



Replacement Local Development Plan 2018-2033

Background Paper

July 2019

**BP 45: Population Increase, Housing and
Education Impact**

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1 Introduction

- 1.1 This is one of a series of Background Papers accompanying the Replacement Local Development Plan (RLDP). When the Council publishes its Preferred Strategy and Deposit Plan, it must also explain how the policy has been formulated based on the evidence base available to the Council at the time.
- 1.2 The purpose of this background paper is to:
 - Detail RLDP growth options and their potential impact on pupil numbers.
 - Detail current school provision and explain the 21st Century School Programme.
 - Assess the impact of the proposed Strategic Site Allocations on school capacity.
 - Identify strategic land allocations to meet new school provision.
- 1.3 Further land allocations to deliver the 21st Century Schools Programme and to accommodate RLDP growth options may be identified at Deposit RLDP stage.

2 National planning policy and guidance

- 2.1 PPW has been revised in order to bring it in line with the Well-being of Future Generations (Wales) Act 2015. PPW is split into four distinct themes, which bring the requirements of the Act into context for planning policy and show the inter-linkages between planning policies. Education falls in the Active and Social Places theme, under Community Facilities.
- 2.2 Para 4.4.1 states schools, and other community facilities, contribute towards a sense of place, which is important for health, well-being and amenity of local communities. Community facilities, such as schools, are often a key element of viable and sustainable places.
- 2.3 Local planning authorities should develop a strategic and long-term approach to the provision of community facilities, including schools. The needs of the local community should be taken into account when considering development proposals, to ensure that the provision continues to meet the requirements of local residents.
- 2.4 Schools are also included in the Strategic Placemaking Section of PPW, under accessibility. Major generators of travel demand, including schools, should be located in the existing urban areas or areas which are easily reached by walking or cycling, and served by public transport.
- 2.5 Sensitive uses, including schools, should not be located adjacent to busy roads or other transport routes where there are no connectivity benefits, and where the

increased exposure to pollutants impacts health and amenity negatively (para 6.7.19). mitigation and good design may be able to overcome the negative impact on health and well-being.

3 Strategic growth options

3.1.1 Growth option 4 is the option proposed in the Preferred Strategy. Please see Background Paper 1 for more details. The table below shows a general summary of the impact across the County Borough on school age children.

Table 1: Proposed growth option and potential impact on Education

Sources: 2017-based projections, Conwy CBC; jobs density figures, ONS

| Impact indicator | Totals 2018 | Potential change/impact of preferred option 2018-2033 |
|---|-------------|---|
| Projection | | |
| Population | 117,000 | 6,850 |
| Households | 52,600 | 4,000 |
| Education | | |
| Pre school age (0-4) | 5,500 | -250 |
| Primary school age (5-10) | 7,500 | -350 |
| Secondary school / FE places (11-17) | 8,450 | 650 |

3.1.2 It predicts that there will be a decline in primary pupil numbers, and an increase in secondary pupil numbers. It does not, however, take the spatial distribution of new housing and how changes at the individual settlement level can impact school capacity into account. Social Care & Education Services produce five year projections for schools based on pupils who already attend the schools, and younger children who live in the catchment areas. These will also be used to assess the impact of the RLDP at a local level.

3.1.3 Another factor to consider is that a proportion of the residents of the new dwellings will already be living in the County Borough.

4 Current school provision

4.1 There are currently the following schools in Conwy County Borough:

Table 2: Current school provision in Conwy County Borough

Source: Education, CCBC

| School | Classification | Number of schools |
|---------------------------------------|----------------------|-------------------|
| Primary* | Total | 53 |
| | Community | 37 |
| | Foundation | 1 |
| | Voluntary controlled | 10 |
| | Voluntary aided | 5 |
| Secondary | Total | 7 |
| | Foundation | 3 |
| | Community | 4 |
| Additional Learning Needs | | 1 |
| Social Inclusion Service Sites | | 3 |

*includes infant schools and junior schools

5 Primary schools

5.1 21st Century schools programme

5.1.1 21st Century Schools is the long-term strategic investment building programme for schools in Wales. It is a collaboration between Welsh Government, the Welsh Local Government Association, local authorities, colleges and dioceses. It is the largest infrastructure investment in schools and colleges since the 1960s. The first phase of investment (Band A) has been running since 2011 and was completed in March 2019. Delivery focussed on:

- Reducing school buildings in poor condition;
- Providing the right number of school places in the right places, which serves local demand and addresses Welsh medium and faith based provision needs;
- Reduce running costs to maximise available resources; and
- Promote sustainability through reducing recurrent costs, energy consumption and carbon emissions.

5.1.2 Band A in Conwy County Borough delivered changes in four areas. A new dual stream primary school, Ysgol Awel y Mynydd, was built in Llandudno Junction, which brought pupils from Ysgol Maelgwn and Ysgol Nant y Coed together. The school has a capacity for 432 pupils and was officially opened in November 2017.

5.1.3 A new all through primary school, Ysgol Nant y Groes has been built in Colwyn Bay, through refurbishment and extension on the existing school site. It brought pupils

from Ysgol Glan y Mor Infant School and Ysgol Pendorlan Junior School together. The new school has a capacity for 316 pupils and was officially opened in January 2018.

- 5.1.4 The former Ysgol Tan y Marian site was redeveloped to bring pupils from Ysgol Babanod Penmaenrhos and Ysgol Iau Tan y Marian together in a newly established Ysgol Swyn y Don. This is an all through primary school with capacity for 150 pupils, which was officially opened in January 2018.
- 5.1.5 A new school was built in Dolgarrog, which replaces Ysgol Dolgarrog, Ysgol Tal y Bont and Ysgol Trefriw. Construction work began in November 2017 and the school is due to open in early 2019.
- 5.1.6 Band B, the second wave of investment is currently under development. Band B is a five year programme, which covers the period April 2019 to March 2024. Changes to ten geographical areas have been approved by both CCBC Cabinet (May 2019) and Welsh Government.

Table 3: Band B school improvements for Conwy County Borough (2019)

Source: CCBC Social Care & Education Service

| Settlement | New build area (ha) | Refurbishment area (m2) | Allocation requirement |
|--------------------|---------------------|-------------------------|--|
| Deganwy | - | 250 | No allocation required for the extension. Land for a new school has been allocated as a Strategic Site in the RLDP Preferred Strategy. Land for a new school may be allocated at Deposit, if a new school cannot be accommodated on the existing site. |
| Dwygyfylchi | 1.150 | | Land likely to be allocated at Deposit RLDP stage. Land has been allocated as a Strategic Site in RLDP Preferred Strategy. |
| Abergele | 3.146 | - | No allocation required. Existing school and leisure centre site can accommodate. |
| Llanfairfechan | 1.596 | - | No allocation required. Existing school site and adjacent Council owned land can accommodate. |
| Towyn / Kinmel Bay | 2.385 | - | No allocation required. Existing school site can accommodate. |
| Llandrillo yn Rhos | 2.583 | - | No allocation required. Existing school site can accommodate. |
| Llanddulas | 1.022 | - | No allocation required. Existing school site can accommodate. |

NB See Section 5.2 for Strategic Site allocation details for Llanrhos / Deganwy

5.1.7 Band C and D will begin from April 2024. The RLDP will include a policy (or policies), which will allow for appropriate provision of schools. This will include allocations for school provisions that are to be provided or improved during the plan period, and a criteria based policy approach to deliver Bands C and D of the 21st Century Schools Programme.

5.2 Impact of Strategic Site allocations and committed residential development

5.2.1 Strategic Sites, which will include a mix of uses, have been allocated for inclusion in the Preferred Strategy. The impact that the proposed residential development at these sites and sites already with planning permission, are likely to have on existing primary schools has been assessed below. Only sites that included in the five year land supply of the 2018 Joint Housing Land Availability Study have been included.

Llanfairfechan

5.2.2 Primary school provision in Llanfairfechan is currently covered by two schools, Ysgol Pant y Rhedyn (139 pupils) and Llanfairfechan Infants (101 pupils). A new school for 270 primary pupils has been agreed as part of the Band B 21st Century Schools Programme. This will accommodate the 240 current pupils, with an additional 30 available for future flexibility. This capacity was agreed well in advance of the proposed Strategic site allocation at Llanfairfechan, and so does not take any new RLDP growth into account.

5.2.3 The table below shows the estimated number of pupils that could be resident at the strategic site allocation at Llanfairfechan, and other sites in the school catchment area with planning permission granted. The size of the new school can be amended to take the additional capacity required into account. An estimated 2 hectares of land will be required to deliver the new school. A financial contribution may be required to cover the cost of the additional school size required (subject to viability).

Table 4: Proposed and committed residential sites in Llanfairfechan

Source: RLDP Preferred Strategy and JHLAS (2018), Strategic Planning Policy, CCBC

| Site | Status | Dwellings | Estimated pupil numbers (age 3-11) |
|--|--|-----------|--|
| Strategic Site | Allocation | 400 | 80 |
| Land adjacent Fernbank, Penmaenmawr Road, Llanfairfechan, LL33 0PL | Planning permission granted. Under construction 04/2018. | 17 | This site is likely to already be built and pupils included in current capacity figures. |

| | | | |
|-------------------------------------|---|----|---|
| West Coast Building, Llanfairfechan | Forecast for completion in next 5 years | 10 | 2 |
|-------------------------------------|---|----|---|

Llanrhos / Deganwy

- 5.2.4 Primary school provision in Llanrhos and Deganwy is currently covered by Ysgol Deganwy (276 pupils). The school is currently at capacity. A new extension has been agreed as part of the Band B 21st Century Schools Programme. This will increase capacity to 300 pupils. This does not take any new RLDP growth into account.
- 5.2.5 The table below shows the estimated number of pupils that could be resident at the strategic site allocation at Llanrhos / Deganwy, and other sites in the school catchment area with planning permission granted. The constrained nature of the current Ysgol Deganwy site means that the additional capacity required cannot be easily accommodated on the site. The work proposed as part of the Band B Programme will go ahead, as this is to accommodate current capacity needs. A new school is proposed as part of the strategic site allocation. A financial contribution is likely to be required from the allocated site (subject to viability).

Table 5: Proposed and committed residential sites in Llanrhos / Deganwy

Source: RLDP Preferred Strategy and JHLAS (2018), Strategic Planning Policy, CCBC

| Site | Status | Dwellings | Estimated pupil numbers (age 3-11) |
|---|---|-----------|--|
| Strategic Site | Allocation | 250 | 50 |
| Deganwy Castle Hotel, Station Road, Deganwy, LL31 9DA | Planning permission granted. Under construction 04/2018 | 7 | This site is likely to already be built and pupils included in current capacity figures. |
| Pentywyn Road/Marl Lane, Llandudno Junction* | Planning permission granted on appeal. Forecast for completion in next 5 years. | 110 | 22 |

*Not currently in Ysgol Deganwy catchment area

Old Colwyn

- 5.2.6 Primary school provision in this part of Old Colwyn is currently covered mainly by Ysgol Swn y Don (116 pupils). Ysgol St Joseff (205 pupils), Ysgol Bod Alaw (265 pupils) and Ysgol y Plas (81 pupils) offering faith and Welsh medium options are also relevant. There is some capacity available at Ysgol Swn y Don and Ysgol Bod Alaw. Ysgol St Joseff and Ysgol y Plas are at capacity. No work is proposed to the schools as part of the Band B 21st Century School Programme.
- 5.2.7 The table below shows the estimated number of pupils that could be resident at the strategic site allocation at Old Colwyn, and other sites with planning permission granted. The estimated additional 90 pupils cannot be accommodated in the current

schools. An extension at one or more will be required and is likely to be able to be accommodated on the existing school sites. This could come forward as part of the Band C Programme, or separately if required. A financial contribution is likely to be required from the allocated site (subject to viability).

Table 6: Proposed and committed residential sites in Old Colwyn

Source: RLDP Preferred Strategy and JHLAS (2018), Strategic Planning Policy, CCBC

| Site | Status | Dwellings | Estimated pupil numbers (age 3-11) |
|---|--|-----------|--|
| Strategic Site | Allocation | 450 | 90 |
| Land at Berth y Glyd Road, Old Colwyn LL29 9HT | Planning permission granted. Forecast for completion in next five years. | 17 | 3 |
| Colwyn Bay Hotel, Abergele Road, Old Colwyn, LL29 9LD | Planning permission granted. Under construction 04/2018. | 29 | This site is likely to already be built and pupils included in current capacity figures. |

Llanrwst

5.2.8 Primary school provision in Llanrwst is currently covered by Ysgol Bro Gwydir (312 pupils). The school is currently at capacity. No work is proposed to the school as part of the Band B 21st Century School Programme.

5.2.9 The table below shows the estimated number of pupils that could be resident at the strategic site allocation at Llanrwst, and other sites with planning permission granted. The estimated additional 40 pupils cannot be accommodated in the current school. An extension will be required and is likely to be able to be accommodated on the existing school site. This could come forward as part of the Band C Programme, or separately if required. A financial contribution is likely to be required from the allocated site (subject to viability).

Table 7: Proposed and committed residential sites in Llanrwst

Source: RLDP Preferred Strategy and JHLAS (2018), Strategic Planning Policy, CCBC

| Site | Status | Dwellings | Estimated pupil numbers (age 3-11) |
|--|--|-----------|---|
| Strategic Site | Allocation | 200 | 40 |
| Trem Gwydir Betws Rd Llanrwst LL26 0HE | Planning permission granted. Forecast for completion in next five years. | 34 | Occupancy is restricted for age 55+ and so no impact on school capacity |

6 Secondary schools

- 6.1 No improvements are currently planned under the 21st Century Schools Programme for secondary schools in Conwy County Borough. It is anticipated that the current schools, except for Ysgol Bryn Eliau, have sufficient capacity to accommodate the growth option proposed in the Preferred Strategy of the RLDP. There may be capacity at Ysgol Eirias to accommodate the additional growth, however, the site is not in the school catchment area.
- 6.2 Ysgol Bryn Eliau currently has 933 pupils, but this is projected to increase to 1,050 by 2024, which is above current capacity numbers. Any increase in pupil numbers as a result of RLDP sites will be in addition to this.
- 6.3 An extension to accommodate the increase in pupils could be included in the Band C of the 21st Century Schools Programme. A financial contribution from sites in the catchment area may be required (subject to viability).

Table 8: Proposed and committed residential sites in Old Colwyn

Source: RLDP Preferred Strategy and JHLAS (2018), Strategic Planning Policy, CCBC

| Site | Status | Dwellings | Estimated pupil numbers (age 12-18) |
|---|--|-----------|--|
| Strategic Site | Allocation | 450 | 74 |
| Land at Berth y Glyd Road, Old Colwyn LL29 9HT | Planning permission granted. Forecast for completion in next five years. | 17 | 3 |
| Colwyn Bay Hotel, Abergele Road, Old Colwyn, LL29 9LD | Planning permission granted. Under construction 04/2018. | 29 | This site is likely to already be built and pupils included in current capacity figures. |
| Land off Dolwen Road, Old Colwyn | Planning permission granted. Under construction 04/2018 | 12 | This site is likely to already be built and pupils included in current capacity figures. |
| Bryn Rodyn, Dolwen Road, Old Colwyn | Planning permission granted. Forecast for completion in next five years. | 42 | 7 |
| St John's Church Hall, Cliff Road, Old Colwyn, LL29 9RW | Planning permission granted. Forecast for completion in next five years. | 10 | 2 |

7 Other schools

- 7.1 An extension to Ysgol Gogarth has been agreed with CCBC Cabinet and Welsh Government. This can be accommodated on the existing school site without a need for additional land to be allocated.
- 7.2 The Pupil Referral Unit sites will be refurbished under the Band B 21st Century Schools Programme. No land allocation is required to deliver this project.
- 7.3 It is anticipated that there is sufficient capacity at Ysgol Gogarth and the Pupil Referral Units to accommodate the growth options proposed in the Preferred Strategy of the RLDP.

8 Further and higher education

- 8.1 Grwp Llandrillo Menai are proposing a Tourism Academy at their Rhos on Sea campus. This will be accommodated on the existing site and so no additional land is required as an allocation in the RLDP process.
- 8.2 There are no Higher Education facilities in the RLDP area.

9 Schools and planning obligations

- 9.1 Currently, the adopted LDP and Supplementary Planning Guidance are used to secure financial contributions from developers towards schools via Section 106 legal agreements. This has been working successfully for applicable sites which are shown to be financially viable, however, the Community Infrastructure Levy (CIL) Regulations (2010) restrict pooling of financial contributions. This will impact the ability of the LPA to secure education contributions in future, as the cumulative impact of more than one development in a school catchment results in more than one legal agreement.
- 9.2 The LPA has included two options in its viability assessment for the RLDP, one with CIL and one continuing with the current S106 agreements (see background paper 10). CIL is now devolved legislation, and this approach allows for flexibility should Welsh Government change the Regulations following the CIL Review.

10 Conclusion

- 10.1 The population and household projections from the growth options and associated residential development will have an impact on the capacity of schools. Education are due to deliver Band B of the 21st Century Schools Improvement Programme over the

next 5 years. Both of these factors have been taken into account and allowed for in the RLDP Preferred Strategy land allocations.

- 10.2 Policies for schools will need to take a flexible approach to allow for the delivery of Band C and D of the 21st Century Schools Improvement Programme. Further sites may be required at Deposit RLDP stage.
- 10.3 This background paper will be updated at Deposit stage of the RLDP to assess the impact of all residential site allocations proposed on school capacity, and determine the most appropriate way for capacity constraints to be resolved.