

From: MEDLIN, Jonathan [mailto:Jonathan.Medlin@gloucestershire.gov.uk]

Sent: 03 July 2018 16:28

To: Planning mail

Subject: 17/04587/FUL - 26 units Sandy Court Lane

Dear Sir/Madam,

Please see the community infrastructure requirements for the above application, which will supersede the requirements from 14/01403/OUT

Kind regards,

Jonathan Medlin

Planning Application Consultation Response - Community Infrastructure Requirements  
(Gloucestershire County Council)

03/07/2018

Summary

Planning Application 17/04587

Site Sandy Court 2018

Proposal 26 units

Thank you for consulting GCC Infrastructure on the above application.

The scheme has been assessed for impact on various GCC infrastructure in accordance with the "Local Developer Guide" adopted 2014.

The Developer Guide is considered as a material consideration in determination of the impact of development schemes on infrastructure.

The assessment also takes account of CIL Regulations 2010 (as amended).

LOCAL

DEVELOPER GUIDE

The scheme comprises the following number of dwellings:

Of these: Houses:26

Flats: 0

The scheme will generate the need for 1.89 additional pre-school places

There is no additional capacity. Therefore a contribution is required: £27,448

The scheme will generate the need for 6.95 additional primary school places

There is no additional forecast capacity. Therefore a contribution is required: £100,991

The scheme will generate the need for 3.63 additional secondary school places. This includes Sixth Form.

There is no additional forecast capacity. Therefore a contribution is required: £80,547

The scheme will generate additional need for library resources. A contribution is therefore required, in accordance with the GCC Local Developer Guide.

The Library Contribution required is: £5,096

Education Contribution: Justification

A full explanation is provided within the GCC publication "Local Developer Guide".

Paragraphs 65-78 provide further detail (available from [www.gloucestershire.gov.uk](http://www.gloucestershire.gov.uk)) LOCAL DEVELOPER GUIDE

Pupil yields are calculated in accordance with research published by GCC in "Child Yields in New Developments".

The cost per place (from 2016) is as follows:

Pre-school and Primary places: £14,541.00      Secondary 11-16:      £18,779.00

Secondary 11-18:      £22,173.00

Multipliers are reviewed annually.

Where there is no identified surplus capacity in the forecast, a contribution is sought.

Where there is an identified surplus of places within the forecast this will reduce the contribution, or remove the need for a contribution entirely.

Pre-school Contributions:

The assessment identified no capacity in the sector available. In accordance with the GCC Local Developer Guide, a contribution is justified as outlined above.

Specific Infrastructure: Local nursery/pre-school

Purpose(s): Towards additional pre-school places arising from the impact of the development.

#### Primary School Contributions:

The assessment identified no capacity in the sector available. In accordance with the GCC Local Developer Guide, a contribution is justified.

Specific Infrastructure: Local Primary

Purpose(s): Towards the provision of additional places at the named school(s).

#### Secondary School Contributions:

The assessment identified no capacity in the sector available. In accordance with the GCC Local Developer Guide, a contribution is justified.

Specific Infrastructure: To be confirmed

Purpose(s): Towards provision of additional places at the named school(s).

#### Library Contribution: Justification

A full explanation is provided within the GCC publication "Local Developer Guide". LOCAL DEVELOPER GUIDE

Paragraphs 93 to 97 explain the principles for securing contributions towards libraries, and the specific purposes to which they will be put.

In this case, the proposed development and increase in population will have an impact on resources at the local library, as explained in the GCC Local Developer Guide.

Specific Infrastructure: Nearest Library

Purpose(s): Towards additional library resources at the named library(ies)

#### Notes

1. Where the resulting number of dwellings varies from the number assessed, the contribution will be increased or decreased to reflect this:

Pre School	Per house	£984.00	Per flat £301.00
Primary School	Per house	£3,622.00	Per flat £367.00
Secondary School	Per house	£2,889.00	Per flat £94.00
Libraries	Per house	£196.00	Per flat £196.00

2. The total expected child yield from this scheme is

Pre-school	6.3
Primary School	7.4
Secondary School	3.5
16-17	1.1
	18.4

3. Age-restricted dwellings are not included in calculations (e.g. developments for people aged 55+)

4. Pupil Yields reflect the total child yield, and are adjusted downwards to take account of:

- a proportion of children will not attend the local school (e.g. due to private school attendance)
- a proportion of students will not stay on to 6th Form (staying on rates)
- take up of nursery places is based on local data.

5. The infrastructure items identified are those which are most likely to serve the development.

In the case of schools, these are the nearest schools within reasonable distance.

Library services contributions will relate to the nearest local library.

6. Phasing of payments will be by agreement. It will be expected to be paid in advance of the impact arising, to allow sufficient time for expenditure.

Payments will relate to identifiable triggers. The number of triggers/phases will depend on the scale of the development.

OTHER INFORMATIVES IF APPLICABLE:

Further information is available from the GCC Community Infrastructure Team

Email: [community.infrastructure@gloucestershire.gov.uk](mailto:community.infrastructure@gloucestershire.gov.uk)

Jonathan Medlin

S106 Officer - Economic Development and Strategic Planning

Gloucestershire County Council