

BRIDGEND
REPLACEMENT LOCAL DEVELOPMENT PLAN (2018-2033)
EXAMINATION

Hearing Session 10: Good Design and Sustainable Placemaking – Strategic Allocation at Land West of Bridgend

Action Point	Council Response / Proposed MAC	Inspector's Comments										
<p>AP 10.1 – Council to amend Policy PLA3 and its reasoned justification to include revised details in respect of: housing / affordable housing numbers; and green infrastructure / recreational uses.</p>	<p>PLA3 and its reasoned justification will be amended as follows, additional text is highlighted in green, deleted text is highlighted in red:</p> <table border="1" data-bbox="504 703 1626 1225"> <thead> <tr> <th colspan="2" data-bbox="504 703 1626 774">PLA3: Land West of Bridgend, Bridgend Sustainable Growth Area</th> </tr> </thead> <tbody> <tr> <td data-bbox="504 774 1025 810">Site Size:</td> <td data-bbox="1025 774 1626 810">36.86 Ha</td> </tr> <tr> <td data-bbox="504 810 1025 880">Allocation Type:</td> <td data-bbox="1025 810 1626 880">Strategic Mixed-use Sustainable Urban Extension</td> </tr> <tr> <td data-bbox="504 880 1025 1086">Land Uses:</td> <td data-bbox="1025 880 1626 1086"> 1) 850 residential units 2) 20% Affordable Housing 3) 2.3ha 1.5 Form Entry Primary School 4) 12.8ha of Outdoor Recreation Facilities and Public Open Space 5) Active Travel Routes </td> </tr> <tr> <td data-bbox="504 1086 1025 1225">Phasing Tranche</td> <td data-bbox="1025 1086 1626 1225"> Refer to trajectory 2018-2022: 0 2023-2027: 360 330 2028-2033: 450 500 </td> </tr> </tbody> </table> <p>Land west of Bridgend, as shown on the Proposals Map, is allocated for a comprehensive green infrastructure led residential development. The site will deliver circa 850 homes (including 20% / 170 affordable housing units), incorporating a new</p>	PLA3: Land West of Bridgend, Bridgend Sustainable Growth Area		Site Size:	36.86 Ha	Allocation Type:	Strategic Mixed-use Sustainable Urban Extension	Land Uses:	1) 850 residential units 2) 20% Affordable Housing 3) 2.3ha 1.5 Form Entry Primary School 4) 12.8ha of Outdoor Recreation Facilities and Public Open Space 5) Active Travel Routes	Phasing Tranche	Refer to trajectory 2018-2022: 0 2023-2027: 360 330 2028-2033: 450 500	<p>Changes agreed.</p>
PLA3: Land West of Bridgend, Bridgend Sustainable Growth Area												
Site Size:	36.86 Ha											
Allocation Type:	Strategic Mixed-use Sustainable Urban Extension											
Land Uses:	1) 850 residential units 2) 20% Affordable Housing 3) 2.3ha 1.5 Form Entry Primary School 4) 12.8ha of Outdoor Recreation Facilities and Public Open Space 5) Active Travel Routes											
Phasing Tranche	Refer to trajectory 2018-2022: 0 2023-2027: 360 330 2028-2033: 450 500											

one and a half form entry Primary School, recreation facilities, public open space, plus appropriate community facilities all set within distinct character areas.

MASTERPLAN DEVELOPMENT PRINCIPLES

This development must accord with the following principles, which are considered instrumental to achieving sustainable places, delivering socially inclusive developments and promoting cohesive communities. A masterplan must be prepared and agreed with the Council prior to the sites development to demonstrate how these principles will be delivered in an appropriately phased manner:

- a) Create a well-connected, sustainable mixed-use urban extension to Bridgend, comprising a number of character areas that integrate positively with the existing landscape, SINC, Scheduled Ancient Monument, existing housing clusters, community facilities, Active Travel Networks and public transport facilities;
- b) Pursue transit-orientated development that prioritises walking, cycling and public transport use, whilst reducing private motor vehicle dependency. Well-designed, safe walking and cycling routes must be incorporated throughout the site to foster community orientated, healthy, walkable neighbourhoods;
- c) Create a multi-functional green infrastructure network within the site that facilitates active travel, enhances biodiversity, provides sustainable drainage and fosters healthy communities. There must be particular emphasis on retaining existing trees and hedgerows within the public realm, incorporating appropriate landscaping, protecting biodiversity, providing habitats for local species and supporting a range of opportunities for formal and informal play in addition to community-led food growing;
- d) Ensure the design and layout of the site has regard to the landscape in which it sits, considering the interface between the site, Bridgend and Laleston. Visual impacts must be minimised through the inclusion of mitigation measures that provide links with the existing landscape and access features to safeguard landscape character whilst creating a sense of place. The

	<p>development must not be to the detriment of the Special Landscape Area and any development proposal must incorporate measures to reduce adverse effects and/or visual intrusion on the wider landscape;</p> <p>e) Maintain a strategic green corridor between the site and Laleston to retain the separate identities and character of these settlements whilst preventing coalescence;</p> <p>f) Orientate buildings to face open spaces and create active street frontages to enhance cohesiveness, foster a strong sense of place and ensure community safety; and</p> <p>g) Provide a mix of higher densities at key points in the layout and lower densities on the rural/sensitive edges.</p> <p>DEVELOPMENT REQUIREMENTS</p> <p>The development must provide the following requirements:</p> <p>1) 850 homes, incorporating an appropriate mix of dwelling sizes and types to meet local housing needs, including 20% affordable housing units to be integrated throughout the development in sustainable clusters of no more than ten units as per the Council's requirements;</p> <p>2) 2.3 hectares of land to accommodate a 1.5 form entry primary school with co-located nursery facility and a financial contribution to nursery, primary, secondary and post-16 education provision as required by the Local Education Authority. The financial contribution (including timing and phasing thereof) must be secured through Section 106 Planning Obligations in accordance with the Education Facilities and Residential Development SPG. The school must be accessible to new and existing residents by all travel modes, enabled by the development;</p> <p>3) Green Infrastructure and Outdoor Recreation Facilities to be delivered in accordance with Policy COM10 and Outdoor Recreation Facilities and New</p>		
--	--	--	--

Housing Development Supplementary Planning Guidance 4.1 hectares of retained green infrastructure and new areas of public open space across the site comprising seven key areas of formal open space (including 0.5ha of equipped play provision), informal spaces and linkages, green streets and explore the provision of enabling sensitive public access to part of Laleston Meadows SINC and woodland;

- 4) On-site highway improvement to ensure the principal point of vehicular access is achieved from a new signalised junction with the A473 at the southern boundary; the junction will accommodate a new-shared use crossing to connect the internal cycleway/footway with the existing active travel route BRC9b on the southern side of the A473;
- 5) A primary street, accommodating a shared foot/cycle path and street planting, to provide access to the development area, the new Primary School and Community Green.
- 6) A Green Travel Corridor by closing Llangewydd Road to motor vehicles (except emergency) between Bryntirion to where it joins the lane running north to south.
- 7) Off-site highway improvements with regard to the requirements arising from the Transport Assessment and as identified in the Transport Measures Priority Schedule / Infrastructure Development Plan.
- 8) Provide on-site and off-site measures to provide good quality, attractive, legible, safe and accessible pedestrian and cycle linkages in accordance with Active Travel design. Improved linkages must be provided along the A473, with Bryntirion Comprehensive School and Bridgend Town Centre (including the bus station and train station). New routes should be provided to accord with the proposed routes within the Council's ~~Active Travel Network Maps~~ ATNM: ~~INM-BR-52, INM-BR-55, INM-BR-57, INM-BR-58, BRC9b~~ INM-BR-52, INM-BR-55, INM-BR-57, INM-BR-58, INM-BR-127 and 2120

	<p>9) Provide a new shared cycle / footway on the northern side of the A473, connecting the site with active travel route INM-BR57 linking to the shops at Bryntirion to the east, and a widened footway to the west of the site to provide a connection to the eastbound bus stop on the A473.</p> <p>10) Retain and provide suitable buffers to habitats, particularly hedgerows, trees (including Ancient and/or Semi-Ancient Woodland) and Laleston Meadows SINC, which includes the green space bordering the northern and north-western boundaries of the site. Also seek to maintain a green buffer at the front of the site, known locally as the 'Circus Field'.</p> <p>11) Submit and agree ecological management plans including proposals for mitigation, enhancement and maintenance for retained habitats and protected species (including for bats and dormouse) and provide appropriate compensatory and replacement habitat.</p> <p>12) Positively integrate the remains of LLangewydd Church and Churchyard Scheduled Ancient Monument in a manner that preserves and enhances the remains as part of the wider site.</p> <p>13) Incorporate the Laleston Trail within the central part of the site, providing access to the Bridgend Circular Walk and realigned Public Right of Way;</p> <p>14) On and off-site measures including any appropriate upgrades to the clean water supply or public sewerage networks;</p> <p>15) A new on-site heat network in accordance with ENT10;</p> <p>16) A Community focal space in the southern part of the site by means of a concentration of appropriate mixed uses with active frontages around a central hub including the school and formal play areas and easily accessible to new and existing residents; and</p>		
--	--	--	--

- 17) Locate new pitches as an accessible focal point within the new neighbourhood and provide strategic links to Bryntirion Playing Fields, Penybont Football Club and Cylch Methrin Gwdihwed Community Centre.

5.2.20 The site is located to the west of Bryntirion and east of the small settlement of Laleston. The site is located to the north of the A473, and is approximately 2.2km to the west of Bridgend Town Centre. The site comprises just over 36 hectares. The A473 is an arterial route into Bridgend from the west, providing connections to Junction 37 of the M4 (5.7km to the west) and Porthcawl. The wider area comprises a mix of land uses, predominately residential associated with Laleston to the west and Bridgend to the east. Land to the north is mainly comprised of farmland and the main Swansea-London railway line (2.5km east). Land to the south is comprised of a residential estate and farmland further beyond.

~~5.2.20 The A473 is an arterial route into Bridgend from the west, providing connections to Junction 37 of the M4 (5.7km to the west) and Porthcawl. The wider area comprises a mix of land uses, predominately residential associated with Laleston to the west and Bridgend to the east. Land to the north is mainly comprised of farmland and the main Swansea-London railway line (2.5km east). Land to the south is comprised of a residential estate and farmland further beyond.~~

5.2.21 The site is allocated for residential led development and will deliver 850 units to ensure a well-connected, socially inclusive, sustainable development is pursued in a holistic manner, incorporating provision of a new school on site. A western linear park will be created to form a natural green buffer to prevent the coalescence of Bridgend and Laleston, thereby protecting the identity and character of both settlements. This will serve the dual purpose of softening views between the site and Laleston and creating/maintaining wildlife corridors. There are multiple schools in the immediate area in addition to various local services and community facilities, although existing capacities are limited and the site must provide a 1.5 form entry primary school on-site together with a contribution towards secondary school provision in the area. The former contribution will necessitate 2.3ha of land being set aside for construction of the new school, inclusive of a land buffer to enable future expansion. A green buffer will form the site's western

	<p>boundary to prevent any further encroachment, which can be further safeguarded by a legal agreement to transfer this part of the site to the Council.</p> <p>5.2.22 Along the southern side of the A473, there is a shared cycleway/footway which provides cyclists a continuous cycle lane allowing connectivity to Laleston and Bridgend. This site will connect to existing active travel routes and facilitate delivery of the proposed routes within the Council's Active Travel Network Maps ATNM: INM-BR-57 and INM-BR-58. The site is also located within 400m of a bus stop and benefits from a number of local community facilities. Nearby Bridgend Town Centre provides access to wider public transport options (including Bridgend Railway and Bus Stations) together with other community services. New vehicular access points will principally be achieved on the southern boundary of the site through a new signal-controlled junction with the A473. There is potential to form an emergency access from the unnamed lane on the western boundary of the site, and from Llangewydd Road to the north, respectively. Llangewydd Road forms part of the residential estate road network and will provide a secondary, alternative route into Bridgend.</p>	
<p>AP 10.2 – Council to amend the reasoned justification of Policy PLA3 to include details of the nature and scale of the biodiversity enhancement that will be secured as part of the development</p>	<p>The Council suggest the following amendments to the reasoned justification of Policy PLA3 below, with the additional text highlighted in green:</p> <p>5.2.23 The site's masterplan will mitigate ecological constraints by retaining and providing suitable buffers to habitats, particularly Laleston Meadows SINC, which includes the green space bordering the northern and north-western boundaries of the site. The inclusion of the SINC within the site boundary provides substantial potential for a balanced provision of areas of informal public open space and wildlife zones which, when linked with open space, the retained public rights of way and play areas across the site, will provide a significant benefit to both visual and recreational amenity, conservation and biodiversity enhancement. In respect of the latter, the SINC provides a potential space to accommodate ecological mitigation and biodiversity enhancements and thus offset ecological impacts that may arise during development of adjacent land. Cessation of grazing activities following development and occupation of the site and sensitive long-term management of sensitive habitats will improve the existing condition of the SINC and facilitate its restoration, further compensating for habitat loss elsewhere across the site.</p>	<p>Changes agreed.</p>

<p>of the strategic site.</p>	<p>5.2.7 The site also lies within a Special Landscape Area and the development will seek to reduce adverse effects and/or visual intrusion on the wider landscape through appropriate measures. These include the provision of structural landscaping, with a mix of native and non-native trees and shrubs proposed throughout the site for biosecurity, diversity of ecosystems and habitat creation as well as the visual amenity of future residents. The retention of existing landscape features (hedgerows and trees) forms a desirable strong green framework that links with the wider green infrastructure to the north, west and south of the site. PLA3 requires the developer to submit and agree ecological management plans including proposals for mitigation, enhancement and maintenance for retained habitats and protected species (including for bats and dormouse). PLA3 also requires the development to retain and provide suitable buffers to habitats, particularly hedgerows, trees (including Ancient and/or Semi-Ancient Woodland) and Laleston Meadows SINC, which includes the green space bordering the northern and north-western boundaries of the site. In total, the site will provide approximately 10 hectares of retained woodland, improved grassland and new areas of open space. In addition, the remains of LLangewydd Church and Churchyard Scheduled Ancient Monument are located within the site, which will be preserved and enhanced within the masterplan. Proposals must work creatively with nature and must demonstrate how decisions on the built environment including design, siting, scale density and other key considerations have been informed by and incorporate biodiversity and ecosystem resilience considerations. Such considerations will be required to be demonstrated within a green infrastructure assessment as part of a planning application.</p>	
<p>AP 10.3 – Council to review / provide</p>	<p>See Appendix 1</p>	<p>Comments noted.</p>

comments on the evidence presented by representor No. 223 in respect of educational provision.		
--	--	--

General note on Action Points (APs):

These will normally be agreed in principle by the Inspector and the Council, and any other participant as required, at the end of the relevant hearing session. Where possible the AP will specify an agreed timeframe for completion. If it is not possible to determine the timeframe at the time of discussion, the Council will liaise with the Inspector over this via the Programme Officer. The Inspector will send the suggested form of wording for the APs to the Council via the Programme Officer as soon as practicable after the end of a hearing session. Once the Council is satisfied that the contents are accurate, they will be published to the Examination website as soon as possible in the interests of transparency. The Council will work on the schedule of Matters Arising Changes (MACs) in parallel with the APs and their AP responses, ensuring that MACs are accurately recorded at the earliest possible stage. The Inspector will confirm when she expects to be sent an up-to-date MAC Schedule; this will normally be in advance of the final hearing session.

APPENDIX 1

Land West of Bridgend – Education Requirements

1. Justification for a new Primary School

Education provision has been considered from the outset of the Replacement LDP's preparation. Existing educational facilities will inevitably be placed under pressure to accommodate the additional pupils that will be generated through planned housing developments. Therefore, the Local Planning and Education Authorities need to ensure sufficient provision is available to cater for learning needs and that necessary steps are taken to avoid facilities being detrimentally affected by the proposed developments. This consideration has informed selection of the proposed allocations as detailed within the Candidate Site Assessment. All new proposed strategic sites are significant enough in scale to support provision of a new primary school as a minimum and all other housing allocations will be expected to deliver improvements to existing infrastructure and/or provide new supporting infrastructure to render them acceptable in planning terms. This is key in fostering sustainable communities that will incorporate a mix of complementary uses.

School data in January 2022 across the primary and secondary network, is set out below. The Welsh Government target for unfilled places should be no more than 10%.

Table 1: Primary and Secondary School Data

January 2022 stats	Primary	Secondary
Number on Roll (NOR)	11,384	9,476
School Capacity	12,802	11,495
Unfilled places	1,580	2,019
% of unfilled places	11.22%	17.56%

The table reflects the overall county-wide situation in relation to unfilled places. There are a number of areas within the county where there is pressure for pupil places in individual schools. Although there is currently some capacity at both primary and secondary levels across the County overall, these places may not necessarily be available where demand is highest.

This is true in the case of the catchment in which Land West of Bridgend is situated as illustrated in the table below:

Table 2: School Capacity and Pupil Numbers on Roll data

School	School Capacity	School Capacity Adjusted*	Pupil Number on Roll (Jan 22)	Surplus / Deficit
Bryntirion Infants	113	102	144	-42

Cefn Infants	Glas	180	162	220	-58
Llangewydd Junior		382	344	342	2

* School Capacity Adjusted figure is a 10% reduction in the school capacity to account for fluctuations in numbers of pupils in particular year groups

This is the school capacity and Pupil Number on Roll data (as a snapshot in time) that informed the preparation of the Deposit LDP.

2. Pupil Yield and Cost Multipliers

The Pupil Yields for all Strategic Sites was calculated using the formula contained within Supplementary Planning Guidance 16: Residential Development and School Places. SPG16 was adopted on 10th March 2021 by full Council. Prior to being reported to Council, SPG16 was subject to a 6-week period of public consultation from 21st February to 3rd April 2020.

As part of the review of the SPG, it was determined that the most accurate method of predicting the actual pupil yield was to undertake a review of a 'settled' site i.e. a site that had been fully constructed and which included the provision of a new school. The site chosen for this review was the Broadlands development in Bridgend, which consists of 2,305 dwellings in a mix of 1,2,3,4 and 5 bed houses. To ensure reliability and consistency, pupil data from 2011 to 2018 was analysed to determine the number of primary, secondary and post 16 pupils for each year. The enabled an average to be established and a yield rate to be calculated. The number of pupils attending special schools and Special Education Needs (SEN) resource bases across the county borough as a proportion of the total pupil population was also analysed. Please see Appendix A for the Broadlands Pupil Yield Data referred to.

The yield rates calculated were compared to those used by other authorities across South Wales and found to be comparable. A sensitivity analysis was conducted against other residential developments within the county borough (including Parc Derwen), although data from such schemes did not have the same level of accuracy and consistency due to development not being completed.

The updated cost multipliers have been obtained from Band B of the 21st Century School and Education Programme. Welsh Government have determined how they will fund local authorities per pupil place for Band B of the programme, with the cost and size rate per pupil calculated using the area guideline for schools and the construction industry rates. The rate also includes an amount for furniture, equipment and IT.

The rates have been used to compare against actual Band A costs within the county borough to ensure robustness. As with the pupil yield rates, comparison has been made with the cost multipliers used by other South Wales authorities to ensure consistency.

The Pupil Yield Rates and Costs per Pupil Place contained in the Adopted SPG are as follows:

Table 3: Pupil Yields and Cost Multipliers

Age Group	Number of Children Generated per Dwelling		Cost per Pupil Place
	Apartments	Houses	
Nursery (under 4)	0.02	0.05	£18,599
Primary (4-11)	0.10	0.33	£18,599
Secondary (11-16)	0.06	0.20	£29,406
Post 16	0.2 x secondary	0.2 x secondary	£29,406
ALN* – Primary	1.5% of primary	1.5% of primary	£55,797
ALN* - Secondary	1.5% of secondary	1.5% of secondary	£88,218

3. Viability

The potential impact on viability of all potential S106 requirements is acknowledged and has been accounted for at all stages of the RLDP preparation. This follows the guidance contained within Planning Policy Wales to establish the viability of potential strategic residential allocations at the Candidate Site stage rather than leaving such matters to the planning application stage. The Council committed to the use of the Burrows Development Viability Model to help establish agreement between developers, site promoters and the Council in determining the viability of development proposals at an early stage in the Candidate site process.

In the case of the strategic site allocations, site-specific appraisals have been undertaken by Burrows Hutchison Ltd in conjunction with the site promoters. The costs of delivering key infrastructure, including education provision, have fed into the appraisals and shared between all parties in a timely manner. Burrows Hutchinson Ltd confirmed all strategic sites, “are capable of meeting the proposed RLDP policy requirements in full, whilst also providing competitive returns to both the landowner(s) and the developer(s) involved”. This verifies that each strategic allocation can fund and deliver the necessary infrastructure requirements detailed in their respective strategic site policies and the Infrastructure Delivery Plan

4. School Size

The total number of pupils generated by the Pupil Yield formula in SPG16 informs the additional school places required by development proposals, and in the case of the Strategic Sites, the size of new schools required to be provided on site. The size of new primary schools is based on classroom sizes of 30 pupils across the 7-year age groups. This produces the following school sizes:

Table 4: School Pupil Sizes

Type of Primary School	No of Pupils
1 form entry	210
1 form entry with nursery	225
1.5 form entry	315
2 form entry	420
2 form entry with nursery	450
3 form entry	630
3 form entry with nursery	675

In accordance with guidance set out by the Welsh Government's Sustainable Communities for Learning Programme, the land take requirements are calculated in accordance with formulae contained within Building Bulletin 99: Briefing Framework for Primary School Projects (Department for Education and Skills, 2014).

Specifically, Appendix 4 of BB99 sets out formula for calculating minimum and maximum site areas, which has been extracted below:

Table 5: BB99 Formula for calculating site areas for Primary Schools

Site Area	Formula
TOTAL NET SITE AREA	$2000 + 32N$
LIKELY SITE AREA: from	$2200 + 36N$ (110% of net site area)
to	$2500 + 40N$ (125% of net set area)

*The above figures are an extract of the Key Formulae in Appendix 4 of BB99 (page 64)

** N = number of pupil places

The Welsh Government's Sustainable Communities for Learning Programme specifically advises that.... "To ensure that funds are distributed fairly and that our schools offer a consistent standard across Wales, we advise that schools are designed according to the maximum of BB98 (secondary) and BB99 (primary)..."

Thus, the maximum site area derived from the BB99 formula has been calculated below for the different size schools required by the proposed strategic sites in the RLDP:

Table 6: Calculation of Site Area

Size of school	Pupils 4-11	Teaching Spaces - 4-11	Rounding up - whole teaching spaces	Revised number of 4-11	FT Nursery places	PT Nursery places	Total nursery places	Total number of pupils	Net Site Area - sqm	Max Gross Site Area - sqm	hectares
1FE	210	7	7	210	30	15	45	255	10160	12700	1.27
1.5FE	315	10.5	11	330	45	22.5	67.5	397.5	14720	18400	1.84
2FE	420	14	14	420	60	30	90	510	18320	22900	2.29

5. Land West of Bridgend

In the case of land West of Bridgend, the pupil generation numbers were calculated using an indicative development mix provided by the site promoter and then applying the pupil yield formula in SPG16 as set out below:

Table 7: Land West of Bridgend Pupil Yield

Type of Unit	Total Units	Pupil Yield per unit	Total No. of Pupils
Houses	770	0.33	254
1 Bed Flats	80	0	0
Other Flats	0	0.10	0
Total	850		254*

*1.5% ALN provision = 3 of the total places

As can be seen the total number of pupils generated by the development mix falls between a 1-form and 1.5-form entry primary school. To ensure sufficient land is provided for a new school the RLDP has included the provision of a 1.5-form entry primary school within the Policy requirements set out under PLA3. As can be seen from the formulae contained within BB99, the maximum site area for a 1.5-form primary school is 1.84ha.

Policy PLA3 specifies a land take of 2.3ha. The intention of providing an additional 0.5ha above the maximum site size generated by the BB99 formula is to provide 'buffer' land should future school admissions require an extension to the capacity of the school. This has been applied to the policy requirements of all of the individual strategic sites.

This cautious approach has been formulated for a number of reasons, which are highlighted below:

- **Lessons learnt from other large residential sites in BCBC**

The existing Bridgend LDP and the Unitary Development Plan it replaced both contained residential development sites that were granted consent subject to Section 106 Agreements. Amongst other matters, this obliged the developers to transfer land and pay financial contributions to enable the Council to construct new Primary Schools on site. In both cases, the size and land take requirements of the primary schools as included in the S106 Agreements was deemed to be insufficient following the grant of planning permission. This has led to the construction of school extensions, provision of mobile accommodation and/or the variation of S106 Agreements which has resulted in delays to the planning process. Whilst there are various reasons that have contributed to the need to provide additional school accommodation on these sites, it is not something that was foreseen at planning application stage. The provision of a small amount of 'buffer land' would have reduced the complexity of retrospectively planning for extra capacity on school sites that were not of sufficient size.

- **Changes to the indicative development mix**

The indicative development mix provided by the Strategic Site promoter has been developed in accordance with concept masterplans, various detailed assessments with regards to the impact of the proposals, a site-specific viability appraisal and in accordance with emerging RLDP policy (including the findings of the Local Housing Market Assessment, SINC Review, IDP and the Plan-Wide Viability Assessment). It is not therefore considered that the development mix is likely to alter greatly as to do so would impact the Housing Trajectory and deliverability of the site. There is potential however for subtle changes to the unit types and development density within specific development phases that could increase the number of children generated by the site in accordance with the pupil yield formula within SPG16.

- **Provision of dual use community facilities**

The RLDP contains policies that promote the dual use and functionality of community facilities. School buildings and the site in which they sit are very much central to this concept. BCBC would be keen to engage with the site promoter to ensure that the buffer element of the land take for the school is designed in a way that it could provide a flexible space offering wider community benefits in the short term, which would be subject to review if ever additional school accommodation was required.

- **Omission of drop off area**

Recent new school construction projects in BCBC have included an area of the site comparable to the 0.5ha safeguarded for future expansion for an internal drop-off area. This is to remove any potential highway conflict from the roads surrounding the new school. For the purposes of the Strategic Sites within the RLDP this element of the school layout will not be pursued as the schools will be located within close proximity to the majority of residential development from where school pupils are drawn. Active Travel measures are seen as key to reducing car dependency, including journeys to and from schools. The provision of an area of buffer land provides further scope to provide facilities associated with these measures and suitable space to enable public transport providers/school transport operators to set down and pick up pupils.

6. Provision of a New School

Ultimately, the provision of all necessary infrastructure requirements for the strategic sites will be secured through the use of appropriately worded planning conditions and Section 106 Agreements at planning application stage. This will be informed by the Infrastructure Development Plan and the site-specific viability assessments verified by Burrows Hutchinson Ltd. The positive communication that has been held with all site promoters through the RLDP process will be maintained to ensure that pre-application discussions engaging all stakeholders will be held in a timely fashion. This process has already begun.

With specific regard to education provision, matters to be agreed and finalised through the pre-application process will include the timing of provision of the new school, the phasing of education contributions and the precise location and size of the school site. It is acknowledged that the detailed costs and values that were inputted into the site-specific viability appraisals were appropriate and agreed at the time (please refer to SD241 Statement of Common Ground, Strategic Sites). It will be necessary to revisit these, alongside the school capacity and pupil numbers on rolls data, as part of the application process to ensure the most up to date information is considered. Likewise, any updates to the Supplementary Planning Guidance document will need to be accounted for.

7. Conclusions

With regards to the allocation of Land West of Bridgend in the RLDP, BCBC welcomes the commitment of the site promoter to the provision of a new Primary School as part of the development. This reflects the communication that has taken place between the Council and Llanmoor Homes since an early stage of plan preparation.

The Policy wording of the RLDP reflects the size of school required in accordance with the pupil yield rates of BCBC's existing SPG which was subject to public consultation and scrutiny of full Council. The land take required includes for provision of nursery places (not accounted for in the Site Promoter's Hearing Statement) and is based on the statutory guidance advocated by Welsh Government's Sustainable Communities for Learning Programme. An additional land buffer has been added to the policy wording as a contingency. The precise land take requirement and school size will be refined through the planning application process.

Appendix A Broadlands Pupil Yield Data

Broadlands Pupil Yield Data – Pupils generated by a development of 2305 dwellings

PRIMARY (Age 4-11 EXCLUDING NURSERY)

Schools by Year	2011	2012	2013	2014	2015	2016	2017	2018	Average	Pupil yield per dwelling
Primary	631	637	673	672	723	704	671	658	671	0.29
Church	26	34	36	43	35	33	30	27	33	0.01
Welsh	40	43	49	51	47	50	51	56	48	0.02
Special	5	4	4	5	6	6	4	3	5	0.00
Overall	702	718	762	771	811	793	756	744	757	0.33

COMPREHENSIVE (Age 11-16)

Schools by Year	2011	2012	2013	2014	2015	2016	2017	2018	Average	Pupil yield per dwelling
Comp	356	404	418	410	397	424	432	443	411	0.18
Church	15	15	16	25	28	26	28	25	22	0.01
Welsh	0	7	12	11	14	13	21	20	12	0.01
Special	11	7	11	5	3	4	6	7	7	0.00
Overall	383	433	457	451	442	467	487	495	452	0.20

COMPREHENSIVE (Post 16)

Schools by Year	2011	2012	2013	2014	2015	2016	2017	2018	Average	Pupil yield per dwelling
Comp	74	71	86	103	118	94	113	121	98	0.04
Church	8	2	7	6	3	3	3	5	5	0.00
Welsh	0	0	0	1	3	4	3	2	2	0.00
Special	2	6	8	11	6	2	1	2	5	0.00
Overall	84	79	101	121	130	103	120	130	109	0.05

Overall	1169	1230	1320	1343	1383	1363	1363	1369	1318	0.57
----------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------