

Draft Site Development Brief: Land at HM Stanley Hospital, St Asaph



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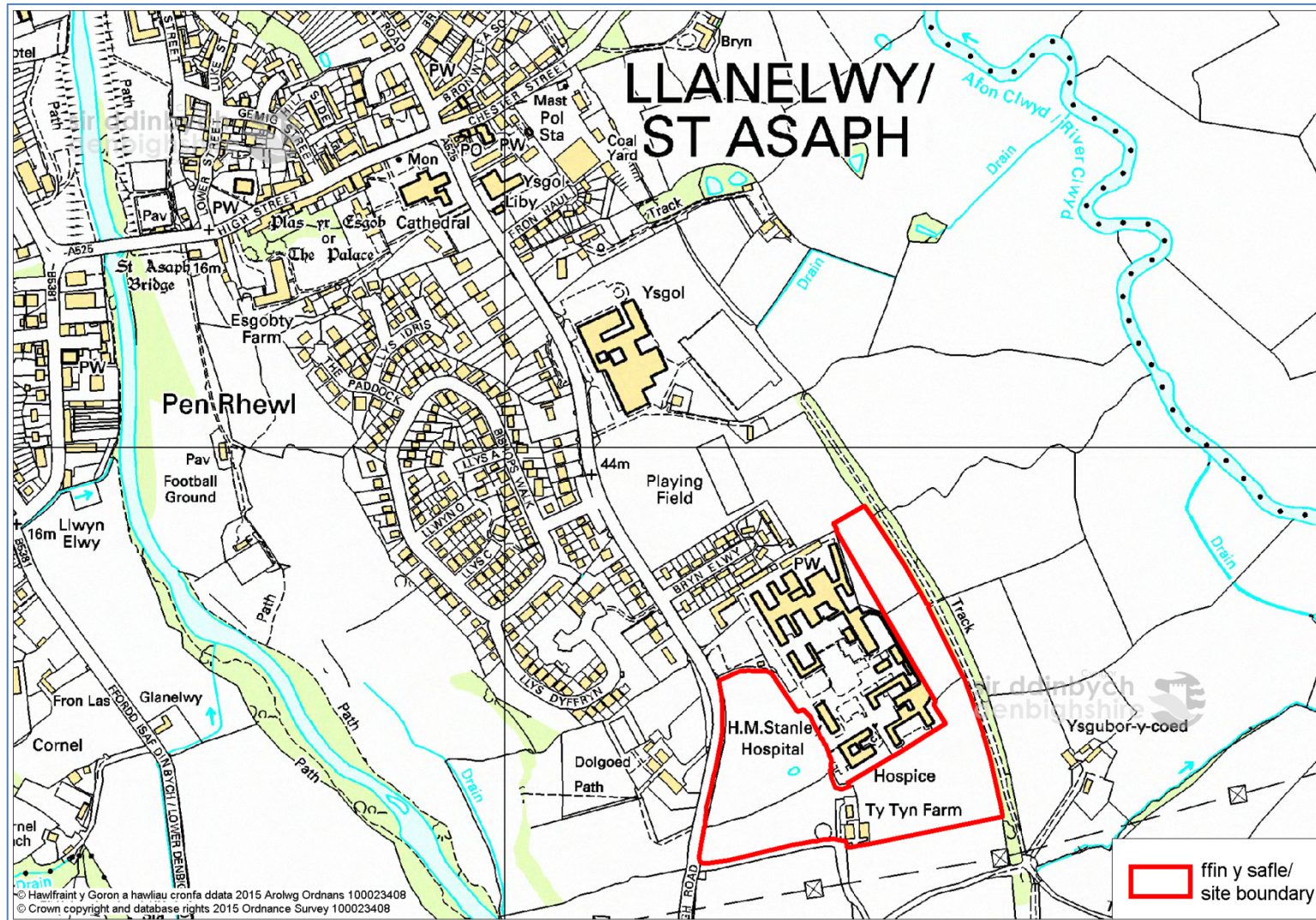
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Cover photo: St Asaph (aerial view, 2009)

Figure 1: Location of Land adjoining Former HM Stanley Hospital, St Asaph



1. Introduction

- 1.1 This site development brief is one of a series of Supplementary Planning Guidance notes amplifying Denbighshire Local Development Plan 2006 – 2021 (LDP) policies or principles of development for individual site allocations in a format which aims to guide the process, design and quality of new development. These notes are intended to offer detailed guidance to assist members of the public, Members of the Council, potential developers and Officers in discussions prior to the submission of and, consequently, in determination of future planning applications.

2. Document Status and Stages in Preparation

- 2.1 This site development brief was formally approved for public consultation by Denbighshire County Council's Planning Committee on **XXXX**.
- 2.2 The Council's Supplementary Planning Guidance notes (SPGs) are not part of the adopted local development plan. The Welsh Government (WG) has confirmed that following public consultation and subsequent Local Planning Authority (LPA) approval, SPGs can be treated as a material planning consideration when LPAs, Planning Inspectors and the Welsh Government determine planning applications and appeals.
- 2.3 This document has been prepared in accordance with planning policy contained in Planning Policy Wales (Edition 7) and guidance documents published by Welsh Government.

3. Site Location and Description

- 3.1 St Asaph has a population of approximately 3,355 residents and is located around the A55, which the main east-west transport corridor across North Wales. It is also in close proximity to key employment areas at St Asaph Business Park and Bodelwyddan. St Asaph has been

identified as a Lower Growth Town in the Denbighshire Local Development Plan 2006 – 2021 (LDP) spatial strategy in relation to proposed housing growth over the lifetime of the Plan.

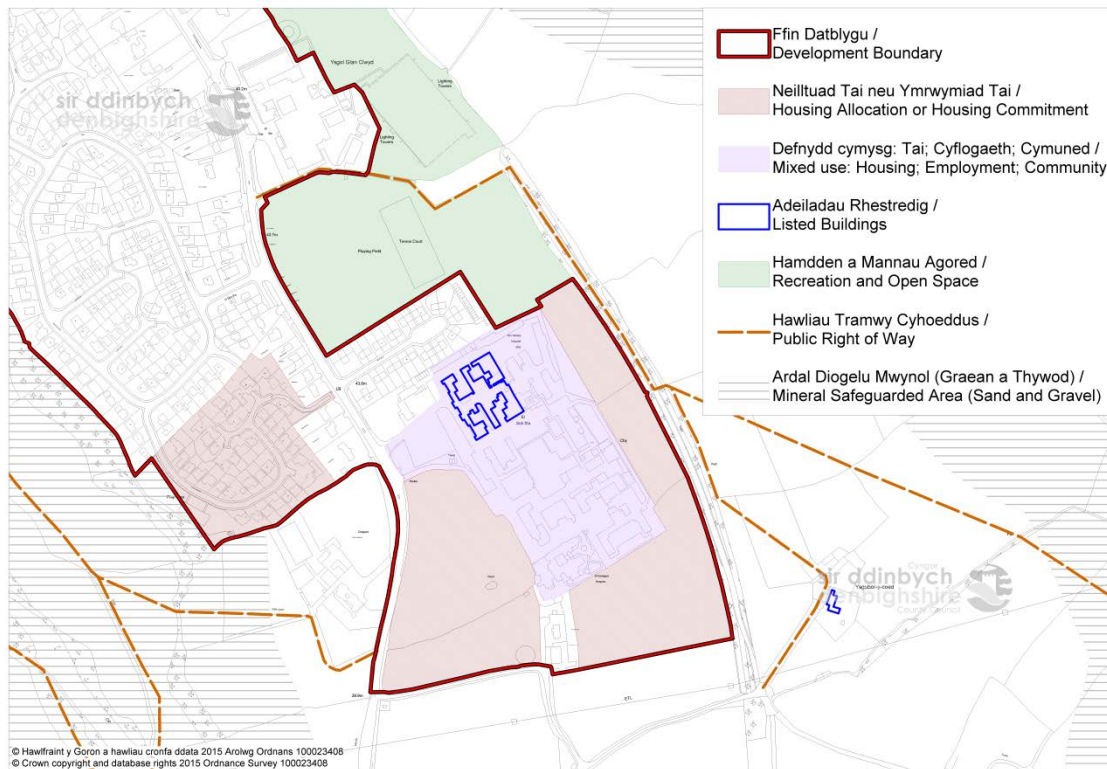
3.2 The site is located on the south-western edge of St Asaph and is surrounded by open fields to the south and east. A small portion of the northern boundary of the site adjoins the playing fields associated with Ysgol Glan Clwyd. The western boundary of the site is defined by the A525. The northern boundary of the site adjoins St Kentigern Hospice, Welsh Ambulance Services NHS Trust headquarters and the former HM Stanley Hospital.

3.3 The site is shown on the LDP proposals map as two residential allocations separated by a farmhouse and associated buildings which are within the development boundary but not allocated for residential development. The allocated sites are greenfield sites currently used for grazing. It is envisaged that the two allocations, including the existing unallocated buildings, will be delivered as one comprehensive development and are treated as such for the purposes of this site development brief. The total site development brief area is approximately 6 hectares.

4. Planning Policy

4.1 Figure 2 shows the local planning policies around the site. The LDP proposals map for St Asaph provides an overview of the wider area.

Figure 2: Planning policies local to the site



4.2 Denbighshire’s Local Development Plan (LDP) 2006-2021 was adopted in June 2013 and contains several policies which are applicable to development on this site. The key policies are listed below, although others may also apply depending upon the nature of the development proposed.

4.3 *LDP Policy RD 1 – Sustainable Development & Good Standard Design:* The site is located within the development boundary of St Asaph and is largely allocated for housing, with a small portion (the existing farm buildings) not being allocated for any specific use. Therefore the principle of development, and particularly housing development, at the site is established subject to the acceptability of design details outlined in Sections 5 and 6.

4.4 Development proposals should aim to raise the standards of design in terms of the built environment and in securing the best environment

through landscape design. Policy RD 1 outlines general design criteria that development proposals in development boundaries should meet. Applicants should consider the following design matters (that are by no means exhaustive): built height, scale, density of development, massing, site layout, impacts on the wider rights of way network, waste disposal/recycling arrangements, elevation of buildings, Sustainable Drainage Systems (SuDS), green landscape features and built material sympathetic to the surrounding area. *Technical Advice Note 12: Design* states that good design is more than being visually attractive. Good design involves access, character, community safety, environmental sustainability, and movement. Development proposals will be required to apply these objectives of good design. Further design principles are set out in sections 5 and 6.

Figure 3: The 5 objectives of good design (Technical Advice Note 12 ‘Design’, Welsh Government, 2014)



4.5 Appraising the local context is important in identifying and understanding the historic development pattern of St Asaph. This could include: density of building blocks, development types and architectural styles; building,

roof and street lines; key and secondary views; important open spaces; roof lines and chimneys.

4.6 *LDP Policy BSC1 – Growth strategy for Denbighshire:* The majority of the site is allocated for housing in the LDP. An indicative number of housing units of 201 has been included in the plan. This figure reflects development at 35 dwellings per hectare based on the gross allocated site area. However, the site should incorporate a buffer zone around the adjoining hospice site which is likely to impact on the total number of units it is possible to accommodate on the site. The number of units proposed on the site should be justified in accordance with policy RD 1 if it falls below the 35 dwellings per ha density indicated in the policy.

4.7 *LDP Policy BSC 3 – Securing Infrastructure Contributions from Development:* This policy states that development will be expected to contribute to the provision of infrastructure to meet the additional social, economic, physical and/or environmental infrastructure requirements arising from the development. The policy lists 5 priorities, and notes that the properties will vary depending on the nature and location of development. Improving the quality of school buildings and performance in education is a key corporate priority outlined in Denbighshire's Corporate Plan. Alongside affordable housing, sustainable transport facilities, and on-site open space, contributions to education provision will be sought. Education requirements are further discussed in section 5 and Appendix 1 of this document.

4.8 *LDP Policy BSC 4 - Affordable Housing:* This policy states that all developments of 3 or more residential units are expected to provide a minimum of 10% affordable housing on site for developments of 10 or more residential units. The policy allows for the affordable housing percentage to increase if house sales prices increase 10% above the 2009 sale price data. The 2010 Update of Housing Need, Demand and Affordability (Glyndwr University) indicates that there is a demand for 2

and 3 bedroom affordable properties in the area, with an emphasis on social and intermediate rented properties. All housing would have to be designed in line with space requirements outlined in SPG Residential Space Standards (2013), and in Design Quality Requirements published by Welsh Government (2005) for affordable housing if Social Housing Grant is utilised. Further guidance on this topic is also contained in the Council's Affordable Housing SPG (2014).

- 4.9 *Policy RD 5 – The Welsh Language and the social and cultural fabric of communities:* This policy requires detailed assessment in the form of a “Community and Linguistic Impact Assessment” to accompany a planning application in all settlements where developments are of a larger scale. This development will exceed the 20 residential units threshold. Further guidance on this topic is contained in the Council's Planning and the Welsh Language SPG (2014).
- 4.10 *LDP Policy BSC 11 - Recreation and open space:* This policy seeks to ensure that the county minimum standard of 2.4 hectares of open space per 1,000 population be applied to development proposals, as detailed in Table 1. Development proposals for this site should provide open space on-site. Per dwelling, this equates to 48 sqm recreation/sport space and 24 sqm children's equipped playspace & informal space. Developers must also ensure, and demonstrate, that maintenance arrangements are in place for the recreation and open space provided. It should be anticipated that the Council will not take responsibility for the open space, and its ongoing maintenance, on this site.

Table 1: Fields in Trust 'benchmark' standards, as applied in LDP policy BSC 11

Type of Open Space	Standard
Outdoor Sport including Playing Pitches	1.6 hectares/1,000 population
Children's Equipped Playspace	0.25 hectares/1,000 population
Children's Informal Space	0.55 hectares/1,000 population
Overall	2.4 hectares/1,000 population

- 4.11 *Policy VOE 1 – Key areas of importance:* This policy seeks to protect areas of local or national importance from adverse impacts caused by development. This includes land or buildings subject to local/national designations, nature conservation sites, sites of landscape/biodiversity value and built heritage. Any development impacting upon such area should maintain and, where possible, enhance the site's value and characteristics. The site is located close to a listed building and any proposals will have to respect this. *Planning Policy Wales* chapter 6 highlights the need to preserve or enhance listed buildings and their settings. *Welsh Government Circular 61/96 Planning and the Historic Environment: Historic Buildings and Conservation Areas* provides additional guidance on development affecting the setting of a listed building.
- 4.12 *Policy VOE 5 – Conservation of natural resources:* Development proposals that may have an impact on protected species will be required to be supported by a biodiversity statement. Where the overall benefits of a development outweigh the conservation interest of a locally protected nature site, mitigation and enhancement measures in or adjacent to these sites should be an integral part of the scheme. Further information in relation to biodiversity issues in connection with the site can be found in Section 5.

- 4.13 *Policy VOE 6 – Water management:* All developments will be required to incorporate water conservation measures and eliminate or reduce surface water run-off, where practicable. This policy also requires any proposals of greater than 1,000sqm or 10 dwellings to be accompanied by a Water Conservation Statement. A Statement will therefore be required alongside any development proposals for this site. Support for the SuDS ('Sustainable Drainage') approach to managing surface water is set out in paragraph 8.2 of *Technical Advice Note 15: 'Development and Flood Risk'*. This states that 'SuDS can perform an important in managing run-off from a site and should be implemented, wherever they will be effective, on all new development proposals, irrespective of the zone in which they are located'. In addition, Approved Document Part H of the Building Regulations 2000 establishes that when feasible, the first option for surface water disposal should be the use of SuDS.
- 4.14 *Policy ASA 2 – Provision of sustainable transport facilities:* Development proposals can result in a need to bring forward improvements to public transport, walking or cycling infrastructure. In such cases, this policy requires proposals to incorporate or contribute to the cost of their provision. This could include capacity improvements or connection to the cycle network, provision of walking and cycling links with public transport facilities and improvement of public transport services. Development proposals for this site should also ensure connection to the surrounding footpaths, footways and Public Rights of Way.
- 4.15 *Policy ASA 3 – Parking standards:* This policy seeks to ensure that appropriate parking spaces for cars and bicycles are provided as part of development proposals. The surrounding area in terms of access & availability of public transport, population density, parking space availability, and whether alternative forms of transport are available will be considered as part of any proposal. Further guidance on this topic is contained in the Council's Parking Requirements in New Developments SPG (2014).

5. Site Appraisal and Requirements

5.1 This section sets out the known site constraints which any planning application should address.

5.2 Trees, Landscaping and Open Space

The site has some important boundary features, principally estate fencing, mature trees and hedgerows, which should be retained as far as possible. The lane to the south of the site has a very rural character, which leads to a listed farmhouse and is important in its setting. Key views into the site from the nearby listed buildings should be considered, as should views from the site to the Clwydian Range & Dee Valley Area of Outstanding Natural Beauty (AONB). Site layout and building design should take advantage of any obvious landscape character and features, and reflect the rural 'edge of settlement' nature of the site. This will be important, particularly to the south of the site where landscaping will be critical, in ensuring successful integration with the surrounding countryside. There are no Tree Preservation Orders on the site.

5.3 It is expected that any development proposal will provide open space on site. Open space provision should be accessible to all and well linked to existing public rights of way. A landscaped buffer zone (which must remain undeveloped) around St Kentigern Hospice will be required as part of any proposal. The details of the nature and extent of the buffer zone should be agreed with the hospice and provided as part of any planning application. The provision of the buffer zone is in addition to the requirement for open space as part of this development. The buffer zone should not be intended for public or recreation use and will not be included in the calculation of open space requirements for the site. The developer should ensure maintenance arrangements are in place for the open space/recreation areas and the buffer zone. Details of these arrangements must be provided as part of any planning application.

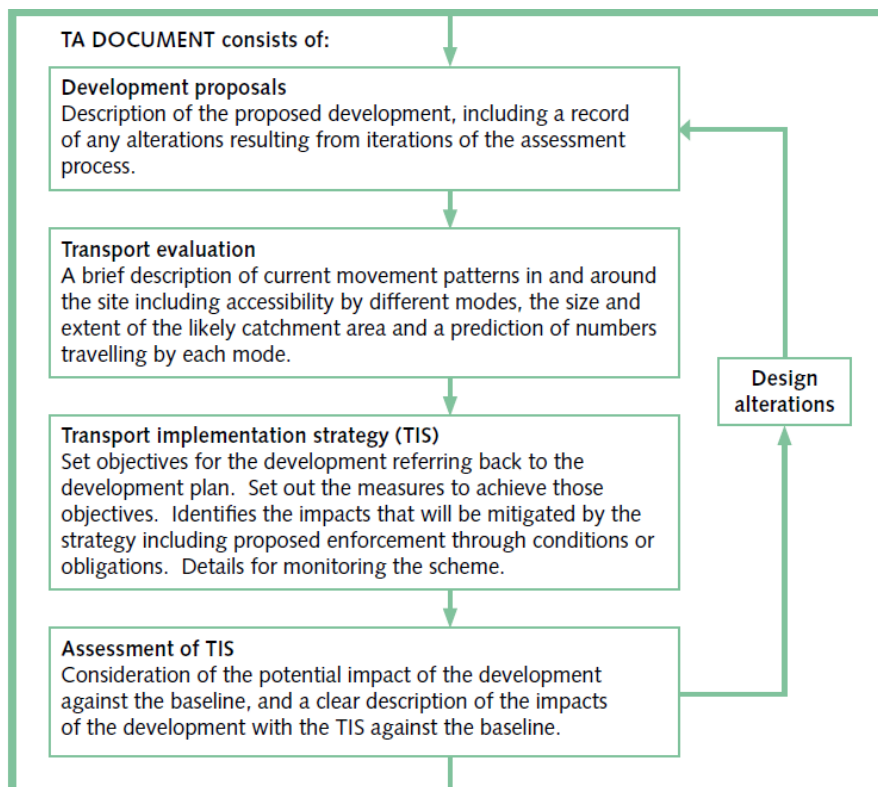
5.4 Biodiversity

The site contains features, including a pond, mature trees and hedgerows, which are of value to biodiversity, including protected species. Such features should be retained and incorporated into the design of the site. Great crested newts are known in the area and may be using the site. Other possible species on site include bats and nesting birds. Ecological surveys will be required alongside any planning application, comprising a desk-top study (including a data search from Cofnod), extended phase 1 habitat survey, bat surveys of any trees proposed for removal and great crested newt surveys. Surveys should be carried out by an experienced ecologist following best practice guidance and should inform the site layout and design requirements. Results of the surveys, along with avoidance, mitigation and compensation measures (as appropriate) should be submitted with any planning application.

5.5 Access and Movement

Any development proposal will require a Transport Assessment (TA) as per policy RD1 criterion vii) and as the total number of dwellings anticipated exceeds 100 houses (PPW section 8.7.2). The TA should outline how the development proposal would mitigate transport impact through design and planning conditions or obligations. Figure 4 (below) outlines the typical content of a TA. A TA would be required should planning applications be submitted separately for the two allocated sites. In such a case, the TA should take account of the adjacent site and not prevent its delivery. This would involve assessing the combined impact of both sites when complete (at a range of housing densities) on the local highway network. PPW section 8.7.2 and Annex D of *Technical Advice Note 18: Transport* provide further guidance on TAs.

Figure 4: Transport Assessment typical content (Technical Advice Note 18 'Transport', Welsh Government, 2007)



5.6 The Council will expect development proposals to integrate with the adjoining redevelopment site (former HM Stanley Hospital), and wider area, through design and access. Proposals should also enable the site to be served by two vehicular access points from the A525, in order to provide a route through the site. Proposals involving a single vehicular access leading to a 'cul de sac' effect will be discouraged. If it is proposed to utilise the existing hospital access from the A525 as a vehicular access to the site, a transport assessment demonstrating the capacity of this junction will be required. Access arrangements and road improvement works should be discussed further with the Council's Highway Department prior to the submission of a planning application.


5.7 The Council's Supplementary Planning Guidance 'Parking Requirements in New Developments' divides the County into two parking zones (based

on urban and rural areas) in setting out requirements. The site is located in parking zone 1 (an urban area and allocated settlement in the LDP). Therefore the parking requirements in section 6.13 of the SPG will apply. Other relevant topics in the SPG are access requirements for disabled people, cycle parking standards, motorcycle parking standards and landscaping.

- 5.8 The incorporation of walking and cycling routes should be a feature of any development proposal in order to provide good access throughout the site and towards the town centre. The proposed site layout should fit in with (and enhance) existing walking routes and encourage walking. A Public Right of Way lies to the immediate east of part of the site, which must be maintained and the potential to be enhanced explored. A further Public Right of Way lies to the west of the site, separated by the A525, and opportunities to improve connectivity through the site should be explored.
- 5.9 A number of local amenities (high school, convenience store, primary school, high street, play area) are within 2km of the site and therefore provide the opportunity for replacing car trips with walking (section 4.4.1 in *'Manual for Streets'*). The development both within the site and immediate area should be designed to be a 'walkable neighbourhood'. This will help reduce the need to use the car for short journeys, benefit local business and create health and wellbeing benefits for the wider community. The World Health Organisation recently created a Health Economic Assessment Tool (HEAT), which outlines the economic benefit from walking and cycling. Health Impact Assessment (HIA) is a tool used to consider the impacts of development on the wider determinants of health and wellbeing, and guidance is available via the Wales HIA Support Unit's document 'HIA: A Practical Guide'. Carrying out a HIA is not a statutory requirement, however, any proposal is encouraged to recognise the benefits of designing a development that contributes to human health.

5.10 Principles from Manual for Streets (2007) should be implemented into the design of the development proposal. This involves giving design priority to pedestrians as shown in Table 2 below. This approach is endorsed in PPW (paragraph 8.1.3) alongside the need to promote walking, cycling and improve access to public transport, local shops and facilities (PPW paragraph 8.1.4 and Technical Advice Note 18 'Transport' paragraph 3.6).

Table 2: User hierarchy (Manual for Streets, Department for Transport, 2007)

<p>Consider first</p>  <p>Consider last</p>	Pedestrians
	Cyclists
	Public transport users
	Specialist service vehicles (e.g. emergency services, waste, etc.)
	Other motor traffic

5.11 In line with policy RD1, the development proposal should ensure safe and convenient access for disabled people, pedestrians and cyclists. National planning policy outlines that access should consider all people who may be affected by the development. This includes all age groups across society and people with sensory impairments and learning difficulties. Technical Advice Note 12 'Design' provides further guidance on inclusive access. Section 7 of the Council's SPG 'Parking Requirements in New Developments' outlines accessibility requirements for disabled people.

5.12 Contamination

Based on records, the Council are unaware of any historic contamination affecting the site.

5.13 Archaeology

There are no records of known archaeological interest at the site but no investigation has been carried out in this area. Owing to the size of the site, it cannot be fully ruled out that there has not been any archaeological activity in the area. Any application should be accompanied by a desk-based assessment and, if necessary, geophysical surveying. Developers are advised to contact the County Archaeologist for further guidance.

5.14 Welsh Language and Culture

The 2011 Census recorded that Welsh speakers accounted for 26% of the population of St Asaph East electoral ward and 20% of the St Asaph West ward, compared to the County average of 24.6%. A 'Community and Linguistic Impact Assessment' will be required alongside any planning application. Development proposals should seek to use locally relevant Welsh names for streets and the development as a whole, as a minimum.

5.15 Education

Development of the site would create extra demand on nearby schools. The nearest local primary schools are Ysgol Tremeirchion (Welsh medium), Ysgol Esgob Morgan, St Asaph Infants, Ysgol Cefn Meiriadog, Ysgol Twm o'r Nant (Welsh medium) and Ysgol y Faenol. Welsh-medium secondary education is provided at Ysgol Glan Clwyd, St Asaph. English-medium secondary schools are located in Denbigh and Rhyl. There is limited current and projected capacity at the local infants and junior schools, with a projected increased demand for Welsh-medium education in the area. Therefore, a developer contribution to increase capacity will be required as part of any planning application. Further guidance on the calculation of these contributions is set out in Appendix 1.

5.16 Topography

The site is relatively flat, rising approximately 5 metres from the western boundary, alongside the A525, towards the east.

5.17 Utilities

Dŵr Cymru Welsh Water has confirmed the following in relation to the site:

Water – no issues with supply.

Sewerage/foul drainage – no issues with the public sewerage network capacity.

Wastewater Treatment Works – limited capacity.

A water supply can be provided to service the site but this will require the provision of off-site mains to be laid to the boundary of the site. This is normal practice under the water requisition provisions of the Water Industry Act 1991 (as amended). Due to the limited capacity available for wastewater treatment, Dŵr Cymru Welsh Water will require developer contributions towards upgrading of the works, should all housing allocations in the LDP for St Asaph be delivered (and in the event of an upgrade not being included in Dŵr Cymru Welsh Water's Asset Management Plan).

5.18 Built Environment

With the exception of a farmhouse and modern agricultural buildings, there is no built development on the site but the surrounding built environment will be important in informing design proposals. The hospice and ambulance trust buildings adjoining the site are modern and of limited architectural merit. However, the grade II listed workhouse building on the former HM Stanley Hospital site, and associated Infirmary building, are important local features. The redevelopment of the former HM Stanley Hospital site will provide housing in a 'village vernacular', using traditional building elements, detailing and boundary treatments.

Additionally, the lane to the southern boundary of the site leads to a grade II listed building (Ysgubor y Coed farmhouse). Design proposals for the site should demonstrate how new development will relate to these features and integrate with the adjoining redevelopment site. The Council will not support development which is clearly distinct in character from, and unrelated to, adjoining development and heritage assets. The Council's SPGs 'Residential Development Design Guide' and 'Householder Development Design Guide' provide further guidance on design details for any planning proposal.

5.19 Community Safety

Any proposal should create attractive and safe public spaces and movement routes. This includes pedestrian and cycle routes and maximising natural surveillance over public spaces. Where appropriate, Secured by Design measures should be adopted. Active frontages to all streets should be designed into the scheme. This approach will avoid blank elevations and walls, which deaden the street scene and create a perception of an unsafe space. Open space should be afforded natural surveillance through the orientation of, and overlooking by, adjoining dwellings. Development should ensure overlooking of open spaces and public rights of way and avoid blank wall elevations which face onto the public realm.

5.20 Neighbouring Uses

The site is immediately adjacent to St Kentigern Hospice and shares a boundary with the hospice garden area, which is used by patients and families. Given the sensitivity of this neighbouring use, in particular privacy and amenity requirements, the Council will require any proposal to incorporate a development-free 'buffer zone' around the hospice. The extent and nature of the buffer zone proposed should be justified as part of any planning application and the Council would expect this to be informed by discussions with hospice representatives. Provision of

children's play space, recreation space or any other type of public open space within the buffer zone will not be acceptable.

5.21 The site is also immediately adjacent to the Welsh Ambulance Services Trust headquarters, which is currently in use as office accommodation and is part of the former HM Stanley Hospital site allocation for residential, employment and community facility mixed-use. Due to the Trust headquarters location within this wider development area (i.e. the former HM Stanley Hospital site and the Site Development Brief area), the Council will expect any development proposals to allow for any future redevelopment of the Trust site, through site layout, design and access.

5.22 Flood Risk

The site is within Zone A of Welsh Government's Development Advice Map referred to in Technical Advice Note 15: Development and Flood Risk, which is considered to be at little or no risk of fluvial or coastal/tidal flooding. Natural Resources Wales updated Flood Map for Surface Water identifies a small area to the north of the site as being at risk of surface water flooding.

5.23 Surface water discharge has been known to be constrained on the adjoining site (former HM Stanley Hospital) due to the surrounding watercourse capacity. Arrangements for surface water discharge should inform site layout and design and be agreed with Dŵr Cymru Welsh Water prior to the submission of any planning application.

5.24 The use of SuDS should be considered alongside other design solutions. Details of adoption and management for any proposed SuDS should also be submitted with any planning application to ensure that the scheme/systems remain effective for the lifetime of the development.

6. Design Principles

6.1 Following on from the site description and constraints outlined above, this section sets out the design principles that any proposal would have to meet:

1. Development should prioritise walking, cycling and public transport over car use by creating attractive and safe routes that link proposed housing, open spaces, bus stops and existing public right of ways within and adjacent to the site, to the adjoining area and St Asaph centre. The provision of opportunities for attractive, safe routes throughout the site and linking into the surrounding area should be built in at the design stage along with appropriate open space provision.

2. Design, scale and site layout should enable the site to be integrated with the redevelopment of the adjoining former HM Stanley Hospital site and take into account the built heritage around the site. Traditional building features and materials should be used and particular consideration given to boundary treatments and streetscape in achieving a high standard of design.

3. Development proposals should be sensitive to the adjoining uses on the site, both during the construction phase and after development completion. Proposals must incorporate a 'buffer zone' around St Kentigern Hospice, to remain free from built development. Proposals should also recognise the need for redevelopment of the adjoining sites, should these become vacant in the future.

4. Development should reflect and maintain the 'edge of settlement' nature of the site. The existing rural character, local landscape features, mature trees and hedgerows will be important in achieving this and design scale, layout and phasing will be expected to reflect this also.

5. A mixture of house types and design, which reflects local needs, should be provided. This should include affordable housing, in addition to starter homes, family homes and those suitable for older people.

7. Further Considerations

7.1 Consultation

At the time of writing, there is no statutory requirement to undertake pre-application consultation with key consultees and the local community. However, any applicant is strongly encouraged to engage with the surrounding local community, ward Members and the City/Town/Community Council. Key contacts within Denbighshire County Council are provided in Section 8 and should be engaged prior to submitting any planning application. Any comments provided in this pre-application process should inform the design of the proposal.

7.2 Environmental Impact Assessment (EIA)

Applicants are advised to establish whether their proposal falls under the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 and, therefore, could be classed as 'EIA development'. All proposals included in Schedule 1 of the regulations must be subject to an EIA, whereas proposals in Schedule 2 do not necessarily require an EIA depending upon the outcome of the EIA

screening exercise. Further guidance is provided in Welsh Office Circular 11/99 ('Environmental Impact Assessment').

7.3 Validation requirements

The following documents will be required to accompany any planning application:

- Design and Access Statement
- Biodiversity Survey and Report
- Tree Survey
- Transport Assessment
- Water Conservation Statement
- Community and Linguistic Impact Assessment

8. Contacts

Denbighshire County Council
Planning and Public Protection
Development Management
Caledfryn
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Appendix 1

Guidance on Contributions to Education

1. Educational Planning in Denbighshire

1.1 Denbighshire County Council, like every other Local Authority in Wales, is currently reviewing its schools as part of our commitment to modernise education and to ensure our schools provide the best possible learning environments. In accordance with Welsh Government requirements, Denbighshire are required to provide the right number of places, of the right type in the right location.

1.2 Due to the geographical nature of Denbighshire there are some areas, predominantly in the South of the County, which have significant surplus places and in other areas, predominantly in the North, which are facing significant capacity issues. Denbighshire County Council's Admissions Policy grants parental preference where there are sufficient places available. In some instances 'empty places' in a school do not equate to there being capacity in the school due to these places being restricted to certain year groups.

1.3 Contributions may be used for the following;

- The provision of new classrooms to accommodate an increase in pupil places within existing schools;
- Replacement and/or improvement of existing school facilities to adequately facilitate an increase in pupil places;
- Provision of land for a new school where required and related to the scale of the development;
- Provision of additional facilities (i.e. playing fields) necessitated by an increase in pupil numbers.

2. Criteria

2.1 The requirement for developer contributions will be based on the

following criteria:

- i. Developments which comprise of 5 or more houses or, where not absolute, a site area of 0.2 hectares or more.
- ii. Denbighshire County Council will seek contributions in cases where the identified schools have less than 5% surplus places having taken into account the proposed development. Contributions should only be sought in respect of the number of pupils which would take surplus places below 5%, rather than the total number expected from the development. The contributions would be held by Denbighshire to fund works at the affected schools.
- iii. Only those schools affected by the development will receive the benefit of the financial contribution. Where a number of developments are being proposed within close proximity which as a whole will necessitate a need for additional facilities, Denbighshire may combine contributions as necessary to negate the cumulative effect.
- iv. Contributions received by Denbighshire will be held in interest bearing accounts with a unique finance code which is to be used only for the purpose specified in the obligation. If this contribution is not spent within an agreed timescale the contribution will be reimbursed with interest.
- v. For planning contributions the pupil capacity will be calculated net of any capacity that has been achieved through using mobile accommodation

3. Exceptions

3.1 The exceptions to the provision of school places will be the following type of residential development from which planning authorities will not seek contributions:-

- Housing specifically designed for occupation by elderly persons (ie restricted by planning condition or agreement to occupation by those over aged 55 years or more)
- 1 bed dwellings or 1 bed apartments or flats.

4. Calculation of Contributions

4.1 Contributions towards additional or improved school facilities will be based on the following factors:

1. The number of qualifying dwelling units in the development.

The policy will apply to developments with 5 or more dwelling units or over 0.2 hectares.

2. The number of school age children likely to be generated by each residential unit.

This is based on the data gathered by local authorities to estimate likely pupils arising from developments. This would generate a figure of 0.24 as the primary school formula multiplier and 0.174 as the secondary school formula multiplier. This will be reviewed by the local authority.

3. Cost Guidelines

Denbighshire has suggested a sum of £16,000 per pupil place for a primary school and a sum of £15,000 per pupil for a secondary school. These costs are based on a 420 primary school development and a 1500 secondary school development average cost/m2 data sourced from the Building Cost Information Service and are current as 4Q 2013.

Worked Examples

Primary School Pupils

For example if school capacity was 240, 5% would be 12 pupils so that the trigger for contributions would be 228.

And if actual Number of Pupils 230

Development of 80 houses $80 \times 0.24 = 19.2$ pupils (round down to 19)

$$230 + 19 = 249$$

$$249 - 240 = 9$$

We only ask for contributions for 9 pupils.

$$9 \times \text{£}16,000 = \text{£}144,000$$

Secondary School

For example if School capacity was 1480, 5% would be 74 pupils so that the trigger for contributions would be 1406.

And if actual Number of Pupils 1395

Development of 80 houses $80 \times 0.174 = 13.92$ pupils (round up to 14)

$$1395 + 14 = 1409$$

$$1409 - 1406 = 5$$

We only ask for contributions for 5 pupils.

$$5 \times \text{£}15,000 = \text{£}75,000$$