

## **RESPONSE TO CONSULTATION ON THE FOLLOWING DEVELOPMENT PROPOSAL**

**District:** Cherwell

**Application no:** 14/01932/OUT

**Proposal:** Outline - Development of up to 1,000 dwellings together with a mixed use local centre. [including A1 retail up to 1,000 m2, financial services (A2), restaurants, pubs and takeaways (A3, A4, A5), community uses (D1)]; primary school; green infrastructure including formal (including playing fields) and informal open space, landscape and amenity space; changing and sports facilities (including D2); sustainable drainage systems; highway, cycle and pedestrian routes; car parking; infrastructure (including utilities); engineering works including ground remodelling; demolition, site reclamation and removal of structures; and the formation of a new access from the A361, Bloxham Road.

**Location:** OS Parcel 7400 adjoining and South of Salt Way, Banbury

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### **Education**

#### **Recommendation:**

No objection subject to conditions

#### **Key issues:**

Based on the following mix of dwellings:

- 30 no. x One Bed Dwellings
- 300 no. x Two Bed Dwellings
- 370 no. x Three Bed Dwellings
- 300 no. x Four Bed Dwellings

This proposed development has been estimated to generate 293 primary pupils, 233 secondary pupils (including 32 sixth formers) and 6.0 pupils requiring education at an SEN school.

#### **Primary Education**

£6,222,734 primary education contribution required towards a new on site primary school.

#### **Secondary Education**

£4,505,062 secondary education contribution required towards expanding Blessed George Napier Secondary School

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

£210,804 SEN contribution required for the necessary expansion of permanent SEN school capacity serving the area, at Frank Wise School.

The no objection is subject to submission and approval of a site masterplan layout showing the primary and secondary school sites.

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

£6,222,734 Section 106 developer contributions towards the cost of the new primary school planned for the South of Salt way development, based on 293 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 4<sup>th</sup> Quarter 2014 using PUBSEC Tender Price Index.

A primary school site of 2.22ha would be initially required, with options to allow the site to expand to 3.01ha. The site should be fully serviced. The County requires this development to provide 1.81ha (part of the 2.22ha) free of charge. The location within the Masterplan is to be the subject of further negotiation.

£4,505,062 Section 106 developer contributions towards the expansion of permanent secondary school capacity serving the area by a total of 233 pupil places (including 32 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 4<sup>th</sup> Quarter 2014 using PUBSEC Tender Price Index.

1.855 ha of land for secondary education purposes, to facilitate the extension of Blessed George Napier Secondary School is required. The land should be fully serviced. This development is required to provide 1.22 ha free of charge. The location within the Masterplan is to be the subject of further negotiation.

£210,804 Section 106 developer contributions towards the expansion of permanent Special Educational Needs school capacity at Frank Wise School by a total of 6.0 pupil places. This is to be index linked from 4<sup>th</sup> 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 part of the strategic site allocation Banbury 17 within the emerging 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 this proposed development, and the lack of surplus places in existing primary schools in the area, requires that it provide a new primary school of an appropriate size. Based on the information available the development is assessed to generate 293 primary pupils. This exceeds the capacity of a 1 form entry primary school (210 places). The next scale of primary school which would be considered acceptable is a 1.5 form entry primary school, with a total capacity of 315 places. Since the original education response to this application permission has been granted for up to 350 dwellings on the Banbury 16 strategic site allocation (planning application ref 14/01188/OUT). Adding the expected pupil generation from this site (14/01188/OUT) a 2FE school is required. A further application has been submitted for up to 280 dwellings on the Banbury 17 site allocation (planning application ref 15/01326/OUT). Based on the pupil generation from all three sites a 2.5FE primary school is expected to be required. The Primary Education Contribution has been calculated based on the expected pupil generation from this development (14/01932/OUT) and the cost per pupil place of delivering a 2.5FE school.

A primary school site of 2.22ha would be initially required for the delivery of up to a 2FE primary school. The County will require an option to acquire further land up to a total of 3.01ha to allow a larger school to be built if both of the proposed developments (14/01188/OUT & 15/01326/OUT) go ahead. This development is required to provide 1.81ha free of charge. A contribution will be sought from 15/01326/OUT for the additional land required as a result of their proposal. This will be sought at a rate of £375,000 per hectare.

The exact location within the Masterplan of the 2.22ha and the option land (0.79ha) is to be the subject of further negotiation.

## 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 demands from 2016 onwards, as shown by the pupil census data below:

<b>Year group in 2014/15</b>	<b>Y6</b>	<b>Y5</b>	<b>Y4</b>	<b>Y3</b>	<b>Y2</b>	<b>Y1</b>	<b>R</b>
<b>Year of transfer of the year group to secondary school</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>
<b>Cohort size in 2014/15</b>	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:

- £4,505,062 Section 106 developer contributions towards the expansion of Blessed George Napier Secondary School capacity by a total of 233 pupil places (including 32 6<sup>th</sup>-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 4<sup>th</sup> Quarter 2014 using PUBSEC Tender Price Index.
- As referenced in the Adopted Cherwell Local Plan land at this location is required for secondary education purposes. This would be for playing fields to facilitate the extension of Blessed George Napier Secondary School. Access arrangements from this development to the school will also need to be considered/secured, including a potential pupil drop off and pedestrian / cycle access over the Salt Way. 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 land within the area of this application (14/01932/OUT). The location within the Masterplan is to be the subject of further negotiation. This development is required to provide 1.22 ha free of charge in line with its pupil generation. A contribution will be sought

from 15/01326/OUT for the additional land required as a result of their proposal. This will be sought at a rate of £375,000 per hectare.

### **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 4<sup>th</sup> 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

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