

PRO-FORMA FOR CIL REQUESTS

Application no: **23/P/0664/OUT**

Description of development: **Land To North Of Rectory Farm Chescombe Road Yatton**

Outline planning application for the development of up to 190no. homes (including 50% affordable homes), 0.13ha of land reserved for Class E uses, allotments, car parking, earthworks to facilitate sustainable drainage systems, open space and all other ancillary infrastructure and enabling works with means of access from Shiners Elms for consideration. All other matters (means of access from Chescombe Road, internal access, scale, layout, appearance and landscaping) reserved for subsequent approval.

Parish: Yatton

Application status: Registered

2021 North Somerset New Development Developer Contributions Forecast

Notes

1. This model projects the number of primary and secondary school pupils that may live in a new development over time. The numbers will adjust depending on the number of properties and the time scale over which they are built. The model assumes that the pattern in the numbers and ages of children by house type, who previously and currently live in new North Somerset dwellings, will be the same in future developments, which is not necessarily the case.
2. The model uses pupil yield ratios for years 1-9 after a dwelling is completed, with a different ratio calculated for each year for each dwelling type. Separate ratios are used to calculate the number of Reception year pupils for years 1-9 after a dwelling is completed. The ratios are a 'line of best fit' or polynomial curve using North Somerset pupil and new development data, to smooth out fluctuations. From year 10, ratios calculated using 2011 Census data for areas in North Somerset with significant new development over the last 20 years are used to project the number of children who will be starting school each year. These feed into the model and work their way through primary and secondary school.
3. The model allows for transfer of primary pupils to secondary school.
4. The secondary figures are for years 7-11 only, not 6th form (an extra 2 years).
5. The numbers of dwellings entered into the yellow and orange cells will also update the Early Years Projection Model tab.

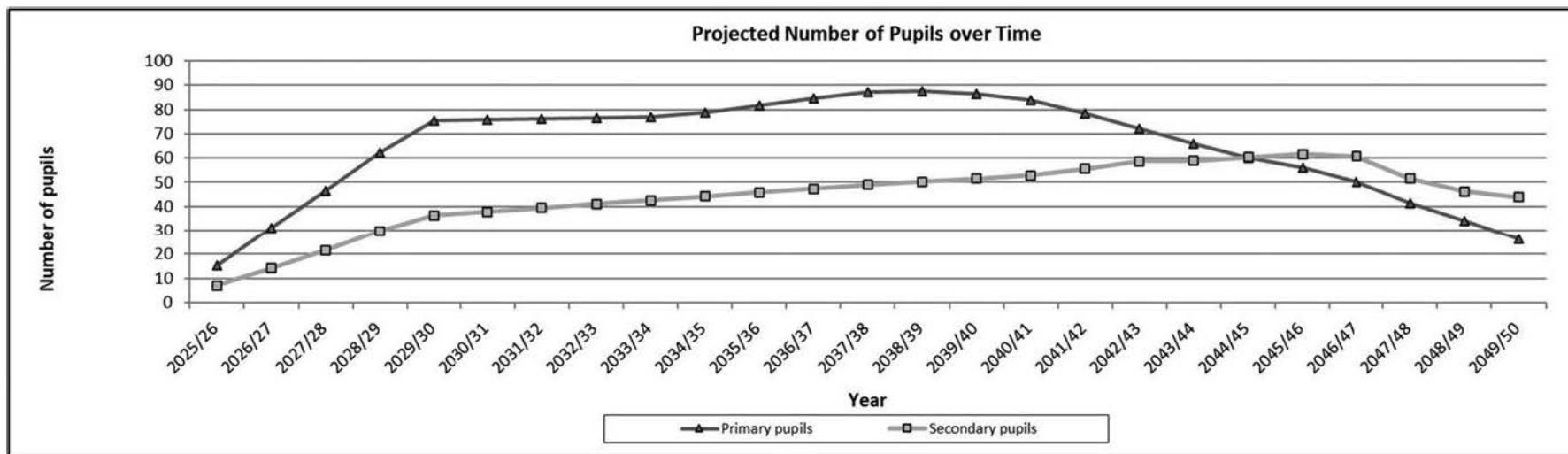
6. This model is subject to review and modification.

North Somerset New Development Developer Contributions Forecast

2021 North Somerset New Development Developer Contributions Forecast

Development Name	Land To North Of Rectory Farm Chescombe Road Yatton 23/P/0664/OUT					
Number of dwellings	190					
Development start year	2025					
Number of years to build	5					
100% affordable scheme?	No					
Dwelling Type	% mix		No.dwellings based on % mix		No. dwellings if diff. to % mix	
	Market	Affordable	Market	Affordable	Market	Affordable
1 bed flat	8%	3%	15	6	10	10
2 bed flat	4%	2%	8	4	6	6
2 bed house	23%	10%	44	19	31	31
3 bed house	24%	10%	46	19	33	33
4 bed house	10%	5%	19	10	14	14
5 bed house	1%	0%	2	0	1	1
Total	70%	30%	134	58	95	95

Standard dwelling mix for size of houses has been used, however development is proposed to be 50% affordable, therefore the number of each size dwelling has been split equally between market and affordable housing. This will need to be changed once RM application is submitted to give a more accurate pupil projection model..



Projected numbers and ratios	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42	2042/43	2043/44	2044/45	2045/46	2046/47	2047/48	2048/49	2049/50
No. primary pupils	16	31	47	62	75	76	76	77	77	79	82	85	87	88	87	84	79	72	66	60	55	50	41	34	26
Ratio per 100 dwellings	40.7	40.8	40.8	40.9	39.6	39.9	40.1	40.3	40.5	41.5	42.9	44.6	45.8	46.1	45.6	44.2	41.3	38.0	34.6	31.7	29.6	26.3	21.8	17.8	13.9
No. secondary pupils	7	14	22	30	36	38	39	41	43	44	46	47	49	50	52	53	55	59	59	60	62	61	52	46	44
Ratio per 100 dwellings	18.3	18.7	19.1	19.5	19.1	19.9	20.8	21.6	22.4	23.3	24.1	24.9	25.7	26.5	27.2	27.8	29.2	30.9	31.0	31.8	32.4	31.9	27.1	24.4	23.1
Projected Year R pupils	2	5	8	11	13	13	13	12	10	9	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8

Projected number of pupils from the year after the development commenced that shows the most pupils who will require a school place at the same time		Year	Ratio per 100 dwellings
Primary	88	2038/39	46.1
Secondary	62	2045/46	32.4



School Places and Projections for Yatton

North Somerset Pupil Projections 2022-2026 - Primary Provision

Primary School Projections including housing gain	School Places						Projected demand					Predicted empty places (negative values = shortfall, please also refer to 2021-2025 Year R Pupil Projections sheet)					
	Net Capacity	2022	2023	2024	2025	2026	2022	2023	2024	2025	2026	2022	2023	2024	2025	2026	
Backwell Yatton Group																	
Court-De-Wyck Church School	Academy	140	140	140	140	140	133	135	129	125	127	7	5	11	15	13	
Yatton Infant School	Academy	270	240	210	180	180	172	158	159	165	164	98	82	51	15	16	
Yatton Church of England Junior School	Academy	360	360	330	300	270	332	315	275	252	228	28	45	55	48	42	
Chestnut Park Primary	Academy	60	90	120	150	180	38	54	69	86	102	22	36	51	64	78	
Year R not specifically allocated (excluding new housing)							0	0	0	0	0	0	0	0	0	0	
Estimated Year R pupils from new housing							0	2	3	3	3	0	-2	-3	-3	-3	
Estimated Years 1-6 pupils from new housing and previously unallocated YR							0	10	13	15	16	0	-10	-13	-15	-16	
Group total		0	830	830	800	770	770	675	674	648	646	640	155	156	152	124	130

Year R projected intake 2022-2026 based on Health Authority birth data and 2021 allocations data as at June 2022. Housing gain not accounted for.	Cluster	2022 provisional PAN	2022 projected demand	2022 diff to PAN	2023 provisional PAN	2023 projected demand	2023 diff to PAN	2024 provisional PAN	2024 projected demand	2024 diff to PAN	2025 provisional PAN	2025 projected demand	2025 diff to PAN	2026 provisional PAN	2026 projected demand	2026 diff to PAN
Chestnut Park	BB	30	18	12	30	16	14	30	15	15	30	17	13	30	16	14
Yatton Infant School	BB	90	52	38	60	56	4	60	51	9	60	58	2	60	55	5
Totals		120	70		90	72		90	66		90	75		90	7	

Whilst there is currently capacity shown within the cluster, with the new developments introducing significant numbers of new homes, our YR projections show that there will be a shortage of places in the future.

No. primary pupils					Projected numbers																	
Planning Ref:	Development	Number of dwellings	No Dwellings occupied	* Children attending North Somerset School from development	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	
15/P/1498/RM	Land Off Arnolds Way Yatton Phase 1	150	150	43	14	30	46	64	68	72	74	76	77	79	79	78	74	70	67	63	59	
15/P/0946/O	Land North of Arnolds Way and North End Road Yatton	154	61	18						15	32	50	66	70	72	74	75	76	77	77	77	
15/P/1488/O	Arnolds Way, Yatton - Phase 2	111	111	33				11	23	35	39	42	45	48	51	54	58	59	57	54	52	
17/P/2377/F	Titan Ladders, 195 - 201 Mendip Road, Yatton	37	37	7							8	9	10	11	12	13	14	15	17	16	16	
18/P/3659/FUL	Former UTAS Site Claverham Works Bishops Rd, Claverham	77	57	7							14	23	25	27	29	31	33	35	38	39	37	
19/P/0834/FUL	Arnolds Way Yatton - Phase 3	28	28	5							9	10	11	12	12	13	13	13	13	12	12	
15/P/1299/O	Oxford Plasma Technology, North End Road, Yatton	55	0	0										6	12	19	20	21	22	22	22	
19/P/3197/FUL	Land Off Moor Road Yatton	60	0	0									12	24	38	39	39	38	36	33	30	
21/P/0236/OUT	Land At Rectory Farm Chescombe Road Yatton	98	0	0										11	23	34	35	37	38	39	40	
21/P/1247/FUL	The Northern Field At The Former Claverham Works Bishops Road Claverham	24	Application in progress	N/A									5	9	9	10	10	10	11	11	11	
21/P/1727/FUL	Land At Box Bush Farm North End Road Yatton	35	Application in progress	N/A										3	6	11	11	11	11	12	12	
22/P/0455/FUL	Yatton Rugby Football Club North End Road Yatton Bristol BS49 4AW	87	Application in progress	N/A										4	9	15	16	18	19	21	23	
23/P/0664/OUT	Land To North Of Rectory Farm Chescombe Road Yatton	190	Application in progress	N/A										15	31	47	62	75	76	76	77	
	TOTAL where building has commenced	557	444	113	14	30	46	75	91	122	176	210	234	247	255	263	267	268	269	261	253	
	TOTAL	1106	444	113	14	30	46	75	91	122	176	210	251	319	383	438	460	478	482	475	468	

* January 2023 census data

As at April 2023, demand for new places is as follows:

	Places Available	Places Offered
Chestnut Park Primary	30	26
Yatton Infant School	60	60
Totals	90	86

The 86 actual applications include the housing demand from the new developments that were not included in the 72 projected numbers of applications for the 2023/24 school year shown above without the housing gain. With only % of developments delivered to date, demand will further increase.

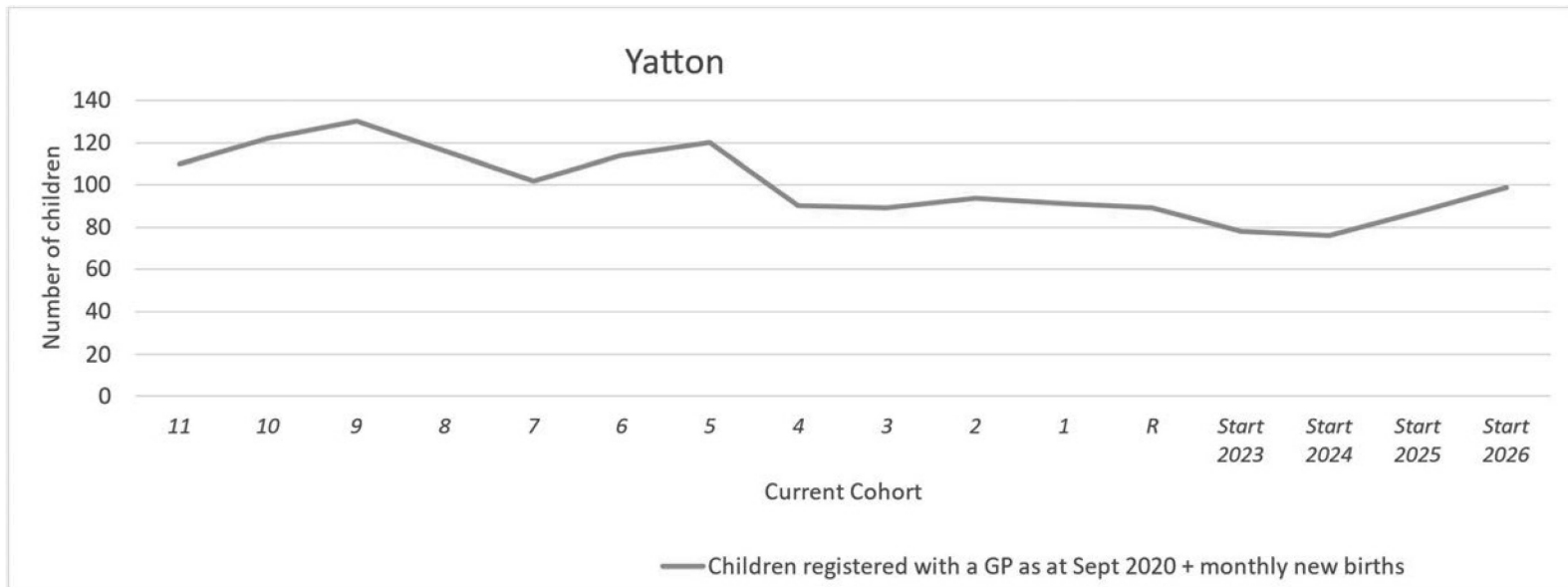
Map Ref	Backwell - Yatton	Permission Date	Site	No. of dwell.	Properties occupied (January 2023)
A	15/P/1488/O	21/07/2017	Arnolds Way, Yatton - Phase 2	111	111
B	15/P/1299/O	15/11/2017	Oxford Plasma Technology, North End Road, Yatton	55	0
C	15/P/0946/O	08/01/2018	Land North of Arnolds Way and North End Road Yatton	154	61
D	17/P/2377/F	05/04/2019	Titan Ladders, 195 - 201 Mendip Road, Yatton	37	37
E	18/P/3659/FUL	23/08/2019	Former UTAS Site Claverham Works Bishops Rd, Claverham	77	57
F	19/P/0834/FUL	16/04/2020	Arnolds Way Yatton - Phase 3	28	28
G	19/P/3197/FUL	28/04/2022	Land Off Moor Road Yatton	60	0
H	21/P/0236/OUT	20/06/2022	Land At Rectory Farm Chescombe Road Yatton	100	0
			Total	622	294

Awaiting Decision	Validation date	Site	No. of dwell.
21/P/1247/FUL	13/05/2021	The Northern Field At The Former Claverham Works Bishops Road Claverham	24
22/P/0455/FUL	23/03/2022	Yatton Rugby Football Club North End Road Yatton Bristol BS49 4AW	87
21/P/1727/FUL	20/07/2021	Land At Box Bush Farm North End Road Yatton	35
		Total	146

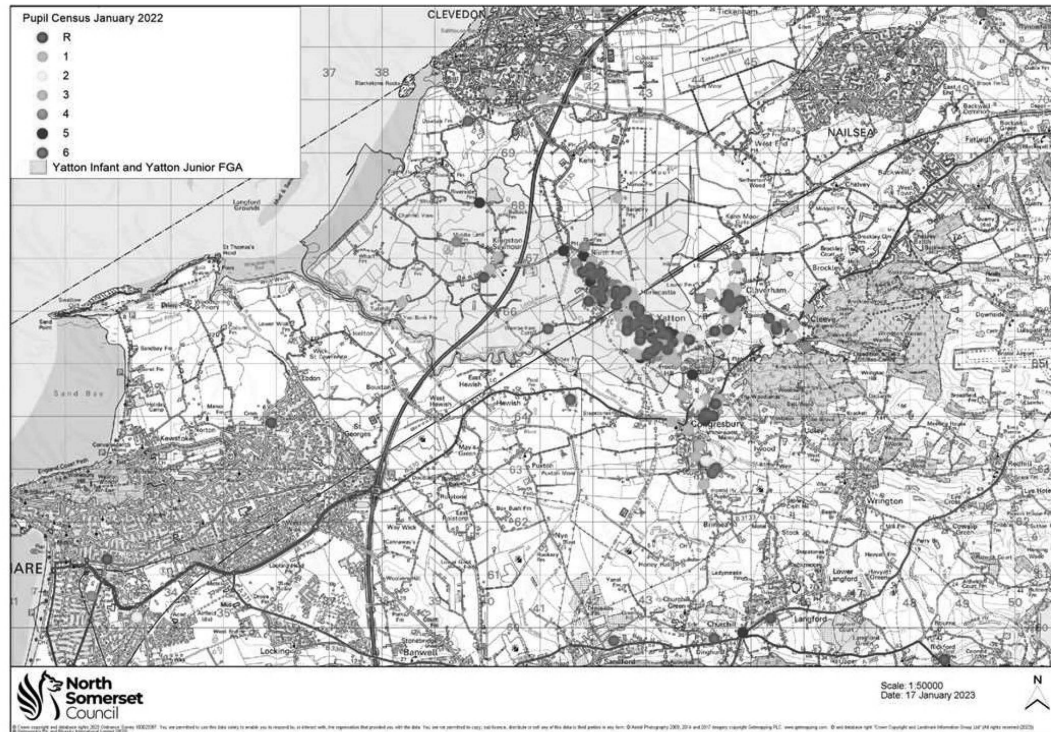
There are already further applications for these schools that will mean that, if nothing were to change, there would only be one available place in the reception intake for the whole of the 2023/24 school year.

Current Class Numbers (16/03/2023)

Full School	Cohort Numbers						
	R	1	2	3	4	5	6
Chestnut Park Primary	21/30	18/30	0/0	0/0	0/0	0/0	0/0
Court de Wyck C of E Primary School	19/23	15/24	23/24	17/24	24/24	23/24	17/24
Yatton Infant School	56/90	53/70	77/80				
Yatton Junior School				84/90	74/90	89/90	90/90



As at the January 2022 school census, Schools in the Yatton cluster were serving 624 pupils living in the village's First Geographic Area (FGA or catchment) and 65 pupils living outside of the FGA.



Any new development will need to ensure that it includes safe walking routes to the nearest school (in this case Yatton Infant and Junior Schools).

Yatton Infant School had reduced its capacity to match the decline in demand across the existing housing stock, but this will need to be increased again in the future to meet the demand from existing and new developments. Demountable buildings are coming to the end of life at Yatton Junior School and some of the classroom spaces across the two school have been designated to become rooms to support pupils with SEND. This includes the creation of a Nurture Group at Yatton Infant School. These permanent changes mean the availability of spare capacity at Yatton Infant and Junior has been reduced and will need to be replaced with up to 4 new class bases before any additional classes can be accommodated at the school.

Schools manage their classes in multiples of a minimum of 15 pupils and the Yatton Schools would need to move from a 60 to 75 pupils' intake per cohort to meet the needs of this development. Children's Services would need to be assured that at least £1.8m of CIL payments would be available to support the need for extra infrastructure locally plus some CIL revenue whilst pupil numbers grow to a level that a class is fully sustainable from formulaic allocations.

It is noted that if application 23/P/0128/RM is progressed, Children's Services would look to combine the CIL payments from both developments to increase the capacity of the Yatton Schools from 420 to 630 places overall, using the combined CIL capital contributions of c£3m to achieve this growth.

Secondary Provision

SECONDARY SCHOOL PREDICTED PUPIL NUMBERS 2022 - 2028									Predicted empty places						
Secondary School Projections shown including and excluding housing gain, years 7-13									(negative values = shortfall)						
School	Net Capacity	2022	2023	2024	2025	2026	2027	2028	2022	2023	2024	2025	2026	2027	2028
Backwell School	1697	1713	1706	1713	1720	1721	1714	1678	-16	-9	-16	-23	-24	-17	19
Y7-11 pupils from new developments		0	6	9	10	11	11	13							
Backwell excl new dev		1713	1700	1704	1710	1710	1703	1665	-16	-3	-7	-13	-13	-6	32

Our demand for places without the new developments already shows a deficit in places. With the new developments introducing significant numbers of new homes, our projections show that there will be a shortage of places in the future.

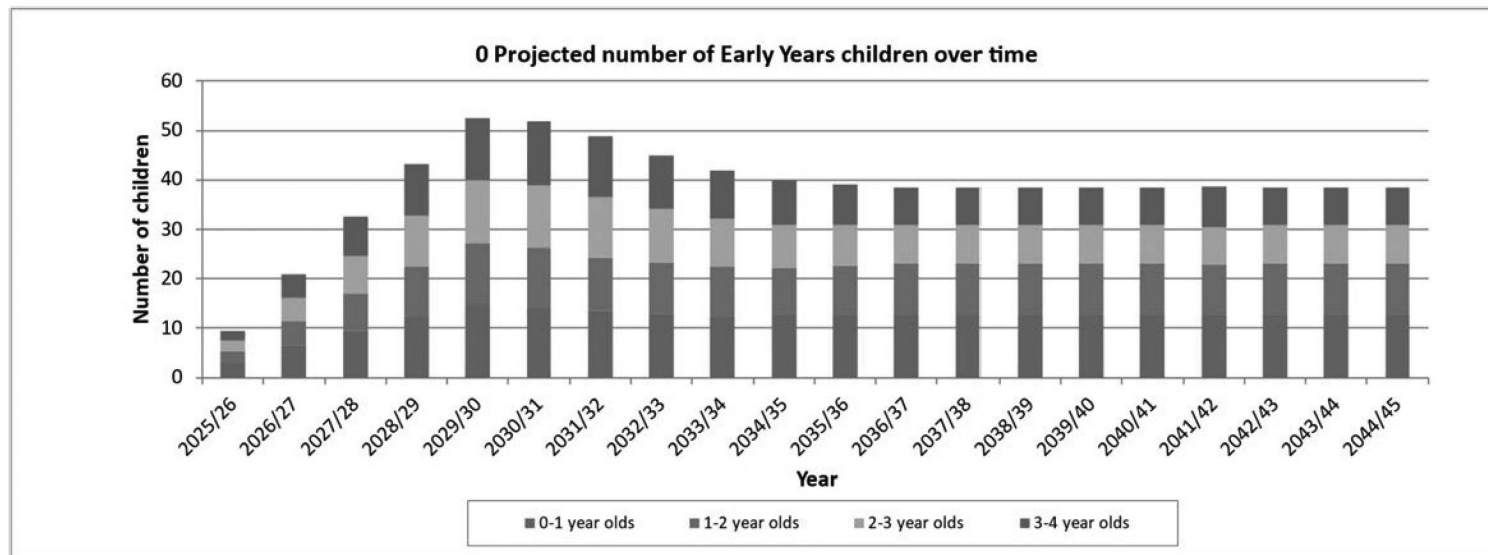
Planning Ref:	Development	Number of dwellings	No Dwellings occupied	* Children attending North Somerset School from development	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
15/P/1498/RM	Land Off Arnolds Way Yatton Phase 1	150	150	27	5	10	16	23	26	28	29	31	33	35	38	42	46	50	53	55	56
15/P/0946/O	Land North of Arnolds Way and North End Road Yatton	154	61	8						7	14	22	29	30	32	33	34	35	37	39	42
15/P/1488/O	Arnolds Way, Yatton - Phase 2	111	111	11				4	9	13	14	15	16	17	17	18	20	24	28	32	37
17/P/2377/F	Titan Ladders, 195 - 201 Mendip Road, Yatton	37	37	1							1	3	3	4	4	4	5	5	5	6	7
18/P/3659/FUL	Former UTAS Site Claverham Works Bishops Rd, Claverham	77	57	4							8	9	9	10	10	11	11	13	15	18	21
19/P/0834/FUL	Arnolds Way Yatton - Phase 3	28	28	3							4	4	4	5	5	5	5	5	6	7	7
15/P/1299/O	Oxford Plasma Technology, North End Road, Yatton	55	0	0										3	5	9	9	10	10	10	11
19/P/3197/FUL	Land Off Moor Road Yatton	60	0	0									8	15	23	24	24	24	24	24	23
21/P/0236/OUT	Land At Rectory Farm Chescombe Road Yatton	98	0	0										4	9	13	14	15	16	17	18
21/P/1247/FUL	The Northern Field At The Former Claverham Works Bishops Road Claverham	24	Application in progress	N/A									2	3	4	4	4	5	5	5	6
21/P/1727/FUL	Land At Box Bush Farm North End Road Yatton	35	Application in progress	N/A										1	2	5	5	5	5	6	6
22/P/0455/FUL	Yatton Rugby Football Club North End Road Yatton Bristol BS49 4AW	87	Application in progress	N/A										1	3	5	5	6	6	7	7
23/P/0664/OUT	Land To North Of Rectory Farm Chescombe Road Yatton	190	Application in progress	N/A										7	14	22	30	36	38	39	41
	TOTAL where building has commenced	557	444	54	5	10	16	27	35	48	70	84	94	101	106	113	121	132	144	157	170
	TOTAL	1106	444	54	5	10	16	27	35	48	70	84	104	135	166	195	212	233	248	265	282

* January 2023 census data

Significant numbers of pupils (339) are transported to school in Backwell at the current cost of £303,070 pa (it should be noted that there are contracts due to expire in July this year, and it is expected that increases of up to 60% could be imposed) . To reduce the carbon footprint of home to school travel and to enable pupils to access a local school , the draft Local Plan includes an option to seek a site for new secondary aged provision in or around Yatton. Significant combined CIL contributions to pay for a new site and school buildings will be needed from this development, other developers and other external sources to secure new school places locally to this village. Children’s Services will be looking to secure CIL capital from this development in the region of £1.54m to contribute towards the delivery of a new secondary school in/close to the village.

It should be noted that this site could be an option for the new Yatton Secondary School and, as such, the development of this land for new homes could provide a further detriment for the village as it expands to meet housing needs.

Early Years Forecast



Projected number of children by age	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42	2042/43	2043/44	2044/45
0-1	3	6	9	13	15	14	13	13	12	13	13	13	13	13	13	13	13	13	13	13
1-2	2	5	8	10	12	12	11	10	10	10	10	10	10	10	10	10	10	10	10	10
2-3	2	5	8	10	13	13	12	11	10	9	8	8	8	8	8	8	7	8	8	8
3-4	2	5	8	10	13	13	12	11	10	9	8	8	8	8	8	8	8	8	8	8
Total	9	21	33	43	53	52	49	45	42	40	39	39	39	39	39	39	39	39	39	39
Ratio	24.7	27.5	28.6	28.4	27.7	27.3	25.7	23.7	22.1	21.1	20.6	20.3	20.3	20.3	20.3	20.3	20.4	20.3	20.3	20.3

Notes

1. This model projects the number of Early Years children, aged 0-4, that may live in a new development over time. The numbers will adjust depending on the number of properties and the time scale over which they are built. The model assumes that the pattern in the numbers and ages of children by house type, who previously and currently live in new North Somerset dwellings, will be the same in future developments, which is not necessarily the case.
2. The model uses child yield ratios for years 1-5 after a dwelling is completed, with a different ratio calculated for each year for each dwelling type. The ratios are derived from North Somerset GP registration data and new development data. After 5 years, ratios calculated using 2011 Census data for areas in North Somerset with significant new development over the last 20 years are used to project the number of Early Years children each year. These figures then feed into the model and work their way through to the primary and secondary school projections.
3. This model is subject to review and modification.

Yatton childcare

At present there are 2 full day nurseries (Happy Hours and Stonecroft) in Yatton offering all year provision for children aged 0-5 years. There are 3 term time only provisions (St Marys pre-school, Steppingstones and Chestnut Park school) in Yatton offering term time only childcare some from age two and all up to age 5 years. St Marys pre-school only opens mornings. In March, these providers had vacancies for September 2023.

There are three active childminders in Yatton offering a variety of childcare. Two schools offer Out of School provision for school aged children.

Some families may choose to use childcare located in Congresbury, Wrington or Clevedon on route to work or study. The Early Years sector is experiencing significant recruitment and retention problems impacting on the local and national childcare service delivery and quality, including support for SEND children requiring additional support. Some childcare providers in Yatton are unable to fully open due to their recruitment situation. These issues are unlikely to be easily or quickly resolved.

SEND Forecast

When assessing the need for SEND provision from new developments, the model uses a ratio of 0.78% of primary and 0.75% of secondary pupils to predict the number of SEND places required. Therefore this development of 190 dwellings will result in 2 primary aged places and 2 secondary aged places.

SEND and Early Years capital contributions should be made based on the average cost data below. These rates are due to be reviewed in the summer of 2023 and are likely to increase.

	New School - National Average cost per place (2019)	Expansion - National Average cost per place (2019)	Average National New & Expansion cost per place
Early Years ²	£17,786	£21,124	£19,455
SEND ³	£84,473	£65,739	£75,106

Based – based on the numbers of pupils generated from the development Children’s Services would need to be assured that at least £300,000 of CIL payments would be available to support the need for extra infrastructure locally.

Adam Heath

From: Janice Allen
Sent: 09 May 2023 13:23
To: Lee Bowering; Sally Varley
Cc: Georgia Humphrey; Alison Oaten
Subject: RE: Consultation - Land West of Yatton - Planning application 23/P/0664/OUT
Attachments: Education Response to planning application 23_P_0664_OUT FINAL.docx

Hi Lee

Please find attached the response to the planning application.

Best wishes
Janice

From: Lee Bowering <Lee.Bowering@n-somerset.gov.uk>
Sent: Thursday, May 4, 2023 7:31 PM
To: Sally Varley <Sally.Varley@n-somerset.gov.uk>
Cc: Janice Allen <Janice.Allen@n-somerset.gov.uk>
Subject: RE: Consultation - Land West of Yatton - Planning application 23/P/0664/OUT

Sally,

Thank you for letting me know that Janice will be responding.

Regards

Lee Bowering
Principal Planning Officer
Strategic Development Service Team
Place Directorate
North Somerset Council

Tel: 01275 888811
Email: lee.bowering@n-somerset.gov.uk
Web: www.n-somerset.gov.uk

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Site Notices

We now ask applicants to put up the site notice, to help us prevent the spread of the virus and allow the consultation period to start. This helps to reduce delays.



From: Sally Varley <Sally.Varley@n-somerset.gov.uk>
Sent: Thursday, May 4, 2023 11:08 AM
To: Lee Bowering <Lee.Bowering@n-somerset.gov.uk>
Cc: Janice Allen <Janice.Allen@n-somerset.gov.uk>
Subject: Consultation - Land West of Yatton - Planning application 23/P/0664/OUT

Lee

Janice will be submitting the CSs request and comments.

Sal

Sally Varley (she/her)
Head of Strategic Place Planning,
Capital Programmes and School Organisation/Admissions Service
Education Partnerships ~ Children's Services
North Somerset Council

Tel: 01275 884857 or 07917 587280

E-Mail: Sally.Varley@n-somerset.gov.uk

Post: Castlewood, Tickenham Road, Clevedon, UK BS21 6FW

Web: www.n-somerset.gov.uk

Member of the National EBD OG Executive Committee

We value work-life balance. Although you may receive emails from me outside of normal working hours, please be assured that a response is not expected outside of your working hours.