

From: Plan Devcon
Subject: FW: 19/00474/FPM - land west of Lytton Way, Stevenage

From: Antony Proietti [redacted]
Sent: 03 December 2019 23:19
To: Dave Rusling
Subject: [External] RE: 19/00474/FPM - land west of Lytton Way, Stevenage

Hi Dave

Please find below a comprehensive response to the points raised by Savills in their email.

1. Modelling of Build to Rent properties and studios:

- HCC is of the opinion that, for pupil yield modelling purposes, Build to Rent properties should be modelled based on open market dwelling characteristics. This is currently how the modelling for the site has been undertaken:

FLATS		
Number of bedrooms	A) Open Market	B) Affordable (Social Rent)
1	223	26
2	241	16
3	40	10
4+		
Total	504	52

Furthermore this is our understanding of how SBC classify these tenure of units (e.g. as market properties). If the applicant requires the county council to model the units as affordable rented units then can we please have the evidence that supports this assumption.

HCC considers that the pupil yield arising from studio flats is either non-existent or so small to be considered negligible. Therefore these units have been removed from the pupil yield modelling (see modelled mix above which shows 556 units being modelled).

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2. Evidence of existing capacity and revised education requirements:

Primary:

- HCC can confirm that there is insufficient primary education capacity in the area.

- This development sits within PPA 5.1 Stevenage North West, with the closest schools to the development being Woolenwick Infant and Juniors, Fairlands Primary, Letchmore Road Infants and Broom Barns Primary all of which are full or almost full with no surplus capacity.

5.1 Stevenage North West		Places available 2019-20	Actuals			Forecast			
School Code	School Name		2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23
2109	Letchmore Infants' and Nursery School	90	88	89	88				
2110	Fairlands Primary School	90	89	85	88				
2169	Broom Barns Community Primary School	30	30	30	29				
2188	Bedwell Primary School	45	43	33	25				
2406	Woolenwick Infant and Nursery School	60	60	60	60				
3018	Graveley Primary School	16	15	8	16				
3369	St Nicholas CofE (VA) Primary School and Nursery	30	30	27	30				
3977	Saint Vincent de Paul Catholic Primary School	60	60	58	55				
Total Year R Pupil Demand			415	390	391	407	385	401	41
Total Year R Places Available		421				421	421	421	42
Surplus or Shortage of Year R Places (No.)						14	36	20	
Surplus or Shortage of Year R Places (%)						3.3%	8.6%	4.8%	1.7%
Surplus or Shortage of Year R Places (FE)						0.5	1.2	0.7	0.

The primary forecasts only extend 4 years ahead so cannot and do not account for all of the pupil yield arising from the proposed development within the Local Plan. The development on land west of Lytton Way is not a site allocation within the SBC Local Plan and therefore any anticipated yield from this development is not taken into account in our primary forecasts. The yield arising from this development would be in addition to the anticipated yield from other housing development.

Any surplus is not in the schools nearest this development and is insufficient to meet the yield arising from this and other proposed housing coming forward across the area. There is insufficient expansion capacity within existing primary schools in close proximity to the town centre to meet the anticipated demand from the new housing arising within and around the edge of Stevenage Town Centre. The county council's strategy is therefore to establish new school provision within the town centre.

Given this position, and that there is insufficient spare capacity in the area, HCC is justified in seeking a primary education contribution from this development.

The recent DfE guidance (*Securing developer contributions for education*, Nov 2019) is clear that when calculating the cost of education provision the assumed cost of mainstream school places should be based on the national average costs published in the DfE school place scorecards.

The DfE scorecard costs can be found at the following link – <https://www.gov.uk/government/statistics/local-authority-school-places-scorecards-2018>. Based on the DfE scorecard the cost per place for new primary school provision is £19,611. The DfE guidance is clear that this cost per place should also be used for calculating contributions towards early years provision in new primary schools.



Based on the development mix which has previously been provided, the number of primary aged pupils including those using the nursery provision at the new school which is modelled to arise from the development (based on the Hertfordshire Demographic Model) is 170.

Therefore the primary education contributions (which include the cost of nursery provision at the new primary school) which are sought from this development are **£3,333,870** (£19,611 x 170 places). These are based on costs as of 1Q2019 (BCIS All in TPI) so indexation will need to be applied from this date.

The contribution currently does not include any proportional costs towards land acquisition which may be required.

Secondary:

HCC can confirm that there is insufficient secondary education capacity in the area.

HCC produces pupil forecasts annually to inform its school planning work. The latest summer 2019/20 forecast indicates a need for additional secondary education capacity from 2022 onwards (see below).