



Department for Children, Adults and Health

Memorandum to Charmian Eyre-Walker, Principal Planner (Major Sites)

Cc Shane Billingham, Interim Strategic Lead Officer

from Diane Ponting, Assistant Schools Planning Officer
Telephone 01454 868150
E-mail Diane.Ponting@southglos.gov.uk
Date 02 May 2023
Our Reference P22/01300/O Land at Sodbury Road
Location Land at Sodbury Road, Wickwar, South Gloucestershire,
GL12 8PG

Dear Charmian

Please find below Education requirements arising from the above application of 180 dwellings.

Best wishes

Diane Ponting
Assistant Schools Planning Officer

Please find below Education requirements arising from the application for the development of 180no dwellings on P22/01300/O Land at Sodbury Road

Introduction

In order to mitigate the impact of new housing, the Council seeks financial contributions towards the provision of new and additional nursery, primary, and secondary school places based on an assessment of existing schools' capacity and numbers on roll located within a 2 and 3 mile radius of the proposed development. These limits are important since they relate to the statutory walking distances for primary and secondary school age children and are the point at which children become eligible for free transport assistance. There are other instances too that require the free assistance of transport. Reflecting this, contributions are required to cover the costs for the provision of free assistance in some circumstances.

This application relates to the proposed development of 180no dwellings on Land at Sodbury Road, Wickwar, South Gloucestershire, GL12 8PG with the mix of dwellings not submitted by the developer.

This note sets out the formal response of Education, Learning and Skills and includes:

1. Details of existing school provision
2. Calculated pupil yields from the proposed development
3. Education infrastructure requirements arising from the development

1. Existing School Provision

1.1 Early Years: The provision for Early Years within the Chipping Sodbury & Cotswold Edge Ward is provided by 5 settings and 3 Childminders. This development is calculated to yield an additional 19 children that would increase pressure on places in the ward.

1.2 Primary: In South Gloucestershire there is 1 primary school within a 2 mile radius (straight line distance) of the development site. While there is some capacity within this area this will be absorbed by the impact of anticipated pupil yields from development sites, where planning applications have been approved or are in process.

1.3 Secondary: The nearest secondary school is Brimsham Green (3.8 miles) and the school falls in the area of Prime Responsibility of Chipping Sodbury School (4.1 miles). The projected numbers for the nearest school indicate insufficient places to absorb any additional yield from new housing developments based on projected numbers on roll by 2026. Additionally, and reflecting that both schools are over three miles away, the Local Authority would require a contribution towards costs for transport to school.

The most cost effective mode of transport to either Brimsham Green or Chipping Sodbury School would be by coach, currently costing £46,519 per year for 33 pupils

in both cases. A student will be in secondary education for 7 years. The total cost of transport to school for 33 secondary pupils is therefore £46,519 x 7 = £325,634

2. Calculated Pupil Yields from the development.

Specifically, the proposed development options are estimated to generate the following pupil yields:

	No of Dwellings	Nursery Children Yield	Primary Pupil Yield	Secondary Pupil Yield
	180	19	65	33

Pupil Yields are based on the mix of dwellings identified by the developer. In the absence of this the yield for primary is 36 pupils per 100 dwellings, secondary is 18 pupils per 100 dwellings. Early Years children are calculated based on 40% take up of part time 2 year olds, 100% eligibility of part time 3 and 4 year olds and 80% eligibility of additional part time 3 and 4 year olds, this is equivalent to Primary yield divided by 7 multiplied by 2. Please note that actual contributions will be recalculated on the actual mix of dwellings.

3. Education infrastructure requirements arising from Land at Sodbury Road

Contributions are required to fund the Nursery and Primary places identified from the pupil yield -see details below and accompanying table.

3.1 Early Years: The contribution would be required to cover the pupil yield from this development increasing demand for places in the area.

3.2 Primary: The contribution would be required towards the building of a new Primary school or for additional accommodation at an existing Primary school to allow them to breach current planned admission numbers, both options would be within a 2 mile radius of the proposed development site.

3.3 Secondary: The contribution would be required for additional accommodation at an existing Secondary school within 3 miles of the development site to allow them to breach current planned admission numbers, additionally transport to either Brimsham Green or Chipping Sodbury School will be required.

3.4 Contribution Summary

No of Dwellings	Nursery Contribution	Primary Contribution	Secondary Contribution	Secondary Contribution Transport	Total Contribution
	£	£	£	£	£
180	210,368	1,083,295	833,550	325,634	2,452,848

The cost per place is calculated using the Department for Education cost calculator of £11,072 per additional nursery place, £16,666 per additional primary pupil place

and £25,259 per additional secondary pupil place. Both are indexed as at the Quarter 4 2021 value of the Royal Institute of Chartered Surveyors Building Cost All-in Tender Price Index.

This advice is valid for a period of three months from the date that it is issued by the Department for Children Adults and Health. Should the mix of dwelling change, or should the development not proceed in the near future, the contribution would need to be reassessed. Estimates at this stage should not be viewed as minimum or maximum requirements and should not be taken as the final position of the Council. The final amount of contribution should be increased in accordance with any increases in the Royal Institute of Chartered Surveyors Building Cost All-In Tender Price Index.

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