

**Commissioning for Learning**  
**Gloucestershire County Council**

**Education S106 Response for Development:**

**Planning Ref: 20/01069/OUT**

**Development Name: Oakley Farm, Priors Road, Cheltenham**

**Response Date: 06/08/2020**

## **Education Summary:**

Below is the contribution request summary for this development. (Please note we have made the decision to work with whole numbers.)

Phase of Education	Name of closest non-selective school and/or the education planning area.	No of qualifying dwellings	Pupil Yield	Contribution (£)	Comments
Pre-school	EY provision in the Whaddon Primary Planning Area	250	75	£1,131,825	Full contribution required or facility provided as described below
Primary	St Mary's Infants School (Prestbury) and/or St Mary's Junior School (Prestbury) and/or the Whaddon Primary Planning Area	250	103	£1,546,828	Full contribution required
Secondary 11-18	Pittville School and/or the Cheltenham Secondary Planning Area	250	78	£1,607,330	Full contribution required

**Early Years:** The summary of the current EY population and registered places available can be seen below:

EY Summary of Whaddon Primary Planning Area Data

Combined number 0 - 4 year olds:	1215
Combined number of childminder & day care places:	619
Total number of childcare and Out of School places combined:	757

(EY data extracts from Capita Version 4)

This table includes the out of school/holiday club places as part of the collected data; however the majority of these will not be registered to take 0-4 year olds. You can see from this data the current population is significantly higher than the number of places available.

We will require a full EY contribution naming the Whaddon Primary Planning Area to extend the EY offer in the area to address any shortfalls and meet parental requirements. We have a statutory duty to ensure there are sufficient early year's places in an area, it is very likely that families will require and seek their entitlement to 30 hours of free childcare close to home. Alternatively, we would be willing to consider a proposal for the developer to provide an appropriately sized facility in the area as part of the S106 agreement, completed to the standard required for OFSTED registration and delivery of EY places.

**Primary:** The nearest primary school provision is at St. Mary's CofE Infant and Prestbury St. Mary's Junior Schools in the 9161810 Whaddon Primary Planning Area. The schools have no spare capacity showing in the penultimate forecast year, and when the cumulative yield from other developments is applied it shows a shortfall of 59 places, before the addition of this development. Therefore we are requesting a full primary contribution.

**Secondary:** There is no catchment school for this development; Pittville School is the closest secondary school and is forecast to be over capacity before the yields from this development will have an impact. The school has already made changes in the form of a PAN increase and a bulge class to accommodate local demand. This school, along with a number of other secondary schools across Cheltenham, has already been expanded to accommodate increasing numbers. There will be no spare capacity to accommodate the secondary children arising from this development. We therefore require a full secondary contribution for the Cheltenham Secondary Planning Area.

<b>Requested</b>	17/07/2020	<b>District:</b>	Cheltenham
<b>Development:</b>	Oakley Farm Priors Road Cheltenham		
<b>Dev. Postcode:</b>	GL52 5AQ	<b>Planning Application:</b>	20/01069/OUT
		<b>Number of qualifying dwellings:</b>	250 No breakdown of qualifying dwellings currently available on planning portal.

Planning Area 916	Estab N°	Closest/Catchment School (non-selective)	Distance (Miles/Walking route)	PAN	Building Capacity	Current NOR Jan 2020	Forecast 2020						
							2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
1810	3360	St Mary's CofE Infant School	0.8	90/60	180	207	208	206	207	207			
1810	3343	St Mary's Junior School	0.8	60/90	240	240	238	267	267	267			
2500	5421	Pittville School	1.5	175/205	875	807	883	927	935	932	905	875	875

**Secondary Catchment:** None

**Transport Catchment:** None

Primary forecasts use NHS GP data for existing children in the relevant area; the final year of forecasts will not include all births for that year.

Current Census Data - Jan 2020													
Primary planning Area 916	Estab N°	Primary School Name	Distance (Miles/Walking route)	PAN	Building Capacity	Current NOR Jan 2020	R	Y1	Y2	Y3	Y4	Y5	Y6
1810	3360	St Mary's CofE Infant School	0.8	90/60	180	207	57	90	60				
1810	3343	St Mary's Junior School	0.8	60/90	240	240				60	60	60	60
Secondary Planning Area 916	Estab N°	Secondary School Name	Distance (Miles/Walking route)	PAN	Building Capacity	Current NOR Jan 2020	Y7	Y8	Y9	Y10	Y11	Y12	Y13
2500	5421	Pittville School	1.5	175/205	875	807	201	177	166	128	135		

**Note's supporting primary cumulative yield calculations:**

Cumulative yield figures based on projects naming St Mary's Infants and Junior Schools (Prestbury):

Project		Yield		2020 PPR
Dormans, Mill Lane	2016	20	From 76 dwellings	31.16
Bouncers Lane	2017	15	From 58 dwellings	23.78
		35.00		54.94
		(35)		(55)

Primary Cumulative yield	35	*	
2022/23 key forecast year	474	**	2022/23 primary capacity at named schools would be 450
Total	509		
Surplus places, to credit to development	-59		shortfall

\* It should be noted that generally for cumulative yield figures some are based on historic data and not calculated using current PPR's, current figures would make this figure higher.

\*\* Penultimate forecast year used as we can be confident the GP data captures all GP registered children in that year, whereas the final year forecasts may not include all births in that final year depending on when NHS GP data is collected.

Request: places	103
Request: contribution	£1,546,828

**Illustration of impact of PAN changes on numbers when each year group at capacity**

<b>St Mary's Infs &amp; Jun Schools - Bulge Classes/PAN increases through both schools</b>								
Year Group	<b>R</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	Total
2017/18	60	60	60	60	60	60	60	<b>420</b>
2018/19	90	60	60	60	60	60	60	<b>450</b>
2019/20	60	90	60	60	60	60	60	<b>450</b>
2020/21	60	60	90	60	60	60	60	<b>450</b>
2021/22	60	60	60	90	60	60	60	<b>450</b>
2022/23	60	60	60	60	90	60	60	<b>450</b>
2023/24	60	60	60	60	60	90	60	<b>450</b>
2024/25	60	60	60	60	60	60	90	<b>450</b>

<b>Pittville School - Bulge Classes/PAN increases through school</b>						
Year Group	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>	<b>11</b>	Total
2016/17	135	135	135	135	135	<b>675</b>
2017/18	175	135	135	135	135	<b>715</b>
2018/19	175	175	135	135	135	<b>755</b>
2019/20	205	175	175	135	135	<b>825</b>
2020/21	175	205	175	175	135	<b>865</b>
2021/22	175	175	205	175	175	<b>905</b>
2022/23	175	175	175	205	175	<b>905</b>
2023/24	175	175	175	175	205	<b>905</b>
2024/25	175	175	175	175	175	<b>875</b>

<b>Temporary bulge class</b>	<b>Permanent increase</b>
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**Nearest schools using the DfE 'Get Information about Schools' website, formerly called Edubase**

	Planning Area 916	DfE No	School	Edubase (Straight line distance) (miles)	Walking/ Travel distance (miles)	N/A as Selective/ Out of county School
Primary	1830	3316	Holy Apostles CofE Primary School	0.44	1.1	
	1810	5221	Oakwood Primary School	0.47	0.9	
	1810	3360/3343	St Mary's Infants & Junior Schools (Prestbury)	0.59	0.8	
	1810	3093	Holy Trinity CofE Primary School	0.78	1.3	
	1810	3097	St John's CofE Primary School	0.78	1.3	

Secondary	2500	5412	Pittville School	0.85	1.5	
	2500	5408	Balcarras School	1.47	2.3	
	2500	5418	Cheltenham Bournside School	2.36	3.1	
	2500	6905	All Saints Academy	2.62	3.8	
	2200	4024	Cleeve School	2.73	3.8	

New 'Edubase': <https://get-information-schools.service.gov.uk/>

When a secondary catchment area and/or transport applies it will be indicated as follows: # - Catchment and \* - Transport, as taken from GCC 'Find a school' mapping tool <https://www.gloucestershire.gov.uk/education-and-learning/find-a-school/> Catchment takes precedence for admissions.

## Accommodation Schedule

Qualifying Dwellings will be calculated using the LPA published application forms for the development, where available on the planning portal.

Data taken from application form, where it includes market, affordable and social housing; this information is noted but not calculated separately.

1-bed flats/Maisonettes	0
2-bed (qualifying dwellings)	0
3-bed (qualifying dwellings)	250
4-bed (qualifying dwellings)	0
5-bed (qualifying dwellings)	0
<b>Dwelling Total</b>	<b>250</b>
<b>1-bed Dwelling Total</b>	<b>0</b>
<b>Total Qualifying Dwellings</b>	<b>250</b>

No breakdown of dwelling sizes currently available on planning portal (published application dated 02/07/2020)

### Childcare Sufficiency by Primary Planning Area Level

<u>PPA: 916</u>	<u>1830</u>	<u>Whaddon Primary Planning Area</u>				
EY Population Data (PPA)						
	0 year olds	1 year olds	2 year olds	3 year olds	4 year olds	TOTAL
	244	238	271	231	231	1215

Birth Data					
	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020
	241	262	244	244	244

9161830 Whaddon Primary Planning Area								
OFSTED Rating:	Outstanding	Good	Requires Improvement	Inadequate	Compliant/met	Non Compliant/Not Met	Awaiting Inspection	Schools Ofsted
Childminder	1	3						
Day Nursery (non gov run)	2	5						
Day Nursery (gov run)	1							
Pre-school playgroup (non gov run)		2						
Pre-school playgroup (gov run)								
Nursery Unit of Independent School					1			
Private Nursery School								
Creche								
Total number of providers by quality	4	10	0	0	1	0	0	0

Total number of childcare places available (Childminders & Daycare Combined)	619
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All Out of School Provision/Holiday club places	138	Total number of places combined	757
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