

# **OXFORDSHIRE COUNTY COUNCIL'S UPDATED EDUCATION RESPONSE TO CONSULTATION ON THE FOLLOWING DEVELOPMENT PROPOSAL**

**District:** Cherwell

**Application no:** 15/01357/F-2

**Proposal:** Erection of 77 dwellings, creation of new access from Camp Road, creation of new open space, hard and soft landscaping and ancillary works

**Location:** Land East Of Larsen Road, Upper Heyford.

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## **Purpose of document**

This report sets out Oxfordshire County Council's view on the proposal.

This report contains officer advice in the form of a technical team response. Where local members have responded these have been attached by OCCs Major Planning Applications Team ([planningconsultations@oxfordshire.gov.uk](mailto:planningconsultations@oxfordshire.gov.uk)).

This consultation response updates OCC's Education response of September 2015. Comments from all other services in OCC's responses of September 2015 and 1<sup>st</sup> June 2017 continue to apply.

**Officer's Name:** David Flavin

**Officer's Title:** Senior Planning Officer

**Date:** 24 July 2017

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## **Education**

### **Recommendation:**

No objection subject to conditions

### **Key issues:**

Based on the information currently available, this proposed development has been estimated to generate 5.72 nursery pupils, 22.51 primary pupils, 15.66 secondary pupils (including 2.03 sixth formers) and 0.43 pupils requiring education at a SEN school.

#### **Primary and nursery education**

- £826,320 Section 106 required towards the necessary construction of a new permanent primary school serving the area, providing nursery and primary education.
- Contribution towards the additional land required to enable the construction of the new primary school.

#### **Secondary education**

- £302,631 Section 106 required for the necessary expansion of permanent secondary school capacity serving the area, at Heyford Park Free School.

#### **Special Educational Needs (SEN) education**

- OCC is not seeking Education contributions to mitigate the impact of this development on SEN school infrastructure. This is solely due to Regulation 123 of the Community Infrastructure Regulations 2010 (as amended), and the need to reserve our ability to seek contributions from larger developments than this in the area in future.

### **Legal Agreement required to secure:**

£826,320 Section 106 developer contributions towards the construction of a new 1form entry primary school. This is based on £29,271 per pupil place and 22.51 primary pupils and 5.72 nursery pupils being generated. This is index linked from 4<sup>th</sup> Quarter 2014 using PUBSEC Tender Price Index.

£302,631 Section 106 developer contributions towards the expansion of secondary school capacity at Heyford Park Free School by a total of 15.66 pupil places (including 2.03 sixth form places). This is based on Department for Education (DfE) advice for secondary school extension weighted for Oxfordshire, at £19,158 per pupil place and £20,447 per Sixth Form

pupil place. This is index linked from 4th Quarter 2014 using PUBSEC Tender Price Index.

### **Conditions:**

Planning permission to be dependent on a satisfactory agreement to secure the resources required for the necessary expansion of education provision. This is in order for Oxfordshire County Council to meet its statutory duty to ensure sufficient pupil places for all children of statutory school age.

### **Informatives:**

- Contribution calculations are based on the notified numbers and mix of dwellings.

### **Detailed Comments:**

#### **Nursery, Primary and Secondary Education:**

This application is within the Local Plan Policy Villages 5 allocation of 1600 homes. The Heyford Park Free School has recently opened to provide a provision for the permitted 1075+ Houses and provides all-through educational provision for the Heyford Park development site area.

This application proposes 77 dwellings, which will contribute towards the overall number of homes expected at Heyford Park by Cherwell District Council's Local Plan Policy Villages 5. As such, it is expected to comply with Policy Villages 5, which requires a comprehensive integrated approach to the provision of the additional 1,600 dwellings covered by this policy, including the necessary primary and secondary education provision.

Contrary to the site policy requirements, this application does not consider education provision comprehensively for whole of the Local Plan Policy Villages 5 allocation of 1600 homes. Without the strategic view of the education need there is a risk that the individual development sites coming forward will not provide the appropriate or proportionate funding or land towards the education provision.

The expected need for school capacity to serve the whole of the Former RAF Upper Heyford has been modelled by the county council, based on housing mix and trajectory data provided by the applicant. This indicates an overall generation of 720 primary pupils and 569 secondary pupils (including sixth formers). The current Heyford Park Free School has capacity for 420 primary pupils and 420 secondary pupils. There will therefore need to be expansion of primary and secondary school capacity in due course. The current expectation is that this will be achieved through a new primary school site, which will also provide nursery places, and expansion of secondary provision on the existing site. It is therefore appropriate that expansion of primary and nursery school capacity should be based on the cost of building a new primary school, and expansion of secondary school capacity should be based on the cost of expanding secondary schools.

Based on the unit mix stated in the application, this specific proposed development has been estimated to generate 5.72 nursery pupils, 22.51 primary pupils, 15.66 secondary pupils (including 2.03 sixth formers) and 0.43 pupils requiring education at a SEN school.

In the absence of a master plan, this development will need to provide a Primary contribution towards a 1 Form of Entry (FE) school. This development is also required to contribute towards the cost of securing the additional land required for the new school.

A secondary contribution will be required towards the expansion of Heyford Park Free School on the Heyford Park site.

Once the master plan has been developed an equalisation of contributions can be discussed so that each development pays appropriate and proportionate costs towards the education provision. Piecemeal applications for housing growth in Heyford are a barrier to appropriate strategic planning and funding of the necessary infrastructure.

**Special:**

Bardwell School admits from Bicester, Kidlington and surrounding villages. A recent £1m capital project has expanded permanent accommodation. Given the scale of planned housing growth in this area, further additional SEN capacity is likely to be needed in due course. Across Oxfordshire 1.11% of pupils are taught in special schools. OCC is not seeking Education contributions to mitigate the impact of this development on SEN infrastructure. This is solely due to Regulation 123 of the Community Infrastructure Regulations 2010 (as amended), and the need to reserve our ability to seek contributions for larger developments than this in the area in future.

**Early Years:**

Under the Childcare Act 2006 Oxfordshire County Council has a statutory responsibility to ensure that there is sufficient childcare to enable families to access the free entitlement to early education and also to take up or remain in work, or undertake training which could reasonably lead to work.

Free early education is a statutory entitlement to 570 hours per year for eligible two-year old children, where such eligibility is targeted at circa 40% of this age group, and for all three year old children. The Childcare Act 2016 extends the Council's responsibility to ensure that there is sufficient provision, as the entitlement to free early education will double to 1,140 hours for children, aged 3 and 4, of eligible working parents from September 2017.

The existing Park Keepers preschool is closing. It is essential that the Heyford Park development does include suitable and sufficient early years facilities, to enable the council to meet its statutory duty for sufficient childcare provision.

Provision for those children entitled to free early education will be through the nursery class that is expected to open at Heyford Park Free School in September 2017, and is included in the required financial contribution towards the primary school. However this alone will not meet the full needs of families with children in the 0 - 4 year age group and additional early years provision within the development will be required. This will particularly support parents being able to access the employment opportunities that will be created at Heyford Park.

**Education contributions required to mitigate the impact of the development on infrastructure but for which Regulation 123 of the Community Infrastructure Regulations 2010 (as amended) prevents OCC seeking a s106 obligation**

£14,110 Section 106 as a proportionate contribution to expansion of Special Educational Needs provision in the area by a total of 0.14 pupil places. This site is served by Bardwell School, which is a special school in Bicester.

**Officer's Name: Barbara Chillman**

**Officer's Title: Pupil Place Planning Manager**

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