere. A review of the OS database notes the development is not located within a flood risk zone nor within 20m of a watercourse and does not propose to increase flood risk.

The Application form states that foul water will be discharged to the main sewer using an existing connection. A foul drainage layout has been provided. The Applicant shall contact DCWW should any additional connections be required to the public sewer.

The Application form states surface water will be discharged to a sustainable drainage system. A surface water drainage layout has been provided.

Given the development is more than 100 m² a SAB application will be required. The Applicant has previously received pre-SAB application advice from BCBC SAB.

The Drainage Strategy Plan demonstrates that foul water is proposed to be disposed of through the Dwr Cymru/Welsh Water public sewerage system. An agreement in principle will be sought at from Dwr Cymru/Welsh Water for this connection in due course.

In regard to surface water, rainwater gardens are proposed throughout the site to allow the storage of water on-site which can then attenuate into the soil over time. In addition, permeable paving is proposed for the car park to further slow and manage the runoff of water on the site. The proposed scheme will result in a considerable decrease in the existing hardstanding area on the site with grass being prevalent around the proposed buildings, permeable paving in the car park and rainwater gardens adjacent to the proposed blocks.

This will result in a considerable reduction in run-off of surface water from the site.

Other Material Considerations

The site lies within the Development Low Risk Area in respect of coal mining. The Coal Authority have not commented on the Application.

Shared Regulatory Services have also requested the imposition of a list of conditions to address gas protection, contamination and the use of materials on site. This should ensure that the safety of future occupiers is not prejudiced in accordance with policy DNP9 of the Bridgend County Borough Council Local Development Plan.

The site fronts onto the Heol Dewi Sant public right of way (GWV/16/1) and is bordered to the south and west by Garw Valley footpath 15 public right of way from Godra Bryn to Heol Dewi Sant (GWV/15/1).

Figure 11 – Location of Public Right of Way



The Public Right of Way will not be affected by the development. At present this right of way is unattractive and adjacent to the vacant former social club site and the development will create a more welcoming environment and natural surveillance for users of this Public Right of Way.

Whether contributions need to be secured through a Section 106 Legal Agreement to mitigate the impact of the development and to comply with policy

Policy SP10 of the Bridgend Local Development Plan requires that all development proposals be supported by sufficient existing or new infrastructure. This is to mitigate any adverse impacts and/or to integrate a development proposal with its surroundings.

Reasonable infrastructure provision or financial contributions to such infrastructure must be provided by developers where necessary. This will be secured by means of a planning agreement/obligation where appropriate.

The Applicant has been advised of the expected contributions and has instructed a solicitor to agree a draft Section 106 Legal Agreement on their behalf. There has been no indication from the developer that the agreement will not be signed and the obligations met.

Policy COM10 of the LDP requires the provision of satisfactory standards of open space from all residential development which is defined as 2.4ha per 1,000 people.

BCBC's Outdoor Sports & Children's Play Space Audit (2021) shows a deficit of Equipped Play Areas and Outdoor Sport provision in this location and the following amount of open space is required to ensure compliance with COM10 of the RLDP and SPG 5 – Outdoor Recreation Facilities and New Housing Development:

- A development of 20no. dwellings that meet the criteria for SPG5 would lead to an estimated development population of 30 (based on an average occupancy rate of 1.5 people within the 1-bed flats).
- The total amount of Formal Outdoor Sport space required should therefore be approximately 480sqm based on 20 dwellings.
- Due to the development consisting of only 1-bed flats, no contributions are required for Childrens Playing Space.
- For Outdoor Sport, the alternative is to provide equivalent value to the above standards in financial contributions. The contribution for Outdoor Sport should be calculated at £569 per dwelling, equating to £11,380.

CONCLUSION

Having regard to the above, whilst noting the strength of opposition to the scheme, it is considered that, on balance, this Application can be recommended for approval because the development is in accord with the policies of the Bridgend Local Development Plan and will deliver affordable housing on an underutilised brownfield site within the settlement of Bettws.

Based on the evidence, the site is accessible by sustainable modes of travel but improvements are needed and will be secured through the consent. The impact of the additional traffic generated on the wider network is negligible compared to the extant use and will not warrant any off-site improvements.

The plans suggest that the placemaking objectives and high quality of design with reference to green infrastructure, biodiversity enhancements, the built form and amenity space will be delivered.

In summary, it is considered that the development accords with Policies SF1, SP3, SP5, PLA9, PLA12, SP6, COM3, COM6, COM10, SP10, SP17, DNP6, DNP7 and DNP9 of the Bridgend Replacement Local Development Plan (2024).

RECOMMENDATION

(A) That the Applicant enters into a Section 106 Agreement to:

(i) Provide a financial contribution of £11,380 towards Outdoor Sport.

(B) The Corporate Director Communities be given delegated powers to issue a decision notice granting consent in respect of this proposal once the Applicant has entered into the aforementioned Section 106 Agreement, as follows:

1. The development shall be carried out in accordance with the following approved plans

and reports:

(90)001 Site Location Plan
(SK)003S Proposed Site Plan - Scale @ 1:200
(SK)004E Proposed Ground Floor Plan – Block 1
(SK)005B Proposed First & Second Floor Plan – Block 1
(SK)006D Proposed Ground Floor Plan – Block 2
(SK)007C Proposed First & Second Floor Plan – Block 2
(SK)008H Proposed Site Plan – Scale @ 1:100
(SK)009C Proposed Street Elevation
(SK)010C Proposed Rear Elevation
(SK)011C Proposed Block 1 Side Elevation
(SK)012C Proposed Block 2 Side Elevation
(SK)018A Proposed Block 1 Roof Plan
(SK)019A Proposed Block 2 Roof Plan
1184.01B Soft Landscape Proposals
ELE-1 Block 1 Principle Elevation
ELE-2 Block 2 Principle Elevation
ELE-3 Block 1 Rear Elevation
ELE-4 Block 2 Rear Elevation
10380 – 100D Engineering & Drainage Strategy Plan
Green Infrastructure Statement
General Arrangement of Proposed Off Site Mitigation

Reason: To avoid doubt and confusion as to the nature and extent of the approved development.

2. No above ground super structure works (super structure relates to the building work above the slab/foundation level) shall commence on site until such time as details of the proposed floor levels of the buildings in relation to existing ground levels and the finished levels of the site have been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details.

Reason: To ensure that the development relates appropriately to the topography of the site and the surrounding area.

3. Prior to their use on site, a detailed specification for, or samples of, the materials to be used in the construction of the external surfaces of the residential buildings hereby permitted shall be submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed details.

Reason: To ensure that the proposed materials of construction are appropriate for use on the development so as to enhance and protect the visual amenity of the area.

4. Notwithstanding the submitted plans, prior to their installation on site, a detailed specification indicating the positions, design, materials, type and appearance of boundary treatments, within and around the site, together with full details of the proposed bin-stores within the site, shall be submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed scheme and before the beneficial occupation of the residential units.

Reason: To ensure a satisfactory form of development and to ensure that the general visual and residential amenities of the area are protected.

5. No above ground super structure works (super structure relates to the building work above the slab/foundation level) shall commence on site until such time as a scheme has been submitted to and approved in writing by the Local Planning Authority for the provision of a pedestrian footway and crossing point on Heol Dewi Sant broadly in accordance with drawing C23061-ATP-DR-TP-005. Such scheme shall be implemented, as approved, in permanent materials before the first beneficial occupation of the development.

Reason: In the interests of highway safety and promoting sustainable travel patterns.

6. No above ground super structure works (super structure relates to the building work above the slab/foundation level) shall commence on site until such time as a scheme has been submitted to and approved in writing by the Local Planning Authority for the provision of an uncontrolled pedestrian crossing point on Heol Richard Price adjacent the Oddfellows Arms public house. Such scheme shall be implemented, as approved, in permanent materials prior to the first beneficial use of the development.

Reason: In the interests of highway safety and promoting sustainable travel patterns.

7. The parking area shall be completed in permanent materials with the individual spaces clearly demarcated in permanent materials in accordance with the approved layout prior to the development being brought into beneficial use and retained for the purpose of parking in perpetuity.

Reason: In the interests of highway safety.

8. Notwithstanding the submitted details, no above ground super structure works (super structure relates to the building work above the slab/foundation level) shall commence on site until such time as a scheme for the provision of secure cycle storage units for 20 cycles has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented before the development is brought into beneficial use and retained for cycle parking purposes in perpetuity.

Reason: In the interests of promoting sustainable means of travel to / from the site.

9. No above ground super structure works (super structure relates to the building work above the slab/foundation level) shall commence on site until such time as a scheme for permanently stopping up the Northernmost existing vehicle access and reinstating the vehicular crossing as footway has been submitted to the Local Planning Authority. The approved scheme shall be implemented in full prior to the development being brought into beneficial use.

Reason: In the interests of highway safety.

10. The access/forecourt/turning facility shall be completed in permanent materials in accordance with the approved details prior to the development being brought into beneficial use.

Reason: In the interests of highway safety and to ensure a satisfactory form of development.

11. The proposed means of access shall be laid out with vision splays of 2.4m x 25m in both directions/frontage before the development is brought into beneficial use and retained as such thereafter.

Reason: In the interests of highway safety.

12. No structure, erection or planting exceeding 0.9 metres in height above adjacent carriageway level shall be placed within the required vision splay areas at any time.

Reason: In the interests of highway safety.

13. Demolition and construction works shall not take place outside 08:00 hours to 18:00 hours Mondays to Fridays, 08:00 hours to 13:00 hours on Saturdays and not at any time on Sundays and Bank Holidays.

Reason: To maintain noise levels at a sustainable level in the interests of neighbouring residential amenities.

14. No development shall commence on site until a scheme for the comprehensive and integrated drainage of the site, showing how foul, roof and hardstanding surface water will be dealt with, including future maintenance requirements, has been submitted to and approved in writing by the Local Planning Authority; the approved scheme must be implemented prior to beneficial use.

To satisfy the above condition, the applicant must:

- Provide hydraulic calculations to confirm the site does not flood during a 1 in 100 year + 30% CC event;
- Submit a sustainable drainage application form to the BCBC SAB (SAB@bridgend.gov.uk).

If an infiltration system is proposed)

No development shall commence on site until a suitable infiltration test, sufficient to support the design parameters and suitability of any proposed infiltration system, has been submitted to and approved in writing by the Local Planning Authority; the approved scheme must be implemented prior to beneficial use.

Reason: to ensure that effective drainage facilities are provided for the proposed development and that flood risk is not increased.

15. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

16. No surface water is allowed to discharge to the public highway.

Reason: To ensure a satisfactory form of development.

17. The approved landscaping scheme shall be implemented so that planting is carried out no later than the first planting season following the completion of the development. All planted materials shall be maintained for five years and any trees or plants removed, dying, being damaged or becoming diseased within that period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted.

Reason: To protect and enhance the character of the site and the area and to ensure its appearance is satisfactory.

18. A Landscape Management Plan, including long term design objectives, management responsibilities and maintenance schedules for all landscaped areas, shall be submitted to and agreed by the Local Planning Authority prior to the occupation of any part of the development. The Landscape Management Plan shall be carried out as agreed and thereafter retained and maintained in perpetuity.

Reason: To maintain and improve the appearance of the area in the interests of visual amenity, and to promote nature conservation.

19. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing within 2 days to the Local Planning Authority, all associated works must stop, and no further development shall take place unless otherwise agreed in writing until a scheme to deal with the contamination found has been approved. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme and verification plan must be prepared and submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be submitted to and approved in writing by the Local Planning Authority. The timescale for the above actions shall be agreed with the LPA within 2 weeks of the discovery of any unsuspected contamination.

Reason: To ensure that any unacceptable risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the Bridgend County Borough Council Replacement Local Development Plan.

20. Any topsoil [natural or manufactured], or subsoil, to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes.

Subject to approval of the above, sampling of the material received at the development site to verify that the imported soil is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the LPA.

Reason: To ensure that the safety of future occupiers is not prejudiced in accordance with the Bridgend County Borough Council Replacement Local Development Plan.

21. Any aggregate (other than virgin quarry stone) or recycled aggregate material to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes.

Subject to approval of the above, sampling of the material received at the development

site to verify that the imported material is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the LPA.

Reason: To ensure that the safety of future occupiers is not prejudiced in accordance with the Bridgend County Borough Council Replacement Local Development Plan.

22. Any site won material including soils, aggregates, recycled materials shall be assessed for chemical or other potential contaminants in accordance with a sampling scheme which shall be submitted to and approved in writing by the Local Planning Authority in advance of the reuse of site won materials. Only material which meets site specific target values approved by the Local Planning Authority shall be reused.

Reason: To ensure that the safety of future occupiers is not prejudiced in accordance with the Bridgend County Borough Council Replacement Local Development Plan.

23. * THE FOLLOWING ARE ADVISORY NOTES NOT CONDITIONS

a. The proposed is recommended for approval because the development complies with Council policy and guidelines and it is considered that the scheme would not have an unacceptable impact on the character of the existing property, street scene or wider area, and will not adversely affect privacy, highway safety or visual amenities nor so significantly harm neighbours' amenities or highway safety as to warrant refusal.

The issues raised in the representations received have been taken into account during the determination of the application however it is considered that on balance they do not outweigh the other material considerations in favour of the development.

b. The treatment and disposal of contaminated soils and groundwater is regulated by waste legislation and requires an environmental permit. Excavated materials that are recovered via a treatment operation can be re-used on-site under the CL:AIRE Definition of Waste: Development Industry Code of Practice. This Voluntary Code of Practice provides a framework for determining whether or not excavated material arising from site during remediation and/or land development works are waste. Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed on-site operations are clear. If in doubt, Natural Resources Wales should be contacted for advice at an early stage to avoid any delays.

c. As of 07/01/2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. It is therefore recommended that the developer engage in consultation with Bridgend Council, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Please note, Dwr Cymru Welsh Water is a statutory consultee to the SAB application process and will provide comments to any SuDS proposals by response to SAB consultation.

d. The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains

and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com

e. The planning permission hereby granted does not extend any rights to carry out any works to the public sewerage or water supply systems without first having obtained the necessary permissions required by the Water industries Act 1991. Any alterations to existing premises resulting in the creation of additional premises or merging of existing premises must also be constructed so that each is separately connected to the Company's water main and can be separately metered. Please contact our new connections team on 0800 917 2652 for further information on water and sewerage connections. The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

f. In order to satisfy the drainage, condition the following supplementary information is required:

- Provide surface water drainage layout (including location of proposed soakaway, if required);
- Provide infiltration tests to confirm acceptability of any proposed infiltration system in accordance with BRE-digest 365;
- Provide a plan showing locations of trial holes and at least 3 separate tests at each trial hole location;
- Provide information about the design calculations, storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent the pollution of the receiving groundwater and/or surface water system;
- Provide a timetable for its implementation; and
- Provide a management and maintenance plan, for the lifetime of the development and any other arrangements to secure the operation of the scheme throughout its lifetime.

g. The contamination assessments and the effects of unstable land are considered on the basis of the best information available to the Planning Authority and are not necessarily exhaustive. The Authority takes due diligence when assessing these impacts, however you are minded that the responsibility for

(i) determining the extent and effects of such constraints;

(ii) ensuring that any imported materials (including, topsoils, subsoils, aggregates and recycled or manufactured aggregates/ soils) are chemically suitable for the proposed end use. Under no circumstances should controlled waste be imported. It is an offence under Section 33 of the Environmental Protection Act 1990 to deposit controlled waste on a site which does not benefit from an appropriate waste management license. The following must not be imported to a development site;

- Unprocessed / unsorted demolition wastes.
- Any materials originating from a site confirmed as being contaminated or potentially contaminated by chemical or radioactive substances.
- Japanese Knotweed stems, leaves and rhizome infested soils. In addition to section 33 above, it is also an offence under the Wildlife and Countryside Act 1981 to spread this invasive weed; and

(iii) the safe development and secure occupancy of the site rests with the developer.

Proposals for areas of possible land instability should take due account of the physical and chemical constraints and may include action on land reclamation or other remedial action to enable beneficial use of unstable land.

The Local Planning Authority has determined the application on the basis of the information available to it, but this does not mean that the land can be considered free from contamination.

h. Proposals for areas of possible land instability should take due account of the physical and chemical constraints and may include action on land reclamation or other remedial action to enable beneficial use of unstable land. The Local Planning Authority has determined the application on the basis of the information available to it, but this does not mean that the land can be considered free from contamination.

i. NRW advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our website for further details.

j. The Developer is reminded that consent under the Town and Country Planning Act 1990 conveys no approval under the Highways Act 1980 for works to be undertaken affecting any part of the public highway including verges and footways and that before any such works are commenced the developer must:

- i) obtain the approval of Bridgend County Borough Council as Highway Authority to the details of any works to be undertaken affecting the public highway;
- ii) indemnify the County Borough Council against any and all claims arising from such works;
- iii) give not less than one calendar month's notice in writing of the date that the works are to be commenced to the Policy, Development and Transport Team Leader, Bridgend County Borough Council, Civic Offices, Angel Street, Bridgend. Telephone No. (01656) 642541.

JANINE NIGHTINGALE
CORPORATE DIRECTOR COMMUNITIES

Background Papers
None