

PLANNING OBLIGATION PRO FORMA – Oakridge, 13 Orchard Close, Upper Gravenhurst, Bedford – CB/18/04165/OUT – February 2019 Update

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 2018 School Organisation Plan (SOP) which can be found at:</p> <p>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>52 dwellings will produce a pupil yield of 3.12 (3) children per year group, based on the assumption of 0.06 pupils per year group per dwelling.</p> <p>Executive agreed an increase in the pupil yield formula from 0.04 to 0.06 at its meeting on 1 August 2017, to reflect the actual</p>	<p>The development sits within the catchment areas for Gravenhurst Lower School, Robert Bloomfield Middle and Samuel Whitbread upper school.</p> <p>Gravenhurst Lower School is a small lower school which is already full in some year groups, and would struggle to accommodate the growth from this development without investment.</p> <p>The pupil forecasts for Robert Bloomfield and Samuel</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 year group) * 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>The early years contribution would go towards improving or expanding Gravenhurst pre-school.</p> <p>The funding for lower school places would go towards projects to expand or enhance facilities at Gravenhurst Lower School.</p> <p>The middle school contribution would be used to create additional places within the middle school age range at Robert Bloomfield or another school which serves the development</p> <p>The upper school contribution would be used to create additional places</p>

	yields experienced on housing development across Central Bedfordshire	Whitbread are indicating a need for places.	<p>Lower/early years = £11,522 per pupil place Middle = £14,492 per pupil place Upper = £17,772 per pupil place</p> <p>Total financial contribution:</p> <table data-bbox="1064 430 1444 742"> <tr> <td>Early Years</td> <td>£52,885.98</td> </tr> <tr> <td>Lower</td> <td>£176,286.60</td> </tr> <tr> <td>Middle</td> <td>£177,386.98</td> </tr> <tr> <td>Upper</td> <td>£217,523.40</td> </tr> <tr> <td>Total</td> <td>£624,082.96</td> </tr> </table> <p>The contribution total includes a 50% reduction for the 2 no 2 bed flats which are within the dwelling mix.</p>	Early Years	£52,885.98	Lower	£176,286.60	Middle	£177,386.98	Upper	£217,523.40	Total	£624,082.96	within the upper school age range at a school providing places for children living on the development Pix Brook Academy or such other identified education projects (in accordance with reg 123(3) as identified by Central Bedfordshire Council and notified to the owner/developer.
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