

Application no: 20/00293/OUT

Location: Bicester Gateway Business Park, Wendlebury Road, Chesterton

Education Schedule

Recommendation:

No objection subject to:

- Ø **S106 Contributions** as summarised in the tables below and justified in this Schedule.

Contribution	Amount £	Price base	Index	Towards (details)
Primary and Nursery	£442,600	333 (related to 3Q19)	BCIS All-In TPI	The cost of building a new primary school in SW Bicester, including additional nursery provision.
Secondary (including sixth form)	£326,110	333 (related to 3Q19)	BCIS All-In TPI	The cost of building a new secondary school in Bicester.
Total	£768,710			

In all cases, a matrix provision would be required to address the outline nature of the development proposal.

S106 obligations and their compliance with Regulation 122(2) Community Infrastructure Levy Regulations 2010 (as amended):

£442,600 Primary School Contribution indexed using BCIS All-In Tender Price Index Value 333 (published 25 October 2019)

Towards:

The cost of building a new primary school in SW Bicester, which would include additional nursery provision.

Justification:

The proposed development is located in the designated area for St Edburg's CE (VA) Primary School, which relocated and expanded to 2 form entry in 2016. Numbers are growing rapidly (the Reception and Year 1 Year groups are at or close to capacity according to October 2019 Pupil Census data), and are expected to increase further. The school is now over-subscribed from within its designated area.

Oxfordshire County Council has a statutory duty under Section 7 of the *Childcare Act 2006*, and extended by the *Childcare Act 2016*, to ensure that there is sufficient childcare and early education provision. Early years capacity in the Bicester area

currently only just meets the needs of the local population, and additional capacity will be required to meet the expected increase in demand due to the cumulative effect of planned and permitted housing growth in the area.

A new primary school with additional nursery provision is planned for the nearby Kingsmere development. This would ensure there is sufficient primary school capacity in South West Bicester to meet the expected increase in demand from housing growth in the area, including from this application. The proposed development would therefore be expected to contribute towards the cost of building this school, in proportion to its expected primary and nursery pupil generation.

Calculation:

Number of nursery and primary pupils expected to be generated	20
Estimated per pupil cost of building a new primary school, based on a 2- form entry school with nursery	£22,130
20 * £22,130	£442,600

£326,110 Secondary School Contribution indexed using BCIS All-In Tender Price Index Value 333 (published 25 October 2019)

Towards:

The cost of building new secondary schools in Bicester.

Justification:

Secondary schools in Bicester are currently at capacity in the younger year groups; there was a shortage of Year 7 places for the September 2019 intakes resulting in the need for a “bulge” class at an existing school. Demand is expected to increase further due to the cumulative effect of planned and permitted housing development in the Bicester area. To mitigate the impact of this increase, new secondary schools are planned, and the proposed development would therefore be expected to contribute towards the cost of building these new schools, in proportion to its expected secondary and sixth form pupil generation.

Calculation:

Number of secondary and sixth form pupils expected to be generated	10
Estimated per pupil cost of building a new secondary school	£32,611
10 * £32,611	£326,110

The above contributions are based on a unit mix of:

178 x 1 bed dwellings

95 x 2 bed dwellings

It is noted that the application is outline and therefore the above level of contributions would be subject to amendment, should the final unit mix result in an increase in pupil generation.

Officer's Name: Barbara Chillman

Officer's Title: Pupil Place Planning Manager

Date: 23 September 2020
