

<b>Meeting of:</b>	<b>CABINET</b>
<b>Date of Meeting:</b>	<b>10 MARCH 2026</b>
<b>Report Title:</b>	<b>DRAFT SUPPLEMENTARY PLANNING GUIDANCE (SPG): EDUCATIONAL FACILITIES &amp; RESIDENTIAL DEVELOPMENT</b>
<b>Report Owner: Cabinet Member / Responsible Chief Officer</b>	<b>CABINET MEMBER FOR REGENERATION, ECONOMIC DEVELOPMENT AND HOUSING  CORPORATE DIRECTOR – COMMUNITIES</b>
<b>Responsible Officer:</b>	<b>LOUIS PANNELL STRATEGIC PLANNING POLICY TEAM LEADER</b>
<b>Policy Framework and Procedure Rules:</b>	<b>There is no impact on the policy framework or procedure rules.</b>
<b>Executive Summary:</b>	<b>The purpose of this report is to seek Cabinet approval to consult on a draft Supplementary Planning Guidance (SPG) for Educational Facilities &amp; Residential Development. Subsequent adoption of this SPG will support the effective implementation of the existing planning policy framework contained within the Replacement Local Development Plan adopted March 2024 (RLDP), the Council’s statutory land-use Planning document. It explains in detail the Council’s approach to the provision of educational facilities and outlines how the Council will, where appropriate, seek planning obligations to provide or enhance education and school facilities as part of new residential developments throughout the County Borough.</b>

## **1. Purpose of Report**

- 1.1 The purpose of this report is to seek Cabinet approval to consult on the draft Supplementary Planning Guidance (**SPG**) for Educational Facilities & Residential Development (**Appendix 1**).

## **2. Background**

- 2.1 The Replacement Local Development Plan (**RLDP**), adopted March 2024, plays a key role in ensuring that there is sufficient and satisfactory educational provision for the children and young people generated by new residential developments.

- 2.2 The RLDP makes provision for 8,628 homes to promote the creation and enhancement of sustainable communities across the County Borough over the plan period (2018-2033). As a result, existing educational facilities will be inevitably placed under pressure to accommodate the additional pupils that will be generated through these planned residential developments. Therefore, the Planning system needs to ensure that the necessary steps are taken to avoid facilities being detrimentally affected and that adequate provision is available to cater for the learning needs of the children and young people of Bridgend.
- 2.3 Education capacity was a key consideration during preparation of the RLDP and directly informed the selection of strategic and housing allocations. The overarching strategy of the RLDP prioritises the allocation of large strategic sites of sufficient scale to support the delivery of a new primary school as a minimum. In addition, a number of smaller housing allocations have been allocated and will be required to contribute to improvements to existing educational infrastructure and/or the provision of new supporting infrastructure, where necessary, to ensure such development is acceptable in planning terms. These requirements are specified within Thematic Policies PLA1-5 of the RLDP and the Infrastructure Delivery Plan (**IDP**), providing clarity and certainty on infrastructure requirements associated with future development.
- 2.4 Furthermore, Policy SP10 of the RLDP sets the policy framework to ensure that all residential development proposals are supported by sufficient existing or new infrastructure. In order to mitigate likely adverse impacts and/or to integrate a development proposal, Policy SP10 requires that reasonable infrastructure provision or financial contributions must be provided by developers where necessary and secured by means of planning agreements/obligations where appropriate.
- 2.5 The existing SPG 16: Education Facilities & Residential Development was adopted on 21<sup>st</sup> January 2021, and was prepared to supplement policies contained within the previous Local Development Plan. Whilst the guidance within the existing SPG 16 remains largely relevant, key components of SPG 16 need updating, specifically in relation to pupil yield rates and costs per pupil figures.
- 2.6 The Development Control Committee was informed of the need to revise the Educational Facilities & Residential Development SPG 16 on 2<sup>nd</sup> October 2025. Councillors Hughes, Griffiths and Haines of Development Control Committee, volunteered to champion production of the revised Educational Facilities & Residential Development SPG, and have since been working alongside the Strategic Planning Policy Team Leader to progress the new SPG. The draft SPG attached to this report (**Appendix 1**), represents the result of this workstream.

### **3. Current situation / proposal**

- 3.1 The draft Educational Facilities & Residential Development SPG is intended to explain in detail the Council's approach to the provision of educational facilities and

outlines how the Council will, where appropriate, seek planning obligations to provide or enhance education and school facilities as part of new residential developments throughout the County Borough.

- 3.2 Once adopted, the Educational Facilities & Residential Development SPG will be a material consideration in the determination of all planning applications for residential development, including applications for renewal of consents. It will update and replace the previous SPG16: Educational Facilities & Residential Development (2021).
- 3.3 This draft SPG provides specific guidance on:
- Education requirements for residential developments including thresholds, pupil yields, additional learning needs provision, Welsh medium provision, cost per pupil place, investment in unsatisfactory school accommodation, new schools and how contributions will be used;
  - How contributions are calculated - with a worked example; and
  - The administration of policy through the various planning stages; Section 106, negotiations with developers and how issues surrounding development viability may be considered.
- 3.4 While a large proportion of the existing SPG 16 remains relevant, key areas requiring update include pupil yield rates and associated cost guidance. The latter is particularly necessary as costs have increased since the existing SPG's adoption in 2021.
- 3.5 The pupil yield rates have been revised using evidence from completed new build residential developments in the Borough, including schemes that have delivered a new primary school. Cost guidance has also been updated to reflect the latest cost and size standards published by the Welsh Government.
- 3.6 The preparation and adoption of a revised SPG will ensure that the Council can continue to plan effectively for, and meet the educational needs of children and young people in Bridgend County Borough.
- 3.7 Prior to seeking Council approval for adoption, the Educational Facilities & Residential Development SPG will be subject to a public consultation exercise. Consultations responses will be sought to influence and shape the final version of the new draft SPG. A consultation report will report back to Cabinet, then to Council, to document and provide a general summary of comments, the issues raised, the Local Planning Authority's response and how those responses and comments have influenced the final version of the new draft SPG. Once adopted, the final new SPG will then add weight to the interpretation and application of the policies contained within the RLDP, provide more detailed advice to applicants preparing planning

applications and will become a material consideration in the determination of planning applications.

#### **4. Equality implications (including Socio-economic Duty and Welsh Language)**

4.1 An initial Equality Impact Assessment (**EIA**) screening has identified that there would be no negative impact on those with one or more of the protected characteristics, on socio-economic disadvantage or on the use of the Welsh Language. It is therefore not necessary to carry out a full EIA on this policy or proposal.

#### **5. Well-being of Future Generations (Wales) Act 2015 implications and connection to Corporate Well-being Objectives**

5.1 The new SPG for Educational Facilities & Residential Development will provide additional guidance and material weight to support adopted RLDP Policies and seek to provide clarity in respect of their future interpretation, setting out what the Council expects from applicants in respect of satisfying those policies' detailed criteria. This is a key contributory factor to delivering Local Well-being Objective 3: *'Enabling people to meet their potential.'*

5.2 The new SPG, once adopted, will also contribute to the following goals within the Well-being of Future Generations (Wales) Act 2015:

- A prosperous Wales – Ensuring there is sufficient education provision in response to new residential development, directly supporting skills, employability and the future workforce.
- A healthier Wales – Ensuring education provision can be accessed by safe walking routes from new housing developments.
- A more equal Wales – Ensuring equal access to education provision, including Welsh-medium and Additional Learning Needs provision.
- A Wales of cohesive communities – Ensuring that education provision is provided in relation to new residential development to avoid pressure on existing schools.

#### **6. Climate Change and Nature Implications**

6.1 There are no direct climate change and nature implications from this report, although the new SPG, once adopted, will provide additional guidance to ensure that existing education provision can be accessed by safe walking routes from new housing developments. This will help to encourage a sustainable modal shift, reducing carbon emissions that are released from car-borne travel.

#### **7. Safeguarding and Corporate Parent Implications**

7.1 There are no safeguarding and corporate parent implications arising from this report.

## **8. Financial Implications**

8.1 There are no financial implications arising from this report.

## **9. Recommendations**

9.1 That Cabinet:

- a) Approve the draft SPG for Educational Facilities & Residential Development (**Appendix 1**) as the basis for public consultation for a minimum period of 6 weeks.
- b) Authorise the Corporate Director – Communities and Group Manager – Planning and Development Services to make minor presentational changes, typographical or factual corrections as necessary prior to public consultation.
- c) Authorise the Corporate Director – Communities and Group Manager – Planning and Development Services to undertake the public consultation and to report back the results of the public consultation to Cabinet for approval to send the report to Council to seek its approval for the adoption of the final draft SPG.

## **Background documents**

None