

Site Development Brief: **Residential Development and Open Space – Cae Ffyddion, Dyserth**

Main Document



Strategic Planning and Housing

DATE: February 2016

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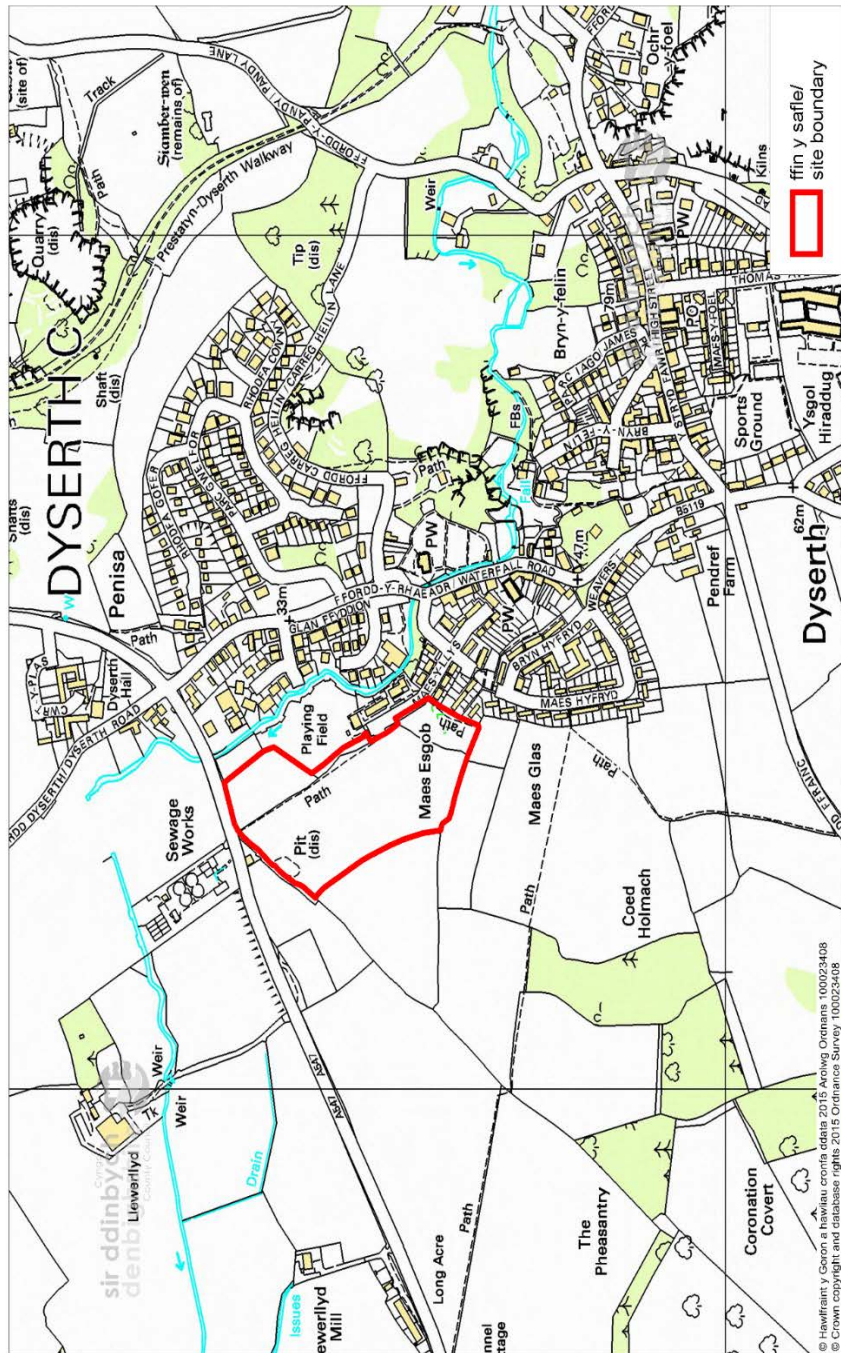
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Cover Photo: 'Dyserth' (Aerial View, 2009)

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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 adopted by Denbighshire County Council's Planning Committee on 17th February 2016
- 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 8) and guidance documents published by Welsh Government.

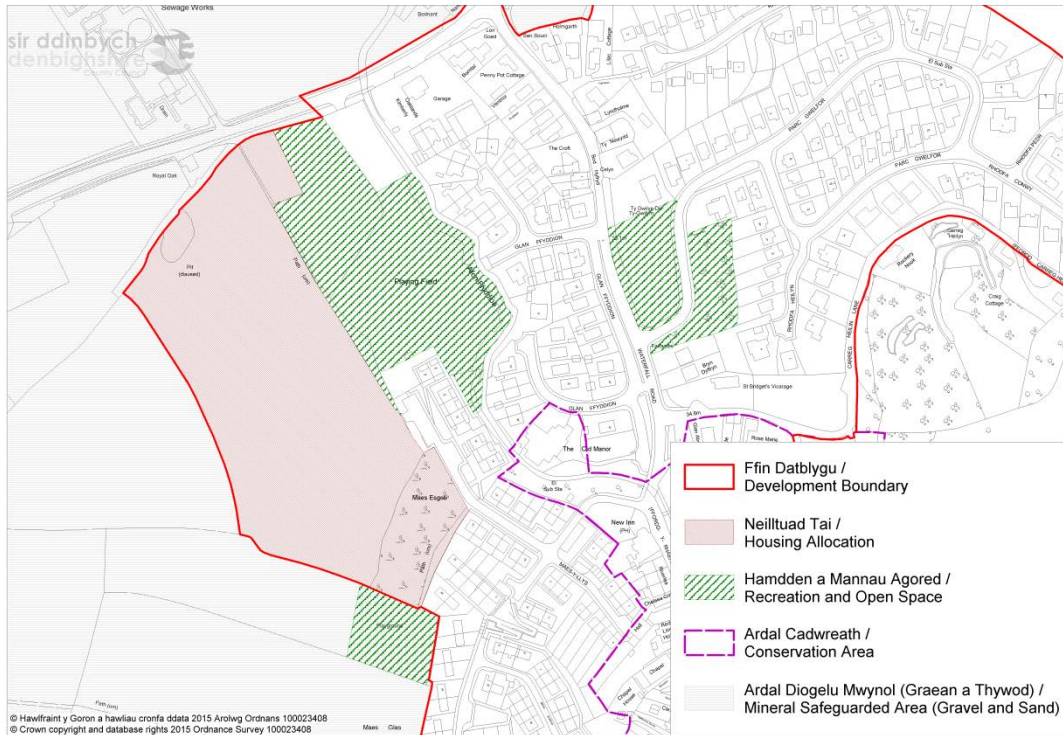
3. Site Location and Description

- 3.1 Dyserth lies to the north of the County of Denbighshire, inland from the main towns of Rhyl and Prestatyn. It is located about 5km to the north of the A55 trunk road, the principal transport corridor in North Wales. The 2011 census identified 2,270 people living in Dyserth. Dyserth has been identified as a village in the Denbighshire Local Development Plan 2006 – 2021 (LDP) settlement hierarchy in relation to proposed additional housing over the lifetime of the Plan. Dyserth offers a range of facilities and services including a primary school, employment area and a variety of shops.

- 3.2 The site is located on the western edge of Dyserth and is surrounded by open fields to the west and south west, residential use to the east and south east, and a playing field to the north east. The northern boundary is defined by the A547. ~~To the immediate east of the site is a public footpath and open playing field, from which~~ The site slopes away upwards from north-east to south-west. The site is bounded by hedgerow to the north of the site (adjacent to the A547). The site extends to approximately about 3.4ha 3.94 ha, 3.4ha of which is for residential development and 0.54 for open space. The site is allocated for housing and open space in the Denbighshire Local Development Plan 2006 - 2021. The site is agricultural grade 3 and has been used in the past for agricultural grazing and is the site is previously undeveloped.
- 3.3 The site lies outside of the Clwydian Range and Dee Valley AONB but is visible from it. The AONB lies to the east of Dyserth on considerably higher ground than the site and the visual impact of development on the views from the AONB should be carefully considered. Views from Moel Hiraddug and Graig Fawr should also be considered.
- 3.4 There are frequent bus services to Dyserth throughout the day, providing links to Rhyl railway station (about 7km), Prestatyn railway station (about 4km), and the larger settlements in the Vale of Clwyd.

4. Planning Policies

- 4.1 Figure 2 shows local policies which may be a consideration in determining planning applications for the site. Please refer to the LDP Proposals Map for Dyserth and the LDP Key Map to obtain an overview of planning policies relevant to the wider area.
- 4.2 Figure 2: Local policies relevant to development on site



4.3 Planning Policy Wales (Edition 8), paragraph 2.1.2, states that planning applications have to be determined in accordance with the adopted development plan unless material considerations indicate otherwise. Denbighshire’s Local Development Plan 2006 – 2021 (LDP) was adopted in June 2013, and contains local policies applicable to development proposals coming forward for Dyserth.

4.4 Material considerations are issues that may be relevant to the decision such as capacity of physical infrastructure (e.g. in the public drainage or water systems), noise or disturbance resulting from use, highways capacity, nature conservation and biodiversity objectives and flood risk. NB this list is not intended to be exhaustive.

Denbighshire Local Development Plan 2006 – 2021

4.5 (1) LDP Policy RD 1 – Sustainable development and good standard design - Development Boundary: The site is located within the development boundary of Dyserth and is allocated for housing. Therefore the principle of housing development at the site is established subject to the acceptability of design details outlined in Section 6.

4.6 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.

That means applicants may want to consider the following matters: built height and scale, density of development, elevation of buildings, implementation of Sustainable Urban Drainage Systems (SUDS), provision of green landscape features and built material sympathetic to the surrounding area. *Technical Advice Note 12: Design* outlines that good design goes beyond being visual 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 outlined in section 6 of this document.



Figure 3: The 5 Objectives of good design, Technical Advice Note 12, Welsh Government, 2014

- 4.7 Appraising the local context is important in identifying and understanding the historic development pattern of Dyserth. 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.
- 4.8 **LDP Policy BSC1 – Growth Strategy for Denbighshire.** The site is allocated for housing in the adopted LDP. An indicative number of housing units of 99 was included in the plan. This figure reflects development at 35 dwellings per hectare based on the gross site area. A portion of the allocated site may be retained by the

Council for housing development, and there are other constraints, such as the old pit which may 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/hectare density indicated in the policy.



- 4.9 **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) indicated that a demand for 2 and 3 bedroom affordable properties exists 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 where Social Housing Grant is utilised. Further guidance on this topic is also contained in the Council's Affordable Housing SPG (2014).
- 4.10 **LDP 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 unit threshold. Further guidance on this topic is contained in the Council's Planning and the Welsh Language SPG (2014). Impact on the Welsh Language will be a material consideration in the determination of any planning application on the site.

4.11 **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 all development sites and should preferably be met by way of on-site provision. Situations where commuted sums provision will be acceptable are outlined in the policy. Where there is no identified shortfall of open space in the local area the Council will, expect developers to make a financial contribution by means of a commuted sum to mitigate the impact of increased usage on existing open space and equipment in the area.

Type of Open Space	Standard
Outdoor Sport including Playing Pitches	1.6 Hectares/1,000 Population
Children's Equipped Play space	0.25 Hectares/1,000 Population
Children's Informal Space	0.55 Hectares/1,000 Population
Overall	2.4 Hectares/1,000 Population

Figure 4: Fields in Trust 'benchmark' standards, applied in policy BSC 11.

The 0.54 hectare area dedicated to open space as part of the allocation will meet the open space requirements of the development based on 99 dwellings. If any of this area is lost to accommodate an access point or the number of dwellings proposed is different, then the required area of open space will change in accordance with the above standard. Suggestions for uses for the open space include relocation of the adjacent football field, provision of sculptures and seating areas, and improvements to play equipment for younger children. The Council will encourage innovative and low maintenance proposals for the open space and this should be set out as part of the initial design solution for the whole site.

4.12 **LDP Policy VOE 1 – Conservation Area:** Dyserth's Conservation Area lies close to the southern boundary of the site. It is essential that any development proposals should maintain and wherever possible, enhance the character and setting of the conservation area, and listed buildings.

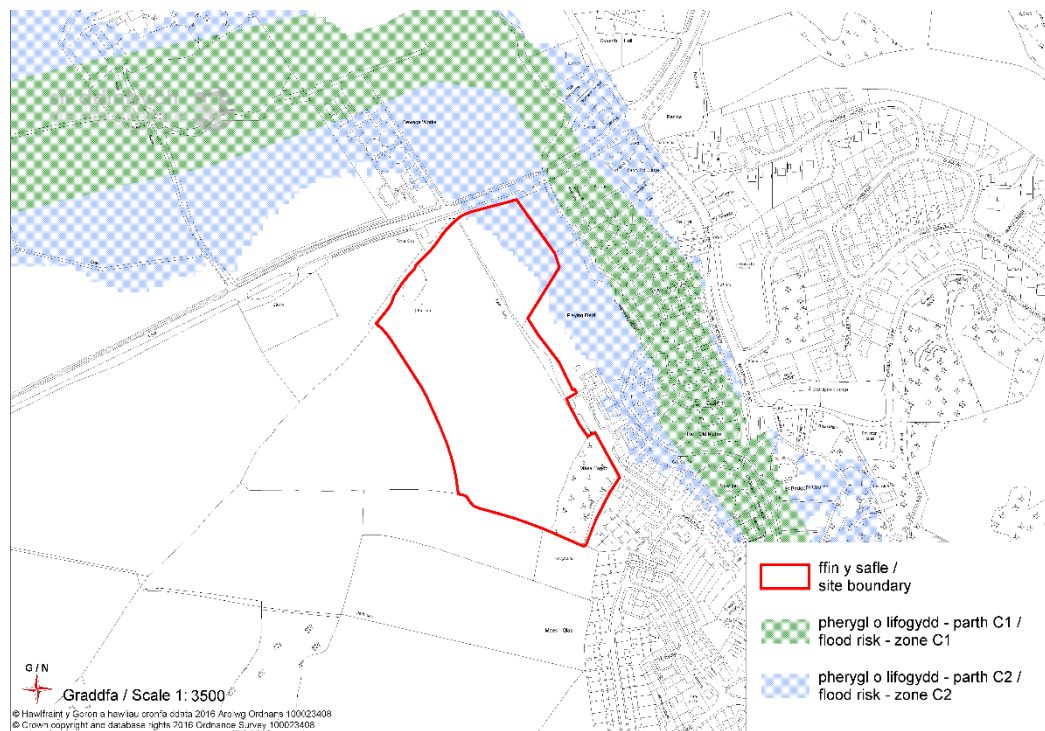
- 4.13 LDP Policy VOE 2 – AONB and AOB: the site is considered to be within the setting of the Clwydian Range and Dee Valley AONB, there is a need to ensure that the overall approach to development, and particularly the landscaping of the site, has regard to the need to mitigate impacts on the AONB, notably on views from the higher ground of the protected area.
- 4.14 LDP 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.
- 4.15 Policy VOE6 – Water management. The proposal will be required to incorporate water conservation and measures to eliminate or reduce surface water run-off from the site, where practicable. Major development proposals (greater than 1,000 sqm floorspace or 10 dwellings) should be accompanied by a Water Conservation Statement. Support for the SuDS approach to managing surface water is set out in paragraph 8.2 of Technical Advice Note 15 'Development and Flood Risk'. Paragraph 8.2 notes that "SuDS can perform an important role in managing run-off from a site and should be implemented, wherever they will be effective, in 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.
- 4.16 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; improvement of public transport services.

4.17 **LDP Policy ASA3 – 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 seeks to describe known constraints at the sites that any planning application would have to give consideration to and overcome.

Fig 3: Flood Risk in relation to the site



5.2 Flood Risk

The site lies outside of Flood Risk Zone C1 and C2 of Welsh Government’s Development Advice Map referred to in Technical Advice Note 15: Development and Flood Risk. The access to the site may fall partially within a flood zone and early engagement with Natural Resources Wales is encouraged. Natural Resources Wales are currently carrying out hydraulic modelling of the river, Afon Ffyddion,

which lies to the east of the site. The results of this work and subsequent Flood Consequence Assessment will be made available on request.

It is acknowledged that properties adjacent to the development site have flooded in the past, to reduce risk, the proposal would be required to minimise water runoff in order to maintain or reduce pre-development rates as per policy VOE 6 Water Management. The use of SuDS should be considered alongside other design solutions. Details of adoption and management for the proposed SuDS should also be submitted to ensure that the scheme/systems remain effective for the lifetime of the development.

5.3 Trees and Landscaping

The site lies outside of the Clwydian Range and Dee Valley AONB but is considered to be within the setting of this protected area. Landscaping of the development should take particular account of the potential impact of the development on views from the AONB. Existing trees and hedges should be retained and protected on the site both in the design of development proposals and during construction. There is a line of semi mature hawthorn trees along the eastern boundary of the site adjacent to the footpath. There are also a number of more mature trees along the northern boundary of the site which effectively screen the site from the A547, a number have been felled recently but the remaining trees should be retained. The hawthorn hedge to the western boundary should be managed and enhanced to provide a landscaped boundary to the site. The majority of the interior of the site is improved grassland which is currently has previously been grazed.

5.4 Biodiversity

The site is currently used for agricultural grazing and the grassland has limited biodiversity interest. Protected species have been identified as using part of the site. There are also a number of mature and semi mature trees and hedgerows on site which are valuable for nesting birds and potentially for bats. The area of scrub to the south of the site is being retained by the Council for a separate housing development. A Baseline Habitat Survey has been carried out on the site and is available upon request. The findings of this study should be taken into account when progressing development proposals. A further study to establish the usage of the site by protected species is currently being carried out and will be made available.

5.5 Access and Movement

Any development proposal on this site will require a Transport Assessment (TA) in line with Policy RD1. The TA should demonstrate how the development proposal would mitigate transport impact through design and planning conditions or obligations. The development is predicted to generate approximately 55 vehicle trips during the morning peak (0800-0900). The TA will also predict the distribution (share) of these trips onto the local network. The TA should include an assessment of the capacity of the junction of the A547 and A5151 roundabout in Rhuddlan, and the A547 through Meliden as well as the capacity of Waterfall Road and High Street in Dyserth. Access to DCC Housing land via Maes Esgob will also need assessing from a highways perspective as there are some pinch points which may require consideration of parking restrictions. PPW section 8.7.2, and Annex D of *Technical Advice Note 18: Transport* provide further guidance on TAs. Non-vehicular (pedestrian & cycling) requirements are outlined in section 5.6 of this brief.

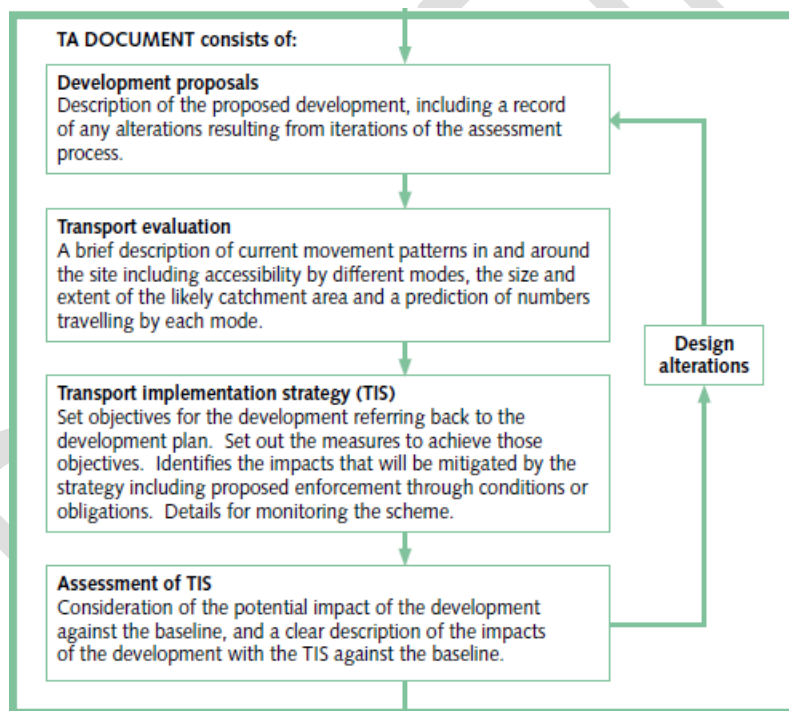


Figure 5: TA document typical content, taken from Technical Advice Note 18, Welsh Government, 2007

In designing access points and the internal site movement network, developers should consult with Manual for Streets and the Design Guidance for the Active Travel (Wales) Act 2013 to ensure that the needs of non-motorised users are taken into account at the design stages. A Stage 1 Road Safety Audit (which is an independent safety assessment) will also be required to be prepared as part of any planning application.

The main vehicular access to the site should be gained from the A547 on the northern boundary of the site. A separate minor access point has been identified onto Maes Esgob to serve the Council's development site on the south eastern boundary but this is not for vehicular access to the main development site and there should be no through route from the A547 to Maes Esgob. The incorporation of walking and cycling routes in conjunction with the adjacent Council site would be encouraged to provide good access to the village centre and other facilities such as the primary school along safe routes. Discussions have been held with the Highway Authority and a draft access designs have been prepared as shown in Appendix 1. Access arrangements and road improvement works should be discussed further with the Council's Highway Department prior to the submission of a planning application.

Parking requirements.

Denbighshire's Parking Requirements in New Developments SPG divides the County into 2 parking zones (based on urban and rural areas) to set standards. The site is located in parking zone 2 (a rural area and allocated settlement in the LDP). Therefore the parking requirements outlined in section 6.23 of the SPG apply. Other relevant sections from the SPG include: section 7 which outlines access requirements for disabled people, section 8 cycle parking standards, section 9 on motorcycle parking standards and section 10 on landscaping.

A Public Right of Way lies to the immediate east of the housing site, between the housing allocation and the recreational land. This route must be maintained and potential to be enhanced explored. The development both within the site and immediate area should be designed to become 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 – see <http://heatwalkingcycling.org/> for more info). This tool outlines the economic benefit from walking and cycling.

Principles from Manual for Streets 2007 (MfS) should be implemented into the design of the development proposal. This involves giving design priority to pedestrians as per the below table taken from MfS:

Table 3.2: User hierarchy

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

The above approach is endorsed in PPW section 8.1.3, alongside the need to promote walking, cycling and improve access to public transport, local shops and facilities (PPW section 8.1.4 TAN 18 section 3.6).

The growing trend of realising the environmental role in shaping human health is recognised in Health Impact Assessments. This assessment considers all the wider determinants of health and wellbeing. The Wales Health Impact Assessment Support Unit offer Guidance on Health Impact Assessments ('HIA: A Practical Guide'. –available on the following link www.whiasu.wales.nhs.uk). Providing 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.

Access for all.

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 (2014) page 18 and section 5.3 provides further guidance on inclusive access. Section 7 of the Council's Parking in New Developments SPG (2014) outlines accessibility requirements for disabled people.

5.6 Contamination

Records from a desk based survey suggest low level contamination related to the quarrying of sand & clay, operation of sand & gravel pit could be present on site. It

is believed locally that this pit may have been created by a WWII bomb. The disused pit on the site will require further investigation and any remediation actions identified.

5.7 Built Conservation and Archaeology

The southern boundary of the site lies in close proximity to the Dyserth Conservation Area. There are a number of listed buildings close to the site, the Old Manor (Grade II) and St Bridget's Church (Grade II*). It is essential that any development proposals should maintain and wherever possible, enhance the character and setting of the conservation area, and listed buildings. In addition, potential impacts on the settings of Dyserth Castle, Siamber-Wen medieval house and Bodrhyddan Registered Historic Park and Garden should be considered in any development proposals.

There are no records of archaeological interest in relation to the site but little work has been done in this area. There have been Roman artefacts found at the nearby Talargoch Mine and a desk top study is being undertaken to assess the potential need for further archaeological survey work in relation to the site. The results of this study will be made available alongside the tender documents for the site when it goes to market. Clwyd Powys Archaeological Trust have advised that there is the predicted line of a Roman road (PRN 93605) along the northern boundary of the site, although there is no direct evidence on the ground of this road. CPAT have also noted that at the centre of the field is the most important site with regard to future development. PRN 123336 Maes Glas Structure is a former building surviving as an area of collapsed stone and includes evidence of a possible rectangular building platform with low walls. The structure clearly pre-dates any OS mapping evidence and may be Medieval or earlier in date. There may also be additional surrounding sub-surface archaeology.

Prior to any development taking place, a pre-determination evaluation should be completed in accordance with Planning Policy Wales Chapter 6, WO Circular 60/96 section 13, 14 and the relevant Denbighshire historic environment local planning policies.

The evaluation should include a desktop study and walkover survey with investigative trial trenching across the remains of the building to determine its date and full extent. All of this work would be done pre-determination so that the report and mitigation can be submitted in support of a formal application.

5.8 Welsh Language and Culture

Dyserth is an historic village with a history of mining and quarrying. The 2011 Census recorded that 20% of the population of Dyserth speak Welsh, this is below the County average of 24.6%. A “Community and Linguistic Impact Assessment” will be required to accompany a planning application. Development proposals should seek to use locally relevant Welsh names for streets and the development as a whole as a minimum.

5.9 **Education.**

Development of the site would create extra demand on education facilities. The nearest primary school is Ysgol Hiraddug and nearby secondary schools include Prestatyn High School, Rhyl High School, and Ysgol Glan Clwyd (Welsh Medium). The Council’s Education Section has confirmed that there is extremely limited primary school capacity in Ysgol Hiraddug. Therefore, a developer contribution to increase capacity at the school would be required. Further guidance on the calculations of these contributions is set out in appendix 2.

5.10 **Topography**

The site rises by approximately 20 metres from the northern boundary of the site to the southern. Design solutions should take account of the topography and seek to avoid development that interrupts the skyline. Views of the site from the nearby Clwydian Range and Dee Valley AONB should also be taken into account at the design stage.

5.11 **Utilities**

Dwr Cymru/Welsh Water have confirmed the following in relation to the site:

Water – no issues with supply. A water main crosses the site.

Sewerage/foul drainage – sewer crosses site

Wastewater Treatment Works – no issues.

A water main crosses the very northern tip of the site from east to west and a public sewer runs along the eastern boundary of the site. A plan showing the location of the water main and sewer is available on request. **Protection measures/easements will be required for the existing sewers and water mains.**

5.12 **Construction Plan**

The Council will require a 'Construction Plan' to be submitted following the grant of any planning permission, covering issues such as hours of work on site, delivery of materials, noise, dust and disturbance during construction and phasing of development.

6. Design Principles

- 6.1 A development that prioritises 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 Dyserth centre. The site should provide appropriate green infrastructure to accommodate and encourage the biodiversity value of the site. 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.
- 6.2 The design should take account of the site's edge of village visual prominence and existing built heritage and contribute to a high quality and attractive gateway to Dyserth. The development should be based on the guiding principle of seeking to integrate and absorb the development into its predominantly rural surroundings from the outset. The site is quite open in character and a landscape strategy should be drawn up which seeks to strengthen existing landscape features and provide additional landscaping to enclose and break up views of the site. Additional structural tree and hedge planning should be identified at an early stage and ideally implemented in advance of development taking place. Dwelling design and use of materials should take account of and reflect the best historic use of materials in Dyserth. There is a clear emphasis on the use of slate as a roofing material in the existing village along with stone or painted render in the older parts of Dyserth and red brick along the High Street. The colour and reflectivity of all wall finishes and roofing materials should be recessive in nature to help them blend into the rural scene in views from the higher ground of the AONB.

6.3 A mix of housing, incorporating family housing alongside starter homes and homes suitable for elderly households, will need to be provided. This will reflect evidence of needs set out in the Sub Regional Local Housing Market Assessment (GVA Grimleys, 2008) & Update of Housing Need, Demand and Affordability in the Local Housing Market Areas of Denbighshire (Glyndwr University 2011)

6.4 **Further considerations.**

6.5 **Consultation**

At the time of writing, the Welsh Planning System does not have a statutory requirement to undertake pre-application with key consultees and the local community. However, any applicant is strongly encouraged to engage the surrounding local community, ward members and the town council. Key consultees outlined in section 8 should also be engaged prior to submitting any planning application. Any local comments provided in this pre-application process should be taken into account when designing the scheme.

6.6 **Environment Impact Assessment (EIA).**

Applicants are advised to establish whether their planning proposal falls under the regulations of the Town and Country Planning (Environment Impact Assessment) (England and Wales) Regulations 1999, and, therefore, could be classed as 'EIA development'. The purpose of an EIA is to establish whether development is likely to cause significant effects on the environment and what type of mitigation measures may be required to reduce them.

All proposals that are of a description mentioned in Schedule 1 of the regulations have to be subject to an EIA, whereas proposals that are of a description mentioned in Schedule 2 of the regulations do not necessarily have to be subject to an EIA depending on the outcome of the EIA screening exercise. Further information on the process can be found in Welsh Office Circular 11/99 ('Environmental Impact Assessment (EIA)') or obtained from the Planning / 'Development Management' section.

6.7 **Validation requirements.**

The Town and Country Planning (Development Management Procedure) (Wales)

Order 2012 and WG Circular 002/2012: 'Guidance for Local Planning Authorities on the use of the standard application form ('1app') and validation of applications' set the context for planning application validation requirements in Wales.

In light of the legislative context and policy requirements outlined in the LDP, the documents outlined below will be required to accompany any planning application.

It is also suggested a construction plan is submitted as part of any application.

Validation requirements (accompanying documents).

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

7. Contacts

Denbighshire County Council	Denbighshire County Council
Planning and Public Protection	Planning and Public Protection
Development Management	Strategic Planning & Housing
Caledfryn	Caledfryn
Smithfield Road	Smithfield Road
Denbigh	Denbigh
LL16 3RJ	LL16 3RJ

Tel.: 01824 706727

Tel.: 01824 706916

Email: planning@denbighshire.gov.uk

Email: ldp@denbighshire.gov.uk

Denbighshire County Council	Denbighshire County Council
Highways & Environmental Services	Finance and Assets
Caledfryn	Valuation and Estates
Smithfield Road	Caledfryn
Denbigh	Smithfield Road
LL16 3RJ	Denbigh
	LL16 3RJ

Tel.: 01824 706882

Tel.: 01824 706916

Email: highways@denbighshire.gov.uk

8. Sources

Welsh Government – Planning Policy Wales Edition 8, 2016

Welsh Government – Technical Advice Note 12: Design, 2014

Welsh Government – Technical Advice Note 15: Development and Flood Risk, 2004

Welsh Government – Technical Advice Note 18: Transport, 2007

Denbighshire County Council – Local Development Plan 2006 – 2021, 2013

Denbighshire County Council – Supplementary Planning Guidance Note: Planning and the Welsh Language, 2014

Denbighshire County Council – Supplementary Planning Guidance Note: Parking Requirements in New Developments, 2014

Denbighshire County Council – Supplementary Planning Guidance Note: Residential Space Standards, 2013

Thomas Telford Publishing for Department for Transport – Manual for Streets, 2007

Appendix 2

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, this includes Ysgol Hiraddug in Dyserth. 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. Contributions will be sought from proposed developments which comprise of 5 or more houses, or a site area of 0.2 hectares or more, that have the potential to increase demand on local schools. This will be for primary and secondary provision where a capacity issue has been highlighted by Education Services, Denbighshire County Council. It should be noted that empty places does not necessarily equate to there being sufficient capacity at that school. Investment may be need to bring it up to the required standard to make it suitable for the pupils generated from the proposed development.

- 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.

