

COUNTY COUNCIL'S RESPONSE TO CONSULTATION ON THE FOLLOWING DEVELOPMENT PROPOSAL

District: Cherwell

Application no: 19/00446/F

Proposal: Erection of up to 57 residential units (Use Class C3) comprising a mix of open market and affordable housing, together with associated works including provision of vehicular and pedestrian accesses, public open space, landscaping, infrastructure and site clearance.

Location: Heyford Park Camp Road Upper Heyford Bicester

Response date: 5th July 2019

This report sets out the officer views of Oxfordshire County Council (OCC) on the above proposal. These are set out by individual service area/technical discipline and include details of any planning conditions or informatives that should be attached in the event that permission is granted and any obligations to be secured by way of a S106 agreement. Where considered appropriate, an overarching strategic commentary is also included. If the local County Council member has provided comments on the application these are provided as a separate attachment.

Assessment Criteria Proposal overview and mix/population generation

OCC's response is based on a development as set out in the table below. The development is taken from the application form.

Residential	No.
1-bed dwellings	12
2-bed dwellings	3
3-bed dwellings	35
4-bed & larger dwellings	7

Based on the completion and occupation of the development as stated above it is estimated that the proposal will generate the population stated below:

Average Population	149.43
Primary pupils	17.73
Secondary pupils	10.77
Sixth Form pupils	1.57
SEN pupils	0.35
Nursery children (number of 2 and 3 year olds entitled to funded places)	4.57
20 - 64 year olds	102.56

65+ year olds	11.41
0 – 4 year olds	16.31

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Education Schedule

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)
Primary & Nursery	£552,728	2Q17	PUBSEC	A new 1.5 form entry primary school, including a 75 place nursery, within Heyford Park.
Secondary	£248,636	2Q17	PUBSEC	Expansion of Heyford Park Free School's secondary phase, subject to the approval of the Regional Schools Commissioner; otherwise expansion of a secondary school in Bicester.
Land	£47,611	2Q17	RPIX	2.22 ha of land is required for a new primary school. A proportionate share of the cost of a 2.22ha site for the new primary school.
Total	£848,975	2Q17		

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

£552,728 Primary and Nursery School Contribution indexed from 2Q2017 using PUBSEC Index

Towards:

A new 1.5 form entry primary school, including a 75 place nursery, within Heyford Park.

Justification:

The nearest primary school to the proposed development is Heyford Park Free School (an all-through school). Comparing current nursery and primary capacity at Heyford Park Free School with the total generation expected from all parcels of the Heyford Park development already shows a significant future deficit of provision. The increase in housing proposed in this application will further increase the deficit.

The necessary scale of additional provision for development at Heyford requires a new school. A new 1.5 form entry primary school is planned which will provide 75 nursery places and 315 primary places. This proposed development should contribute in a proportional manner towards the new school.

Paragraph 94 of the National Planning Policy Framework (NPPF), updated in February 2019, emphasises the importance of a sufficiency of choice of school places being available to meet the needs of existing and new communities, and also notes that this should include giving great weight to the need to create, expand or alter schools. The provision of a new school at Heyford Park would ensure that sufficient parental choice is available in the Upper Heyford area in relation to primary school places, in accordance with Paragraph 94 of the NPPF.

Calculation:

Estimated cost of a new 1.5 form entry primary school (315 pupils + 75 nursery pupils = 390 pupils in total) – excluding land costs	£9,666,414
Estimated cost per pupil = £9,666,414 / 390	£24,786
Number of primary and nursery pupils expected to be generated	22.3
Required contribution = 22.3 * £24,786	£552,728

£47,611 Primary Educational School Land Contribution indexed from March 2017 using RPIX Index

Towards:

Land purchase costs for the new primary school, including nursery, within the Heyford Park strategic development, which will serve this proposed development.

Justification:

As set out above, a new 1.5 form entry school is required to provide sufficient primary and nursery capacity for the Heyford area, including the needs generated by this proposed parcel of development. A 2.22ha site has been required from the site covered by 18/00825/HYBRID. All developments benefitting from this new site should pay proportionately towards the cost of the land required.

Calculation:

Value of school land = 2.22ha * £375,000 per ha	£832,500
Land value per pupil = £832,500 / 390 pupils	£2,135
Number of primary and nursery pupils expected to be generated	22.3
Required contribution = 22.3 * £2,135	£47,611

£248,636 Secondary School Contribution indexed from 2Q2017 using PUBSEC Index

Towards:

The creation of additional secondary school capacity through expansion of Heyford Park Free School

Justification:

The proposed development is served by Heyford Park Free School for secondary education, which is already close to full capacity for the 11-16 age range. As with primary provision, demand is expected to grow due to the large-scale development planned in Upper Heyford, resulting in the need for additional places. Comparing current secondary capacity at Heyford Park with the total generation expected from all parcels shows a deficit of provision, which would be exacerbated by this proposed increase in housing. It is therefore expected that Heyford Park Free School will need to expand in the long term in line with local population growth, and the proposed development would contribute towards the need for the expansion of secondary school capacity at this school.

Heyford Park Free School currently offers 60 Year 7 places each year, and is full or close to full across the year groups from Year 7 to Year 11, as demonstrated by the January 2019 pupil census.

7	8	9	10	11
59	61	60	59	54

The Mid-Cherwell Neighbourhood Plan 2018-2031 recognises the need for expansion of Heyford Park Free School to provide sufficient places for children living both at Heyford Park and in the wider Neighbourhood area for which it is the closest school.

The need for developer contributions towards secondary school place provision at the Upper Heyford site is also noted in the Cherwell Local Plan 2011-2031.

Calculation:

Number of secondary pupils expected to be generated	10.77
Estimated cost per pupil of expanding a secondary school	£23,086
Required contribution = 10.77 * £23,086	£248,636

CIL Regulation 123

OCC considers that the following education contributions meet the tests required by Regulation 122 (2) of the CIL Regulations but they are not sought due to Regulation 123.

Contribution	Amount £	Price base	Towards (details)
SEN	£12,140	4Q14	Projects to expand Bardwell School and increase SEN capacity

Officer's Name: Joanne Booker
Officer's Title: School Organisation Officer
Date: 04 July 2019
