

District: Cherwell

Application no: 15/01326/OUT

Proposal: OUTLINE - Up to 280 dwellings (including up to 30% affordable housing), introduction of structural planting and landscaping, informal public open space and children's play area, surface water flood mitigation and attenuation, vehicle access point from White Post Road, creation of car park and associated ancillary works. All matters to be reserved with the exception of access

Location: OS Parcels 6741 And 5426 West Of Cricket Field North Of Wykham Lane Bodicote Oxfordshire

Education

Recommendation:

No objection subject to conditions

Key issues:

Based on the information currently available, this proposed development has been estimated to generate 107 primary pupils, 85 secondary pupils (including 11 sixth formers) and 2.1 pupils requiring education at an SEN school.

Primary education

- £2,272,466 Section 106 required towards the cost of the new primary school planned for the South of Salt Way development.

Secondary education

- £1,642,609 Section 106 required for the necessary expansion of permanent secondary school capacity serving the area, at Blessed George Napier School.

Special Educational Needs (SEN) education

- £73,781 Section 106 required for the necessary expansion of permanent SEN school capacity serving the area, at Frank Wise School.

Legal agreement required to secure:

£2,272,466 Section 106 developer contributions towards the cost of the new primary school planned for the South of Salt way development, based on 107 pupil places directly related to this development. This is based on the pro rata cost of building a new 2.5 form entry primary school, which the county council's property consultants have calculated as £21,238 per pupil, or £11,150,000 in total. This is to be index linked from 4th Quarter 2014 using PUBSEC Tender Price Index.

Contribution towards the additional primary school land required to enable the planned South of Salt Way Primary School to accommodate the pupils generated by this development.

£1,642,609 Section 106 developer contributions towards the expansion of Blessed George Napier School by a total of 85 pupil places (including 11 sixth form places). This is based on

Department for Education (DfE) advice for secondary school extension weighted for Oxfordshire and including an allowance for ICT and sprinklers at £19,158 per pupil place and £20,447 per Sixth Form pupil place. This is to be index linked from 4th Quarter 2014 using PUBSEC Tender Price Index.

Contribution towards the secondary school land required to enable Blessed George Napier Secondary School to expand.

£73,781 Section 106 developer contributions towards Frank Wise (SEN) School, based on projected pupil generation of 2.1 pupils. This is to be index linked from 4th Quarter 2014 using PUBSEC Tender Price Index. The cost of expanding SEN schools has been assessed as £35,134 per pupil place.

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:

This site forms the eastern section of the strategic site allocation Banbury 17 within the Cherwell Local Plan. The Local Plan policy BAN 17 requires a master plan for the wider Banbury 17 site to be produced.

General

The contributions requested have been calculated using details of the expected development mix. As the planning application is an outline proposal and in recognition that the delivered scheme may differ from that so far assumed and assessed the council provides & requires a matrix mechanism for inclusion within the S106 agreement. The matrix sets out the contributions payable per 1, 2, 3 & 4+ bedroomed dwelling built.

Indexation

Financial contributions have to be indexed-linked to maintain the real values of the contributions (so that they can in future years deliver the same level of infrastructure provision currently envisaged). The price bases of the various contributions are covered in the relevant sections above.

Detailed comments:

Primary Education

The scale of the proposed south of Salt Way developments (Ban 16 & Ban 17), and the lack of surplus places in existing primary schools in the area, requires that south of Salt Way (Ban 16 & Ban 17) provides a new primary school of an appropriate size. The school site is planned to form part of the separate application for the largest section (14/01932/OUT) of this development area (Ban 17). The expected pupil generation from the school site host development and the permitted application for up to 350 dwellings on the Banbury 16 strategic site allocation (planning application ref 14/01188/OUT) would create the need for a

2FE primary school, the land requirement for which is 2.22ha. To mitigate the impact of the additional pupils expected to be generated from this development (15/01326/OUT) would require an increased capacity school of 2.5FE size, which in turn would require a larger site of 3.01ha. The Primary Education Infrastructure Contribution has been calculated based on the expected pupil generation from this development and the cost per pupil place of delivering a 2.5FE school.

This development is also required to contribute towards the cost of securing the additional land required to mitigate the impact of this development. This equates to 0.79 hectares. Further discussion is needed with the host developer as to the value of this land. The County Council considers £375,000 per hectare to be appropriate.

Secondary Education

For secondary education, it has been identified that the existing schools in Banbury will need to expand to meet the rising pupil numbers already in the town's primary schools. The schools jointly offer 502 places per year group currently. For 2014 transfer, there was a shortage of places, and some children had to be offered places at schools outside the area. Expansion of secondary school places is therefore necessary to meet the needs of the existing population, and further additional capacity will be needed to meet the needs of housing development, and make it acceptable in planning terms.

The current combined admission numbers will be insufficient to meet demand from 2016 onwards, as shown by the pupil census data below:

Year group in 2014/15	Y6	Y5	Y4	Y3	Y2	Y1	R
Year of transfer of the year group to secondary school	2015	2016	2017	2018	2019	2020	2021
Cohort size in 2014/15	502	565	575	630	682	665	653

Increased capacity is planned in the first instance through expansions of existing schools. Although the scale of housing growth in the town, including that proposed in the Adopted Cherwell Local Plan, is expected to require a new secondary education establishment in addition, there is not yet a confirmed project for the new school, and therefore contributions from this development are sought towards the programme of expansion of existing schools.

This proposed development will be required to contribute towards this increase in secondary education capacity in two ways:

- £1,642,609 Section 106 developer contributions towards the expansion of Blessed George Napier Secondary School capacity by a total of 85 pupil places (including 11 6th-form places). This is based on Department for Education (DfE) advice for secondary school extension weighted for Oxfordshire and including an allowance for ICT and sprinklers at £19,158 per pupil place and £20,447 per Sixth Form pupil place. This is to be index linked from 4th Quarter 2014 using PUBSEC Tender Price Index.
- As referenced in the Adopted Cherwell Local Plan Policy Banbury 17 land for secondary education purposes need to be reserved from this allocation. To allow Blessed George Napier to expand to a capacity of 1,200 places (an additional 353 places) a total of 1.855 ha of playing field land is required to be reserved on the

14/01932/OUT application area. This development (15/01326/OUT) is required to contribute towards the secondary school land required to enable Blessed George Napier Secondary School to expand in line with its pupil generation. This equates to 0.45 ha $((1.855/353) \times 85)$. Further discussion is needed with the secondary school expansion land host developer as to the value of this land. The County Council considers £375,000 per hectare to be appropriate.

Special Educational Needs

There is an insufficiency of capacity for SEN provision across Oxfordshire and within Banbury itself to meet the needs of the growing population. Demands arising from further residential development will need to be addressed. SEN contributions will be used on establishments serving, and thus directly related to, the area of the development. For Banbury developments, the nearest such establishment is Frank Wise School (in Banbury) where the council is delivering a £1.8m project to replace 24 places currently provided in temporary classrooms as well as provide 8 additional places for growth. Grant funding of £963k has been secured towards this project, leaving a balance of £837k for the county council to fund from S106 and other sources. Given the scale of growth proposed in the Adopted Cherwell Local Plan, further expansion of the school beyond that currently planned is expected in the longer term.

Section 106 developer contributions towards the expansion of permanent Special Educational Needs school capacity are calculated in line with the expected increase in SEN pupil numbers, based on 1.11% of school pupils attending SEN schools. The figure of 1.11% is derived from pupil census data on pupils attending Oxfordshire mainstream and SEN schools. This is to be index linked from 4th Quarter 2014 using PUBSEC Tender Price Index. The cost of expanding SEN schools has been assessed as £35,134 per pupil place.

Officer's Name: Barbara Chillman

Officer's Title: Pupil Place Planning Manager

Date: 02 March 2016
