**Application no: 22/00747/OUT**

**Location:** Land At Bicester Road Kidlington

**Education Schedule**

Response amended following the county council’s review of data relating to primary school capacity, following updated forecasts.

**Recommendation:**

**No objection subject to:**

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

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Contribution  | Amount £ | Price base | Index | Towards (details) |
| **Secondary education****Secondary education land** | **£ 2,670,150****£ 233,023** | **327** | BCIS All-In TPIRPIX Nov-20 | Secondary education capacity serving the developmentCost of land acquisition for a new secondary school |
| **Special education** | **£ 260,248** | **327** | BCIS All-In TPI | Special school education capacity serving the development |
| **Total** | **£ 3,163,421**  |  |  |  |

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

**£ 2,670,150 Secondary School Contribution indexed from TPI = 327**

**Justification:**

All the CDC Local Plan Partial Review (PR) sites are required to contribute in a proportionate manner towards the additional secondary education capacity required.

To address the complexity of planning secondary school provision equitably across all the PR sites, the approach taken is that credit for any existing surplus places in the Woodstock-Begbroke-Kidlington area should be distributed across the PR sites in proportion to the number of dwellings allocated in the Local Plan. When the individual planning applications are assessed, the site’s share of the surplus places will not be subject to secondary education contributions. A per-pupil cost rate will be applied to the remaining pupil generation. This cost will be based on the cost of building a new school in Begbroke of the scale needed to meet expected population growth, currently assumed to be 900-places.

The scale of surplus capacity to be distributed across the PR sites has been assessed as a total of 200 places.

PR7a has an allocation of 430 dwellings in the Local Plan, which is 10% of the total allocated dwellings. It therefore benefits from 20 of the surplus places.

However the current application is for only part of PR7a, and proposes only 370 dwellings, or 86% of the allocation. It therefore benefits from 86% of the 20 surplus places allocated to PR7a, equivalent to 17 places. The other 3 surplus places will be allocated to any future application within the PR7a boundary.

The estimated gross secondary pupil generation from the current application is 92. Deducting the 17 surplus places, the estimated net secondary pupil generation from the current application is 75.

The net pupil generation is charged at the per pupil cost of building a 900-place school on the Begbroke site, which is £35,602 excluding land (at BCIS TPI=327).

**Calculation:**

|  |  |
| --- | --- |
| Total number of secondary pupils expected to be generated  | 92 |
| Number of secondary pupils expected to be generated net of 17 surplus places | 75 |
| Estimated per pupil cost of building a new 900 place secondary school | £35,602 |
| 75 net pupils \* cost =  | **£ 2,670,150**  |

**£233,023 Secondary School Land Contribution (RPIX Nov-20)**

**Justification:**

A contribution is also required towards secondary school site acquisition land costs, proportionate to Local Plan allocated dwelling numbers.

**Calculation:**

The required site area for a 900-place secondary school is 6.77ha. Based on an educational land value of £409,761/ha @ TPI=327 this gives a total cost of £2,774,082.

This application accounts for 370 of the total PR allocation of 4,400 dwellings, or 8.4%. It should therefore contribute 8.4% of the land value, which is £233,023.

**£260,248 Special School Contribution indexed from TPI = 327**

**Justification:**

Government guidance is that local authorities should secure developer contributions for expansion to special education provision commensurate with the need arising from the development.

Approximately half of pupils with Education Needs & Disabilities (SEND) are educated in mainstream schools, in some cases supported by specialist resource bases, and approximately half attend special schools, some of which are run by the local authority and some of which are independent. Based on current pupil data, approximately 0.9% of primary pupils attend special school, 2.1% of secondary pupils and 1.5% of sixth form pupils. These percentages are deducted from the mainstream pupil contributions referred to above and generate the number of pupils expected to require education at a special school.

The county council’s Special Educational Needs & Disability Sufficiency of Places Strategy is available at https://www.oxfordshire.gov.uk/residents/schools/our-work-schools/planning-enough-school-places and sets out how Oxfordshire already needs more special school places. This is being achieved through a mixture of new schools and expansions of existing schools.

The proposed development is expected to further increase demand for places at SEN schools in the area, and a contribution towards expansion of SEN school capacity is therefore sought based on the percentage of the pupil generation who would be expected to require places at a special school, based on pupil census data. (This amount of pupils has been deducted from the primary and secondary pupil generation quoted above.)

**Calculation:**

|  |  |
| --- | --- |
| Number of pupils requiring education at a special school expected to be generated | 2.9 |
| Estimated per pupil cost of special school expansion | £89,741 |
| Pupils \* cost =  | **£ 260,248** |

The above contributions are based on a unit mix of:

60 x 1 bed dwellings

106 x 2 bed dwellings

143 x 3 bed dwellings

60 x 4 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: Louise Heavey**

**Officer’s Title: Access to Learning Information Analyst**

**Date: 3/10/2022**