

BRIDGEND COUNTY BOROUGH COUNCIL
REPORT TO DEVELOPMENT CONTROL COMMITTEE

2nd April 2015

REPORT OF THE CORPORATE DIRECTOR - COMMUNITIES

COITY PRIMARY SCHOOL, BRIDGEND
DEVELOPMENT PLANNING DESIGN BRIEF

1. Purpose of Report

- 1.1 To consider the Coity Primary School Development Planning Design Brief and approve its content as a material consideration in the determination of future planning applications and conservation area consent applications.

2. Connection to Corporate Improvement Objectives/Other Corporate Priorities

- 2.1 The approval of the Development Planning Design Brief will contribute to the Council's Corporate Improvement priorities of working together to develop the local economy and working together to make the best use of our resources.

3. Background

- 3.1 As part of the Council's School Modernisation Programme, Coity Primary School is to be relocated to the Parc Derwen development with the new replacement school programmed to open in November 2015. The existing Coity Primary School has been declared surplus to requirements and the Council are seeking to market the site for sale.
- 3.2 The building is located within Coity Conservation Area, and in seeking to dispose of this asset, a key priority of the Council is to also ensure that a sensitive high quality development is brought forward, that respects the character of the Conservation Area, the setting of Coity Castle, a Scheduled Ancient Monument and a Grade 1 Listed Building and St Mary's Church which is a Grade 1 Listed Building.
- 3.3 To assist in the disposal and future development process a Development Planning Design Brief has been commissioned by Property Services and undertaken by planning consultants Barton Willmore in consultation with officers of the Council.

4. Current Situation

- 4.1 The Coity Primary School site due to its location partly within the settlement boundary of the village of Coity offers a potential redevelopment opportunity but requires thoughtful development especially in how it addresses its locational context.

4.2 The Development Planning Design Brief is attached at Appendix 1 and its purpose is to guide the redevelopment of the Coity Primary School site. In this respect, the document is structured and its contents summarised as follows:-

- Section 1 – Clearly sets out the document’s purpose to promote the site for alternative use together with outlining how it has been developed in consultation with council officers, including officers from Planning, Conservation and Highway Departments.
- Section 2 – Gives a description of the site and the surrounding area in terms of age of the buildings, existing vehicular access and topography. It also highlights the fact that the site is divided into 2 parts – the existing school buildings and the playing field, and that the whole site is located within the defined boundary of Coity Conservation Area.
- Section 3 – Summarises the relevant planning policy context against which any redevelopment proposal will be considered. This includes the Bridgend LDP, Planning Policy Wales and Welsh Government Circulars which are particularly relevant given the site’s location within a Conservation Area. The analysis of the policy context demonstrates that the redevelopment of the part of the site within the settlement boundary is acceptable in principle but the development of the playing fields located outside of the settlement boundary is not; except for small-scale agricultural or leisure and recreational proposals that retain the openness of the land.

The policy review also demonstrates that subject to confirming impact upon the character of the Conservation Area and the quality and design merits of any redevelopment proposal, the demolition of the original school buildings may be acceptable, although the Council’s first consideration would be for retention.

- Section 4 – Provides a summary of the technical studies undertaken to support the future development of the site. These include a ground investigation desk report, drainage report and an extended Phase 1 Ecological Study. These studies make recommendations and advise prospective developers what further works and assessments will be required to support any future planning application.

The ground investigation report recommends further intrusive investigations to verify ground conditions to inform foundation and infrastructure design and to determine the presence of any contaminants in the ground such as asbestos.

In terms of biodiversity issues no mitigation measures are anticipated to be required for impacts on habitats which have been assessed as having no more than ‘local value’ to wildlife. Habitat enhancement measures are, however, recommended to be incorporated as part of any development. The main school building has the potential to support roosting bats and further surveys will be required.

The drainage report confirms that the site is not at risk of flooding, identifies 2 options for the discharge of surface water and confirms that foul drainage can be accommodated within the existing network.

- Section 5 – Identifies in response to site characteristics, location and policy context, 2 broad redevelopment options, one involving the retention of the original school building and another involving its demolition with indicative plot layouts (included at Appendix 3 of the document) for 5 and 7 plots respectively. This section sets out the design principles that would be required of any redevelopment proposal, and the key architectural features of the Conservation Area that would need to be respected as part of the design of any future scheme.

In particular it sets out the parameters of form, scale, building materials, boundary treatments and parking and access arrangements for the site through an informed understanding of existing building style, features and materials within the Conservation Area.

- Section 6 – Sets out the documentation that will be required to support any future planning application which will be required to be a 'Full' submission, including, if an option for the demolition of the original school buildings is pursued the requirements of any Conservation Area Consent application.
- Section 7 – Sets out the anticipated planning obligations that would be expected to be secured as part of any future redevelopment.

5. Effect upon Policy Framework & Procedure Rules

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

6. Equality Impact Assessment

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

7. Financial Implications

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

8. Recommendations

- 8.1 To approve the Coity Primary School Development Planning Design Guide as Development Control guidance, to be used as a material consideration in the determination of future planning applications and conservation area consent applications for the site.

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27th March 2015

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Background documents

Bridgend Local Development Plan

COITY PRIMARY SCHOOL,
BRIDGEND

DEVELOPMENT PLANNING DESIGN BRIEF

MARCH 2015



**COITY PRIMARY SCHOOL,
BRIDGEND**

DEVELOPMENT PLANNING DESIGN BRIEF

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Appendix 1: Site Location Plan

Appendix 2: Listing Details

Appendix 3: Indicative Plot Layout

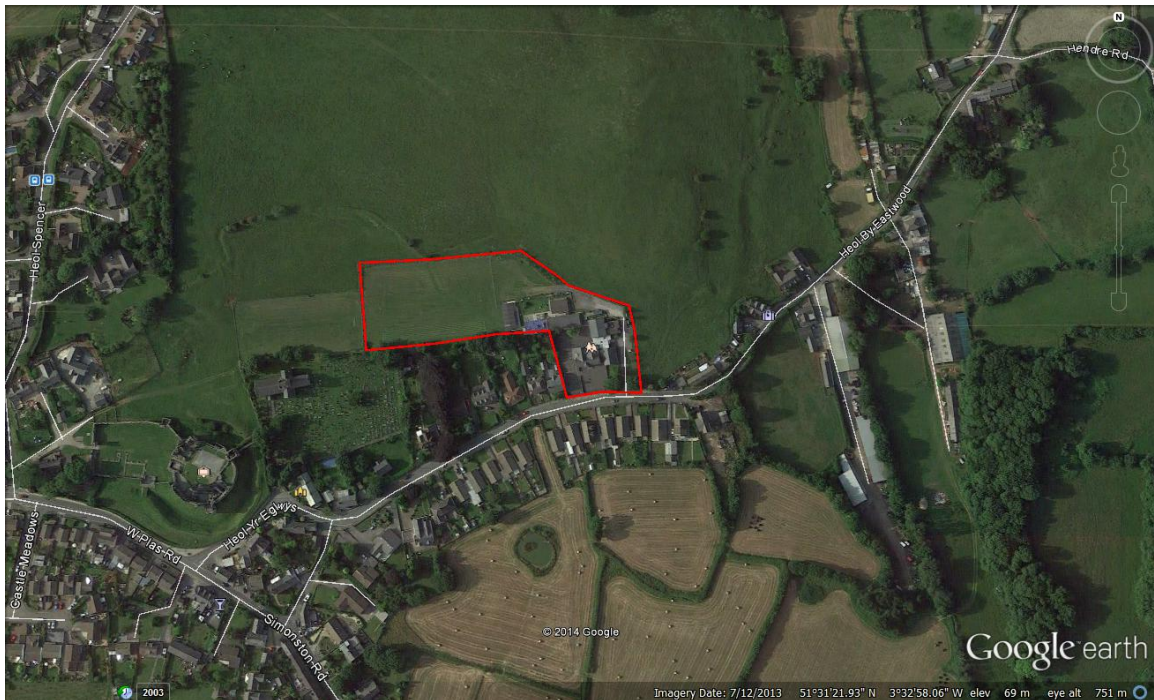
Appendix 4: Conservation Area Statement

1.0 INTRODUCTION

Purpose of this Document

- 1.1 This document has been prepared by Barton Willmore LLP ('Barton Willmore') on behalf of Bridgend County Borough Council ('BCBC') to guide the new development of the Coity Primary School site in Bridgend ('the site').

Figure 1: Google Earth Extract of Coity Primary School, Bridgend



- 1.2 As part of BCBC's ongoing school modernisation programme, Coity Primary School (see **Figure 1** above) is to be relocated to the Parc Derwen development with the new school set to open in November 2015. Accordingly, BCBC are seeking to dispose of the existing Coity Primary School site, which has been declared surplus to requirements.
- 1.3 The purpose of this Development Planning Design Brief is therefore to clarify the relevant planning policy context of the site; to provide a context appraisal of the redevelopment opportunities presented by the site together with setting out general development parameters for any future development schemes and to promote the site for alternative use.
- 1.4 Consultation has been undertaken with Council Officers (including Officers within the Conservation and Highways Departments) in order to confirm site access arrangements and heritage considerations. In addition, discussions have been undertaken with the Council's S106 Officer to confirm the likely S106 obligations.

Development Planning Brief Structure

- 1.5 Section Two gives a brief description of the site and surrounding area. Section Three summarises the relevant planning policy context including national planning policy and BCBC's adopted Local Development Plan. Section Four sets out the findings of the technical studies undertaken to date

(including ecology and drainage) whilst Section Five describes the development opportunity and design requirements. Section Six summarises the supporting information that will be required in order to submit a planning application at the site and finally, Section Seven provides the likely requirements for Section 106 contributions following discussions with Council Officers.

2.0 SITE DESCRIPTION

Site Description & Wider Context

- 2.1 The site comprises approximately 2.8 acres (1.1 hectares) located at the north-eastern edge of Coity, Bridgend and is located approximately 2.5km to the north-east of Bridgend Town Centre (a Site Location Plan is included within **Appendix 1**). The site is divided into 2 parts – the existing school buildings and the school playing field. The school is situated in an established residential area and is bounded by residential development to the east and west; by agricultural grazing fields to the north and by Heol yr Ysgol to the south, beyond which lies further residential development.
- 2.2 The school currently provides for pupils aged 4-11 years and is set to be relocated to the nearby Parc Derwen development in November 2015.
- 2.3 The existing school complex is programmed to remain operational until November 2015 and it comprises a group of 1 and 2-storey educational buildings. The original school building was built in circa 1876 whilst the other buildings constitute later additions of limited architectural quality or merit. A stone wall also runs along the southern boundary of the site adjacent to Heol yr Ysgol and also divides the school courtyard area which is tarmaced. This area of the site totals 0.94 acres (0.38 hectares).
- 2.4 The school playing field is located to the north-west of the school complex and runs behind the residential properties on Heol yr Ysgol, including the former School House. The school playing field totals 1.84 acres (0.75 hectares) and is laid to grass and enclosed by a post and wire fence on the northern and western boundaries with residential properties to the south which are separated by a hedgerow and mature trees.
- 2.5 Vehicular access to the site is achieved via a single access point off Heol yr Ysgol towards the south eastern corner of the site. This access point is currently approximately 3.5m wide. Six trees are located adjacent to the site access (4 to the west and 2 to the east). Two pedestrian access points are provided along the front boundary of the site adjacent to Heol yr Ysgol. Heol yr Ysgol is restricted to 30 mph, with an advisory 20 mph speed limit in the vicinity of the site.
- 2.6 In terms of topography, the playing field slopes gently from north to south whilst the school site also slopes from north to south. The site contains a number of boundary trees and hedgerows, the most mature of which are located on the site's southern boundary along the playing field, which screens the playing field from the adjacent residential properties on Heol yr Ysgol.

Conservation Area

- 2.7 The site lies within the defined boundary of Coity Conservation Area ('the Conservation Area') (first designated in 1973 and is currently under review), which includes the historic core of the rural village surrounding Coity Castle and St Mary's Church, which are both Grade I Listed Buildings. Coity Castle is also a Scheduled Ancient Monument. Further details on Coity Castle and St Mary's Church are contained within **Appendix 2**. The Conservation Area also includes an area of common land, although Coity Primary School's playing field, and also the traditional townscapes along the surrounding roads (including Heol West Plas, Heol Spencer, Heol yr Ysgol, Heol

Simonston and Heol yr Eglwys) are excluded from the common land designation. A copy of the conservation area statement is enclosed as Appendix 4.

- 2.8 The site is a prominent gateway site on approaching the conservation area from the east and a sensitive solution is therefore sought for the site which respects, preserves or enhances the character or appearance of the Conservation Area. This Development Planning Design Brief summarises the work already undertaken and sets a framework and parameters to guide future development proposals in this context.

3.0 PLANNING POLICY CONTEXT

3.1 This Section summarises the relevant planning policy context against which any redevelopment proposal for the site will be considered. BCBC formally adopted the Bridgend Local Development Plan ('LDP') in September 2013, and it therefore represents the statutory Development Plan for the area. The document covers the Plan Period 2006 – 2021 and it sets out the objectives for the use of land in the area and the policies to implement them. National Planning Policy Guidance is provided within Planning Policy Wales and accompanying Circulars which are also referenced below.

Planning Policy Wales 7th Edition (July 2014)

3.2 Planning Policy Wales ('PPW') sets out the land use planning policies of the Welsh Government which seeks to achieve sustainable development. A summary of the relevant key policies, themes and drivers is provided below:

- *To deliver resource and energy efficient development that is climate change resilient;*
- *To encourage the reuse of previously developed land and buildings;*
- *To ensure the conservation of the historic environment and cultural heritage, acknowledging and fostering local diversity;*
- *To promote quality, lasting, environmentally-sound and flexible employment opportunities;*
- *To respect and encourage diversity in the local economy, promote established town, district, local and village centres as the most appropriate locations for retailing, leisure and other complementary functions;*
- *To promote high quality design;*
- *To ensure that all local communities – both urban and rural – have sufficient good quality housing for their needs; and*
- *To encourage the reduction in car borne trips by locating development close to existing development and encourage trips by public transport, walking or cycling.*

3.3 The above confirms that national planning policy supports the provision of new sustainable development in defined settlements such as Coity and that new development should respect, conserve and enhance the historic environment.

Welsh Office Circular 61/96 and Welsh Office Circular 1/98

3.4 This Circular 61/96 'Planning and the Historic Environment: Historic Buildings and Conservation Areas' sets out advice on legislation and procedures relating to historic buildings and conservation areas. Parts of the Circular have been updated by Welsh Office Circular 1/98. These Circulars are a material consideration in the determination of applications for Listed Building Consent or development proposals in conservation areas.

3.5 This guidance is particularly relevant given the site's location within Coity Conservation Area and although not a Listed Building the historic school building located at the site, makes a positive contribution to the conservation area—Paragraph 33 of Circular 61/96 states that:

"The general presumption should be in favour of retaining buildings which make a positive contribution to the character or appearance of a Conservation Area. Proposals to demolish such buildings should be assessed against the same broad criteria as proposals to demolish Listed Buildings. In cases where a building makes little or no such contribution the authority will normally need to have full information about what is proposed for the site after demolition. Consent for demolition should not be given unless there are acceptable and detailed plans for redevelopment. It has been held that the decision-maker is entitled to consider the merits of any proposed development in determining whether consent should be given for the demolition of an unlisted building in a Conservation Area."

- 3.6 The criteria for assessing the demolition of *Listed Buildings* is set out in paragraph 92 of Welsh Office Circular 61/96 (as updated by Circular 1/98) which states that:

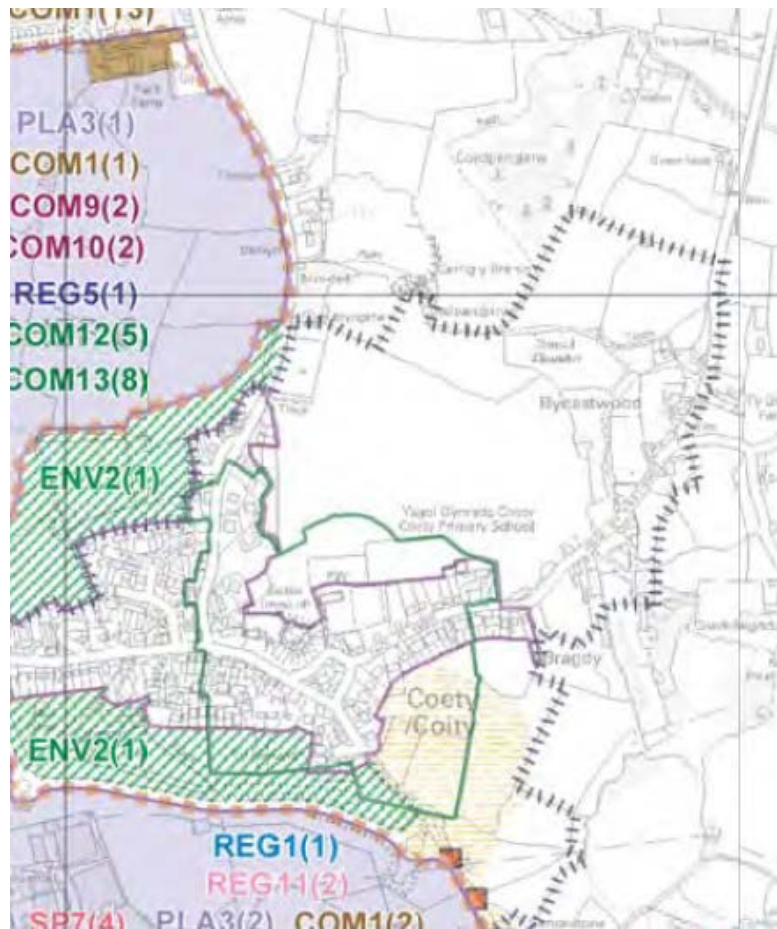
'The Secretary of State would expect authorities to address the following considerations in determining applications where the proposed works would result in the total or substantial demolition of the listed building:

- i. The condition of the building, the cost of repairing and maintaining it in relation to its importance and to the value derived from its continued use. Less favourable levels of rents and yields cannot automatically be assumed. Any assessment should also take account of the possibility of tax allowances and exemptions and of grants from public or charitable sources. In those cases where it is clear that building has been deliberately neglected, less weight should be given to the costs of repair;*
- ii. The adequacy of efforts made to retain the building in use. This should include the offer of unrestricted freehold of the building on the open market at a price reflecting the building's condition (the offer of a lease would normally reduce the chances of finding a new use for the building); and*
- iii. The merits of alternative proposals for the site. Whilst these are a material consideration, the Secretary of State takes the view that subjective claims for the architectural merits of proposed replacement buildings should not in themselves be held to justify the demolition of any listed building. Even where it is thought that the proposed works would bring substantial benefits for the community, it will often be feasible to incorporate listed buildings within the new development, and this option should be carefully considered: the challenge presented by retaining listed buildings can be a stimulus to imaginative new design'.*

Bridgend County Borough Council Local Development Plan (2006 – 2021)

- 3.7 The Bridgend LDP covers the period 2006 – 2021 and was adopted by the Council in September 2013, and is used as the basis for determining planning applications.
- 3.8 The site is not allocated for any particular use in the LDP although the site lies partially within and partially outside of the defined settlement boundary of Coity, which is identified as a 'Small Settlement' under Policy PLA1 of the LDP. Policy PLA1 confirms that development will be permitted within settlement boundaries at a scale commensurate with the role and function of the settlement.

Figure 2: LDP Extract of Coity Primary School



3.9 The school playing field lies outside of the defined settlement boundary of Coity, and therefore within the countryside. Policy ENV1 'Development in the Countryside' states that:

"Development in the countryside of the County Borough will be strictly controlled. Development may be acceptable where it is necessary for:

- *Agriculture and/or forestry purposes;*
- *The winning and working of minerals;*
- *Appropriate rural enterprises where a countryside location is necessary for the development;*
- *The implementation of an appropriate rural enterprise / farm diversification project;*
- *Land reclamation purposes;*
- *Transportation and/or utilities infrastructure;*
- *The suitable conversion of, and limited extension to, existing structurally sound rural buildings where the development is modest in scale and clearly subordinate to the original structure;*
- *The direct replacement of an existing dwelling;*
- *Outdoor recreational and sporting activities; or*

- *The provision of Gypsy Traveller accommodation. Where development is acceptable in principle in the countryside it should where possible, utilise existing buildings and previously developed land and/or have an appropriate scale, form and detail for its context.*

Where development is acceptable in principle in the countryside it should where possible, utilise existing buildings and previously developed land and/or have an appropriate scale, form and detail for its context."

- 3.10 Therefore, the development of the playing field is not acceptable in principle unless it meets one of the exceptions set out within Policy ENV1 above. Small scale development related to countryside uses may be appropriate on this part of the site but it should be noted that no permanent buildings currently exist on this part of the site with the existing portacabin being subject to a temporary planning consent. Any proposed development will therefore need to maintain the openness of the area and must not adversely affect the setting of Coity Castle (Scheduled Ancient Monument) and St Mary's Church (Grade 1 Listed Building).

Natural Environment

- 3.11 Policy SP4 'Conservation and Enhancement of the Natural Environment' confirms that Development Proposals should conserve and, wherever possible, enhance the natural environment of the County Borough and accord with Policy ENV6 of the LDP.

Historical Environment

- 3.12 Strategic Policy SP5 confirms that development should conserve, preserve or enhance the built and historic environment of the County Borough and its setting. Policy ENV8 relates to 'Heritage Assets and Regeneration' and confirms that developments within Conservation Areas which respect and utilise heritage assets which preserve, conserve or enhance local distinctiveness of the County Borough will be permitted.

- 3.13 The LDP also refers to Conservation Area Appraisals being completed for each Conservation Area identified in the LDP. Whilst the Appraisal for Coity Conservation Area is not currently publically available (due to the Appraisal not being formally approved by BCBC at the time of publication of this document), the draft Appraisal has been formally reviewed as part of producing this document to ensure that it does not contain any information which will fundamentally alter the policy context within which any future planning application at the site will be assessed.

Residential Development

- 3.14 Policy COM3 seeks to encourage residential development within defined settlement boundaries on windfall and small scale sites for the conversion of existing buildings, or the re-use of vacant or underutilised land where no other LDP policy protects the building or land for an existing or alternative use. Accordingly, small-scale residential development will be supported in principle within the settlement boundary of Coity; subject to satisfying the criteria set out in Policy SP2 of the LDP.
- 3.15 Policy COM4 relates to residential density and confirms that, on sites exceeding 0.15ha in size, new residential developments should be built at a density of at least 35 dwellings per hectare (or

14 dwellings per acre). It is also confirmed that lower densities may be acceptable due to design, physical or infrastructure requirements/ constraints. In light of the site being located within a Conservation Area and its proximity to a Grade 1 Listed Building and Scheduled Ancient Monument, a lower density development would be justified as being acceptable at the site.

- 3.16 In terms of affordable housing, Policy COM5 confirms that the Council expect 'an appropriate element of affordable housing' to be provided on all residential sites of 5 dwellings or more, or on sites exceeding 0.15 ha in size.

Commercial and Retailing Development

- 3.17 Strategic Policy 10 'Retail and Commercial Hierarchy' confirms that new retail, office, other commercial, leisure and appropriate employment developments will be focused according to a retailing and commercial centres hierarchy. It is also confirmed that such development should be of an appropriate scale and contribute towards the vitality and attractiveness of a centre. Coity is not identified in the hierarchy therefore any application for retail or leisure use will be required to demonstrate that the site is sequentially preferable and that the need exists for such development. In relation to a public house or restaurant it will be necessary to demonstrate that the site can be appropriately accessed and serviced. Any such commercial development would also need to demonstrate that it would not have an adverse effect on the amenity of neighbouring uses, especially residential development and the nature and tranquillity of the adjacent Listed Buildings, Ancient Monument and the Conservation Area.

Community Facilities

- 3.18 Policy COM 7 'Protection of Social and Community Facilities' confirm that the loss of community facilities must be justified. With regards to the loss of the school, the school is being relocated to Parc Derwen and is no longer required for its current use; therefore the redevelopment of the site for alternative uses is in accordance with the requirements of this policy.

Outdoor Recreation

- 3.19 Policy COM11 'Provision of Outdoor Recreation Facilities' confirms that the provision of outdoor recreation space is based on the following standards and will be required for all new housing developments:
- 1.6 hectares per 1,000 population for outdoor sport;
 - 0.8 hectares per 1,000 population for children's playing space; and
 - 0.2 hectares per 1,000 population for allotment provision.

Transportation and Parking

- 3.20 Strategic Policy SP3 confirms that all development proposals should promote safe, sustainable and healthy forms of transport through good design, enhanced walking and cycling provision, and improved public transport provision.
- 3.21 Policy PLA 11 relates to parking standards and confirms that all developments require appropriate levels of parking and should be provided in accordance with the Council's adopted standards set out in SPG17 – Parking Standards.

Design and Sustainable Place Making

3.22 Strategic Policy SP2 'Design and Sustainable Placing Making' of the adopted LDP states that:

“All development should contribute to creating 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 by:

- 1) Complying with all relevant national policy and guidance where appropriate;*
- 2) Having a design of the highest quality possible, whilst respecting and enhancing local character and distinctiveness and landscape character;*
- 3) Being of an appropriate scale, size and prominence;*
- 4) Using land efficiently by:*

(i) being of a density which maximises the development potential of the land whilst respecting that of the surrounding development; and

(ii) having a preference for development on previously developed land over greenfield land;

- 5) Providing for an appropriate mix of land uses;*
- 6) Having good walking, cycling, public transport and road connections within and outside the site to ensure efficient access;*
- 7) Minimising opportunities for crime to be generated or increased;*
- 8) Avoiding or minimising noise, air, soil and water pollution;*
- 9) Incorporating methods to ensure the site is free from contamination (including invasive species);*
- 10) Safeguarding and enhancing biodiversity and green infrastructure;*
- 11) Ensuring equality of access by all;*
- 12) Ensuring that the viability and amenity of neighbouring uses and their users/occupiers will not be adversely affected;*
- 13) Incorporating appropriate arrangements for the disposal of foul sewage, waste and water;*
- 14) Make a positive contribution towards tackling the causes of, and adapting to the impacts of Climate Change; and*
- 15) Appropriately contributing towards local, physical, social and community infrastructure which is affected by the development”.*

3.23 In light of the sensitive location of the site within a Conservation Area, any redevelopment proposals for the site must be of the highest design quality and respect and enhance the key features of the Conservation Area.

3.24 Any proposal will also need to avoid harm to any nature conservation assets present within the site and in this regard a proposal will need to be supported by a bat survey of the existing buildings.

Summary

3.25 The above demonstrates that the redevelopment of the part of the site which falls within the settlement boundary of Coity is acceptable in principle for residential and other potential uses, subject to satisfying relevant policies and the criteria of Policy SP2 of the LDP. In addition, the review of relevant policies confirms that subject to confirming the impact upon the character and appearance of the Conservation Area and the quality and design merits of the redevelopment proposals, the demolition of the original school building may be acceptable although the Council's first consideration as a requirement of advice set out in Welsh Office Circular 61/96 would be for

the retention of the existing school building. This review also demonstrates that the playing field falls outside of the settlement boundary of Coity, therefore the redevelopment of the playing field is not acceptable in principle except for small scale proposals related to agriculture/ forestry and leisure and recreation which retain the openness of the area.

4. SUMMARY OF TECHNICAL STUDIES

4.1 This section sets out a summary of the following Technical Studies:

- Ground Investigation Desk Study Report;
- Ecological Assessment; and
- Drainage Report.

4.2 Full copies of the Technical Studies are enclosed within the Marketing Pack for the site and a topographical survey is also available.

Coity Primary School Desk Study Report

4.3 Intégral Géotechnique (Wales) Limited have completed a desk study review of available information on the site and provide recommendations for a Phase 2 geotechnical and geo-environmental site investigation. A summary of the findings are set out below and the full report is available within the Technical Pack. The work undertaken included a desk study of available site information, together with a walk over survey and an initial site conceptual model.

4.4 As identified in the desk study, since 1899 the site has been occupied by a primary school. Prior to this the site comprised undeveloped fields. The potential for made/reworked ground underlying previously developed parts of the site is a potential source of contamination. In addition, there is potential for asbestos containing materials to have been used in the construction of the school buildings. The types of contaminants of concern are listed below:

- Metals, semi-metals, and inorganics within the shallow made ground;
- Polyaromatic hydrocarbons (PAH) within the shallow made ground;
- PAH/Hydrocarbons associated with any boiler house/gas storage unit; and
- Asbestos within the shallow made ground and school buildings.

4.5 Potential exposure pathways for the critical receptors (for both human health and controlled waters) are listed below:

- Dermal contact with soil and/or soil derived dust;
- Ingestion of soil and/or soil attached to home-grown produce;
- Ingestion of home-grown produce;
- Inhalation of soil derived dust;
- Inhalation of vapours – indoor and outdoor air;
- Leaching of contaminants from made ground to groundwater; and
- Transportation of contaminants within groundwater.

4.6 In addition, the following exposure pathways have also been considered:

- Ground gas generation/hydrocarbon vapours and migration; and
- Building materials durability.

4.7 A preliminary conceptual exposure model has been developed for the site. This is based on the findings of the desk study and historical review and includes all potential sources, pathways and receptors that may be present on site. Those that have been identified as being potentially active

require further investigation in the form of sampling and testing of soils and groundwater, followed by appropriate risk assessment.

- 4.8 The preliminary conceptual exposure model should be reviewed and refined following the completion of the recommended site works and laboratory testing. The preliminary conceptual exposure model is presented in Table 6 of the Report.

Summary and Further Works

- 4.9 Based on the historical use of the site, it is considered there is a possibility that some potentially contaminated made/reworked ground, associated with the construction of the school buildings could be present. Intrusive investigation will be required to verify the state of the ground and the general land quality.
- 4.10 In addition, there is potential for asbestos containing materials to have been used within the construction of the school.
- 4.11 Based on the ground conditions expected beneath the site it is considered that the development is at low/medium risk from the migration of ground gases. In-situ verification may be required should a significant thickness of made ground be encountered.
- 4.12 A comprehensive investigation would be required to enable the foundation and infrastructure design for the proposed development. Further details on the investigations required are set out in Section 7.4 of the Ground Investigation Report.

Extended Phase 1 Ecological Appraisal

- 4.13 David Clements Ecology Ltd has been commissioned by Bridgend County Borough Council to complete an Extended Phase Ecological Survey and an assessment of the suitability of the buildings for bats at Coity Primary School.
- 4.14 The site does not lie within and or adjacent to any statutory or non statutory sites of conservation value. Over a third of the site is made of hard standing and bare ground which is considered to be of 'Negligible Value' to wildlife. The other habitats including grassland, planted beds, hedgerow, ruderal and ephemeral vegetation, scrub as well as a number of the buildings within the site are considered to be of no more than 'Local Value' to wildlife.
- 4.15 Block 1 (Main School Building) has been assessed as having potential to support roosting bats. Further flight path surveys are being undertaken to determine bat activity at the site and will be provided to interested parties when completed. The trees on site are not considered suitable for bats.
- 4.16 The Extended Phase 1 has also confirmed that the site is not suitable for dormice and badgers. The hedgerows and trees within the site are considered likely to provide nesting and foraging opportunities for a range of birds.
- 4.17 In terms of reptiles the bases of the hedgerow could offer habitat to sheltering and potentially hibernating slow worm and possible common lizard. In addition, the taller grassland within the peripheral margins of the playing field as well as rubble/log piles which occur along the northern boundary could also support foraging and or sheltering/hibernating slow worm and common lizard. However, due to the suitable habitats not falling within the envisaged development footprint no further surveys are required at present. If the development footprint is extended to

include habitats identified as suitable for reptiles then a survey and mitigation measures would need to form part of the planning application.

- 4.18 In terms of Great Crested Newt (GCN), they are known to occur within 50m of the site, as well as at a number of locations within 120m of the site. The hedgerow, connecting tall grassland and log piles are considered suitable to be used by foraging great crested newts and potentially for sheltering and hibernating. However, due to the suitable habitats not falling within the envisaged development footprint no further surveys are required at present. If the development footprint is extended to include habitats identified as suitable for GCN then a survey of the suitable habitats will be required to determine whether GCN are using the site.

Recommendations

- 4.19 No mitigation measures are anticipated to be required for the impacts on habitat of no more than 'Local Value' to wildlife. However, habitat enhancement measures have been recommended which could be incorporated into development proposals. These could include:
- Use of native trees and shrubs in landscaping proposals;
 - Use of semi-natural grassland swards;
 - Amenity grassland and lawn areas could include plug-plants of common rosette-forming native species; and
 - Provision of bat and bird boxes.

Drainage Strategy

- 4.21 Transport Planning Associates (TPA) has been commissioned by Bridgend County Borough Council to undertake a flood consequences assessment (FCA) and proposed drainage strategy for the redevelopment of Coity Primary School.
- 4.22 The FCA concludes that the proposed development is not at risk of flooding and will not increase flooding to surrounding catchments.
- 4.23 It is proposed that surface water from the development will be restricted to the existing rate or reduced.
- 4.24 The FCA identifies 2 proposed options for the discharge of surface water:
- Option 1 – Discharge to a soakaway. Using the infiltration rate of 0.018m/hr as provided within the existing drainage report provided by BCBC and the proposed impermeable area of 0.17ha, the proposed storage requirement is 250m³. Further soakaway testing is required to confirm infiltration rates at the application site.
 - Option 2 – Utilising the existing positive connection as shown within the existing drainage plan. A CCTV survey is required to confirm areas currently discharging to the existing surface water drainage located at the south west.
- 4.25 In terms of foul discharge Dwr Cymru Welsh Water has confirmed that foul flows from the development can be accommodated within the existing network.

5 DEVELOPMENT OPPORTUNITY AND DESIGN REQUIREMENTS

- 5.1 In light of the site characteristics, location and policy context, there are considered to be two broad redevelopment options at the Site, namely:
1. Retention of Original School Building, demolition of modern additions and new residential development, and
 2. Demolition of Original School Building, modern additions and replacement with new residential development.
- 5.2 Two indicative plot layout plans are contained within **Appendix 3** which confirm that it may be possible to achieve 5 residential plots if the original school building is retained and 7 plots if all of the school buildings are removed. It should be noted that these plans are indicative and that imaginative design solutions are invited which maximise the potential of the Council's surplus asset.
- 5.3 Developers are encouraged to carefully consider the retention of the existing school building in their proposals as a stimulus to imaginative new design in the context of design principles set out later in the document.
- 5.4 Any option proposing the demolition of the original school building, modern additions and the replacement with new development should be mindful of the following requirements.
- 5.5 As set out in Section 3, due to the site falling within a conservation area, Conservation Area Consent will be required to demolish the existing buildings at the site. Procedures for Conservation Area Consent are essentially the same as for Listed Building Consent and any application for demolition must pass the three tests set out within Welsh Office Circular 61/96:

'The Secretary of State would expect authorities to address the following considerations in determining applications where the proposed works would result in the total or substantial demolition of the listed building, or any significant part of it:

i The condition of the building, the cost of repairing and maintaining it in relation to its importance and to the value derived from its continued use. Less favourable levels of rents and yields cannot automatically be assumed. Any assessment should also take account of the possibility of tax allowances and exemptions and of grants from public or charitable sources. In those cases where it is clear that building has been deliberately neglected, less weight should be given to the costs of repair;

ii The adequacy of efforts made to retain the building in use. This should include the offer of unrestricted freehold of the building on the open market at a price reflecting the building's condition (the offer of a lease would normally reduce the chances of finding a new use for the building); and

iii The merits of alternative proposals for the site. Whilst these are a material consideration, the Secretary of State takes the view that subjective claims for the architectural merits of proposed replacement buildings should not in themselves be held to justify the demolition of any listed building. Even where it is thought that the proposed works would bring substantial benefits for the community, it will often be feasible to incorporate listed buildings within the

new development, and this option should be carefully considered: the challenge presented by retaining listed buildings can be a stimulus to imaginative new design’.

- 5.6 In pursuing a development option to demolish the original school building and in an effort to demonstrate compliance with the above tests, developers will need to demonstrate that the estimated cost of conversion and the making good of the building will impact negatively on any future scheme to such an extent that it would be unviable and/or compromise design aspirations for the site. Any redevelopment scheme which involves the demolition of the original school building must be of a high quality design that respects the key characteristics and features of the Conservation Area. Further details on these features and characteristics are set out below, which are equally applicable to new development if the original school building is retained.

Design Principles

- 5.7 In light of the site’s location in a Conservation Area and to accord with national planning policy and the Development Plan for the area, a high quality design solution, (whether this involves demolition of the original school buildings and additions or retention of the original school building with new residential development) is required that respects the key characteristics of Coity Conservation Area.
- 5.8 PPW (paragraph 4.11.1) seeks to promote good design, stating that design goes beyond aesthetics and includes the social, environmental and economic aspects of development and its relationship to its surroundings. Furthermore, paragraph 4.11.10 confirms that in areas recognised for their landscape, townscape or historic value, including Conservation Areas, it can be appropriate to seek to promote or reinforce traditional and local distinctiveness. In those areas, the impact of development on the existing character, the scale and siting of new development, and the use of appropriate building materials (including, where possible, sustainably produced materials from local sources), will be particularly important. The impact of development on Listed Buildings should also be given particular attention.
- 5.9 Technical Advice Note (TAN) 12: Design (2014) provides more detail on the design aspects set out in PPW as well as five key aspects of good design that should be integrated into proposed developments. These are:

Access Objective: Ensuring ease of access for all.

Character Objectives: Sustaining or enhancing local character;
Promoting legible development;
Promoting a successful relationship between public and private space;
Promoting quality, choice and variety; and
Promoting innovative design.

Community Safety Objectives: Ensuring attractive, safe public space; and
Security through natural surveillance.

Environmental Sustainability Objectives: Achieving efficient use and protection of natural resources;
Enhancing biodiversity; and

Designing for change.

Movement Objective: Promoting sustainable means of travel.

5.10 The Proposed Development must respond to the traditional character of the wider context of Coity Conservation Area. It is important that the development of land at Coity Primary School strongly reflects Coity's distinctive character, and should address the following design principles:

- **Residential amenity** – the development should provide adequate privacy and allow for the 'quiet enjoyment' of residential properties in accordance with the Council's standards set out in SPG1 – Dwellings and Domestic Scaled Buildings and the principles of SPG2 – Householder Development. The design of individual buildings and the position of doors and windows, together with the position of buildings in relation to one another and appropriate boundary treatments, should be used to ensure that overlooking and overshadowing of private areas is avoided.
- **Built form** - there are a range of typical building types and details in Coity Conservation Area that should be incorporated into the redevelopment proposals for the site. Guidance on appropriate building materials and architectural details is set out below. If an option to retain the original school building is proposed, then greater design reference to the existing building should be incorporated into any design.
- **Scale and intensity** – low density development is required to respect the setting of the site within a Conservation Area and its proximity to a Grade 1 Listed Building (St Mary's Church) and Scheduled Ancient Monument (Coity Castle) with buildings being no greater than 2.5 storeys in height.
- **Access and Movement** - an existing access to the site is provided off Heol yr Ysgol and this access should be retained and improved to meet standard requirements. BCBC Highway Department has confirmed that a vehicular access of 4.8m width will be sufficient which will need to be retained as a private highway unless a footpath of at least 1m can be accommodated next to the access road. The Highway Department has also confirmed the following visibility splays:
 - 2.4m by 43m to the west which can be accommodated within the existing footpath fronting the site: and
 - 2.4m by 33m to the east due to the width, horizontal and vertical alignment of Heol yr Ysgol which limits vehicle speeds from this direction.

Two existing pedestrian access points also exist to the site via steps from Heol yr Ysgol. It is not essential to retain these accesses but appropriate pedestrian links must be provided to and through the site.

Given the size and location of the site, a Manual for Streets approach to highway design is considered appropriate.

Car parking should be provided in accordance with the Council's standards set out in SPG 17 – Parking Standards but must not dominate the appearance of the development proposals.

- **Landscape Setting** - development proposals should respond to the site's location within a Conservation Area and the surrounding countryside, which forms an important setting to Coity Castle and St Mary's Church. Appropriate boundary treatments and landscaping are considered important in this context. Open space should be provided in accordance with Policy COM 11 of the LDP.
- **Frontage Boundary Treatment** – development proposals should maximise the retention of the stone wall fronting the site along Heol y Ysgol.
- **Boundary Planting** – should be used to ensure the development fits in well with the character of the local landscape and to create a pleasant environment for local residents. The planting of trees and hedgerows of native species appropriate to this area will be an important requirement. Where possible, the existing trees within the site should be retained. In the event that it is not possible to keep the existing trees, appropriate replacement planting should be provided.
- **Heritage Setting** - The playing field is located adjacent to the common land that rises to a ridge north of Coity Castle providing an important rural setting to the Castle (A Scheduled Ancient Monument) and Grade 1 Listed St Mary's Parish Church. This important setting needs to be protected as part of any redevelopment proposals for the site.

Important Features of Coity Conservation Area

- 5.11 The proposed development must reinforce the distinctive architectural character of Coity Conservation Area through an informed understanding of building forms and styles, features and materials. In the event that the developer proposes to demolish the original school building the reuse of materials should be maximised. Details on the key architectural features of the existing conservation area that need to be respected and reinforced by the development proposal are set out below:

Building Form and Scale:

- Semi detached and detached properties
- Maximum of 2.5 storey development
- Pitched Roofs
- Chimneys located on ridge line of roofs
- Where demolition of the original school building is proposed the proposed building line should be located to continue the existing building line along Heol yr Ysgol
- Low density development to reflect setting of site and site constraints
- Energy efficiency measures (such as wood burning flues and photovoltaics) need to be appropriately incorporated into any design



Pitched roof with chimney on ridge line

Building Materials:

- Reconstituted Slate
- Wooden Windows and Doors of traditional sliding sash style
- Painted rather than stained windows and doors
- Sandstone/ brick plinth and quoin details
- Limited use of render
- Powder coated aluminium rainwater goods
- Surround door details



Wooden painted door



Wooden, painted window



Sandstone plinth and quoin around window



Brick quoin detailing around window

Boundary Treatments:

- Maximisation of the retention of the boundary stone wall along Heol Yr Ysgol
- Internal boundary treatments can be more varied including stone walls, railings on walls, railings and planting. Reuse of any materials is advised.



Stonewall with vegetation

Stonewall with railings



Parking and Access:

- A variety of parking solutions are considered appropriate including:
 - Garages;
 - On street parking; and
 - On plot parking.
- Access to be retained in same location and upgraded.



Current access to the site from the east



Current access to the site from the west

6.0 PLANNING APPLICATION REQUIREMENTS

6.1 This section of the Development Planning Design Brief sets out the application documentation that will be required to support any future planning application at the site. Due to the site falling within a Conservation Area, if an option to demolish the original school building is pursued then Conservation Area consent will be required. Both redevelopment options, including any proposal to retain the original school building will be required to be supported by a full planning application which sets out the redevelopment proposals for the site.

Application(s) Documentation

6.2 Any Conservation Area Consent application should be supported by:

- Application Forms and Certificates; and
- Demolition Method Statement.
- Heritage Statement (see below)
-

6.3 A full planning application at the site will need to be supported by:

- Application Forms and Certificates;
- Site Location Plan;
- Statutory Application Fee;
- Plans and Drawings (sufficient for a full planning application including block plans and elevations of existing and proposed development);
- Design and Access Statement – this should include a brief appraisal of the Conservation Area which demonstrates how the proposed design responds to the key characteristics of the Conservation Area;
- Planning Statement including Heads of Terms for a S106 Agreement;
- In the event of a proposal that does not retain the original school building a Heritage Statement to justify the demolition of the former School buildings is appropriate demonstrating how the redevelopment proposals will respect and enhance the character and appearance of the Conservation Area and setting of the Grade 1 Listed Building and Scheduled Ancient Monument;
- Ecology Survey and Tree Report – to demonstrate how any ecological impacts will be appropriately mitigated;
- Transport Statement – due to the change in the nature of the use a Transport Statement will be required to demonstrate that there are no unacceptable impacts on the surrounding road network and that the site can be adequately accessed; and
- Drainage Statement – to demonstrate that the redevelopment of the site will have no unacceptable impacts on foul and surface water drainage.

7.0 PLANNING OBLIGATIONS

- 7.1 Whilst the precise planning obligations package will need to be confirmed at the application stage, this Section sets out the anticipated planning obligations that would be expected to be secured pursuant to the future redevelopment of the site. The following obligations have been identified following discussions with Bridgend County Borough Council in addition to a review of adopted Local Development Plan policies and Supplementary Planning Guidance ('SPG') documents.

Affordable Housing Provision

- 7.2 The adopted LDP confirms a requirement for 20% provision of affordable housing at the site, given its location within the 'Bridgend, Pencoed & Hinterland' Housing Market Area, as defined by Policy COM5. Due to the size of the site and the lower density anticipated, an off-site contribution towards Affordable Housing will be acceptable. It has been confirmed that the contribution will be of broadly equivalent value to what would have been provided on site.

Education Contributions

- 7.3 In light of the financial receipt from the sale of the site being ring fenced to help deliver the Bridgend's 21st Century Schools' Programme, no financial contribution towards education facilities will be required.

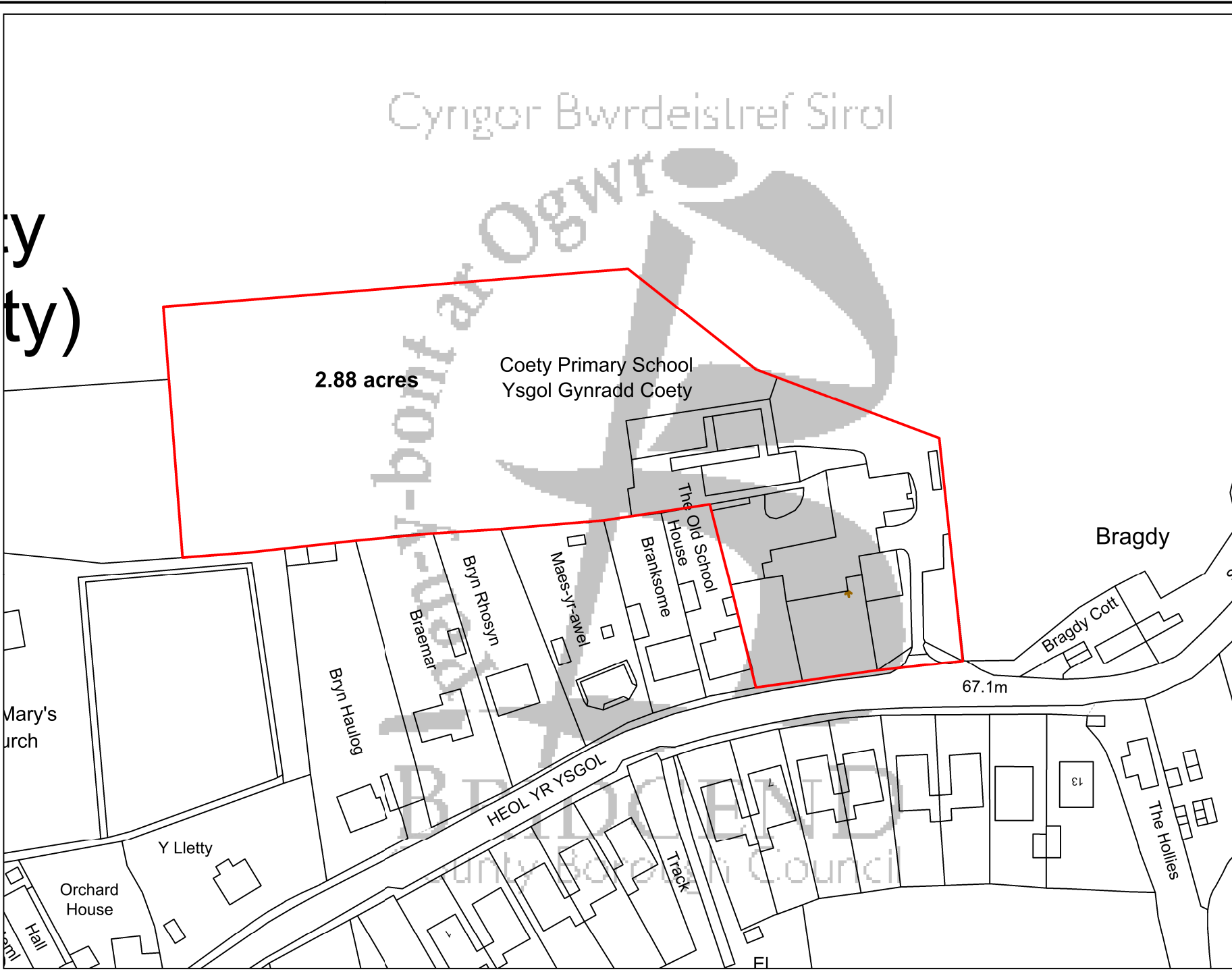
Highways Contributions

- 7.4 In light of the small scale (i.e. less than 10 units) of development and the site's former more intensive use, a highway contribution to off-site highway improvement works is not envisaged. However, the Developer will be expected to remove all road markings along Heol yr Ysgol associated with the current use of the site.

Public Open Space

- 7.5 Discussions with the Council have confirmed a preference for an off-site contribution in lieu of on-site provision of outdoor children's play space, due to the scale of development proposed. A financial contribution of £470 per dwelling is likely to be required based on recent similar proposals.
- 7.6 If a developer is minded to provide on-site recreational provision, the LPA do not wish to take on the long term maintenance of the open space and the developer will need to retain ownership and made provision for maintenance through a dedicated management company or use of a third party.

APPENDIX 1 – SITE LOCATION PLAN



2.88 acres

Coety Primary School
Ysgol Gynradd Coety

67.1m



BRIDGEND COUNTY BOROUGH COUNCIL
RESOURCES DIRECTORATE

NESS YOUNG
CORPORATE DIRECTOR FOR RESOURCES
Civic Offices
Angel Street
Bridgend CF31 4WB
Telephone (01656) 643643

Coety Primary School

Plot generated by: benals
Reference: Land at Coety Primary School

Scale 1 : 1250

Date 29/09/2014

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APPENDIX 2 – LISTING DETAILS

SCHEDULED ANCIENT MONUMENTS IN OGWR

Name Of Monument COITY CASTLE

Community Area **COITY HIGHER**

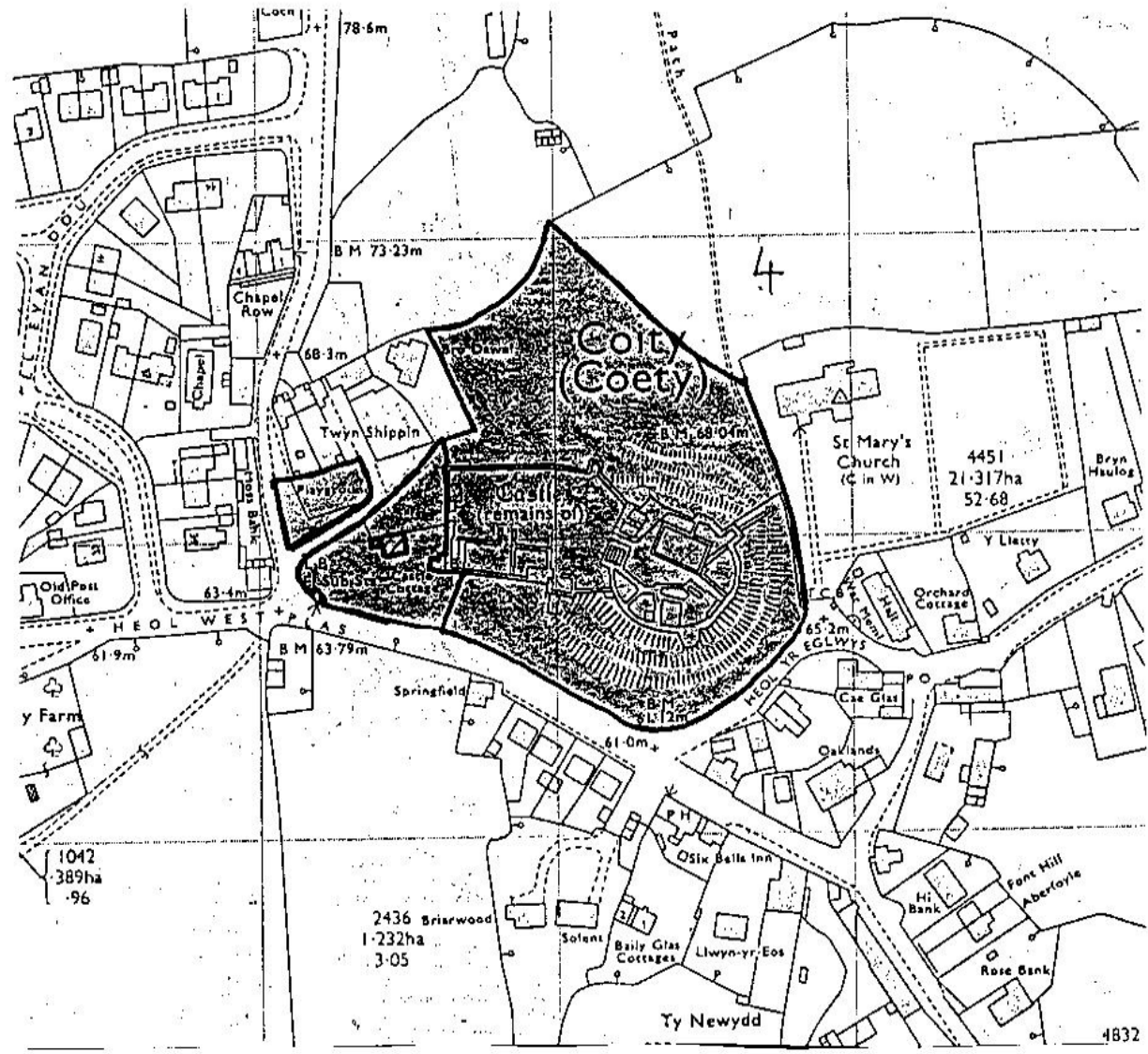
Cadw Reference No. **5/0749/GM4***

1:50,000 O.S. Map No. **170**

National Grid Reference **SS 923 815**

Class **MS**
 Map

C = Caves; PF = Prehistoric Funerary and ritual site; R = Roman remains;
 PD = Prehistoric Domestic and defensive sites; LE = Linear earthworks;
 CI = Crosses and inscribed stones; E = Ecclesiastical sites and wells;
 MS = Mediaeval/Post Medieval secular sites; B = Bridges; I = Industrial;



Scheduled Ancient Monuments in Ogwr

Name of Monument : Coity Castle

Community Area : Coity Higher

Cadw Reference Number : 5/0749/GM4

Grid No : SS 923 815

Date Listed

De Turbeville, one of Robert FitzHamond's knights in the original conquest of Glamorgan probably first built a castle here in the early years of the C12. It consisted of a Norman ringwork, a circular ditch surrounding an embanked area protected by a timber palisade and fighting platform. Towards the end of the C12 Sir Gilbert de Turbeville was probably responsible for bringing the castle defences upto date by rebuilding them in stone with a square keep and a curtain wall. The keep survives, much altered, as one of the twin towers of the main gate, leading from the outer to the inner ward. The Norman curtain wall still encircles much of the perimeter of the inner ward, though several large sections have been taken down and replaced by latter walling. Most of the castle dates from the C14 when the castle was extensively rebuilt. In 1404 the castle was beseiged by followers of Owain Glyndwr. Alterations and improvements were subsequently carried out, and another storey was added to the hall block. In 1584 Barbara, the daughter of the last of the male Gamages, married Sir Robert Sidney. Thereafter, with no resident lord, the castle fell into decline.



LISTED BUILDINGS IN BRIDGEND COUNTY BOROUGH		Community <p style="text-align: right;">Coity Higher</p>				
		Locality <p style="text-align: right;">Coity</p>				
		Listed Building <p style="text-align: center;">Church of St Mary</p>				
Address Heol yr Eglwys Coity Bridgend	Formerly Listed As	<table border="1"> <tr> <td> Grid Reference 292390 181540 </td> <td rowspan="3"> Grade <div style="font-size: 2em; text-align: center;">I</div> </td> </tr> <tr> <td> Date Listed 7/26/63 </td> </tr> <tr> <td> Last Amended 5/29/98 </td> </tr> </table>	Grid Reference 292390 181540	Grade <div style="font-size: 2em; text-align: center;">I</div>	Date Listed 7/26/63	Last Amended 5/29/98
Grid Reference 292390 181540	Grade <div style="font-size: 2em; text-align: center;">I</div>					
Date Listed 7/26/63						
Last Amended 5/29/98						
Record No: 11255	Cadw Ref: AA	BCBC Ref:				

Location

Located on NE side of Coity village in a large churchyard with open fields to N and Coity Castle to SW.

History

Mainly C14 but with C16 alterations, principally to the tower. Restored in 1860 by J. Pritchard and J.P. Seddon.

Description – Exterior

Decorated church of cruciform plan with crossing tower. The walls are rubble stone with a pronounced batter at the base instead of buttresses; the nave and transepts have a C19 moulded cornice, the chancel a plain corbel table. Slate roof behind coped gables. The nave has, to S, 2x 2-light windows, with a lower, C16 2-light Tudor window to R with hood mould and square stops with saltire crosses. The porch is centrally-placed and has a segmental-headed doorway with C19 half-lit iron doors, and a niche above (containing a statue of the Virgin inserted 1942). The S transept has a 3-light S window with reticulated tracery. The chancel is lower and has 2x 2-light windows in S and N walls and a doorway L of centre to S with continuous chamfer. Three-light E window with intersecting tracery. The E and S walls have C18 and C19 grave slabs set into the stonework. The N transept has a 3-light N window. The nave has 3x 2-light windows in N wall. In W wall is a 5-light window with intersecting tracery above a W doorway under a 2-centred arch and with continuous chamfer. All doors are of 1860 and have ornate strap hinges. Two-stage tower has an embattled parapet on a corbel table and with big grotesques at the angles. The bell stage has 2-light Tudor windows with hood moulds and louvres and a clock to S. In the lower stage are narrow windows to N, E and S.

Description – Interior

The nave has an open wagon roof. Fragments of stoups survive by S and W doors. In the E nave wall are squints to the transepts. The narrow crossing has low 2-centred arches with continuous chamfers and a chamfered rib vault. The transepts have arched-brace roofs, ogee-headed piscinae and squints under cusped

heads to the chancel. The N transept has, against the W wall, stone stairs to the belfry projecting on a continuous corbel composed of 2 arcs. The chancel has a boarded wagon roof with embossed ribs. Double sedilia and piscina under cinquefoil heads and with a continuous hood mould. There is a small corbel in N wall for a lenten veil. E window has glass by Morris & Co: the patterns were designed by P.S. Webb with figures by P.P. Marshall of Christ rescuing Peter from the sea, Christ curing the woman with an issue of blood, and Doubting Thomas. This is probably the only window for which the designs for all the principal parts were prepared by Marshall. The chancel also has 2 small C14 effigies, one of Payn Turberville (d.1316), the other a child. The crossing, S transept and chancel have flagged floors with memorial slabs. There are further C18 and C19 memorial tablets set into transept walls. C19 octagonal font has alternate roundels and quatrefoils with foliage, over a frieze of billets and a square base. The bowl of a medieval font is in S transept (formerly in the churchyard). Pulpit installed 1942.

Reason for listing

Listed Grade I as a large and prominent church which retains its C14 form and character due to sensitive C19 restoration, and forming part of an important visual group with Coity Castle.

References

Newman J, Glamorgan, Buildings of Wales series, 1995, pp 325-26;
Sewter A C, The Stained Glass of William Morris and His Circle - a catalogue, 1975, p 55;
Ordnance Survey, 2nd ed, 1899, scale 1:2500, Glamorgan Sheet XL.4

LISTED BUILDINGS IN BRIDGEND COUNTY BOROUGH		Community Coity Higher	
		Locality Coity	
		Listed Building Coity Castle	
Address Heol yr Eglwys Coity Bridgend	Formerly Listed As		
	Grid Reference 292300 181500	Grade I	
	Date Listed 7/26/63		
	Last Amended 5/29/98		
Record No: 11254	Cadw Ref: AB	BCBC Ref:	

Location

Located immediately SW of Coity Church and prominently sited above Heol West Plas.

History

Founded early C12 as caput of lordship of Coity, granted to the Norman family of Turberville. The original timber defences were inside a circular ditch and were largely replaced in stone late C12. The keep and curtain wall, as well as the deepening of the ditch, belong to this period, during which time a bailey to W retained its timber defences. The keep was enlarged and a new domestic range was added C14. At the same time the bailey was converted to an outer ward with stone defences. It had a bank and ditch to the N, the main entrance to the W, and S, SW and NE towers. During this time the original ringwork remained open, but with a link wall to N between inner and outer wards.

The defences were repaired and strengthened early C15 for one of the Gamages, who inherited the castle in 1411, after damage caused during the Welsh uprising of 1404-5. To the outer ward a new W gatehouse was built, the S tower was converted to a gatehouse and a link wall was added between the outer ward and inner ward curtain walls. Inside the outer ward a large barn was erected. The ditch between inner and outer wards was infilled. To the inner ward a NE gatehouse was added facing the church. Improvements were made in the later C15 or C16 to the domestic arrangements, when the defensive requirement had receded. From 1584 to the early C18, when it was still partly inhabited, it was owned by the Sydney family, but it was largely in ruins by mid C18.

Description – Exterior

Ruined medieval castle consisting of a circular inner ward enclosed on N, E and S sides by a ditch and with a faceted curtain wall, on the W side of which is an outer ward with curtain wall, which is roughly rectangular in plan and has a bank and ditch on its N side. Of rubble sandstone with ashlar dressings.

The inner ward curtain wall rises mostly to parapet level. The keep is on the NW side, its W wall standing almost full height, in which fragments of C15 openings can be seen, as well as corbels at eaves level. It is of 3 storeys with undercroft. In the centre are two C14 octagonal piers superimposed one above the other, with the springers of rib vaults: the undercroft ribs are heavy and plain; the lower storey vault has evidence of chamfered ribs. Contemporary with this phase of the keep was a new W gatehouse, attached to the S side of the keep at an oblique angle. Its guardroom does not survive to any considerable height. On the N side of the keep is a 3-storey annexe, of which the N wall survives full height and stands beyond the line of the former curtain wall. The N front is 2-window, although the openings are poorly preserved. In the upper storey are a Tudor fireplace and the corbels which carried the principals. Traces of lime plaster can be seen on the inner faces.

On the S side of the inner ward is the C14 domestic block consisting of hall, passage, garderobe tower and kitchen range. On the inner (N) side is a dog-leg passage of 4 bays with the springers of chamfered rib vaults. In the 2 easternmost bays are openings: on the R is a vaulted passage to the curtain wall of unknown purpose; to L is a newel stair to the hall. The hall is S of the passage and is attached to the earlier curtain wall. The hall undercroft survives substantially. It is of 3x2 bays with the footings of 2 central piers and the springers for rib vaults surviving. In the curtain wall 3 lancets with deeply splayed sills were cut in at undercroft level, the central of which is cusped. In the hall itself is a fireplace in the E wall. In the exterior S wall, the hall is 2-storey height with corbel table and has 3 windows in the lower storey (blocked to L, with Tudor hood mould to R). At the upper level the window to L is blocked by inserted C15 fireplace, when a first floor was added to the hall. The fireplace has a tall stack, which partly encroaches on an arrow loop in the exterior face of the parapet, and has string courses and a moulded cap. A similar tall stack rises above the vaulted passage on the N side. SE of the hall is the C14 garderobe tower, built outside the line of the curtain wall above the ditch. The tower is roughly oval in plan, with a corbel table on E and W sides above cesspit level, where the tower has straight side walls. The 2 upper levels have ruinous openings and garderobes. The tower is reached by stone steps from the hall undercroft. On the W side of the S domestic block is a kitchen range principally C15 in its details. It is of 2 storeys with undercroft. In the upper storey it has 3 windows (of which L and central have square heads), in the lower are 2 windows (square-headed to L and with traces of arched-headed lights). In the undercroft is the base of a circular malting kiln with radiating flues.

The chapel is on the NE side of the S domestic range and is entered from the dog-leg passage. It has a narrow, ruinous C15 E window (probably originally of 2 lights), above which is the line of the gable. The line of an earlier, lower gable of C14 is also visible. The interior of the chapel survives only at basement level, in which there are 2 low cross walls butting the side walls.

The C15 NE gatehouse is 3-storey and projects beyond the curtain wall. It has a doorway under a 2-centred arch with square hood mould. Above is a 2-light mullioned window, and in the upper storey is a larger window, above which are 2 moulded corbels. The side walls have plainer corbel tables. The rear elevation has plainer openings.

The inner ward has some stone paving and a well. On the N side are the footings of a large rectangular building of unknown date, possibly a late medieval hall replacing the earlier C14 hall.

The outer ward curtain wall stands to a considerable height. The W gatehouse was added C15 and is now the main entrance. Only part of the inner arch survives, as on the S side the building does not survive above the footings. The SW tower has two arrow loops in its outer wall but now has a lean-to slate roof. Immediately E of it is a doorway in the curtain wall with 2-centred arch. Only the footings of the NE tower and S gatehouse survive. Beyond S gatehouse is a single-arched bridge over the ditch. The link wall between S gatehouse and inner ward is C15, has eight arrow loops and remains of a storeyed projection at the angle with the inner curtain wall.

On the S side of the outer ward, and built against the curtain wall, are the footings of a 7-bay barn with battered buttresses and centrally-placed porch. Corresponding buttresses are extant added to the exterior of the curtain wall.

Description – Interior

Reason for listing

Listed Grade I as an important example of medieval defensive architecture in Wales, successive phases of which document the changing emphasis from defence to domesticity.

Scheduled Ancient Monument GM 4.

References

Newman J, Glamorgan, Buildings of Wales series, 1995, pp 325-28;
RCAHM Wales, An Inventory of Ancient Monuments in Glamorgan, Vol III Part 1A: Medieval Secular Monuments: The Early Castles, 1991, pp 218-58.

APPENDIX 3 – INDICATIVE PLOT LAYOUTS

Coity Primary School



**BARTON
WILLMORE**

SKETCH LAYOUT

Coity Primary School Retained_1:1000 @ A3

24301/SK-02/Sketch Layout
CHECKED BY: JT
THE SCALING OF THIS DRAWING CANNOT BE ASSURED

Coity Primary School

Housetype	No's	Sq.ft	Sq.m	Storeys	Beds	Total Sq.ft	Total Sq.m
<i>Open market</i>							
A Type	1	1630	151	1.5	4	1630	151
B Type	2	2050	190	2.5	5	4100	381
C Type	2	1360	126	2	4	2720	253
D Type	1	1780	165	2	4	1780	165
E Type	1	1570	146	3	4	1570	146
TOTAL	7						
TOTAL AREA (Sq.ft/sq.m)		11800	1096.2				



**BARTON
WILLMORE**

SKETCH LAYOUT

Coity Primary School_1:1000 @ A3

24301/SK-01/Sketch Layout
CHECKED BY: JT
THE SCALING OF THIS DRAWING CANNOT BE ASSURED

APPENDIX 4 – CONSERVATION AREA STATEMENT

CONSERVATION AREAS IN THE COUNTY OF BRIDGEND

COITY

Designated 17th August 1973

Special Architectural and Historic Interest

Coity is a large village, two miles north-east of Bridgend, having at its centre the extensive twelfth century ruin of Coity Castle. Immediately to the east of the Castle stands the fourteenth century Church.

The village is situated on the southern flank of an undulating ridge and prospects of the village from the south are dominated by the Castle, the Church and the rising ground behind.

The older part of the village stands at the south east corner of the Castle and forms a tightly knit group of dwellings and farm buildings. Some development has taken place outside this central group but has not detracted from the visual quality and character. Other more recent development however, has marred the visual appearance of the village by unsympathetic treatment along Heol West Plas and Heol yr Ysgol. A small area of trees to the north is protected by a Tree Preservation Order.

Character and Appearance

Older buildings are generally of the same locally quarried stone, some are now rendered and colour washed, with slate covered roofs. The rising ground to the north and east of the Castle forms a backcloth to the village when seen from the south and has been included in the Conservation Area. Coity still has considerable historic and architectural character.

Listed Buildings

Church of St. Mary	Grade I
Coity Castle	Grade I

Scheduled Ancient Monuments

Coity Castle

Buildings Of Local Importance

Ty Coch Cottage, Heol Spencer
Ty Newydd Farmhouse, Heol West Plas
Tywynshippin, Heol Spencer

Village Hall
Orchard Cottage, Heol yr Ysgol
Y Lletty, Heol yr Ysgol
Bryn Haulog, Heol yr Ysgol
Cellar and Lock up, Heol West Plas
Castle Cottage, Heol West Plas