

DEPARTMENT OF CHILDREN SERVICES (EDUCATION)
SCHOOL PLACES & EARLY YEARS PLANNING - PLANNING CONSULTATION RESPONSE (2nd REVISION)

08/05/2018

PLANNING REF: 15/01800/OUT

SITE NAME/ADDRESS: Land North of Victoria Road (aka WWUE strategic site), Warminster

ASSESSMENT OF: 1000 units – no mix supplied, so 30% affordable housing is assumed = 300 units.

EXCLUSIONS/DISCOUNTS APPLIED: 30% discount applies to the affordable housing element of 300 units = a reduction by 90 units.

NUMBER OF PROPERTIES QUALIFYING FOR ASSESSMENT: 910

SCHOOL_PLACES NEEDED BY DVLPT: **PRIMARY =** 282 **SECONDARY =** 200

DESIGNATED AREA PRIMARY/IES:

- Nominally, Princecroft Primary.
- Several other town primary schools are within a 2 miles safe walking distance of the development site.

DESIGNATED AREA SECONDARY/IES:

- Kingdown School serves Warminster and the surrounding villages.

EARLY YEARS ASSESSMENT DETAILS/REQUIREMENTS:

- None applicable at the date of original registration.

PRIMARY ASSESSMENT DETAILS:

Princecroft:

- Capacity = 210 (once expansion project is complete)
- Oct 17 number on roll = 129.
- Recently updated forecasts/numbers peak at 132 later this year.
- However, places required by in area housing already registered/approved but not yet built out or reflected in our forecasts and originally registered ahead of this application = 57.
- So, there are 21 spare places remaining at the school, which are added into the figures shown under “schools within 2 miles” below.
- It is not possible to expand this school any further, so all other places needed in this area will be provided at a new primary school to serve the town.

Schools Within 2 Miles Safe Walking Distance of the Development Site:

- The following Warminster primary schools are within a 2 miles safe walking distance of the development site: Princecroft, Sambourne, The Avenue and The Minster.
- Their combined capacity is 885 places.
- Their Oct 17 combined number on roll was 762 pupils.
- Their recently updated forecasts/numbers peak at 771 in 2019.

- So there is spare capacity across these schools of $885 - 771 = 114$ places.
- However, our peak forecast doesn't include the 57 primary places required by in area housing already registered/approved ahead of this application, but not yet built out & so not factored in to our forecasts.
- This reduces the spare capacity available from 114 places to 57, which can be allocated towards the requirements of this development.

PRIMARY CONTRIBUTION REQUIREMENTS: Current Primary cost multiplier = £17,545 per place. (Please note however, that the cost multiplier quoted applies for 2017/18 and is due to be updated shortly for the 2018/19 financial year, and the new figure will apply to S106s signed in that financial year as per the S106 Methodology).

- **57 of the 282 places required by this application can be met from current surplus capacity across the schools within 2 miles safe walking distance of the development site.**
- **The remaining $282 - 57 = 225$ places needed are not currently available.**
- **As a result, the Council intends to provide a new primary school to serve registered housing demand in Warminster, and which will be located on this development site.**
- **We therefore require a developer contribution from this application towards the remaining 225 new primary places that it needs.**
- **Using the current cost multiplier per place of £17,545: $225 \text{ places} \times £17,545 = £3,947,625$ (subject to indexation).**
- **A 1.8Ha site for a new 1.5 FE primary school, with sufficient land for expansion to full 2FE provision (this is Wiltshire Council Policy), is also required here. We note that this is referred to in the applicant's Planning Statement (Addendum - November 2017). The Council will accept a site offered subject both to its suitability and appropriate surveys. The site is to be co - located with the site area requirements for secondary expansion.**
- **The combined primary and secondary school site is required, fully serviced to its boundaries, within 12 months of commencement of residential development.**
- **Both the financial contribution and the school site are to be secured via a Section 106 Agreement, to which the Council's standard terms will apply.**

SECONDARY ASSESSMENT DETAILS:

- PAN years 7 – 11 capacity = 1385 places.
- Oct 17 Years 7 -11 number on roll = 1310 pupils.
- Recently updated forecasts peak at 1335 in 2023. (These included completed housing & that partially built out).
- So 50 spare places are nominally expected to be available.
- In addition, places required by in area housing already registered/approved ahead of this application, but not yet built out & so not yet in our forecasts = 48.
- So, there are effectively only 2 spare places available at Kingdown, which can be allocated against the 200 needed by this application.
- In view of this, the Council intends to expand the school accordingly.
- Contributions towards a phased expansion are therefore being sought from developments coming forward in the school's designated area.

SECONDARY CONTRIBUTION REQUIREMENTS: current secondary cost multiplier = £23,316 per place. (Please note however, that the cost multiplier quoted applies for 2017/18 and is due to be updated shortly for the 2018/19 financial year, and the new figure will apply to S106s signed in that financial year as per the S106 Methodology).

- There are effectively 2 spare places available at Kingdown School to be allocated to the pupil product of this development.
- The remaining 198 places required here cannot be provided within existing capacity and forecasts, and so the school is to be expanded.
- However, it cannot expand on its existing site and so a separate expansion site of 1.8Ha is being sought from this development, adjacent to the 1.8Ha primary school land, therefore land site totalling 3.6Ha.
- The combined primary and secondary school site is required, fully serviced to its boundaries, within 12 months of commencement of residential development.
- A financial contribution is also required towards the provision of the $200 - 2 = 198$ new secondary places that the proposed development generates a need for, and which are not currently available.
- Using the current cost multiplier of £23,316 per place = $198 \times £23,316 = £4,616,568$ (subject to indexation).
- This funding will contribute towards the phased expansion of Kingdown School.
- Both the financial contribution and the 1.8Ha expansion land for Kingdown School will be secured via a Section 106 Agreement, to which the Council's standard terms will apply.

S106 POOLING:

- **Primary** – Will be pooled towards the phased delivery of a new primary school in Warminster. No S106s are yet secured for that purpose.
- **Secondary** – Will be pooled towards the phased expansion of Kingdown School. There are currently two S106s signed and pooled towards the phase 1 significant expansion project.

CAVEATS : (see attachment)

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