

ITEM 10 - APPENDIX

PLANNING OBLIGATION PRO FORMA – Park Farm, Park Road, Westoning, Bedford, MK45 5LA, CB/17/04959/OUT

Please complete the following table to allow full consideration of the statutory tests for obligations, that they should be:

- Necessary to make the development acceptable in planning terms
- Directly related to the development
- Fairly and reasonably related in scale and kind to the development

RELEVANT STRATEGY, PLANNING POLICY, DOCUMENT OR GUIDANCE NOT Planning Obs SPD	WHAT ARE THE ADDITIONAL DEMANDS ON FACILITIES LIKELY TO ARISE FROM DEVELOPMENT	WHAT ARE THE EXISTING FACILITIES AND HOW ARE THESE ABLE OR UNABLE TO MEET THE ADDITIONAL DEMANDS	METHODOLOGY FOR CALCULATING ANY FINANCIAL CONTRIBUTION NECESSARY TO IMPROVE EXISTING OR PROVIDE NEW FACILITIES	DETAILS OF FACILITIES OR INFRASTRUCTURE ON WHICH CONTRIBUTION WILL BE SPENT
<p>The 2017 School Organisation Plan (SOP) which can be found at: http://www.centralbedfordshire.gov.uk/school/organisation/plan.aspx</p> <p>The forecasts within the SOP take into account the impact of the new housing identified within the CBC SHLAA</p>	<p>73 dwellings will produce a pupil yield of 4.38 (5) children per yeargroup, based on the assumption of 0.06 pupils per yeargroup per dwelling. Executive agreed an increase in the pupil yield formula from 0.04 to 0.06 at its meeting on 1 August 2017, to</p>	<p>The development falls within the catchment area for Westoning Lower School, Arnold Academy and Harlington Upper. The lower school is unlikely to be able to manage the impact of this development without expansion and the pupil forecasts within the School Organisation Plan are showing a need for additional middle and upper school places in the area.</p>	<p>The methodology used to understand the level of contribution required from any development over 10 dwellings is as follows:</p> <p><i>Pupil yield (assessed as 0.06 pupils per dwelling, per yeargroup) * 2009 DfE cost multiplier (inclusive of a location factor)</i></p> <p>The use of DfE multipliers to understand the cost per pupil place is an approach taken by a number of local authorities, and allows for the total financial contribution to be fairly and reasonably related in scale and kind to the development.</p>	<p>Early years contribution</p> <p>The early years contribution would go towards a project at Merry Poppets In Westoning</p> <p>Lower school contributions:</p> <p>The lower school contribution would help fund a project Westoning Lower School.</p> <p>Middle school contributions</p> <p>The middle school contribution would go towards the project identified for Arnold Middle, to create additional</p>

	<p>reflect the actual yields experienced on housing development across Central Bedfordshire</p>		<p>EY/Lower =£11,522per pupil place Middle = £14,492 per pupil place Upper = £17,772 per pupil place</p> <p>Total financial contribution:</p> <table data-bbox="1075 430 1456 630"> <tr> <td>EY</td> <td>£75,699.54</td> </tr> <tr> <td>Lower</td> <td>£252,331.80</td> </tr> <tr> <td>Middle</td> <td>£253,906.85</td> </tr> <tr> <td>Upper</td> <td>£311,357.03</td> </tr> <tr> <td>Total</td> <td>£893,295.22</td> </tr> </table> <p>A reduction for 1 bed properties and 2 bed flats can be applied to the contribution shown above, once the final dwelling mix is known.</p>	EY	£75,699.54	Lower	£252,331.80	Middle	£253,906.85	Upper	£311,357.03	Total	£893,295.22	<p>capacity at the school from September 2018.</p> <p>Upper school contributions</p> <p>The upper school contribution would go towards a project to increase the capacity of Harlington Upper School.</p>
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