

**From:** Mark Andrews <Mark.Andrews@devon.gov.uk>

**Sent:** 28 June 2023 13:25

**To:** Howard Smith <howard.smith@exeter.gov.uk>

**Subject:** RE: Planning Consultation (22/1145/FUL) Redevelopment Haven Banks Retail Park, Water Lane, Exeter

Hi Howard,

Based on some additional information provided by Jonathan Rowlatt, we wanted to provide a new response to the above application.

Devon County Council has considered the above planning application and would like to provide a revised education response. This is in accordance with Devon County Council's Education Infrastructure Plan 2016-2033.

Devon County Council has identified that this development would have a direct impact on the primary and secondary schools in Exeter.

If this development exceeds 150 family dwellings (2+ bedroom) a contribution towards SEN would be sought. The response below outlines two scenarios, one where the development exceeds 150 family type dwellings and one where the development does not exceed 150 family dwellings.

#### **If this development exceeds 150 family type dwellings**

In order to make the development acceptable in planning terms, an education contribution to mitigate its impact will be requested.

As this development is a major application in excess of 150 family type dwellings, contributions are now sought for Special Education provision. Approximately 2.0% of the new school population require a specialist school place. The proposed development would generate an additional 0.008 pupils per dwelling, (0.005 primary and 0.003 secondary), who will have a Special Educational Need (SEN). The SEN contribution rate is £81,274 per pupil. This equates to a per dwelling rate of £650.19.

This development is adjacent to the wider Water Lane strategic allocation. The strategy to mitigate the education impact of Water Lane is for new primary provision which will serve both the allocation and the proposed Haven Banks development. DCC will not seek additional primary contributions on SEN pupils and therefore will only calculate contributions towards the remaining pupils expected to be generated from this development. Devon County Council will therefore seek contributions to support the additional primary education infrastructure required. The primary contribution sought is based on the DfE new build rate of £20,305 per pupil. This equates to a per family type dwelling rate of £4,974.73.

A contribution towards Early Years education would also be required to ensure delivery of provision for 2, 3 and 4-year olds. A contribution of £250 per dwelling would be requested towards Early Years. This would be used to provide additional early years provision for children generated by the proposed development which would be delivered at the proposed new primary school.

There is sufficient secondary capacity to accommodate the number of secondary pupils expected to be generated from this development. Therefore a contribution towards secondary education will not be sought against this development.

All contributions will be subject to indexation using BCIS, it should be noted that education infrastructure contributions are based on June 2020 prices and any indexation applied to contributions requested should be applied from this date.

The amount requested is based on established educational formulae (which related to the number of primary and secondary age children that are likely to be living in this type of accommodation) and is considered that this is an appropriate methodology to ensure that the contribution is fairly and reasonably related in scale to the development proposed which complies with CIL Regulation 122.

In addition to the contribution figures quoted above, the County Council would wish to recover legal costs incurred as a result of the preparation and completion of the Agreement.

### **If this development does not exceed 150 family type dwellings**

In order to make the development acceptable in planning terms, an education contribution to mitigate its impact will be requested.

This development is adjacent to the wider Water Lane strategic allocation. The strategy to mitigate the education impact of Water Lane is for new primary provision which will serve both the allocation and the proposed Haven Banks development. Devon County Council will therefore seek contributions to support the additional primary education infrastructure required. The primary contribution sought is based on the DfE new build rate of £20,305 per pupil. This equates to a per family type dwelling rate of £5,076.25.

A contribution towards Early Years education would also be required to ensure delivery of provision for 2, 3 and 4-year olds. A contribution of £250 per dwelling would be requested towards Early Years. This would be used to provide additional early years provision for children generated by the proposed development which would be delivered at the proposed new primary school.

There is sufficient secondary capacity to accommodate the number of secondary pupils expected to be generated from this development. Therefore a contribution towards secondary education will not be sought against this development.

All contributions will be subject to indexation using BCIS, it should be noted that education infrastructure contributions are based on June 2020 prices and any indexation applied to contributions requested should be applied from this date.

Regards

Mark

**Mark Andrews (he/him)**

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