

Cerys Jones

From: Matthew Phillips
Sent: 25 October 2016 09:14
To: planning_admin
Subject: FW: SUU Home Farm Llay
Attachments: Darland & Llay figures. xlsx.xlsx

Importance: High

Please add email and attached as education response to P/2014/0905

From: Paula Parry
Sent: 24 October 2016 14:45
To: Matthew Phillips
Cc: Denise Garland
Subject: FW: SUU Home Farm Llay
Importance: High

Hi Matthew

Please see attached the information I have put together for both Darland and Llay, Denise may wish to add more regarding any outstanding planning places generated in either area.

I am not aware that we have reached out 5 contribution limit for this area.

As you can see Llay is full and Darland has less than 4% surplus.

At present Darland site could support an increase to up to 1,450 pupils (920 capacity would be required if this project goes ahead)

At present Llay site could not support an increase to 420 pupils without the inclusion at least in part of the old infant school site.

Denise will also be able to give you a summary of any outstanding permissions with proposed generated places in that area.

With regards ALN and Welsh Medium we will need to consider that any development of this size will impact on the demand for places, any agreement should therefore be worded to accommodate the need to address this.

Kind regards

Paula

Paula Parry
Access and School Places Manager



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Ysgrifennwch ataf yn Gymraeg neu Saesneg
Please write to me in Welsh or English

From: Matthew Phillips
Sent: 21 October 2016 12:29
To: Paula Parry
Cc: Dafydd Ifans; David Williams; Nicola Corbishley
Subject: FW: SUU Home Farm Llay

Paula,

This relates to the site in Llay that I have previously emailed about. If possible could the matters below be taking into account when you respond.

Regards

Matthew Phillips

Planning Control Lead/Arweinydd Rheoli Cynllunio
Environment and Planning/Amgylchedd a Chynllunio
Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wreccsam
Telephone/Ffôn: 01978 298780

From: Hawkins, Stephenie (Bilfinger GVA) [<mailto:Stephenie.Hawkins@gva.co.uk>]
Sent: 21 October 2016 10:32
To: Matthew Phillips
Subject: RE: SUU Home Farm Llay

Thanks Matthew.

On a thought overnight, are the Council content that an education contribution can be used to provide sufficient capacity at Llay? If not, would some flexibility be helpful, for example, to include another school within the catchment, such as All Saints Gresford, or indeed direct the whole contribution to another school? The school/s would of course need to fit with pooling. On this point, I concur collating evidence is hard, and hopefully if the Council position is that there is no breach of pooling, and no one can argue otherwise, then the Inspector will accept this.

Similarly, happy for flexibility on secondary in respect to Welsh Medium school places.

Regards

Stephenie

Stephenie Hawkins, Associate, Planning, Development & Regeneration, Bilfinger GVA
Direct Dial: 0121 609 8338 - Email: stephenie.hawkins@gva.co.uk Mobile: 07827 232 608
Web: www.gva.co.uk - National Number: 08449 02 03 04 - Fax: 0121 609 8314

From: Matthew Phillips [<mailto:Matthew.Phillips@wrexham.gov.uk>]
Sent: 21 October 2016 09:03
To: Hawkins, Stephenie (Bilfinger GVA)
Subject: RE: SUU Home Farm Llay

Stephanie,

I will see if we have anything that we can issue that is in a reasonable understandable format.

I think we would want to direct the funding to those two schools. Historically for primary we have asked for contributions towards primary provision for schools within the catchment of a particular secondary school, but this is problematic now because it means we would hit 5 contributions quite quickly, so identifying an individual school overcomes that to some extent. Ideally we want education to be identifying individual projects that funding from individual obligations could be directed towards (e.g. new school in village xx or new class room 1 at school yy etc), but that is still a work in progress. I'd have to check to see the pooled status for the wider Darland catchment area.

As for secondary, I understand children from the village generally go to three different schools – Bryn Alyn in Gwersyllt (which already has more than 5 obligations), Darland in Rossett (which currently has none) and a school across the local authority boundary in Flintshire. Darland was selected in this case partly because of the number of obligations already secured for Bryn Alyn but also because the site is on the eastern side of the village nearest Rossett so it is reasonable to assume that a fair proportion will go to that school. It is entirely possible that some children will also go to Ysgol Morgan Llwyd, the Welsh Medium secondary school. I know from discussions with education that there is increasing need for additional Welsh Medium secondary school places. That school also has no obligations at present as far as I am aware, but it will really be for Education to advise if they want the option of using the funding for Darland and/or Welsh Medium secondary provision.

I am chasing Education for a response – believe me!!!

Regards

Matthew Phillips
Planning Control Lead/Arweinydd Rheoli Cynllunio
Environment and Planning/Amgylchedd a Chynllunio
Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam
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From: Hawkins, Stephenie (Bilfinger GVA) [<mailto:Stephenie.Hawkins@gva.co.uk>]
Sent: 20 October 2016 17:08
To: Matthew Phillips
Subject: RE: SUU Home Farm Llay

Thanks Matthew, and apologies the affordable housing formula, it set out in the UU. However, your legal services have confirmed that the definition of 'discount' is to be provided by you.

Regards education, is it safe to assume the contributions will be directed to Llay and Darland only? Regards pooling, I agree it is difficult to show something negative! Does the Council have any monitoring that shows where contributions have been directed and by omission will show that there is no issue?

Regards

Stephenie

Stephenie Hawkins, Associate, Planning, Development & Regeneration, Bilfinger GVA
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Web: www.gva.co.uk - National Number: 08449 02 03 04 - Fax: 0121 609 8314

From: Matthew Phillips [<mailto:Matthew.Phillips@wrexham.gov.uk>]
Sent: 20 October 2016 08:39
To: Hawkins, Stephenie (Bilfinger GVA)
Cc: Hayley Wilkes (hayley.wilkes@knights1759.co.uk); Natalie Roberts
Subject: RE: SUU Home Farm Llay

Stephanie,

I have already provided the affordable housing contribution formula – it is in the example UUs previously forwarded. The only change from that example is that the number of dwellings was known in that particular case because it was a full application so the total number of affordable units (and part unit) was known. In this instance the formula would need to be as follows:

$D/N \times P$

Where:

D = Total value of discount for affordable housing units in each phase

N= Total number of affordable housing units

P= Part of affordable housing unit.

I have been chasing education regarding need and will do so again.

I am not sure how I can provide evidence regarding pooling. There are currently no qualifying planning applications that seek contributions towards Darland school or to Llay school – I am not sure how I can prove a negative in this instance. There is a pending s106 agreement (P/2016/0373) for a development to the south of the Miners Welfare Institute in Llay, however I have no idea if that will be completed before the Inquiry. In any case it will only take the number of contributions to those schools to 1 each.

I will need to seek Highways advice on the final point.

Regards

Matthew Phillips

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From: Hawkins, Stephenie (Bilfinger GVA) [<mailto:Stephenie.Hawkins@gva.co.uk>]
Sent: 19 October 2016 17:27
To: Matthew Phillips
Cc: Hayley Wilkes (hayley.wilkes@knights1759.co.uk); Natalie Roberts
Subject: FW: SUU Home Farm Llay

Dear Matthew,

With reference to the email below, we will be submitting the draft UU to PINS on Tuesday 25 October, with the final complete copy to be provided by 7 November.

Whilst we are unlikely to have full Council comments on the draft prior to submission, it would be useful to have clarity on a number of matters, as set out below, in order that we can provide evidence to the Inspector to assess whether the obligations meet the Regulation 122 tests, as required under Procedural Guidance Appendix K Section K.3.):

- Methodology for calculating the affordable housing commuted sum.
- Evidence of need within the primary and secondary schools serving Llay.
- Details of where the education contributions will be directed, with evidence that this meets regulations in terms of pooling.
- Details of where the Travel Plan monitoring contribution is derived from.

Thanks for your assistance.

Kind regards

Stephenie

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From: Hayley Wilkes [<mailto:hayley.wilkes@knights1759.co.uk>]
Sent: 18 October 2016 17:22
To: natalie.roberts@wrexham.gov.uk
Cc: Hawkins, Stephenie (Bilfinger GVA); matthew.phillips@wrexham.gov.uk
Subject: SUU Home Farm Llay

Natalie

I was hoping that you could provide me with an update on likely timescales for the approval/comment of the draft unilateral undertaking sent to you on the 10 October 2016. I am away from the office next week on annual leave and I am conscious that the undertaking needs to be with the Inspector prior to the 7 November.

Please let me know whether you have been able to access the epitome of title or whether you need me to resend this.

I look forward to hearing from you. If you have any queries regarding the drafting then please do not hesitate to contact me.

Kind regards.

Hayley Wilkes
Planning Solicitor

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