

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

11/06/2026

PLANNING REF: PI/2026/03375 (Outline)

SITE NAME/ADDRESS: Land off Storridge Road, Westbury

ASSESSMENT OF: Up to 165 units of which 40% are affordable housing (AH) = 66 units. No size mix supplied.

EXCLUSIONS/DISCOUNTS APPLIED: standard AH discount of 30% applied to 66 AH units = a reduction in qualifying properties of 20 units.

NUMBER OF PROPERTIES QUALIFYING FOR ASSESSMENT: 145

SCHOOL PLACES NEEDED BY DVLPT: **PRIMARY = 45** **SECONDARY = 32**

DESIGNATED AREA PRIMARY/IES:

- Westbury Infants & CE Junior Schools.
- The other Westbury town primaries: Bitham Brook and Westbury Leigh CE are also within 2 miles safe walking distance of the development site.

DESIGNATED AREA SECONDARY/IES:

- Matravers School.
- No other secondary lies within a 3-mile walking distance of the development site.

EARLY YEARS ASSESSMENT DETAILS:

- There are currently 6 preschools and nurseries and 4 childminders within a two-mile safe walking route of this proposed development.
- 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 45 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:
45	2	4	6	£17,522 x 6 = £105,132

EARLY YEARS CONTRIBUTIONS REQUIREMENTS: Current pupil products: 0.04 per dwelling for 0-2 year olds and under (4 per 100 dwellings) and 0.09 per dwelling for 3-4 year olds (9 per 100 dwellings). Current cost multiplier - £17,522 per place. (But please note that this is to be updated for the new financial year and the new figure will apply to S106s signed in that financial year).

- 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 PLACES ASSESSMENT DETAILS:

Aggregated data for all primaries within 2 miles safe walking distance of the development site:

- Capacity = 1470 places.
- Jan 26 NOR = 1065 pupils.
- Current peak forecasts (including the pupil product of in area housing completed/underway) = 1044 pupils by September 2027.
- Additional places required by in area housing already registered/approved but not yet in forecasts = 189.
- So, based upon current data, there is spare capacity available across the in-area schools.

PRIMARY PLACES S106 CONTRIBUTION REQUIREMENTS: Current primary cost multiplier = **£18,758 per place**. *(Please note that this figure is due to be reviewed and updated for the new financial year, the latest multiplier will then apply to S106 agreements as per our S106 Methodology).

- **The in area primary schools for this development can currently accommodate the pupils generated by the application, without the need for expansion.**
- **We have no requirement for a developer S106 contribution towards expansion of primary school provision.**

SECONDARY PLACES ASSESSMENT DETAILS:

- Matravers is the sole secondary school designated to serve Westbury and its neighbouring villages.
- PAN capacity Years 7 – 11 = 1090 places.
- Jan 26 Years 7 -11 number on roll = 850 pupils.
- Current forecasts are 847 by September 2027 (including approved housing completed & underway).
- The total of places required by in area housing already registered/approved ahead of this application, but not yet in forecasts = 161.
- Therefore, Matravers School currently has the capacity to accommodate further pupils.

SECONDARY PLACES- S106 CONTRIBUTION REQUIREMENTS: Current secondary cost multiplier = **£22,940 per place**. *(Please note that this figure is due to be reviewed and updated for the new financial year, and the latest multiplier will then apply to S106 agreements as per our S106 Methodology).

- **Current data indicates that there is sufficient capacity available at Matravers School to accommodate the pupils that this development would generate.**

- **We have no requirement for a developer S106 contribution towards an expansion of secondary school infrastructure.**

CAVEATS: Please see accompanying document

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