

CIL COMPLIANCE STATEMENT – JUSTIFICATION (COMPLIANCE WITH REGULATION 122)

Education and Libraries Provisions – Gloucestershire County Council

In relation to planning appeal reference – APP/B1605/W/W/20/3261154

Proposed development on land adjacent to Oakhurst Rise LPA Ref. 20/00683/OUT

OBLIGATION	POLICY CONTEXT	BASIS OF NEED	CIL COMPLIANCE a. Necessary to make the development acceptable in planning terms; b. Directly related to the development; and c. Fairly and reasonably related in scale and kind to the development
Education: based on 39 Qualifying Dwellings			
<p>A full primary contribution of £235,117.78 towards the Holy Apostles Church of England Primary School and in the locality to meet primary educational needs.</p> <p>A full secondary age 11-16 contribution of £148,124.00 towards</p>	<p>NPPF Paragraph 34 states that Plan should set out the contributions expected from development, including infrastructure. Paragraph 54 allows LPAs to use planning obligations to make an unacceptable development acceptable and paragraph 56 sets out the test of acceptability.</p> <p>JCS Policy INF6 states that where need for additional infrastructure</p>	<p>The education contributions required for this proposed development are necessary to fund the provision of the additional places generated by this development because of the lack of capacity in the relevant education sector.</p>	<p>a. A pupil yield of 15.99 would be generated by this development requiring a full contribution for primary provision of £235,117.78. In addition, a secondary age 11-18 pupil yield of 10.53 (which is a pupil yield of 7.8 for secondary age 11-16 and a pupil yield of 2.73 for secondary age 16-18) would be generated by this development requiring a contribution of £209,335.92 (which is a contribution requirement of £148,124.00 for secondary age 11-16 and a contribution requirement of £61,211.92 for secondary age 16-18)</p>

<p>the Cheltenham secondary planning area in accordance with the Gloucestershire School Places Strategy to meet secondary educational need.</p> <p>A full secondary age 16-18 contribution of £61,211.92 towards the Cheltenham secondary planning area in accordance with the Gloucestershire School Places Strategy to meet secondary educational need.</p>	<p>and services are expected to arise, the local planning authority will seek to secure appropriate infrastructure which is necessary, directly related, and fairly and reasonably related to the scale and kind of the development proposal, including education.</p> <p>Adopted GCC Local Development Guide sets out the approach to calculating developer contributions for education</p>		<p>b. The developer contributions are directly related to the proposed development in that the contribution have been calculated based on specific formulas relative to the numbers of children generated by this development. These contributions will be allocated and spent towards creating new primary and secondary school places either at the local existing schools and/or within the planning area to enable children from this development to attend a local school.</p> <p>c. The developer contributions are fair and reasonably related in scale and kind to the development because they have been calculated using an up to date formula related to pupil yields data and the scale of growth and based only on the numbers of additional pupils arising from the proposed qualified dwellings. In addition, the contributions are fair and reasonable as they will be only used for the numbers of pupils arising from the development which is a pupil yield of 15.99 for primary provision and a pupil yield of 10.53 (which is a pupil yield of 7.80 for secondary age 11-16 and a pupil yield of 2.73 for secondary age 16-18).</p>
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Libraries: based on 43 Dwellings

<p>A contribution of £8,428 will be allocated and spent towards the increase in stock provision (physical and electronic), including the reconfiguration of the internal layout of Charlton Kings Library in order to accommodate additional furniture and fittings to meet increased demand arising from the development.</p>	<p>NPPF Paragraph 34 states that a Plan should set out the contributions expected from development, including infrastructure. Paragraph 54 allows LPAs to use planning obligations to make an unacceptable development acceptable and paragraph 56 sets out the test of acceptability.</p> <p>JCS Policy INF4 requires that where new residential development will create, or add to, a need for community facilities; it will be fully met as onsite provision and/or as a contribution to facilities or services off-site. <i>'Community facilities'</i> in this context includes libraries.</p> <p>JCS Policy INF6 states that where need for additional infrastructure and services and/or impacts on existing</p>	<p>Charlton Kings Library, which is already constrained in terms of its capacity and facilities to meet needs, will be affected by increased local demand as a result of the proposed development.</p>	<ul style="list-style-type: none"> a. The contribution is necessary to make the development acceptable in planning terms as it will be used on improvements to existing library provision to mitigate the impact of increasing numbers of library users arising from the proposed development. b. The contribution is directly related to the development as it is: to be used at the library nearest to the application site; and the library most likely to be used by residents of the proposed development (Charlton Kings Library); and is based on the total number of new dwellings generated by the development (43) c. The contribution is fairly and reasonably related in scale and kind to the development as it is calculated using GCC's established per dwelling tariff for improvement works to existing libraries (£196). The calculation for library contributions is £196 multiplied by the total number of proposed dwellings (in this case 43 dwellings x £196 = £8,428).
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	<p>infrastructure and services is expected to arise, the local planning authority will seek to secure appropriate infrastructure which is necessary, directly related, and fairly and reasonably related to the scale and kind of the development proposal.</p> <p>GCC's Library Strategy 2012 lists a series of overarching outcomes, which include to deliver <i>'Libraries which reflect local needs and can respond effectively to changes in demand'</i>.</p>		
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24th March 2021