



Department for Children, Adults and Health

Memorandum to

David Stockdale, Principal Planning Officer

Cc Tanya Smith, Strategic Lead – School Place Planning Capital

from Colin Smith, Schools and Early Years Planning Officer

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Date 20 July 2021

Our Reference Land South of Badminton Road, Old Sodbury P21/03344/F

Location Land South of Badminton Road, Old Sodbury, South Gloucestershire

Dear David

Please find below Education requirements arising from the above application.

Best wishes

Colin Smith

Early Years and School Planning Officer

Please find below Education requirements arising from the application for the development of 35no dwellings on Land South of Badminton Road, Old Sodbury P21/03344/F

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 pre-application relates to the proposed development of 35no dwellings on Land South of Badminton Road, Old Sodbury with the mix of dwellings submitted by the developer as follows:

Dwelling Type	No
1 bed flats	1
2 bed flats	1
2 bed houses	11
3 bed houses	13
4 bed houses	9
Total	35

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 Early Years and School Provision

1.1 Early Years: The provision for Early Years within the Chipping Sodbury /Cotswold Edge Ward is provided by 6 settings and 9 Childminders. This development is anticipated to yield an additional 3 children that would increase pressure on places in the ward.

1.2 Primary: In South Gloucestershire there are 4 primary schools within a 2 mile radius (straight line distance) of the development site. However, 1 of these has a walking route of 3.2 miles. The projected numbers for these schools indicate insufficient places to absorb any additional yield from new housing developments based on projected numbers on roll by 2023.

1.3 Secondary: In South Gloucestershire there are 2 secondary schools within a 3 mile radius of the development site. The projected numbers for these schools indicate insufficient places to absorb any additional yield from new housing developments based on projected numbers on roll by 2028.

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
	35	3	10	5

Pupil Yields are based on the mix of dwellings identified by the developer. Please note that in the event that the mix of dwellings is amended, this may impact the pupil yields and the associated request for financial contributions.

3. Education infrastructure requirements arising from Land South of Badminton Road, Old Sodbury

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

3.1 Nursery: 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.

3.4 Contribution Summary

No of Dwellings	Nursery Contribution	Primary Contribution	Secondary Contribution	Total Contribution
	£	£	£	£
35	31,671	158,910	120,420	311,001

The cost per place is calculated using the Department for Education cost calculator of £10,557 per additional nursery place, £15,891 per additional primary pupil place and £24,084 per additional secondary pupil place. Both are indexed as at the Quarter 4 2019 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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