

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

08/05/2018

PLANNING REF: 17/01463/FUL (2nd revision)

SITE NAME/ADDRESS: Bugley Barton Farm, Land South of Victoria Road, Warminster

ASSESSMENT OF: increased to 227 units – 148 open market units with no one bed sized, and 68 affordable units, which include 10 x one bed size.

EXCLUSIONS/DISCOUNTS APPLIED: All one bed units are excluded from the assessment and 30% discount applies to the remaining affordable housing element of 58 units = a further reduction by 17 units.

NUMBER OF PROPERTIES QUALIFYING FOR ASSESSMENT: 200

SCHOOL_PLACES NEEDED BY DVLPT: **PRIMARY =** 62 **SECONDARY =** 44

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:

- To follow under separate cover.

EARLY YEARS CONTRIBUTIONS REQUIREMENTS: Current pupil products per place: 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 cost multiplier = £17,019 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).

- To follow under separate cover.

PRIMARY ASSESSMENT DETAILS:

Princecroft:

- Capacity = 210 (once current 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 = 339
- .
- So, there is no spare capacity available at the school.

- 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 Bugley Barton Farm 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.
- However, our peak forecast doesn't include the 339 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.
- So, all spare primary capacity in this area of Warminster is effectively accounted for already.

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).

- Places for this development are not currently available at the designated area primary school or in any other one of the primaries within 2 miles safe walking distance.
- The Council intends to provide a new primary school to serve ongoing housing demand in Warminster, which will be located on the North of Victoria Road (aka WWUE), strategic site.
- We therefore require a full developer contribution from this application towards the 62 primary places that it generates a need for.
- Using the current cost multiplier per place of £17,545: 62 places x £17,545 = £1,087,790 (subject to indexation).
- This contribution will be secured via a Section 106 Agreement, to which the Council's standard terms will apply.
- However, the site for the new primary is not yet secured by S106 agreement and we don't yet have a timetable for delivering the new school.
- It is therefore imperative that application 15/01800/OUT is endorsed first and that the legal agreement (S106) is well advanced to provide confidence that new school infrastructure and an access route from Victoria Road will be delivered to service the school needs for the Bugley Barton site development.
- The new school site (3.6ha combined), fully serviced to it's boundaries, is needed within 12 months of residential commencement of development at Bugley Barton Farm or on the larger 15/01800/OUT site.
- As a consequence, restrictive legal clauses will be necessary as part of the S106 agreement here.

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 (including approved housing completed or partially built out).
- So 50 spare places are nominally expected to be available.
- However, places required by in area housing already registered/approved ahead of this application, but not yet built out & so not yet in our forecasts = 275.
- So, there is effectively no space available at Kingdown, and in view of the demand for places, 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 is no spare capacity available at Kingdown to accommodate the pupil product of this development.
- However, the school cannot expand on its existing site and so a separate expansion site is being sought on the 2015 '*Land North of Victoria Road*' development (15/01800/OUT).
- Therefore, a full developer contribution is required towards the provision of the 44 new secondary places that the proposed development generates a need for.
- Using the current cost multiplier of £23,316 per place = $44 \times £23,316 = £1,025,904$ (subject to indexation).
- This funding will contribute towards the phased expansion of Kingdown School.
- The contribution will be secured via a Section 106 Agreement, to which the Council's standard terms will apply.
- However, the secondary provision expansion site is not yet secured and so we don't currently have a construction timetable
- It is therefore imperative that application 15/01800/OUT is endorsed first and that the legal agreement (S106) is well advanced to provide confidence that new school infrastructure and an access route from Victoria Road will be delivered to service the school needs for the Bugley Barton site development.
- The new school site (3.6ha combined), fully serviced to it's boundaries, is needed within 12 months of residential commencement of development at Bugley Barton farm or on the larger 15/01800/OUT site.
- As a consequence, restrictive legal clauses will be necessary as part of the S106 agreement here.

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