

DEPARTMENT OF CHILDREN SERVICES (EDUCATION)
SCHOOL AND EARLY YEARS PLACES PLANNING – PLANNING CONSULTATION
RESPONSE

22/06/2021

PLANNING REF: PL/2021/04084 (full application)

SITE NAME/ADDRESS: Land west of Roger Way & Old Sarum Local Centre (Block C), Old Sarum, Salisbury

ASSESSMENT OF: 53 units – 32 open market with no 1 beds and 21 affordable housing (AH) with 4 x 1 beds.

EXCLUSIONS/DISCOUNTS APPLIED: all one bed size units are excluded and standard 30% discount for AH applied to remaining 17 units = a further reduction by 5 units.

NUMBER OF PROPERTIES QUALIFYING FOR ASSESSMENT: 44

PLACES NEEDED BY DVLPT:

PRIMARY: 14 **SECONDARIES:** 10

DESIGNATED AREA PRIMARY/IES:

- Old Sarum Primary School.
- The new primary planned for the Longhedge development will also be within a 2-mile safe walking distance of the proposed development site.

DESIGNATED AREA SECONDARY/IES:

- Laverstock secondaries – St Edmund's CE Girls, St Joseph's RC, Wyvern Boys.
- Sarum Academy.

EARLY YEARS ASSESSMENT DETAILS:

- There are currently 2 preschools and 0 childminders within a two-mile safe walking route of this proposed development.
- This provision is operating at high capacity.
- The Local Authority has a duty to provide sufficient childcare for working parents under Section 6 of the Childcare Act 2006.
- Therefore, any increase in population as a result of this development will require additional childcare provision.
- Based on the 44 qualifying properties:

Number of units	2 year olds and below 4 places per 100 dwellings	3 & 4 year olds 9 places per 100 dwellings	Total of places	Total required:
44	2	4	6	£17,522 x 6 = £105,132

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EARLY YEARS CONTRIBUTIONS REQUIREMENTS: Current pupil products: 0.04 per dwelling for 0-2-year olds (4 per 100 dwellings) and 0.09 per dwelling for 3-4-year olds (9 per 100 dwellings). Current capital cost multiplier = £17,522 per place. *(Please note that this figure is due to be reviewed and updated shortly, for the 2021/22 financial year, and the latest multiplier will then apply to an S106 agreement. So, the contributions stated below are indicative figures only).

- Total required as per calculations above = £105,132 towards the development of Early Years provision in this area.
- This contribution is to be subject to indexation and secured via a Section 106 Agreement, to which the Council's standard terms will apply.

PRIMARY ASSESSMENT DETAILS:

- Capacity: 607 places. (This includes in area places already secured by S106).
- Jan 21 census number on roll: 304 pupils.
- Peak forecasts/numbers: 333 pupils in September 2023. (This figure includes any approved in area housing already underway/completed).
- In addition to this, current demand from new housing already registered/approved in this area but not yet started or in forecasts, requires a total of a further 110 places.
- So, capacity is currently available.

PRIMARY CONTRIBUTION REQUIREMENTS: Current primary cost multiplier = £18,758 per place. *(Please note that this figure is due to be reviewed and updated shortly, for the 2021/22 financial year, and the latest multiplier will then apply to an S106 agreement. So, the contributions stated below are indicative figures only).

- A substantial number of places are currently available.
- These can therefore be offset against this application's need for a total of 14 places.
- As a result, we have no requirement from this application for a developer contribution towards expanding primary school infrastructure.

SECONDARY ASSESSMENT DETAILS:

Aggregated data for the three Laverstock secondaries and neighbouring Sarum Academy:

- PAN years 7 – 11 total capacity = 3360 places. (This includes additional capacity to be provided at Sarum Academy that's already secured by S106s.)
- Jan 21 Years 7 -11 number on roll = 2317 pupils.
- Latest forecasts peak at 2650 pupils in 2025 (includes approved housing completed/underway).
- This equates to 710 places being available across the schools.
- The latest total for additional places required by in area housing already registered/approved but not yet built out & so not yet in forecasts = 579.

- So, there are places available across the relevant area secondary schools.

SECONDARY CONTRIBUTION REQUIREMENTS: Current secondary cost multiplier = £22,940 per place. *(Please note that this figure is due to be reviewed and updated shortly, for the 2021/22 financial year, and the latest multiplier will then apply to an S106 agreement. So, the contributions stated below are indicative figures only).

- There is currently spare capacity available across the schools in this area.
- As a result, we have no requirement from this application for a developer contribution towards expanding secondary school infrastructure.

CAVEATS: (see attachment)

Consultation Response Approved by Clara Davies, Head of School Place Commissioning

Department for Children & Education – School & Early Years Places Planning

Standard Caveats to Consultation Responses on Outline/Full Planning Applications

- Impact assessments and consultation responses on applications are specific to the site location, housing number and mix supplied in respect of a housing development, and any changes to any of these will necessitate a new assessment.
- Priority for any spare places available at a school/EY setting, is given based on the date of registration of an application, until they are all accounted for.
- Assessments use the pupil data, forecasts, capacities and details of other known housing in a designated/local area as at the time they are made, so where an application is revised/replaced, this can affect the outcome of our assessment at the later time.
- Where significant time lapses exist between assessments/consultation responses then they are unlikely to remain the same as the situation in schools and EY settings doesn't remain static, and each assessment uses the data current at the time it is made.
- Where contributions are being sought towards school and/or EY expansion projects/new schools, please to refer to Highways colleagues, as they will need to identify any highway, cycleway and footpath works that will be required as a result of the school and/or EY expansion/new school or EY setting and request the relevant funds as part of their S106 requirements.
- Capital cost multipliers for EY and school places quoted are subject to review and update on an annual basis for each financial year, and as per the standard S106 Methodology, those in force at the time of completion of an S106, will apply to it. Figures quoted are therefore, valid only for S106s completed by the end of the relevant financial year.