

Developer Contributions to Schools

This is one of a series of local planning guidance notes designed to amplify policy GDP2 in the Wrexham Unitary Development Plan (UDP) and identifies the circumstances and locations in which developer contributions to the provision of education facilities, such as additional classrooms, will be necessary. The (UDP) was adopted by the Council in February 2005 and this note is a material consideration in the determination of all relevant planning policies.

Education Planning in Wrexham

For education planning purposes links between certain primary schools and secondary schools in groups throughout the County Borough are maintained. The Council's School Admissions Policy grants parental preference, unless to do so would prejudice the efficient and effective use of its resources. Over 98% of pupils are allocated places in accordance with their parents' first preference.

Background to this Guidance Note

Local authorities find themselves under increasing financial pressure to meet the educational needs arising from residential development. Cumulatively, even relatively small developments can have a significant financial impact on the provision of school places. Welsh Office Circular 13/97 'Planning Obligations' makes provision for developer contributions to offset the negative consequences of development provided there is guidance on this in the local development plan. The Wrexham UDP provides this guidance through Policy GDP2 on Capacity of Infrastructure & Community Facilities.

The rest of this note sets out further information on how this Policy will be applied.

Criteria

Any developer contribution will be based on the following considerations:

- It will only apply to proposed developments of four or more residential units, whether by new build, conversion or changes of use. Developments should not be deliberately sub-divided or phased in an attempt to avoid this threshold. Where the development has been split or phased, the resulting cumulative number of dwellings will be used to calculate the financial contribution.
- It will only apply to schools deemed to have a shortage of places taking into account other residential developments within the area and after addition of the extra pupils likely to be generated by the proposed development.
- The number and type of proposed residential units (large or small houses, bungalows or apartments). More detail is given in Table 1.
- The likely ratio of pupils per housing unit applicable to the appropriate school or schools at both primary and secondary level.
- The location of the development and likely impact on existing schools. This will be assessed using the same criteria as the Council's Schools Admissions Policy in relation to proximity. A map of school areas is available from the Planning Department.

If the potential pupils generated by the proposed development cannot be accommodated within existing schools then a commuted payment will be calculated by multiplying the additional places required by the pupil cost figure (see Table 1) to produce the commuted sum to be included in the planning obligation. Contributions by way of a release of land for a new school or direct construction may be considered as an alternative to payment of a commuted sum at the Council's discretion.

Timing of contributions

Any built educational provision will need to be completed to reflect the planned occupation of the homes. For larger developments phased payment will be considered to fit construction and occupation programmes.

Cost guidelines

The following guidelines are designed to give prospective developers an idea of the possible implications of their proposals:

- Every 100 houses produces around 28 primary age pupils and around 20 secondary age pupils.
- For developments that generate 100 pupils and above consideration will be given to a new school on a new site dependent on location and future growth potential of the area and the applicant will be expected to contribute in proportion to the number of school places the development generates.
- The Council will specify the nature of the works or the area which the contribution will finance, which may include a completely new school.
- Where a contribution is required, a draft Section 106 Agreement should accompany the planning application. Wrexham County Borough Council's Section106 templates are available on request from the Planning Department.

Schools where contributions are likely to be required

The list below shows schools where contributions are likely to be required. At all other schools there is likely to be some spare capacity to accommodate some development. This is not a definitive list, but a guide to developers.

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Secondary schools

Bryn Alyn, Gwersyllt (11 to 16 years)

Maelor, Penley (11 to 18 years)

Darland, Rossett (11 to 18 years)

Primary schools

Gwersyllt - Bryn Alyn School Cluster

Brymbo Aided, St Mary's
Brynteg C.P.
Gwersyllt C.P.
New Broughton C.P.,
Ysgol Penrhyn
Pentre Broughton C.P
Tanyfron C.P

Llangollen - Dinas Bran (Denbighshire) School Cluster

No schools

Penley - Maelor School Cluster

Hanmer
Penley Madras
Marchwiel C.P.

Rhosllanerchrugog - Y Grango School Cluster

Johnstown Infants
Johnstown Junior
Penycae C.P.

Rossett - Darland School Cluster

Gresford
Marford C.P

Ruabon – Rhiwabon (11 to 18 years) School Cluster

Acrefair C.P.
Ruabon Maes y Llan C.P.
Ruabon St. Mary's

Wrexham - Clywedog School Cluster

Bwlchgwyn C.P.
Marchwiel C.P.
Rhostyllen C.P.
Victoria C.P.
St Giles

Wrexham - St. Joseph's School Cluster

St. Mary's

Wrexham - Rhosnesni School Cluster

Acton Park C.P.
Alexandra C.P.
Barkers Lane C.P.
Borras Park
Rhosddu C.P.

Wrexham - Morgan Llwyd (11 to 18 years) School Cluster

Wrexham Plas Coch C.P

TABLE 1: Cost Guidelines			
School Type	No. of pupils generated by each 2-3 bed house	Building Cost Multiplier £	Contribution £
Primary 4 - 11 years	0.28	12257	3432
Secondary 11 - 16 years	0.20	18469	3694
Post 16	0.04	12000	480
Totals			
School with 6 th Form	0.52		4440
School without 6 th Form	0.48		3960

Notes

- Building cost multipliers are based on Department for Education guidelines, pupil allocations and average building cost assessment.

- 1 bedroom and accommodation for the elderly no charge 2/3 bedrooms standard charge (shown above). 4 + bedrooms plus 20%.
- School Cluster Areas are secondary schools and their feeder primary schools plus current Council policy on pupil proximity to schools
- School population assessments to be reviewed annually

Worked example for Johnstown Infants School cluster area

For the development of: -

- 10 - 1 bedroom Units
- 10 - 2 bedroom Units
- 10 - 3 bedroom Units
- 10 - 4 bedroom Units

Charges at primary school level

10 - 1 bedroom	no charge
10 - 2 bedroom	standard charge
10 * £3432	= £34,320
10 - 3 bedroom	standard charge
10 * £3432	= £34,320
10 - 4 bedroom	standard charge
+20%	
10 * £4118	= £41,180

Charges at secondary school level

No shortage, no charge.

Map1 Location of Schools Outside Wrexham Town

SECONDARY SCHOOLS

- 1 Darland High School
- 2 Bryn Alyn High School
- 3 Ysgol y Grango
- 4 Ysgol Rhiwabon
- 5 The Maelor School

PRIMARY SCHOOLS

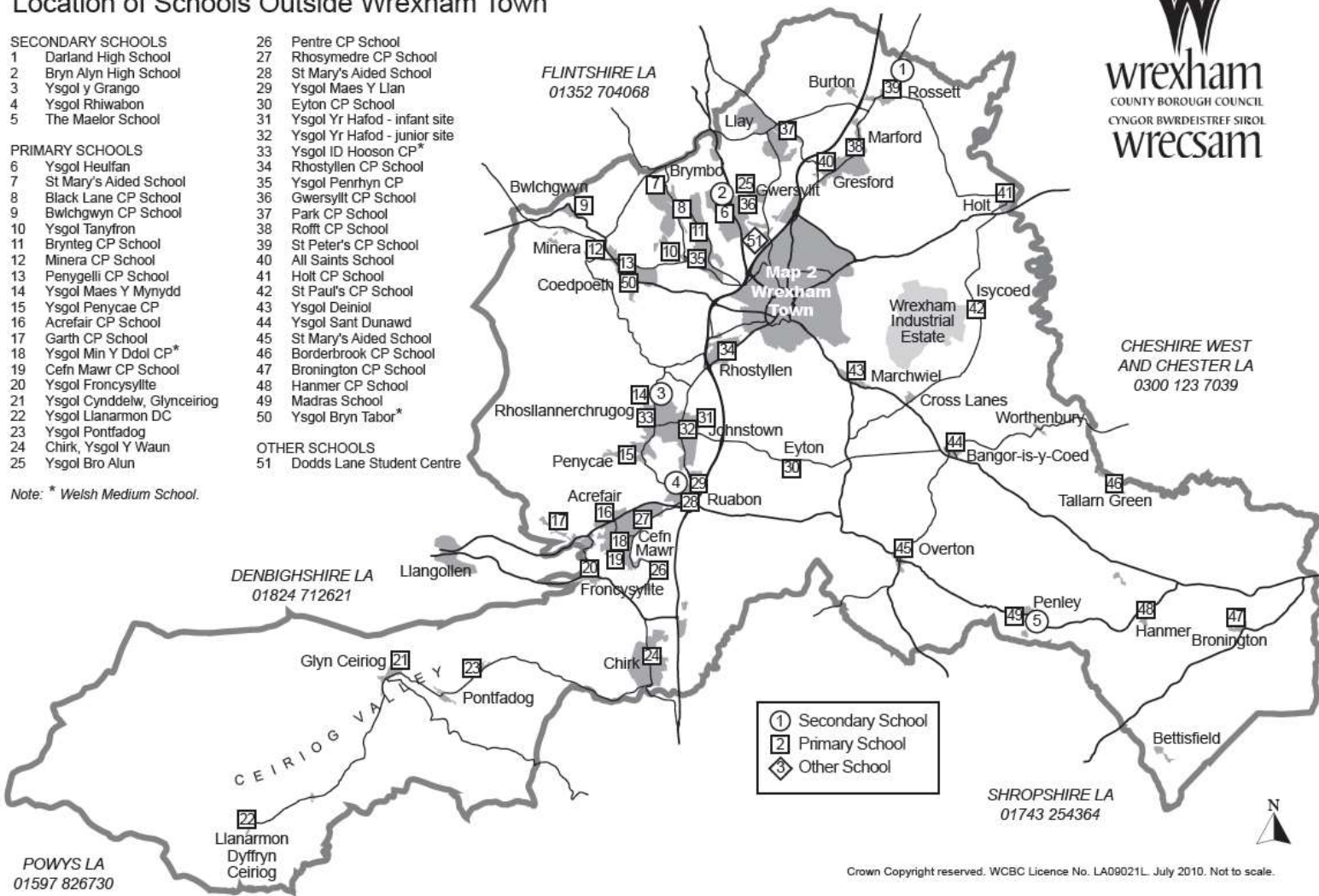
- 6 Ysgol Heulfan
- 7 St Mary's Aided School
- 8 Black Lane CP School
- 9 Bwchgwyn CP School
- 10 Ysgol Tanyfron
- 11 Brynteg CP School
- 12 Minera CP School
- 13 Penygelli CP School
- 14 Ysgol Maes Y Mynydd
- 15 Ysgol Penycae CP
- 16 Acrefair CP School
- 17 Garth CP School
- 18 Ysgol Min Y Ddol CP*
- 19 Cefn Mawr CP School
- 20 Ysgol Froncysyllte
- 21 Ysgol Cynddelw, Glynceiriog
- 22 Ysgol Llanarmon DC
- 23 Ysgol Pontfadog
- 24 Chirk, Ysgol Y Waun
- 25 Ysgol Bro Alun

- 26 Pentre CP School
- 27 Rhosymedre CP School
- 28 St Mary's Aided School
- 29 Ysgol Maes Y Llan
- 30 Eyton CP School
- 31 Ysgol Yr Hafod - infant site
- 32 Ysgol Yr Hafod - junior site
- 33 Ysgol ID Hooson CP*
- 34 Rhostyllen CP School
- 35 Ysgol Penrhyn CP
- 36 Gwersyllt CP School
- 37 Park CP School
- 38 Rofft CP School
- 39 St Peter's CP School
- 40 All Saints School
- 41 Holt CP School
- 42 St Paul's CP School
- 43 Ysgol Deiniol
- 44 Ysgol Sant Dunawd
- 45 St Mary's Aided School
- 46 Borderbrook CP School
- 47 Bronington CP School
- 48 Hanmer CP School
- 49 Madras School
- 50 Ysgol Bryn Tabor*

OTHER SCHOOLS

- 51 Dodds Lane Student Centre

Note: * Welsh Medium School.



Map 2 Location of Schools in Wrexham Town

- ① Secondary School
- ② Primary School
- ③ Nursery
- ④ Special School
- LEA Local Education Authority Office

Note * Welsh medium school. School names and addresses on following page. © Crown copyright reserved O.S Licence No.100023429. July 2010. Not to scale

