Hello Charmian

You contacted us recently regarding the education infrastructure requirements in relation to this application. We have now met with planning colleagues to formulate an overview of the strategic sites in Chippenham, and as a result I can supply you with our assessment of the Rowden Park application:

- It’s based upon 1000 units. As no mix details have been supplied, I’ve assumed that there will be a 30% affordable housing requirement, which works out as 300 units.

- Our standard 30% discount applies to the affordable units and so reduces them by 90.

- So there are 910 qualifying properties.

- They generate a need for 282 primary and 200 secondary school places.

- Primary – The primary pupil product of this application is sufficient to require a new 1.5% FE size primary school – both site and appropriate financial contributions.

- There is some spare capacity in the area at Charter Primary which we have considered; however, in discussions with planning colleagues we have established that there is no safe or reasonable distance pedestrian/cycling route from the development site to the school. In view of this, we cannot consider Charter as a viable school proposition for residents of Rowden Park.

- We note that the developer is offering a 1.2ha primary school site which unfortunately will be insufficient for a 1.5 FE primary, for which we need 1.6ha.

- In addition to this, we also require a full financial contribution towards the cost of the 282 places needed.

- The current (2014/15) capital cost multiplier is £16,768 per place. However, this will be updated in the next couple of weeks to the appropriate figure for the new financial year.

- As per our S106 Methodology, the multiplier used in an S106 will be that which is applicable at the time of completion of the agreement.

- Secondary - the three Chippenham secondaries operate a shared town catchment area. Hardenhuish and Sheldon are both consistently full and over-subscribed, whilst Abbeyfield does have 176 spare places at current peak forecast, against an 11 -16 capacity in permanent accommodation of 900 places.

- However, all these available places are taken up by the combined pupil product of other developments already applied for/approved in this area, and so a shortfall already exists e.g. the Birds Marsh Wood and Hunters Moon applications registered ahead of Rowden Park, are
being required to contribute towards the funding of the deficit in places which has already been created, and create a need for a total of 233.

- So Abbeyfield School is also effectively full, and any developments coming forward in the Chippenham secondary area are required to contribute towards an expansion of provision proportionate to the number of places that they require. This is the position for this application, where a full secondary contribution towards the funding of the 200 places that the development needs, is required.

- The current (2014/15) capital cost multiplier for secondary places is £19,084 per place. However, this will be updated in the next couple of weeks to the appropriate figure for the new financial year.

- As explained earlier, in line with our S106 Methodology the multiplier used in an S106 will be that which is applicable at the time of completion of the agreement.

- Our S106 Methodology also contains a requirement for developers to make contributions towards the provision of Early Years places where appropriate. I am therefore copying this e mail to my colleague Angela Brennan who will make the relevant assessment, and supply you with its details.

- As the application is for outline permission only, standard caveats apply i.e. our assessment is specific to the site location, housing number and mix supplied, and any changes to any of these would necessitate a new assessment. For example, this will be relevant if a figure other than 30% affordable housing is eventually approved. Assessments use the pupil data, forecasts, capacities and details of other known housing in a designated area as at the time they are made, so were an application to be revised/replaced, this could affect the outcome of our assessment at the later time. The date of registration of a planning application establishes its priority or otherwise for any spare places available at a school, which are allocated on a “first come, first served” basis.

- As there is a requirement for a new primary school on this development, my manager, Clare Medland (Head of School Strategic Planning), will be happy to meet with the developer and their agents, should they wish to discuss this assessment in greater detail.

I hope that this information is helpful and clarifies our position.

Regards

Sarah

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