



ALFREDSON YORK  
ASSOCIATES

**TOWN AND COUNTRY PLANNING ACT 1990**

**SECTION 78 APPEAL**

**BY DUDSBURY HOMES (SOUTHERN) LIMITED**

PLANNING APPLICATION FOR RESIDENTIAL DEVELOPMENT COMPRISING UP TO 1,700  
DWELLINGS

***Land at Alderholt Meadows, Alderholt***

**PROOF OF EVIDENCE (draft v0-1)**

**JOHN POWELL, OPERATIONS DIRECTOR, ALFREDSON YORK ASSOCIATES LTD.**

PUBLIC INQUIRY DATE: 25<sup>th</sup> JUNE 2024

PINS REF: APP/D1265/W/23/3336518

LPA REF: P/OUT/2023/01166

# 1. Introduction

## 1.1. Qualifications & Experience

1.1.1. My name is John Robert Powell. I hold an Honours degree in Law from the University of East Anglia.

1.1.2. I previously worked for ten years in central and local government dealing with issues of school place planning, buildings and site issues.

1.1.3. I was a Planning Officer and then Senior Planning Officer at the Funding Agency for Schools, a Non-Departmental Public Body that dealt with all grant-maintained schools. My responsibilities included the planning of school places in 22 London Boroughs, and the opening of two new schools, in Oxfordshire and Surrey.

1.1.4. On the closure of the Funding Agency, I moved into local government, firstly with Reading Borough Council and then with West Berkshire Council. My responsibilities included managing the section with oversight of, among other things, planning of school places, admissions, home to school transport and school building projects.

1.1.5. In 2005 I founded Education Planning and Data Solutions, later a limited company named EPDS Consultants, an education consultancy specialising in the fields of school place planning, school buildings and sites, and related data.

1.1.6. Following the decision of the two Directors to pursue their own business interests, EPDS Consultants closed in July 2020, and I set up a new venture, Alfredson York Associates, to continue my work within this field.

1.1.7. I am currently advising various land agents and developers on school place mitigation matters in respect of Cefn Park (Wrexham), Elms Farm, Tiptree (Essex), South West Rugby (Warwickshire), and a number of other developments.

## **1.2. Alderholt Meadows**

1.2.1. I was instructed by Dudsbury Homes (Southern) Ltd to provide an independent analysis of the educational issues arising from the proposed development and to liaise with Dorset Council ("the Council") to attempt to reach an agreed position. My most recent analysis is set out in the Education Impact Assessment ("Report"), appended at EDU01. Prior to the determination of the planning application, I attempted to engage with the Council to resolve any education issues, and this correspondence is attached at Appendix EDU02.

1.2.2. In providing my independent review, I have sought and obtained details as to the current and forecast usage of the existing schools from the Local Education Authority, which is also Dorset Council, and have attempted to have correspondence with Officers in order to try and establish common ground wherever possible. This correspondence is appended at EDU03.

1.2.3. As a result of dialogue with Officers, I set out the adopted position for this appeal in a Strategy Note circulated to the Council on 8<sup>th</sup> April 2024, and subsequently refined on 1<sup>st</sup> May 2024. The most recent version of this is appended at EDU04

1.2.4. I do not repeat matters set out in the Education Statement of Common Ground, which sets out the current education provision serving Alderholt, the future forecast demand for such provision and the agreed impact of the appeal scheme in terms of child yield.

1.2.5. I confirm that insofar as the facts stated in my report and this proof of evidence are within my own knowledge, I have made clear which they are and I believe them to be true, and that the opinions I have expressed represent my true professional opinion. I confirm that my report includes all facts which I regard as being relevant to the opinions which I have expressed and that attention has been drawn to any matter which would affect the validity of those opinions. I confirm that my duty to this inquiry as an expert witness overrides any duty to those instructing or paying me, that I have understood this duty and complied with it in giving my evidence impartially and objectively, and that I will continue to comply with that duty.

### **1.3. Scope of Evidence**

1.3.1. My evidence considers the likely impact on local education infrastructure arising from the proposed development and the appropriate method for mitigating any such impact.

1.3.2. My evidence is presented in four sections: firstly, an analysis of the Statutory and Policy framework (section 2); second, an analysis of the Council's rationale for its Reason for Refusal and any contribution requests made (section 3); thirdly, the Appellant's position in relation to the Reason for Refusal and appropriate mitigation (section 4); and finally, a summary and conclusions (section 5).

## 2. Statutory and Policy Framework

2.1. I do not repeat all of the statutory and policy framework identified in the Proof of my colleague Mr. Jacobs and the Planning SOCG. I focus instead on issues of particular relevance to the educational assessment.

### 2.2. The Education Act 1996

2.2.1. The site at Alderholt Meadows, Alderholt, lies within the First, Middle and Upper School catchment areas for schools for which the Local Education Authority is Dorset Council. The nearest provision for 11- to 18-year-old pupils to the proposed site is in Fordingbridge, for which the Local Education Authority is Hampshire County Council.

2.2.2. The Education Act 1996 establishes a duty upon local authorities to secure sufficient schools for providing primary and secondary education as follows:

***14 Functions in respect of provision of primary and secondary schools.***

*(1) A local authority shall secure that sufficient schools for providing—*

*(a) primary education, and*

*(b) education that is secondary education by virtue of section 2(2)(a),*

*are available for their area.*

*(2) The schools available for an area shall not be regarded as sufficient for the purposes of subsection (1) unless they are sufficient in number, character and equipment to provide for all pupils the opportunity of appropriate education.*

*(3) In subsection (2) “appropriate education” means education which offers such variety of instruction and training as may be desirable in view of—*

*(a) the pupils’ different ages, abilities and aptitudes, and*

*(b) the different periods for which they may be expected to remain at school,*

*including practical instruction and training appropriate to their different needs.*

*(3A) A local education authority in England shall exercise their functions under this section with a view to–*

- (a) securing diversity in the provision of schools, and*
- (b) increasing opportunities for parental choice.*

*(4) A local authority is not by virtue of subsection (1)(a) under any duty in respect of children under compulsory school age.*

*(4A) A local education authority for an area in Wales may secure that regional schools for providing–*

- (a) primary education, and*
- (b) education that is secondary education by virtue of section 2(2)(a), are available for Wales or any part of Wales that includes the area of the authority.*

*(4B) For this purpose a “regional school”, in relation to a local education authority, is a school maintained by that authority which provides education to meet both–*

- (a) the needs of pupils with particular special educational needs in their area, and*
- (b) the needs of such pupils in the rest, or any other part, of Wales, whether or not the institution also provides education suitable to the requirements of other pupils.*

2.2.3. This duty applies in relation to all the children in the Local Education Authority area, whether they have lived there all their lives or have just moved into a new development.

2.2.4. The Education Act does *not* state it is the duty of a Local Education Authority to ensure that there are sufficient school places at the catchment area school for all children residing within that particular school’s catchment area.

2.2.5. The Education Act states that the Local Education Authority must provide school education appropriate to the requirements of pupils for their area. In the case of Dorset Council that is the area defined as the council of Dorset (excluding Bournemouth, Christchurch and Poole, which are covered by a separate Unity Authority).

2.2.6. The residential component of the proposed development would include family housing. Family housing often includes school age children who would seek to enrol

in local schools. Depending on local factors and the size of the proposed development, those schools may or may not be sufficient to accommodate these children without the need for additional capacity to be provided.

## **2.3. Community Infrastructure Levy ("CIL") Regulations 2010**

2.3.1. The Community Infrastructure Levy Regulations ("the Regulations") came into force in April 2010 and, where adopted, imposed a community infrastructure levy ("the levy") on new development.

2.3.2. The levy was and is intended to provide infrastructure to support the development of an area and, to a large extent, replaced Section 106 planning obligations, which have traditionally been the mechanism for securing the infrastructure requirements of proposed developments.

2.3.3. In order to ensure that planning obligations and the levy can operate in a complementary way, the Regulations scaled back the way planning obligations operated. Limitations were placed on the use of planning obligations through regulation 123 of the Regulations.

2.3.4. In September 2019 revised regulations were introduced (as set out at CDxxx). As part of this, the section entitled "Removing Pooling Restrictions" deleted regulation 123 in its entirety.

2.3.5. However, simply because the restriction in reg.123(2) has been removed does not mean that a planning decision-maker can have regard to any and all planning obligations. There remains the restriction, contained in reg. 122(2), that a planning obligation "may only constitute a reason for granting planning permission for the development if the obligation is

*(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."*



## **2.4. Department for Education Guidance on Planning Obligations**

2.4.1. In April 2019, the Department for Education (DfE) published "Securing developer contributions for education", non-statutory guidance for local authorities regarding seeking planning obligations towards education provision from residential development. This guidance is attached at CDxxx.

2.4.2. Whilst this is non-statutory, this guidance is capable of carrying weight in a planning context, although it will not supersede or outweigh the CIL regulations as outlined above.

2.4.3. The purpose of the guidance is underpinned by four principles, as set out below:

- Housing development should mitigate its impact on community infrastructure, including schools;
- Pupil yield factors should be based on up-to-date evidence from recent housing developments;
- Developer contributions towards new school places should provide both funding for construction and land where applicable, subject to viability assessment when strategic plans are prepared and using up-to-date cost information;
- The early delivery of new schools within strategic developments should be supported where it would not undermine the viability of the school, or of existing schools in the area.

2.4.4. It should be noted that nothing within this non-statutory guidance supersedes the tests set out at paragraph 2.3.5 above.

## 2.5. Building Bulletin 103

2.5.1. Building Bulletin 103 (BB103) was published by the Department for Education in June 2014 and is the most up-to-date guidance for the building area of maintained schools. This document is CDxxx.

2.5.2. The introduction to BB103 sets out its purpose:

The purpose of this document is to set out simple, non-statutory area guidelines for mainstream school buildings (part A) and sites (part B) for all age ranges from 3 to 19. It supersedes the area guidelines in Building Bulletins (BB) 98 and 99, recommending reduced minimum internal and external areas.

The document aims to assist architects, sponsors and those involved in creating a design brief for new school buildings, or for school refurbishment or conversion projects. It may also be of interest to head teachers, governors and others who need advice on the appropriate amount of space for teaching and learning activities.

However, in line with policies which seek to increase choice and opportunity in state funded education, these guidelines will not necessarily have to be met in every case and should always be applied flexibly in light of the particular circumstances.

2.5.3. In terms of BB103, the area guidelines differ depending on the specific type of school in question, and the number of pupils attending.

2.5.4. The guidance is also split into two sections, one covering the area required in built form, and the second covering the site area requirements.

2.5.5. In terms of built form, the calculation of area required is set out in the following table, where the area per pupil is multiplied by the relevant number of pupils and added to the base area to give the total required. This table is Annex A of BB103:

<b>Annex A: Building areas</b>							
<b>Recommended minimum areas for mainstream schools</b>	Base area for:				Area per pupil place for:		
	All primary	Middle schools	Secondary and all-age up to 750		All primary	Key Stage 3/4	Post-16
			up to 16	with 16+			
1. Basic teaching	-	-	-	-	2*	2.9	3.2
2. Halls, dining and PE	100	200	300	375	0.3*	0.6	0.6
3. Learning resources	10	50	75	125	0.1	0.15	0.4
4. Staff and admin.	30	75	100	100	0.2	0.2	0.2
5. Storage	20	75	125	150	0.15	0.25	0.3
Float	80	100	150	250	0.15	0.4	0.3
<b>Minimum net area</b>	<b>240</b>	<b>500</b>	<b>750</b>	<b>1000</b>	<b>2.9</b>	<b>4.5</b>	<b>5</b>
Non-net area	110	200	300	400	1.2	1.8	2
<b>Minimum gross area</b>	<b>350</b>	<b>700</b>	<b>1050</b>	<b>1400</b>	<b>4.1</b>	<b>6.3</b>	<b>7</b>
<b>Recommended maximum areas for mainstream schools</b>							
<b>Maximum net area</b>	<b>275</b>	<b>575</b>	<b>875</b>	<b>1175</b>	<b>3.1</b>	<b>4.9</b>	<b>5.4</b>
<b>Maximum gross area</b>	<b>400</b>	<b>835</b>	<b>1270</b>	<b>1700</b>	<b>4.5</b>	<b>7.1</b>	<b>7.85</b>

2.5.6. In terms of site requirements, these are set out in the following table (Annex B of BB103):

<b>Annex B: Site areas</b>						
<b>Recommended minimum site areas for all schools</b>	Base area for any:			Area per pupil place for:		
	primary school	secondary or middle school	Nursery	Reception and Key Stage 1	Key Stage 2 - 4 & post-16	5 to 11 primary
1. Soft outdoor PE	-	6000	-	-	35	20
2. Hard outdoor PE	400	400	-	1.5	1.5	1.5
3. Soft informal and social area	600	600	2	2	2	2
4. Hard informal and social area	200	200	1	1	1	1
5. Habitat	0	0	0	0.5	0.5	0.5
Float	600	800	2	5	5	5
<b>Minimum net site area</b>	<b>1800</b>	<b>8000</b>	<b>5</b>	<b>10</b>	<b>45</b>	<b>30</b>
<b>Non-net</b>	200	1000	1	1	5	3.3
<b>Minimum total site area</b>	<b>2000</b>	<b>9000</b>	<b>6</b>	<b>11</b>	<b>50</b>	<b>33.3</b>
<b>Recommended maximum site areas for new schools (minimum for existing schools where available)</b>						
<b>Maximum net site area</b>	<b>2000</b>	<b>9000</b>	<b>6</b>	<b>11</b>	<b>50</b>	<b>33.3</b>
<b>Maximum total site area</b>	<b>2400</b>	<b>11000</b>	<b>7.5</b>	<b>14</b>	<b>63</b>	<b>42</b>

### 3. The Reason for Refusal and Council's Position

3.1.1. The Council, in refusing the application, issued its Reasons for Refusal which included one specifically related to education (RfR6), as set out below:

6. The proposal does not include the on-site education infrastructure necessary to meet the needs of the development, and it is not possible to accommodate the projected increase in first-school age children within the existing St James First School. The development would not ensure a sufficient choice of school places is available to meet the needs of existing and new communities, contrary to paragraph 96 of the NPPF.

3.1.2. The Council, in its committee report, identified that contributions to Middle and Upper School places would be required. The Appellant has always been willing to provide all CIL regulation test compliant contributions.

3.1.3. In subsequent discussions with the Council, it has been agreed that no Middle School contributions are required, and a total of £xxx for Upper School places would be necessary. This will be secured through the s106 agreement.

3.1.4. The Council maintains that it is not possible to accommodate a two-form (2FE) entry First School on the existing site of St James' First School, on the basis that the site area is too small and that a two-storey building is not appropriate.

3.1.5. The Council therefore believes that a new 2FE school site is necessary to facilitate the delivery of housing in Alderholt.

## 4. The Appellant's adopted position and response to the Council's case

### 4.1. Background to the Appellant's adopted position

4.1.1. The background to the appellant's adopted position is set out in the adopted Education Mitigation Strategy appended at EDU04.

4.1.2. I do not repeat here that document in full, but quote the relevant sections to outline how the current position has been reached.

4.1.3. It is important to understand the nature of the education system locally:

#### 2. The Current Education System Locally

##### 2.1. Dorset Council education system

2.1.1. In this area Dorset Council provides a three-tier education system.

2.1.2. This consists of first schools (serving Reception to Year 4), middle schools (serving Years 5 to 8) and upper schools (serving Years 9 to 11, or 13 if providing post-16 education)

2.1.3. In contrast, the neighbouring education authority, Hampshire County Council, operates a two-tier system of primary schools (reception to Year 6) and secondary schools (Years 7 to 11, or 13 with post-16 provision).

##### 2.2. Local catchment schools

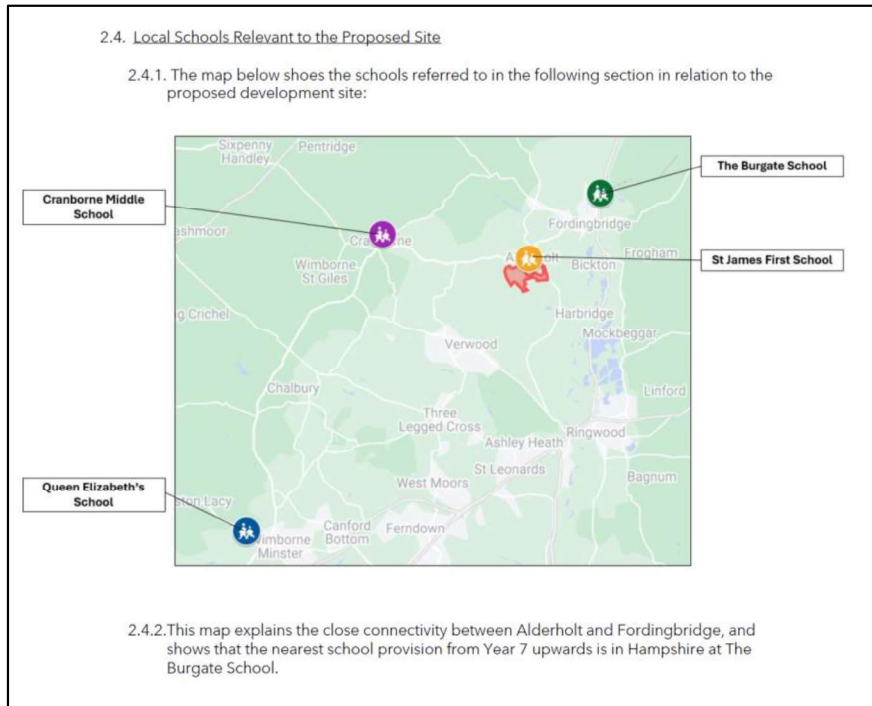
2.2.1. The local provision of school places in this three-tier system is provided by St. James First School in Alderholt, Cranborne Middle School in Cranborne and Queen Elizabeth's School in Wimborne.

2.2.2. The local first school is within a reasonable walking distance of all properties on the appeal site.

2.2.3. Home to school transport is provided for pupils in Alderholt to Cranborne Middle School and to Queen Elizabeth's Upper School.

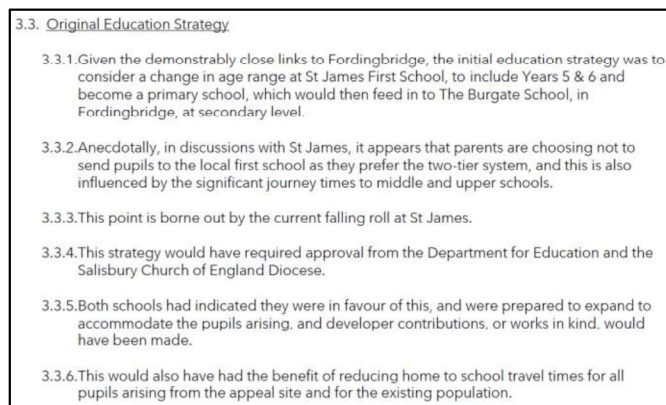
2.2.4. The total journey times to these schools, accounting for both the beginning and end of school days, are approximately 35 minutes and 1h48 minutes respectively.

4.1.4. The following map shows the position of the relevant local schools:



4.1.5. As noted in section 2.4.2 of that document, the map shows the close connectivity between Alderholt and Fordingbridge.

4.1.6. It is this connectivity that gave rise to the original strategy for the site, as identified in the section reproduced below:



4.1.7. The strategy was refined in line with concerns regarding school site size, which is addressed in the following subsection of my evidence.

## 4.2. Reason for Refusal and First School site area

4.2.1. It is my opinion that the Council's Reason for Refusal is flawed.

4.2.2. A new school site is not necessary as it is demonstrable that a 2FE First School can be accommodated on the existing site.

4.2.3. As agreed with the Council, the total site area of the existing St James' First School is 11,775m<sup>2</sup>.

4.2.4. The Education Mitigation Strategy, appended at EDU04, sets out the correct approach to assessing the site area requirements:

### 4.2. Building Bulletin 103

4.2.1. DfE publishes a guidance for school site and building areas, Building Bulletin 103.

4.2.2. This calculation for the area of a school site is given in the table below:

Recommended minimum site areas for all schools	Base area for any:		Area per pupil place for:			
	primary or special school	secondary or middle school	Nursery	Reception and Key Stage 1	Key Stage 2-4 & post-16	5 to 11 primary
1. Soft outdoor PE	-	6000	-	-	35	20
2. Hard outdoor PE	400	400	-	1.5	1.5	1.5
3. Soft informal and social area	600	600	2	2	2	2
4. Hard informal and social area	200	200	1	1	1	1
5. Habitat	0	0	0	0.5	0.5	0.5
Float	600	800	2	5	5	5
<b>Minimum net site area</b>	<b>1800</b>	<b>8000</b>	<b>5</b>	<b>10</b>	<b>45</b>	<b>30</b>
<b>Non-net</b>	350	2000	1	1	5	3.3
<b>Minimum total site area</b>	<b>2000</b>	<b>9000</b>	<b>6</b>	<b>11</b>	<b>50</b>	<b>33.3</b>
<b>Recommended maximum site areas for new schools</b> (minimum for existing schools where available)						
<b>Maximum net site area</b>	<b>2000</b>	<b>9000</b>	<b>6</b>	<b>11</b>	<b>50</b>	<b>33.3</b>
<b>Maximum total site area</b>	<b>2400</b>	<b>11000</b>	<b>7.5</b>	<b>14</b>	<b>63</b>	<b>42</b>

4.2.3. For a primary school the far-left column is the relevant column to use in calculating the site area.

4.2.5.As indicated in the above extract, the far-left column gives the base area for a Primary or First School. The far-right column gives the per pupil area for a Primary School.

4.2.6.As set out in the Education Mitigation Strategy document is important to note the difference between a First School and a Primary School:

4.2.4.However, a first school is not the same as a primary school, as it has fewer year groups of Key Stage 2 pupils (and Key Stage 2 pupils are the only pupils that require team game playing fields at first or primary level).

4.2.5.It is therefore important in calculating a first school area to break the pupils down by Nursery, Reception & Key Stage 1, and Key Stage 2, and calculate the area using the relevant columns for each.

4.2.6.It is also important to note that Building Bulletin 103 area guidance includes non-net area, which is the area for the school buildings, access and parking.

4.2.7.Building Bulletin 103 sets out the following site area calculation for a 2FE First School of 300 pupils, including the built form, access and parking which forms part of the non-net area identified:<sup>1</sup>

	300 (2 FE First school)		
	180 KS1	120 KS2	
	<b>Base</b>	<b>Per Pupil</b>	<b>TOTAL</b>
<b>Soft outdoor PE</b>	0	35	4200
<b>Hard outdoor PE</b>	400	1.5	850
<b>Soft informal social</b>	600	2	1200
<b>Hard informal social</b>	200	1	500
<b>Habitat</b>	0	0.5	150
<b>Float</b>	600	5	2100
<b>Non-net area</b>	200	3.3	1190
<b>Minimum Site Area</b>			<b>10190</b>
<b>Maximum Site Area</b>			<b>12737.5</b>
With STP used:			
<b>Minimum Site Area</b>			<b>8090</b>
<b>Maximum Site Area</b>			<b>10637.5</b>
<b>Early Years and Childcare (if onsite)</b>			<b>360</b>
<b>Actual Site Area</b>			<b>11775</b>

<sup>1</sup> STP means synthetic turf pitch



- 4.2.8.BB103 also sets out that, where a Synthetic Turf Pitch is used instead of grass for a team game playing field, it counts for double its area as it can be timetabled more intensively. Assuming the use of such a pitch would reduce the area required, as shown in the table above.
- 4.2.9. Even allowing extra area for nursery, early years & childcare provision, which would total 360m<sup>2</sup>, it can be seen that the site is of sufficient size to be capable of accommodating a 2FE First School.
- 4.2.10. Concept design plans for both the overall site and the school building have been produced by Scott Worsfold Architects and are appended at EDU05 & EDU06. These are indicative only and can be refined to increase the size of hard PE/informal space if required.
- 4.2.11. These plans demonstrate that a Building Bulletin 103 compliant school, both in terms of site area and built form, is achievable on the existing First School site.
- 4.2.12. Building Bulletin 103 is clear that the non-net site area includes the footprint of all buildings.
- 4.2.13. Given the difference between non-net site area and built area calculations for a 2FE First School, it is clear that the DfE's guidance relies on such a school being delivered over two storeys, and the Council's position that this is not appropriate is not sound from an educational guidance point.
- 4.2.14. The latest assessment of site area from the Council is attached at Appendix EDU07. In this assessment the Council has included non-net site area and building footprint as a separate line item. The Council has also included the full soft PE area, rather than making an allowance for the use of a Synthetic Turf Pitch.
- 4.2.15. These two variations from national guidance means the Council is overstating the required site area by 4100m<sup>2</sup>.

### **4.3. Educational Benefits of the Scheme**

4.3.1. Firstly, the appellant agrees to pay the required contribution towards additional Upper School places, and agrees with the Council that no Middle School places are required.

4.3.2. With regards to First school provision, as the proposed redevelopment of the existing site requires a new building entirely, the appellant agrees to fund this as works in kind.

4.3.3. Recent years of entry into St James First School demonstrate that the school's viability, without mixed-age teaching, is being severely compromised because of a shortage of pupils. New pupils, who will come to the area as a result of the proposed development, will stabilise this position, enabling the school to operate with two full classes per year group.

4.3.4. As set out above, Dorset Council's preferred approach is for a new 2FE first school on a new site as part of the overall development at Alderholt. There is no clarity on how this approach could be funded.

4.3.5. Given the impact of the proposed appeal site, and the tests set out in the CIL regulations, the developer contributions would total approximately half of the costs required to deliver a new 2FE first school (153 places of 300 required).

4.3.6. This funding shortfall would need to be made up by the Council and/or the Diocese of Salisbury from their own capital funds. Currently there is no indication that sufficient funds would be available to deliver this school.

4.3.7. Additionally, the Council and/or the Diocese would also need to purchase approximately half of the new site proposed. Again, no indication that such funds exist has been provided to date.

#### **4.4. Proposed Review Mechanism**

4.4.1. The Appellant has sought to be flexible in the way in which First or Primary level education is to be provided. As part of the S106, a review mechanism is proposed. If a proposal for an alternative site become available to facilitate a move from the existing First School site for a new First School (or a new Primary School, should the existing First School wish to consider this), then contributions could be used towards this new site instead.

## **5. Summary and Conclusion**

### **5.1. Summary**

5.1.1. In Section 4 I set out why the Council's position is flawed. The Reason for Refusal on education grounds states that the existing first school site could not accommodate a 2FE first school. This is demonstrably not the case, as set out in section 4.1 above. It follows that the appeal proposals will make appropriate provision for education through contributions to existing schools, including to the redevelopment of the existing First School.

5.1.2. The appeal scheme benefits local education as set out in section 4.2 above, as it provides additional pupils in the local area to provide greater financial stability to the existing First School.

5.1.3. Section 4.3 above sets out a review mechanism to be included within the S106 that would also enable contributions to be used towards an alternative site should one become available in due course, prior to the need arising to expand the existing First School.

5.1.4. The appellant agrees to pay the required contributions towards additional school places at Upper School level, and agrees with the Council that no Middle School places are required.

### **5.2. Conclusion**

5.2.1. The appeal should be allowed and, the Appellant contends, the Section 106 agreement be taken into account with education infrastructure contributions that accord with CIL regulations.

## 6. Appendices

6.1. The following is the list of appendices, and its starting page number, accompanying this Proof:

- APPENDIX EDU01 – Alfredson York Associates Education Impact Assessment, page 1;
- APPENDIX EDU02 – Correspondence with the Council relating to the original application, page 90;
- APPENDIX EDU03 – Correspondence with the Council relating to the appeal, page 99;
- APPENDIX EDU04 – Alfredson York Associates Education Mitigation Strategy, page 124;
- APPENDIX EDU05 – Scott Worsfold Architects 2FE First School Concept Site Plan, page 159;
- APPENDIX EDU06 – Scott Worsfold Architects 2FE First School Concept Building Plan, page 161;
- APPENDIX EDU07 – Dorset Council's latest assessment of site area requirement, page 163.

**APPENDIX EDU01**

**ALFREDSON YORK ASSOCIATES EDUCATION IMPACT ASSESSMENT**



ALFREDSON YORK  
ASSOCIATES

Land at Alderholt Meadows  
Dorset  
Education Impact Assessment  
for Dudsbury Homes (Southern) Ltd

**24<sup>th</sup> May 2023**

Report prepared by **Ellenor Barefield** and **John Powell**  
for

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## 1. Introduction

### 1.1. Report Purpose & Scope

1.1.1. I have been asked to consider the proposed development for its likely impact on social infrastructure in the local area.

1.1.2. The purpose of this report is to act as a principal point of reference for future discussions with the relevant local authority to assist in the negotiation of potential Section 106 agreements pertaining to this site. This initial report includes an analysis of the request for contributions pertaining to local school places against the prescribed tests for such contributions.

1.1.3. It is acknowledged that if the impacts of the proposed development legitimately call for a S106 contribution due to capacity problems, that meet the requirements of the Community Infrastructure Levy (CIL) regulations, then it is accepted that a contribution should be offered.

### 1.2. Intended Audience

1.2.1. The intended audience is the Client, as well as, potentially, the Council.

### 1.3. Research Sources

1.3.1. The contents of this initial report are based on publicly available information, including relevant data from central government and the local authority and on information obtained through requests under the Freedom of Information Act. Research for this report was conducted in December 2022 and January 2023.



#### 1.4. Community Infrastructure Levy Regulations

- 1.4.1. The Community Infrastructure Levy (“the levy”) Regulations came into force in April 2010. The levy is intended to provide infrastructure to support the development of an area rather than to make individual planning applications acceptable in planning terms. As a result, there may still be some site-specific impact mitigation requirements without which a development should not be granted planning permission.
- 1.4.2. However, in order to ensure that planning obligations and the levy can operate in a complementary way and the purposes of the two regimes are clarified, the regulations scale back the way planning obligations operate. Limitations are placed on the use of planning obligations in three respects.
- 1.4.3. The first of these, which is the relevant consideration in this matter, is putting the Government’s policy tests on the use of planning obligations set out in Circular 5/05 Planning Obligations on a statutory basis for developments which are capable of being charged the levy.
- 1.4.4. The regulations place into law for the first time the Government’s policy tests on the use of planning obligations. The statutory tests are intended to clarify the purpose of planning obligations in light of the levy and provide a stronger basis to dispute planning obligations policies, or practice, that breach these criteria. This seeks to reinforce the purpose of planning obligations in seeking only essential contributions to allow the granting of planning permission, rather than more general contributions which are better suited to use of the levy.
- 1.4.5. From 6 April 2010 it has been unlawful for a planning obligation to be required as a material consideration in order for a planning authority to lawfully grant permission when determining a planning application for a development, or any part of a development, that is capable of being charged the levy, whether there is a local levy in operation or not, if the obligation does not meet all of the following tests:
- (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.
- 1.4.6. From 1<sup>st</sup> September 2019, revised regulations came into force. Amongst other things this introduces a requirement on CIL charging authorities to produce an annual statement regarding sums received both through CIL and planning obligations.
- 1.4.7. These regulations also remove the limit of pooling no more than 5 planning obligations towards one item of infrastructure, which has been a particular issue with regards to the provision of education infrastructure.

### 1.5. Department for Education Guidance on Planning Obligations

1.5.1. In April 2019, the Department for Education (DfE) published “Securing developer contributions for education”, non-statutory guidance for local authorities regarding seeking planning obligations towards education provision from residential development. This guidance is attached at Appendix AYA01.

1.5.2. Whilst this is non-statutory, it is important to consider elements of this guidance, as they would carry some weight in a planning context, although this clearly does not supersede or outweigh the CIL regulations as outlined above.

1.5.3. The purpose of the guidance is underpinned by four principles, as set out below:

- Housing development should mitigate its impact on community infrastructure, including schools;
- Pupil yield factors should be based on up-to-date evidence from recent housing developments;
- Developer contributions towards new school places should provide both funding for construction and land where applicable, subject to viability assessment when strategic plans are prepared and using up-to-date cost information;
- The early delivery of new schools within strategic developments should be supported where it would not undermine the viability of the school, or of existing schools in the area.

1.5.4. The first of these principles is of particular relevance to this report.

1.5.5. The guidance also states, with regards to costs per pupil place, the following:

15. We advise that you base the assumed cost of mainstream school places on national average costs published in the DfE school place scorecards.<sup>6</sup> This allows you to differentiate between the average per pupil costs of a new school, permanent expansion or temporary expansion, ensuring developer contributions are fairly and reasonably related in scale and kind to the development. You should adjust the national average to reflect the costs in your region, using BCIS location factors.<sup>7</sup> We recommend the use of index linking when developer contributions are discussed at planning application stage and in planning obligations, so that contributions are adjusted for inflation at the point they are negotiated and when payment is due.

1.5.6. However, it should be noted that nothing within this non-statutory guidance supersedes the tests set out at paragraph 1.4.5 above.

## 2. The Proposed Development

### 2.1. The Site

2.1.1. The proposed development site is Alderholt Meadows, Dorset. The site lies within the planning remit of Dorset Council (DC).

2.1.2. The site lies within the primary and secondary catchment areas of schools for which the local education authorities are Dorset Council (DC) and Hampshire County Council (HCC).

2.1.3. The location of the site is as indicated below:

[source Location Plan, attached at Appendix AYA02]

### 2.2. Proposed Mix

2.2.1. The total number of units shown on the illustrative masterplan is up to 1700 dwellings.

2.2.2. The current proposed mix is set out below:

Type	1-bed	2-bed	3-bed	4-bed	5-bed	Total
<b>Market Housing</b>	124	386	349	191	51	1101
<b>Affordable Housing</b>	201	170	158	64	0	593

### 3. The Local Position

#### 3.1. Dorset Council's Duty to Secure Sufficient School Places

3.1.1. The site lies within the area for which the responsible local education authority is Dorset Council (DC).

3.1.2. The Education Act 1996 (as amended) provides in section 14(1):

*"A local education authority shall secure that sufficient schools for providing - (a) primary education and (b) secondary education ... are available for their area".*

3.1.3. The Education Act does *not* state it is the duty of a local education authority to ensure that there are sufficient school places at the catchment or pseudo-catchment area school for all children residing within that particular school's catchment or pseudo-catchment area.

3.1.4. The Education Act simply states that the education authority must provide school education appropriate to the requirements of pupils for their area. In the case of DC that is the area defined as the authority of Dorset.

3.1.5. This duty applies in relation to all the children in the local education authority area, whether they have lived there all their lives or have just moved into a new development.

3.1.6. The residential component of the proposed development will include family housing. Family housing often includes school age children who will seek to enrol in local schools. Those schools may or may not be sufficient to accommodate these children without the need for additional capacity to be provided.

#### 3.2. School Forms of Entry & Admissions Number

3.2.1. School capacity is often measured in terms of forms of entry ('FE'). A single class can typically accommodate up to 30 children. The Number on Roll ('NOR') is the number of children at a school.

3.2.2. Reception is the year of entry to primary school and is often referred to as "Year R". The subsequent year groups are often referred to as "Year 1" to "Year 6" respectively.

3.2.3. As primary schools have seven year-groups, a 2FE primary school would have capacity for 420 children [*calculation: 30 x 7 x 2 = 420*]; with 1FE of primary education provision equating to 210 primary school places.

3.2.4. Similarly, as secondary schools have five year-groups (starting with entry into Year 7), a 6FE secondary school would have capacity for 900 pupils aged 11-16 [*calculation: 30 x 5 x 6 = 900*]; with 1FE of secondary education provision equating to 150 secondary school places. Sixth form consists of two year-groups after secondary school.

3.2.5. All schools have a Published Admissions Number (PAN) which indicates the number of pupils the school can take in each year group. If this number is then multiplied by the number of year groups at the school, this gives an indicative capacity of the numbers that the school can theoretically accept.

### 3.3. Patterns of Pupil Migration

3.3.1. As there is likely to be movement of children between these respective schools' catchment areas, pseudo-catchment areas (based on furthest distances of places offered), designated areas, or priority areas, our analyses include schools within a reasonable distance of the proposed development.

3.3.2. This movement of children due to parental preference and other factors is often referred to as "inflow" and "outflow".

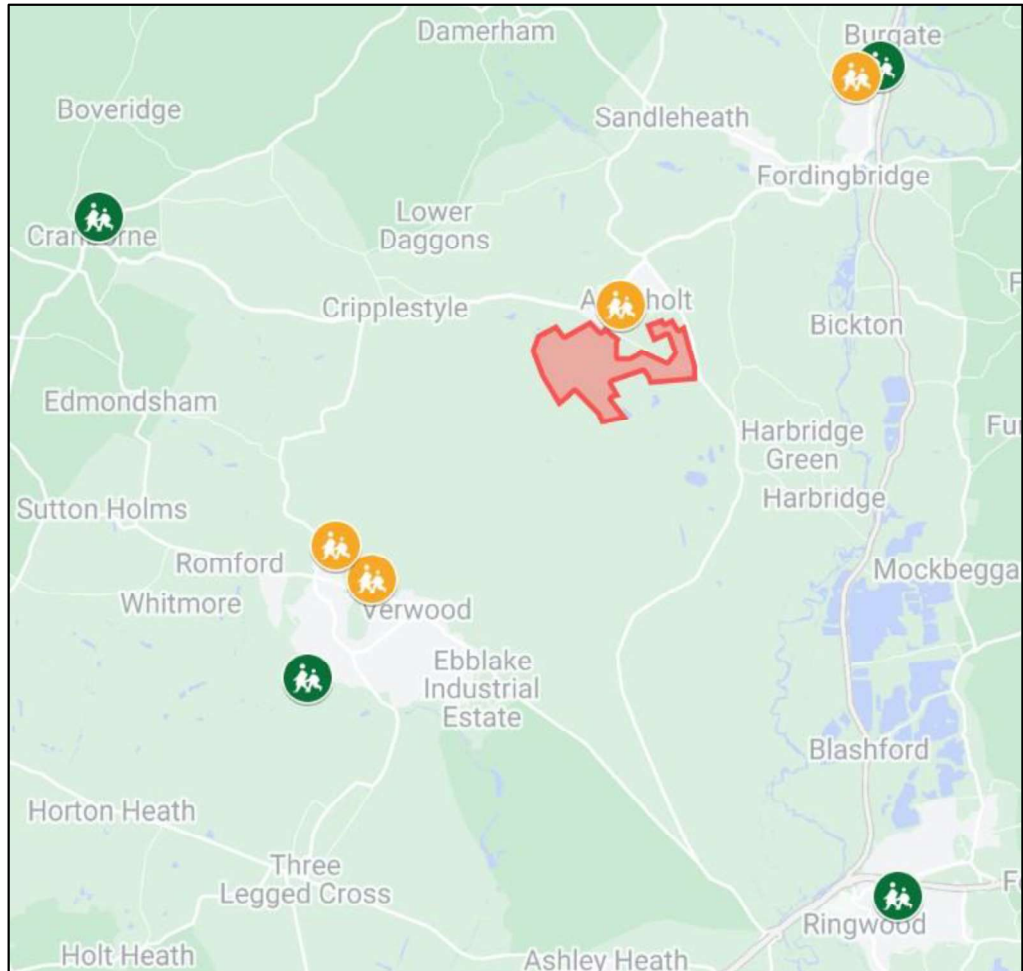
### 3.4. Local School Catchment Areas

3.4.1. Two miles is considered the maximum reasonable statutory walking distance to school for children aged 8 and under, and three miles for those over 8 years of age, as indicated by the DfE in its document "Home to school travel and transport guidance" [source: Appendix AYA03].

3.4.2. In order to assess the likely impact of the proposed development regarding primary school place provision we have considered the impact on schools within a three-mile straight line distance of the proposed development site due to its rural location. To consider the impact on secondary school place provision, a five mile straight line distance has been used.

### 3.5. Local Schools Relevant to the Proposed Site

3.5.1. The map below shows the schools referred to in the following section in relation to the proposed development site:



3.5.2. A walking distance to Local schools has been approximated from the existing Alderholt Sports and Social Club on Ringwood Road, due to the size of the site.

### 3.6. Local Primary Schools - Current Baseline

3.6.1. There are five primary schools within three miles of the proposed development.

3.6.2. According to the latest data available in the public domain in January 2022 the position at local primary schools (including infant and junior schools) is as shown below:

School	Local Authority	Straight Line Distance (miles)	Net Capacity	Number on Roll (NOR)	Surplus Places
St James' Church of England First School	Dorset	0.3	180	102	78
Trinity Church of England First School	Dorset	2.53	150	132	18
Hillside Community First School	Dorset	2.55	300	229	71
Fordingbridge Infant School	Hampshire	2.7	180	141	39
Fordingbridge Junior School	Hampshire	2.7	256	220	36
			<b>1,066</b>		<b>242</b>

**Table:** Primary School pupil places within three straight line miles of the proposed development

[Source: Number on Roll from School census data, January 2022, and Capacity from DfE website].

3.6.3. The above table uses the Audit Commission definition of Surplus Places, in line with best practice in this matter, which treats schools with a negative surplus as though they had a zero surplus. Since the number of pupils which a school must admit in any year is directly related to its capacity, any school that chooses to admit numbers beyond that level must necessarily be deemed to be capable of accommodating those numbers.

3.6.4. On the above evidence it is clear that in January 2022 there were 242 surplus primary school places within three miles of the proposed development.

3.6.5. The total surplus of places as a percentage of primary school capacity was **22.70%** [calculation: 242 / 1,066].

### 3.7. Secondary Schools - Current Baseline

3.7.1. There are four secondary schools within five miles of the proposed development.

3.7.2. According to the latest data available in the public domain, in January 2022, the position at local secondary schools (including sixth form / Post 16 education) is shown below:

Secondary School (11-18 unless stated)	Local Authority	Straight Line Distance (Miles)	Net Capacity	NOR	Surplus Places
The The Burgate School	Hampshire	2.83	1051	1066	0
Emmanuel Middle School (9-13)	Dorset	3.33	480	436	44
Cranbourne Middle School (9-13)	Dorset	3.62	420	327	93
Ringwood School Academy	Hampshire	4.99	1573	1561	12
<b>Total</b>			<b>3,524</b>		<b>149</b>

**Table:** Secondary School pupil places within five straight line miles of the proposed development

[Source: Number on Roll from Census data, January 2022, and Capacity from DfE website].

3.7.3. The above table uses the Audit Commission definition of Surplus Places, in line with best practice in this matter, which treats schools with a negative surplus as though they had a zero surplus. Since the number of pupils that a school must admit in any year is directly related to its capacity, any school that chooses to admit numbers beyond that level must necessarily be deemed to be capable of accommodating those numbers.

3.7.4. On the above evidence it is clear that in January 2022 there were 149 surplus secondary school places within five miles of the proposed development site.

3.7.5. The total of surplus places as a percentage of secondary school capacity was **4.23%** [calculation: 149 / 3,524].



## 4. Impact & Mitigation of the Development

### 4.1. DC Assessment of the Development's Impact and Requested Mitigation

4.1.1. DC has provided an assessment of the site based on 1,700 qualifying dwellings (rather than the 1,369 qualifying dwellings that the indicative mix shown above at paragraph 3.2.2. would suggest is the correct number). This response is contained in an email sent to the client's planning consultant and is attached at Appendix AYA04.

4.1.2. Given that the number of qualifying dwellings is inaccurate, we have tried to assess the impact of the site as proposed.

4.1.3. Attached at Appendix AYA05 is the most recently available Planning Obligations Guidance for West Dorset on the Dorset Council website. According to the document, published in 2010, DC would seek contributions for primary and secondary school places per year group as shown on the table below:

Home	Number of School Places
<b>2 bedroom home</b>	0.020
<b>3 bedroom home</b>	0.028
<b>4 bedroom home (or larger)</b>	0.032

4.1.4. Applying this to the proposed mix of development gives the following position:

Dwelling size	Number of dwellings	Total Pupils per year group
<b>2 bedroom home</b>	556	11.12
<b>3 bedroom home</b>	507	14.196
<b>4 bedroom home (or larger)</b>	306	9.792
<b>Total</b>	<b>1,369</b>	<b>35.108</b>

4.1.5. Next, we apply the number of year groups to the total figure. We have produced a table for primary and secondary and an alternative table for first, middle and upper schools.

Sector	Total Pupils
Primary (5-11)	245.756
Secondary (11-16)	175.54

Sector	Total Pupils
First (5-9)	175.54
Middle (9-13)	140.432
Upper (13-16)	105.324

4.1.6. As a sense check, we have also reduced the DC calculated yield figures proportionally from 1,700 qualifying dwellings to 1,369 qualifying dwellings, by multiplying the DC figures by a factor of 0.8053 [calculation: 1369/1700].

4.1.7. The table below shows the comparison in calculations

<b>Sector</b>	<b>AYA Calculated</b>	<b>DC Reduced</b>
First (5-9)	175.54	177.9713
Middle (9-13)	140.432	153.8123
Upper (13-16)	105.324	115.1579
Post-16		53.9551

4.1.8. As can be seen from the above table, the figures are closely matched. It should also be noted that the DC figures include early years in with first school places and as such overstate the number of places needed in first schools.

4.1.9. Given the close approximation between the figures, the two-tier figures also calculated above would be robust.

#### 4.2. The Trend in Annual Local Birth Numbers

4.2.1. The Office for National Statistics (ONS) birth rate figures show the total annual births within Dorset is currently around its lowest level in the past nine years. Births specifically within the Alderholt area have also fallen marginally since a peak in 2017.

4.2.2. This is best illustrated by the table below:

<b>Area</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>
<b>Dorset</b>	3,130	3,104	3,086	3,028	3,082	2,841	2,748	2,638	2,755
<b>Alderholt</b>	28	29	27	23	30	28	27	25	24
<b>Current / Future School Year</b>	2025 Year 7						2031 Year 7		

4.2.3. Those children born in 2013 would now be in Year 3 and the 2019 births will be due to start primary school in September 2024.

#### 4.3. Forecast Status of Pupil Places

4.3.1. Based on the DC & HCC FOI response the likely future requirement for school places for the Primary Schools identified in section 3.5 is set out below:

Planning Area/ Relevant Schools (Dorset)	Actual NET Capacity		Actual and Forecast Numbers on Roll		Surplus / Deficit Places	
	22/23	26/27	22/23	26/27	22/23	26/27
East Dorset Rural Primaries (includes Alderholt)	757	757	568	527	189	230
Verwood Town Primaries (Includes Trinity & Hillside)	732	732	630	635	102	97

Primary Schools (Hampshire)	Actual NET Capacity		Actual and Forecast Numbers on Roll		Surplus / Deficit Places	
	22/23	26/27	22/23	26/27	22/23	26/27
Fordingbridge Infant School	180	180	150	168	30	12
Fordingbridge Junior School	256	256	210	229	46	27

**Table:** Forecast Primary School pupil places by academic year

[Source: School Forecast Data from DC & HCC FOI response, appended at APPENDIX AYA05].

4.3.2. On the basis of these DC & HCC school forecasts and school capacities it appears that the current level of surplus primary school places will increase over the coming years to 2026/27.

4.3.3. It should be noted that, only one first school is within the statutory 2 mile walking distance from the site, which may limit the relevance of the surplus places across the wider area.

4.3.4. Commentary on the relevance of this position with regards to the education mitigation strategy is set out below.

4.3.5. Based on the DC & HCC FOI response, the likely future requirement for school places for the Secondary Schools identified in section 3.6 is set out below:

Planning Area/ Relevant Schools	Actual NET Capacity		Actual and Forecast Numbers on Roll		Surplus / Deficit Places	
	22/23	26/27	22/23	26/27	22/23	26/27
Cranbourne & Emmanuel Middle	900	900	763	706	137	194

Secondary Schools (Hampshire)	Actual NET Capacity		Actual and Forecast Numbers on Roll		Surplus / Deficit Places	
	22/23	26/27	22/23	26/27	22/23	26/27
Ringwood Academy	1573	1573	1561	1270	12	303
The The Burgate School	1051	1051	1066	833	15	218

**Table:** Forecast Secondary School pupil places by academic year.

[Source: School Forecast Data from HCC FOI response].

4.3.6. On the basis of these DC school forecasts and school capacities it appears that the current surplus of middle school places within 5 miles of the proposed development will increase over the coming years to 2026/27.

4.3.7. On the basis of these HCC school forecasts and school capacities it appears that the current shortfall of secondary school places within 5 miles of the proposed development will become a significant surplus over the coming years to 2026/27.

4.3.8. Commentary on the relevance of this position with regards to the education mitigation strategy is set out below.

#### 4.4. AYA Analysis of the case for mitigation

4.4.1. There are two significant components to assessing the impact of this site. The first is the actual numbers of pupils likely to be generated and the availability of places in the relevant planning areas. The second is the relative rural nature of the site and the environs of Alderholt.

4.4.2. Assessing the impact of development on schools in the relevant local planning areas, at first glance it appears that there is a significant level of surplus places to deduct from the overall impact on schools.

4.4.3. This surplus is greater than the number of places likely to be generated by the proposed development of the site. To this extent it is possible to put forward an argument that no contribution is necessary.

4.4.4. On the other hand, given the rurality of Alderholt and its surroundings, access to these surplus places is not easy, and may not be viewed as sustainable.

4.4.5. A potential sustainable solution to this would be to expand the local first school into a primary school and expand from 1FE to 2FE. Whilst this then disturbs the three-tier pattern of education that has historically been the case in this area, it would then enable pupils to transfer directly to secondary school.

4.4.6. To demonstrate that this is a feasible approach based on numbers, the table below shows the existing numbers of pupils in St James First School at the moment, and extrapolates from the numbers of local births the impact of an extra two years (Years 5 and 6) that would be in the school if it were already a Primary school. The additional impact of the development is then added and a likely number on roll is derived. As can be seen this is less than the 420 places that a 2FE primary school would offer:

<b>Scenario</b>	<b>Existing St James</b>	<b>St James Years 5 &amp; 6</b>	<b>New Development</b>	<b>Total</b>
<b>Pupils</b>	108	44	246	398

4.4.7. Whilst the Alderholt primary school is on a very tight site, it is possible to accommodate a two-form entry (420 place) primary school, including early years provision, on site, and plans have been drawn up by Scott Worsfold Associates, and attached at Appendices AYA06 to AYA12, that demonstrate this.

4.4.8. In addition to the plans as drawn, a synthetic turf pitch would also be provided to ensure sufficient team game playing field area.

4.4.9. Discussions have been held with St James First School, and it is keen to expand to cover the primary age groups as it feels this would be of educational benefit to its pupils and to its future security.

4.4.10. In this area, the nearest secondary schools are both in Hampshire, which operates a two-tier system, and expansion of The Burgate School to add Alderholt to its catchment area would be an ideal solution.

4.4.11. The Burgate School and Hampshire County Council (as education authority) have both been consulted. Hampshire has no in principle objection, and The Burgate School is keen to move forward with this idea.

4.4.12. This proposal is of benefit to existing pupils in the Alderholt area as it will reduce lengthy home to school transport journeys to Middle and Upper school sites.

4.4.13. This proposal would also be of benefit to DC as it will reduce the burden on home to school transport budgets and will also free up space in Middle and Upper Schools in Dorset to accommodate pupils arising from other developments in East Dorset.

## 5. Conclusions

### 5.1. Commentary & Conclusion on Education Mitigation

- 5.1.1. On the basis of the potential request for contributions set out at 4.1 above, and the subsequent analysis of this request, it is clear that the request for education contributions arising from the proposed development of this site could be challengeable under the CIL regulations.
- 5.1.2. At all school levels, the schools within the local planning areas are forecast to continue to have significant levels of surplus places, given the falling birth rates anticipated from the middle of the decade onwards. This would also apply to early years education.
- 5.1.3. However, the travel to school times to schools within these planning areas, to access the available surplus places, are not considered sustainable. To that extent, it is proposed to provide sufficient provision within Alderholt and a reasonable travel distance, thus transforming the school experience for pupils by providing local provision without lengthy journeys to and from school.
- 5.1.4. The potential solution is outlined in section 4.4 above, expanding the local first school into a primary school and expanding from 1FE to 2FE and, at secondary level, expansion (if necessary) of The Burgate School, in Hampshire, to add Alderholt to its catchment area.
- 5.1.5. As set out on paragraphs 4.4.11 and 4.4.12 this proposed solution delivers benefits to existing and new residents of Alderholt, to Dorset Council and the wider population of East Dorset.

## 6. Appendices

6.1. The following Appendices accompany this document:

- APPENDIX AYA01 – DfE Guidance on Securing Developer Contributions, November 2019 ;
- APPENDIX AYA02 – Site location plan ;
- APPENDIX AYA03 – DfE Guidance on Home to School Transport ;
- APPENDIX AYA04 – DC Education consultation response ;
- APPENDIX AYA05 – DC Planning Obligations for West Dorset ;
- APPENDIX AYA06 – Existing Site Plan ;
- APPENDIX AYA07 – Existing Floor Plans ;
- APPENDIX AYA08 – EFA Baseline design ;
- APPENDIX AYA09 – 2FE Concept design floorplans ;
- APPENDIX AYA10 – 2FE Phasing diagram 1 ;
- APPENDIX AYA11 – 2FE Phasing diagram 2 ;
- APPENDIX AYA12 – 2FE proposed site plan.





Department  
for Education

# Securing developer contributions for education

**April 2019**

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## Summary

This publication provides non-statutory guidance from the Department for Education (DfE). It has been produced to help local authorities secure developer contributions for education so that housing developers contribute to the cost of providing the new school places required due to housing growth. The guidance promotes good practice on pupil yield evidence, engagement with local planning authorities and the delivery of expanded or new schools with funding from housing development.

## Expiry or review date

This guidance will be reviewed as necessary (for example, in response to changes in legislation or government policy).

## Who is this publication for?

This guidance is for local authorities with a responsibility for providing sufficient school places under the Education Act 1996. It may also be a source of information for local planning authorities and other stakeholders involved in the delivery of schools.

## Introduction

Government is committed to ensuring that there are enough good new school places to meet local needs, while also driving forward an ambitious housing agenda to increase housing delivery, home ownership and the creation of new garden communities. The timely provision of infrastructure with new housing is essential in meeting these objectives to secure high quality school places where and when they are needed.

DfE expects local authorities to seek developer contributions towards school places that are created to meet the need arising from housing development. You should consider the recommendations in this guidance alongside National Planning Practice Guidance on the evidence, policies and developer contributions required to support school provision.

This guidance is for local authorities with a responsibility to provide sufficient school places under the Education Act 1996. The guidance does not:

- Advise the construction/development industry on its duties or responsibilities in paying for infrastructure;
- Replace or override any aspects of other DfE publications such as guidance on [SCAP](#) and the [Admissions Code](#), or policy/guidance produced by other government departments;
- Make recommendations for individual schools or academy trusts on managing their capacity or published admission numbers;
- Propose new DfE policy on setting up new schools ([central](#) or [presumption](#) route), parental preference or the academy system.

## Purpose

As a local authority with education responsibilities, you already provide evidence of education need and demand for use by planning authorities in plan- and decision-making. This guidance draws on existing good practice and is intended to help you establish a robust and consistent evidence base, underpinned by the following principles:

- Housing development should mitigate its impact on community infrastructure, including schools;
- Pupil yield factors should be based on up-to-date evidence from recent housing developments;
- Developer contributions towards new school places should provide both funding for construction and land where applicable, subject to viability assessment when strategic plans are prepared and using up-to-date cost information;
- The early delivery of new schools within strategic developments should be supported where it would not undermine the viability of the school, or of existing schools in the area.

There is great value in detailed local methodologies and guidance that explain to all stakeholders the process and reasons for the collection of developer contributions for

education in that area. This guidance is not intended to replace local approaches, which often provide detail on:

- The approach to seeking contributions for education from affordable housing.
- Types/sizes of homes that will be excluded from calculations of developer contributions.
- Education projects developer contributions may fund.
- The minimum viable size of new schools.
- Assumptions about the schools children from a development will attend, when assessing available capacity in affected schools.
- Minimum surplus capacity to allow for fluctuations in demand and parental choice, not counted as available when calculating developer contributions.
- Contributions 'in kind' (land and/or construction).
- Requirements on size and suitability of school sites, including checklists, exemplar layouts and facility specifications.
- Standard planning obligation clauses.

As local approaches to securing developer contributions for education are reviewed, they should take account of updated National Planning Practice Guidance, this guidance, and the Department's emerging national methodology for the calculation of pupil yields from housing development.

## Mechanisms for securing developer contributions

1. Developer contributions for education are secured by means of conditions attached to planning permission, a planning obligation under Section 106 of The Town and Country Planning Act 1990, or the Community Infrastructure Levy (CIL). CIL revenues are intended to help fund the supporting infrastructure needed to address the cumulative impact of development across a local authority area. CIL can be used to fund the provision, improvement, replacement, operation or maintenance of a wide range of infrastructure, including education. Alternatively, a Section 106 planning obligation secures a contribution directly payable to the local authority for education (or direct provision of a school 'in kind'), though a planning obligation must comply with the following tests set out in the CIL Regulations<sup>1</sup>, requiring it to 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

2. Government intends to revise the CIL Regulations, including the removal of the 'pooling restriction' on the use of planning obligations to fund the same type of infrastructure or infrastructure project. We advise you to work with local planning

<sup>1</sup> Regulation 122 of [The Community Infrastructure Levy Regulations 2010](#).

authorities in devising their approaches to securing developer contributions, to consider the most appropriate mechanism (Section 106 planning obligations and/or CIL) to secure contributions from developers towards education alongside other infrastructure funding priorities.

3. It is important that the impacts of development are adequately mitigated, requiring an understanding of:

- The education needs arising from development, based on an up-to-date pupil yield factor;
- The capacity of existing schools that will serve development, taking account of pupil migration across planning areas and local authority boundaries;
- Available sources of funding to increase capacity where required; and
- The extent to which developer contributions are required and the degree of certainty that these will be secured at the appropriate time.

4. The local authority providing children's services is not always the charging authority for the purposes of collecting and distributing CIL. In two-tier areas where education and planning responsibilities are not held within the same local authority, planning obligations may be the most effective mechanism for securing developer contributions for education, subject to the tests outlined in paragraph 1. The use of planning obligations where there is a demonstrable link between the development and its education requirements can provide certainty over the amount and timing of the funding you need to deliver sufficient school places. We recommend that planning obligations allow enough time for developer contributions to be spent (often this is 10 years, or no time limit is specified).

5. Central government basic need grant, the DfE free schools programme and other capital funding do not negate housing developers' responsibility to mitigate the impact of their development on education. When the DfE free schools programme is delivering a new school for a development, we expect the developer to make an appropriate contribution to the cost of the project, allowing DfE to secure the school site on a peppercorn basis and make use of developer contributions towards construction. National Planning Practice Guidance explains how local planning authorities should account for development viability when planning for the provision of infrastructure.<sup>2</sup> There should be an initial assumption that both land and funding for construction will be provided for new schools planned within housing developments.

6. While basic need funding can be used for new school places that are required due to housing development, we would expect this to be the minimum amount necessary to maintain development viability, having taken into account all infrastructure requirements.

<sup>2</sup> [National Planning Practice Guidance](#). Construction costs include ICT and furniture and equipment required for the delivery of the school.

Where you have a reasonable expectation of developer funding being received for certain school places,<sup>3</sup> and you have declared this in your SCAP return (or plan to do so), then basic need funding should not be considered available for those school places other than as forward funding to be reimbursed by developer contributions later.

7. There are other options besides basic need grant for forward-funding school places, including the use of local authority borrowing powers where necessary. Where developer contributions have been secured through a planning obligation, you can recoup the borrowing costs from developer contributions later, provided these costs have been incurred as a result of housing growth. Local authorities can bid for funding under government grant programmes such as the Housing Infrastructure Fund (HIF) as they become available, while developers delivering schools directly as an 'in kind' contribution may be eligible for loan funding from DfE or Homes England, allowing a new school to be delivered at an earlier stage in the development than would have been possible otherwise.<sup>4</sup>

## Evidence of pupil yields from housing development

8. Pupil yield factors should be based on up-to-date evidence from recent local housing developments, so you can forecast the education needs for each phase and type of education provision arising from new development. As well as being useful for pupil place planning across your area, pupil yield factors allow you to estimate the number of early years, school and post-16 places required as a direct result of development, underpinning the contributions agreed in planning obligations. We are working on a detailed methodology for calculating pupil yields from housing development, to be published in due course.

9. While many early years settings fall within the private, voluntary and independent (PVI) sector, local authorities have a duty to ensure early years childcare provision within the terms set out in the Childcare Acts 2006 and 2016. DfE has scaled up state-funded early years places since 2010, including the introduction of funding for eligible 2 year olds and the 30 hours funded childcare offer for 3-4 year olds. The take-up has been high, increasing demand for early years provision. All new primary schools are now expected to include a nursery. Developer contributions have a role to play in helping to fund additional nursery places required as a result of housing growth, however they may be provided, in particular where these are proposed as part of school expansions or new schools.

<sup>3</sup> In accordance with a local plan's viability assessment, policies and/or an infrastructure funding statement.

<sup>4</sup> Guidance on the [Home Building Fund](#).

10. You are also responsible for ensuring sufficient schools for pupils receiving primary and secondary education up to the age of 19. Furthermore, you must secure sufficient education and training provision for young people with an Education, Health and Care (EHC) plan, up to the age of 25.<sup>5</sup> Pupil yield data should identify the number of students living in recent housing developments, aged 16-19 (without an EHC plan) and up to the age of 25 (with an EHC plan). We advise you to seek developer contributions for expansions required to sixth form and special educational needs and disabilities (SEN) provision, commensurate with the need arising from the development.

11. To determine the need for SEN provision, pupil yield data should identify the number of pupils/learners within recent local housing developments who attend special schools, pupil referral units or alternative provision, SEN units and resourced provision within mainstream schools. It is reasonable and fair to seek developer contributions for SEN provision in direct proportion to the needs arising from planned housing development, applying the same principle to SEN provision as to mainstream. There is no standard capacity assessment applicable to special schools and other types of non-mainstream education, as their ability to accommodate pupils depends on the specific needs of each child. However, an increase in housing will lead to an increase in SEN, and we advise you to seek developer contributions for all special school/SEN places generated by a development, where there is a need for additional SEN provision. Greater travel distances to special schools and alternative provision should not affect your consideration of whether a planning obligation meets the legal tests outlined in paragraph 1.

12. We advise you to identify a range of SEN or other non-mainstream projects and ensure that planning obligations allow you the flexibility to direct funds appropriately within a 10 year period. Non-mainstream provision does not conform to standard class sizes, these being determined according to need. While it may be appropriate to pool contributions towards a new classroom in a special school or SEN unit at a mainstream school, it is equally valid to seek contributions for school building alterations that increase a school's capacity to cater for children with SEN, such as additional space for sensory rooms, facilities to teach independent living skills or practical teaching space.

13. It is not necessary to disaggregate the SEN pupil yield factor according to different complex needs. All education contributions are based on an assessment of probability and averages, recognising that the precise mix of age groups and school choices cannot be known before a development is built. Site-specific factors will always need to be taken into account, but a robust local authority-wide pupil yield factor based on evidence of

<sup>5</sup> [Participation of young people: education, employment and training.](#)



recent developments will often be sufficient to demonstrate that this need is reasonably related in scale and kind to the development.

## Costs of provision

14. The amount of money that you seek to secure through developer contributions for education provision should reflect the current cost of providing school places, linked to the policy requirements in an up-to-date emerging or adopted plan that has been informed by viability assessment.

15. We advise that you base the assumed cost of mainstream school places on national average costs published annually in the DfE school place scorecards.<sup>6</sup> This allows you to differentiate between the average per pupil costs of a new school, permanent expansion or temporary expansion, ensuring developer contributions are fairly and reasonably related in scale and kind to the development. You should adjust the national average to reflect the costs in your region, using BCIS location factors.<sup>7</sup> We recommend the use of index linking in planning obligations so that contributions are adjusted for inflation at the point they are due.

16. Developer contributions for early years provision will usually be used to fund places at existing or new school sites, incorporated within primary or all-through schools. Therefore, we recommend that the per pupil cost of early years provision is assumed to be the same as for a primary school. Similarly, further education places provided within secondary school sixth forms will cost broadly the same as a secondary school place.

17. Special schools require more space per pupil than mainstream schools, and this should be reflected in the assumed costs of provision. We recommend that developer contributions for special or alternative school places are set at four times the cost of mainstream places, consistent with the space standards in Building Bulletin 104.<sup>8</sup> You can also refer to the National School Delivery Cost Benchmarking report for the costs of delivering SEN school places.<sup>9</sup>

18. Where there is local evidence of higher costs for a particular project, such as a bespoke feasibility study or known site abnormalities, these can be used in preference to the adjusted national average.

<sup>6</sup> [School places scorecards](#).

<sup>7</sup> Further guidance on doing this will be available with the school place scorecards for 2018 onwards.

<sup>8</sup> [Primary and secondary school design guidance](#).

<sup>9</sup> [National School Delivery Cost Benchmarking: Primary, Secondary and SEN Schools](#), February 2018

## Identifying education projects

19. Local plans and other planning policy documents should set out the expectations for contributions from development towards infrastructure, including education of all phases (age 0-19) and special educational needs.<sup>10</sup> We advise local authorities with education responsibilities to work jointly with relevant local planning authorities as plans are prepared and planning applications determined, to ensure that all education needs are properly addressed, including both temporary and permanent education needs where relevant, such as school transport costs and temporary school provision before a permanent new school opens within a development site. This does not mean double funding the same school places, but allows development to be acceptable in planning terms when it is not possible to open a permanent new school at the point of need. When a permanent new school is delivered (or the relevant financial contribution is received), no further contributions to temporary provision should be required.

20. Government intends to lift the pooling restriction on planning obligations, subject to amended legislation. Following this and where applicable, we recommend that you identify a preferred and 'contingency' school expansion project in a planning obligation, as long as both would comply with the Section 106 tests. This will help you respond to changing circumstances and new information, such as detailed feasibility work leading you to abandon a preferred expansion project.

21. We advise you to consider the realistic potential for schools in your area to expand or increase capacity through other alterations, in discussion with academy trusts, and identify site options for any new schools (within proposed housing developments or on standalone sites). Including suitable projects in the local planning authority's infrastructure funding statement will ensure that developer contributions are clearly identified as the funding source where new schools, expansions or alterations are required due to housing growth. This background work will also minimise the risk of a specified school project in a planning obligation proving undeliverable.

## Safeguarding land for schools

22. National Planning Practice Guidance advises on how local planning authorities should prepare plans and take account of education requirements. We advise you to work with local planning authorities and developers to ensure your long-term pupil place planning objectives are reflected in the development plan (and masterplans where these

<sup>10</sup> [National Planning Practice Guidance](#)

do not form part of the development plan, such as supplementary planning documents).<sup>11</sup> Precise policies can aid decision-making later, setting out the total amount of land required for education, and the approach to securing equitable developer contributions when one developer provides the land for a new school, though the need for the school is generated by more than one development or phase.

23. You may wish to safeguard additional land when new schools within development sites are being planned, to allow for anticipated future expansion or the reconfiguration of schools to create a single site. 'Future-proofing' can sometimes be achieved informally through a site layout that places open space adjacent to a school site. Where justified by forecast need for school places, additional land can be designated specifically for education use and made available for purchase by the local authority within an agreed timescale, after which the land may be developed for other uses.

24. While developers can only be expected to provide free land to meet the education need from their development, the allocation of additional land should also preclude alternative uses, enabling you to acquire the site at an appropriate cost. Land equalisation approaches can be used in multi-phase developments to ensure the development 'hosting' a new school (and any additional safeguarded land) is not disadvantaged. Nevertheless, the market price for the land will depend on its permissible uses. Land allocated for educational use in a local plan would usually have no prospect of achieving planning permission for any other uses. Independent land valuation may be required to establish an acquisition cost. National Planning Practice Guidance provides advice on land valuation for the purposes of viability assessment.

25. The use of compulsory purchase powers may be considered a last resort, but in these situations the allocation for educational use would be an important consideration in determining any compensation that would be payable to landowners.

26. Where new schools are planned within housing developments, we advise you to consider whether direct delivery by the developer would represent the best value for money, subject to an appropriate specification and pre-application support from the local planning authority. Advice on complying with state aid and public procurement legislation is provided in the Annex.

## **Strategic developments and new settlements**

27. Garden communities are an increasingly popular way of planning for housing growth at the scale required to meet the country's housing needs. The government is

<sup>11</sup> The development plan is defined in Section 38 of the [Planning and Compulsory Purchase Act 2004](#), and comprises the spatial development strategy, development plan documents and neighbourhood development plans.

supporting a number of garden communities under the Garden Communities Programme. We have published guidance on education provision in garden communities, to assist local planning authorities and Homes England in delivering schools as part of garden communities.<sup>12</sup> We advise you to consider this in conjunction with this guidance on securing developer contributions for education.

28. Strategic planning of urban extensions and new settlements often includes place-making objectives about the early provision of infrastructure, to establish a sense of community and make the place attractive to residents. Early delivery of a school can be problematic if it precedes new housing and draws pupils from existing schools, threatening their viability and resulting in unsustainable travel-to-school patterns. We advise local authorities with education responsibilities to work jointly with local planning authorities and other partners to agree the timing of new school provision, striking an appropriate balance between place-making objectives, education needs and parental preference.

29. Schools can be delivered in single or multiple phases; the best approach will depend on local circumstances and characteristics of the development. Where appropriate, for instance in the early stages of development while the need for school places is growing, developer contributions can be secured for temporary expansions to existing schools if these are required, and transport costs for pupils travelling further than the statutory walking distance.<sup>13</sup> This will allow a permanent new school to be provided in a single construction phase once the development has generated sufficient pupil numbers, rather than phased construction over a longer period. While the existing pupil cohort may not switch schools initially, children living in the development will usually have priority for admission to the new school and will take up these school places over time.

30. As far as possible (and often in relation to primary schools only), new settlements should be expected to meet their full education requirement. Where an onsite school is required, it should be large enough to meet the need generated by the development. While there may be exceptions justified by local circumstances, as a general rule, existing school capacity in the wider area does not need to be taken into account when calculating developer contributions for permanent onsite schools in new settlements, which should be within the statutory walking distance for the pupils living there. This promotes sustainable and healthy travel patterns for young people.

31. When a permanent new school is proposed to be built early in the development of an urban extension or new settlement, you will naturally consider the effect this might have on parental demand and the viability of existing schools. To minimise detrimental

<sup>12</sup> [Education Provision in Garden Communities](#)

<sup>13</sup> The statutory walking distances are set out in the [Home to School Transport guidance](#)

impacts on existing schools while supporting local planning authorities to plan new communities, you should work with school providers and the relevant Regional Schools Commissioner to promote Admission Arrangements and opening strategies that will maintain equilibrium in school populations across your area. This can include phased delivery, with the initial phase future-proofed for future expansion (such as an oversized assembly hall and dining area) and land safeguarded for the school's expansion when need builds up over a long period, though it is important to secure commitment to the delivery of later phases.

32. You should also work with local planning authorities to ensure that local plans, masterplans and planning obligations require a suitable school site to be made available at the appropriate time. If early school delivery is required, the school site must be identified and agreed at an early stage, giving consideration to its accessibility and condition at the point of transfer.

33. If a new school opens in a single phase below its full capacity while it awaits pupils moving to the development, this does not represent an available surplus for other developments assessing their own impact and mitigation, unless the development delivering the new school will not be completed or generate enough pupils to fill the school. Complementary uses that share the school site can be considered for a temporary period while a new school fills. In practice, you may prefer to deliver the school in phases using modular construction methods, linking capacity more closely to emerging need, though the initial phase must still provide a viable sized school.

34. New housing tends to attract more young families than older housing, yielding higher numbers of pupils particularly in the pre-school and primary age groups, though this stabilises over time until the development resembles the mature housing stock.<sup>14</sup> We advise you to respond to initial peaks in demand, such as planning for modular or temporary classrooms, securing a large enough site to meet the maximum need generated by the development. Where new settlements are planned, you may wish to carry out demographic modelling to understand education requirements in more detail, taking account of similar developments and different scenarios such as an accelerated build rate.

35. Where a requirement for both primary and secondary schools has been identified, we recommend you consider if there would be cost efficiency, space saving and educational benefits in providing an all-through school.

36. There may also be sustainability, efficiency and educational benefits in relocating an existing school, for example where a development is large enough to require a new

<sup>14</sup> This phenomenon is widely reported in local authority evidence, such as for [Central Bedfordshire](#) and [North Essex Garden Communities](#).

secondary school but it would be too close to an existing secondary school, both of which would be relatively small. Such reorganisation of the school estate, relocating and expanding an existing school on a development site, may be necessary to make the development acceptable in planning terms, if the alternative distribution, size or condition of schools would be unsustainable. Proposed changes are subject to following the relevant process, depending on the category of the school.<sup>15</sup> We advise that you work collaboratively with local planning authorities to ensure your objectives for the school estate are reflected in planning policies and decisions.

37. There is often a degree of uncertainty around the delivery of urban extensions and new settlements, in view of the long timescales involved, multiple developers and changeable market conditions. The build rate of development may be slower than anticipated, while land provided for a school may need to be returned to a developer if it is not used within an agreed period. Therefore, it is important to consider carefully the clauses within planning obligations if they impose any time restriction on the use of transferred education land, and the potential for the overall phasing of developer contributions to cause delays. Where land has to be returned to a developer, this should be on the same terms as it was given; land provided by free transfer should be returned as such.

38. We also advise you to consider any potential uplift in the value of a development following the grant of planning permission and before all housing units are sold or let. It may be possible to secure the full education contribution, where this had previously been reduced on viability grounds, using planning obligation review mechanisms. National Planning Practice Guidance advises further on how viability should be assessed during the lifetime of a project. We recommend that you work with local planning authorities to set out in plans the circumstances where review mechanisms in planning obligations may be appropriate, allowing you to maintain policy compliance on education contributions when circumstances have changed.

39. To support the delivery of strategic development at pace, you may need to forward-fund school provision within an urban extension or new settlement, using basic need funding or local authority borrowing if necessary and recouping these costs later through developer contributions secured by a planning obligation. While we recognise there are some inherent risks to this, our position on the use of basic need funding and other forward-funding options is set out in paragraphs 5-7 above.

<sup>15</sup> [School organisation guidance and transparency data.](#)

## Annex

### Developer delivery of new schools

1. Direct delivery of new schools by housing developers may represent good value for money. This model of delivery should not contravene state aid or public procurement rules. While we advise you to seek your own project-specific legal advice when necessary, this annex sets out the department's view on the legal position at the time of publication. Local authorities should keep abreast of emerging case law that may have a bearing on this advice, and any legislative changes following the UK's exit from the European Union.<sup>16</sup>
2. While the department supports developer delivery of schools in principle, the local authority's control over the design specification and timescale for opening will be reduced, so we recognise it will not always be the preferred option. Nevertheless, high quality design and performance should still be achieved through the planning and building control process, and compliance with national standards such as the DfE building bulletins, output specification and other design standards and guidance.<sup>17</sup>
3. When developer delivery is proposed, it is a good idea to include a clause within a planning obligation requiring design disputes to be referred to an independent expert or design panel, so the local authority is not the ultimate decision-maker on the design specification. This does not preclude a partnership approach between the local authority, academy trust (where relevant) and developer to negotiate a brief and design specification; such collaboration is good practice and helps to avoid disputes.
4. Furthermore, we recommend that planning obligations allow local authorities to step in and deliver the school if developer delivery falls through but the school is still required. Longstop clauses should ensure that the land for the school is transferred early enough for the local authority to intervene and provide the school at the right time. In these situations, the planning obligation should also require financial contributions to be made in lieu of the 'in kind' provision of the school by the developer, making use of review mechanisms where necessary to respond to changing circumstances.

<sup>16</sup> At the time of publication, current rules are expected to be preserved in domestic law. See [The State Aid \(EU Exit\) Regulations 2019](#) (draft) and [EU Exit guidance on public-sector procurement](#).

<sup>17</sup> [School design and construction guidance](#).

## State Aid

5. In some cases, all relevant parties will support developer delivery of a new school, but the local authority accepts that the developer cannot fully fund the new school and its delivery would need a degree of public subsidy. It is important this this does not constitute unlawful state aid to the developer.<sup>18</sup>

6. The question is whether a contribution by a local authority to the cost of the school (otherwise being funded by the developer under a planning obligation) is a grant of incompatible state aid to that developer. The answer depends on the circumstances that give rise to the local authority's contribution. There are two principal questions. Has the public contribution arisen:

- (a) Because planning law/policy only requires the developer to make a partial contribution; or
- (b) Because the local authority has otherwise volunteered to make this contribution?

### **Planning law/policy only requires the developer to make a partial contribution**

7. This is unlikely to give rise to incompatible state aid (unlawful). If planning law/policy only requires the developer to make a partial contribution then no incompatible state aid should arise merely because the local authority (or another public sector body) funds the balance of those costs. This is subject to the relevant public sector body satisfying itself (through benchmarking and/or a cost consultant's report) that the developer's costs of building the school are not more than market costs. This would apply even if the initial application of planning policy dictated that the developer makes a full contribution but after applying planning viability principles (taking account of the total infrastructure burden on the development) the developer's contribution was reduced.

8. National Planning Practice Guidance says that for the purpose of plan making, an assumption of 15-20% of gross development value may be considered a suitable return to developers, in order to establish the viability of plan policies. A local authority's contribution to school delivery which supports a higher profit margin for a particular developer may be considered a voluntary contribution (see below) and a selective benefit to one developer, which may amount to unlawful state aid.

9. The rationale for this assessment is that the key state aid test to be applied to the developer is whether it has selectively benefitted from the local authority's contribution. For example, if under planning law/policy it (or any other developer) would have only been required to fund 60% of the school's costs then it has not selectively benefitted as another developer (in identical circumstances) would also only be required to make the

<sup>18</sup> Guidance relating to [state aid](#) and [CIL](#), and [The State Aid \(EU Exit\) Regulations 2019 \(draft\)](#).



same 60% contribution. The extent of the local authority's contribution (if required) will usually be determined through viability assessment.

### **The local authority has otherwise volunteered to make this contribution**

10. A voluntary contribution by the local authority would raise an issue that its funding may grant a selective benefit to the developer and could amount to incompatible state aid (unlawful).

11. The local authority may require a larger school than the development must provide, such as an increase to two forms of entry (2FE) when the development generates a need for a 1.5FE school. This may constitute a voluntary contribution but would not provide a selective benefit to the developer, provided any other developer in identical circumstances would receive the same contribution for additional school places, so in such circumstances the risk that this would amount to incompatible state aid is considered low.

### **Public works contracts (OJEU procurement)**

12. It is possible to place a Section 106 planning obligation on a developer to provide a school without triggering a 'public works contract' which would require the local authority to undertake procurement under the Official Journal of the European Union (OJEU) or the equivalent following the UK's exit from the EU. However, it is important that a number of principles contained in relevant case law<sup>19</sup> are complied with:

- a) there is no positive works obligation on the developer to build the school in any event (meaning could the planning authority force the developer to build the school even if that developer never implemented its planning permission); and/or
- b) The public body has no 'decisive influence' on the design of the school. (The public authority is entitled to contribute to discussions about, be consulted on and set parameters about the building (e.g. compliance with national standards) but not have the ultimate decision about the works specification).

13. Most planning obligations requiring the delivery of new schools include trigger points that link the provision of infrastructure to the occupation of homes. Section 106 planning obligations that are only triggered when planning permission is substantially implemented may be considered conditional rather than constituting a positive works obligation. The developer would not be legally obligated to perform the works and could walk away from them at any time, until the development commenced.

<sup>19</sup> The Queen (on the application of Midlands Co-operative Society Limited) and Birmingham City Council [2012] EWHC 620 (admin); Helmut Muller GmbH v Bundesanstalt fur Immobilienaufgaben (C-451/08); R (Faraday Development Ltd.) v. West Berkshire Council & Anor [2016] EWHC 2166 (Admin)

14. The extent to which a contracting authority can become involved in the design of works before it is deemed to be "specifying" such works has been explored in case law and guidance.<sup>20</sup>

15. A contract would only be deemed a public works contract if the contracting authority took measures to define the type of work to be undertaken by the developer partner or at the very least had a "decisive influence" on its design. "Requirements specified by the contracting authority" has been taken to exclude the exercise of a public authority's urban planning powers in examining building plans presented to it, or the decision to apply its planning powers in relation to a particular project.

16. The former Office of Government Commerce (OGC) provided further interpretation of the land exemption. In particular they were of the view that:

- (a) national or local land-use planning policies, requirements or restrictions for a site would not in themselves comprise a requirement specified by the contracting authority;
- (b) a broad invitation that a site should be developed in accordance with applicable or national local land-use planning policies but with the developer free to put forward its own intentions, proposals and specifications within these parameters is unlikely to trigger a requirement specified by the contracting authority.

17. Although the OGC no longer exists as a distinct government department, their guidance note has been referenced by the domestic Courts and it is still considered useful guidance in the UK. However, reliance on OGC views may need to be reviewed if their position is overruled by the European Courts or the Commission, or by domestic Courts following the UK's exit from the EU.

<sup>20</sup> Helmutt Muller GmbH v Bundesanstalt für Immobilienaufgaben (C-451/08) and Office of Government Commerce (OGC) Information Note 12/10 (30 June 2010).



Department  
for Education

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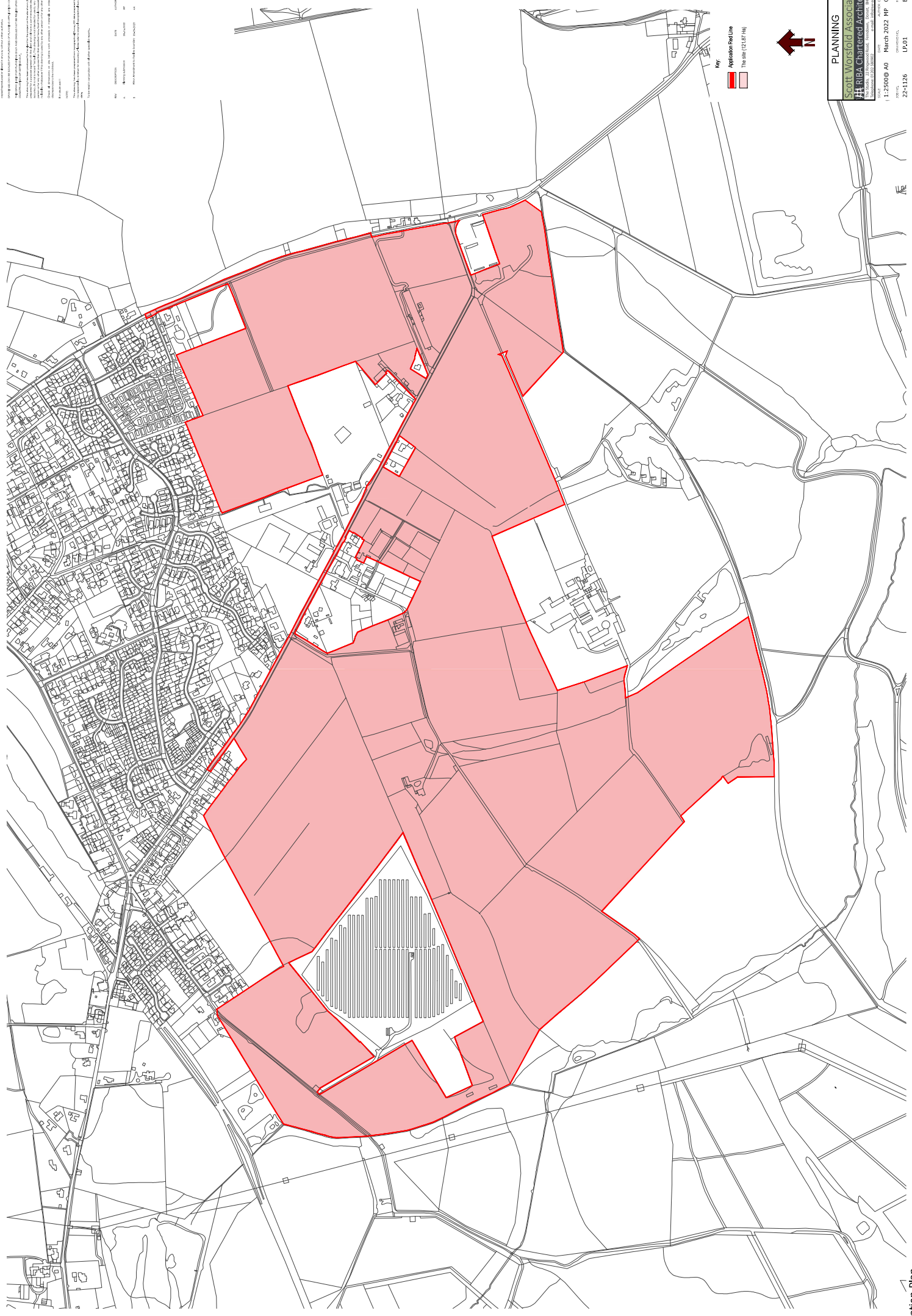
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**NOTES**

The Council is required to take account of the views of the community and the views of the public in the preparation of the Local Plan. The Council has taken account of the views of the community and the views of the public in the preparation of the Local Plan. The Council has taken account of the views of the community and the views of the public in the preparation of the Local Plan.

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Key:

- Application Red Line
- The Site (121.87 Ha)



**PLANNING**

**Scott Worstfold Associates**  
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11-25000@AO March 2022 NP GW  
 22-1126 EP.01 B

## **APPENDIX EPDS03**

### **DfE Home\_to\_School\_Travel\_and\_Transport\_Guidance**

**Appeal by : TERRA STRATEGIC**

**Site at : Land to the south of the High Street, Tetsworth – 60 dwellings**

**(APP/Q3115/W/17/3182192)**



Department  
for Education

# Home to school travel and transport guidance

**Statutory guidance for local authorities**

**July 2014**

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## Summary

This is statutory guidance from the Department for Education. This means local authorities are under a duty to have regard to it when carrying out their duties in relation to home to school travel and transport, and sustainable travel.

This guidance is issued under duties placed on the Secretary of State by sections 508A and 508D of the Education Act 1996 (the Act). It deals with sections 508A, 508B, 508C, 509AD, and Schedule 35B of the Act which were inserted by Part 6 of the Education and Inspections Act 2006 (the EIA 2006).

This guidance replaces Home to School Travel and Transport Guidance Ref: 00373-2007BKT-EN.

## Review date

This guidance will next be reviewed in 2015.

## What legislation (including statutory instruments) does this guidance refer to?

This guidance refers to the following legislation (including statutory instruments):

- Sections 444, 508A, 508B, 508C, 508D, 509AD and Schedule 35B of the Education Act 1996 (the Act), as inserted by [Part 6 of the Education and Inspections Act 2006](#) (the EIA 2006)
- Regulation 5 and Part 2 of Schedule 2 to The School Information (England) Regulations 2002, [as amended](#)
- Equality Act 2010
- [School Admissions Code](#)
- European Convention on Human Rights
- The School Travel (Pupils with Dual Registration)(England) Regulations 2007
- Public Service Vehicles (Carrying Capacity) Regulations 1984
- Section 48 of the School Standards and Framework Act 1998

## Who is this guidance for?

This guidance is for:

- Local authorities
- Leaders of maintained schools, academies and free schools
- Parents
- Other interested parties, e.g. Transport Providers

## Main points

- There has been no change to school transport legislation and the associated duties continue to rest with local authorities.
- With the widening of the academies programme, the introduction of the free schools programme, and all schools now having the power to decide their session times, there will be an increasing need for local stakeholders to work together in partnership to agree and deliver transport policies that meet the particular needs of their area<sup>1</sup>.
- The guidance on appeals has changed and is intended to ensure greater consistency in approach and to be clearer and more transparent for both parents and local authorities.
- The policy for post 16 transport is different from that for compulsory school aged children (5-16). The link to the department's guidance on post 16 transport is provided in the '[Further information](#)' section of this guidance.
- Local authorities should review travel policies, arrangements and contracts regularly to ensure best value for money is achieved.

## Local authorities' statutory duties

In order to comply with their home to school transport duties local authorities must:

- Promote the use of sustainable travel and transport (Part 1.1).
- Make transport arrangements for all eligible children (Part 1.2).

<sup>1</sup> See Hertfordshire County Council's approach to capacity building in the [case study at Annex 1](#).

## Part 1 - Statutory duties

### 1.1 Sustainable school travel

1. Section 508A of the Act places a general duty on local authorities to promote the use of sustainable travel and transport<sup>2</sup>. The duty applies to children and young people of compulsory school age who travel to receive education or training in a local authority's area<sup>3</sup>. The duty relates to journeys to and from institutions where education or training is delivered.

2. There are five main elements to the duty which local authorities must undertake:

- an assessment of the travel and transport needs of children, and young people within the authority's area;
- an audit of the sustainable travel and transport infrastructure within the authority's area that may be used when travelling to and from, or between schools/institutions;
- a strategy to develop the sustainable travel and transport infrastructure within the authority so that the travel and transport needs of children and young people are best catered for;
- the promotion of sustainable travel and transport modes on the journey to, from, and between schools and other institutions; and
- the publication of Sustainable Modes of Travel Strategy.

3. The Act defines sustainable modes of travel as those that the local authority considers may improve the physical well-being of those who use them, the environmental well-being of all or part of the local authority's area, or a combination of the two.

### Assessing the travel and transport needs of children and young people

4. Local authorities should, in large part, base their assessment of children and young people's travel and transport needs on the data provided by schools or colleges, often contained within school travel plans. Effective school travel plans, updated as necessary, put forward a package of measures to improve safety and reduce car use, backed by a partnership involving the school, education, health and transport officers from the local authority, and the police. These seek to secure benefits for both the school and the children by improving their health through active travel and reducing congestion

<sup>2</sup> See Darlington Borough Council's approach to sustainable travel in the [case study at Annex 1](#).

<sup>3</sup> 'Child', 'compulsory school age' and 'sixth-form age' are defined respectively in sections 579(1), 8 and 509 AC of the Act.

caused by school runs, which in turn helps improve local air quality. Many travel plans are produced as a result of planning conditions placed on new developments by local authority planning departments. This highlights the need for all relevant departments (e.g. highways departments, planning departments, transport departments, children's services, environment departments, and public health) to be fully engaged when addressing this duty.

## **Audit of infrastructure to support sustainable school travel**

5. Local authorities already collect much of the information required for the audit of the infrastructure supporting sustainable school travel. Local authorities should audit infrastructure in accordance with any relevant guidance and the requirements of any infrastructure implemented. Specific school routes audits are considered good practice. The specifics of the audit and how often it should be reviewed are for a local authority to decide on as appropriate. However, the audit should include a mapping exercise showing how schools are served by:

- bus and other public transport routes (including school transport provided by the local authority);
- footpaths, cycle ways, roads and associated features (including crossing points and patrols, traffic calming measures, speed limits, 20mph zones); and
- any other arrangements made to support sustainable school transport that may be in operation (including the provision of cycle training, road safety training, and independent travel training; the provision of walking promotion and barrier removal schemes, car sharing schemes, park and stride/ride schemes, cycle parking).

6. The audit should also consider data relating to [personal safety and security](#), and other factors that influence travel choices, such as poor behaviour on school buses and/or the incidence of bullying on the journey to school. School travel plans will help local authorities understand any specific local issues, including perceptions of pupils and parents.

7. The arrangements or requirements for children with special education needs (SEN) or disabilities should also be considered and whether, for example, some might benefit from independent travel training which can result in a skill for life<sup>4</sup>.

<sup>4</sup> See Coventry City Council's approach to independent travel training in the [case study at Annex 1](#).

## Strategy to develop infrastructure to support travel needs of pupils

8. Following the assessment of pupil needs, and audit of the sustainable transport infrastructure that supports travel to school, local authorities must establish a strategy for developing that infrastructure so that it better meets the needs of children and young people in their area. These improvements should address a range of objectives, including environmental improvements, health benefits and enhanced child safety and security. The strategy should be a statement of the authority's overall vision, objectives and work programme for improving accessibility to schools and will be an important source of information to parents on the travel options available to them when expressing their preferences for particular schools in the admissions round.

9. The strategy should be evidence-based, including an assessment of the accessibility needs and problems of the local authority's area. Local authorities must monitor the implementation of their strategy and revise these as they feel necessary.

## Promoting sustainable travel and transport to and from school

10. Local walking, cycling, and bus strategies should inform the local authority's duty to promote sustainable school travel. In line with the physical Olympic and Paralympic legacy, as set out in HM Government's document '[Moving More, Living More](#)', promotion of walking and cycling to school can be an effective way to increase physical activity in children.

11. The sustainable school travel duty should have a broad impact, including providing health benefits for children, and their families, through active journeys, such as walking and cycling. It can also bring significant environmental improvements, through reduced levels of congestion and improvements in air quality to which children are particularly vulnerable.

## Publication of Sustainable Modes of Travel Strategy

12. The Education (School Information) (England) Regulations 2002, as amended require local authorities to publish their Sustainable Modes of Travel Strategy on their website by 31 August each year<sup>5</sup>.

<sup>5</sup> S.I. 2002/2897, amended by [The Education \(School Information\) \(England\) \(Amendment\) Regulations 2007 \(S.I. 2007/1365\)](#).

## 1.2 Provision of travel arrangements

13. Sections 508B and 508C of the Act make provision for local authorities to ensure that suitable travel arrangements are made, where necessary, to facilitate a child's attendance at school.

14. These provisions apply to home<sup>6</sup> to school travel arrangements, and vice versa<sup>7</sup>. They do not relate to travel between educational institutions during the school day<sup>8</sup>.

15. Parents are responsible for ensuring that their children attend school regularly. However, section 444(3B) of the Act provides that a parent will have a defence in law against a prosecution by a local authority for their child's non-attendance at school where the local authority has a duty to make travel arrangements in relation to the child under section 508B and has failed to discharge that duty.

## 1.3 Provision of travel arrangements: Eligible children

16. Section 508B of the Act deals with the duty on local authorities to make such travel arrangements as they consider necessary to facilitate attendance at school for eligible children. Schedule 35B of the Act defines eligible children – those categories of children of compulsory school age (5-16) in an authority's area for whom free travel arrangements will be required local authorities are required to:

### Statutory walking distances eligibility

- provide free transport for all pupils of compulsory school age (5-16) if their nearest suitable school<sup>9</sup> is:
  - beyond 2 miles (if below the age of 8); or
  - beyond 3 miles (if aged between 8 and 16)

### Special educational needs, a disability or mobility problems eligibility

- make transport arrangements for all children who cannot reasonably be expected to walk to school because of their mobility problems or because of

<sup>6</sup> A child's 'home' is the place where he/she is habitually and normally resident.

<sup>7</sup> Including to boarding provision, where applicable.

<sup>8</sup> When a dual placement is outlined on an EHC Plan or statement, a local authority should use its discretion to decide on how best to cater for this child's individual circumstances.

<sup>9</sup> Taken to mean the nearest [qualifying school](#) with places available that provides education appropriate to the age, ability and aptitude of the child, and any SEN that the child may have.

associated health and safety issues related to their special educational needs (SEN) or disability<sup>10</sup>. Eligibility, for such children should be assessed on an individual basis to identify their particular transport requirements. Usual transport requirements (e.g. the statutory walking distances) should not be considered when assessing the transport needs of children eligible due to SEN and/or disability.

### Unsafe route eligibility

- make transport arrangements for all children who cannot reasonably be expected to walk to nearest suitable school because the nature of the route is deemed unsafe to walk.<sup>11</sup>

### Extended rights eligibility

- provide free transport where pupils are entitled to free school meals or their parents are in receipt of maximum Working Tax Credit<sup>12</sup> if:
  - the nearest suitable school is beyond 2 miles (for children over the age of 8 and under 11);
  - the school is between 2 and 6 miles (if aged 11-16 and there are not three or more suitable nearer schools);
  - the school is between 2 and 15 miles and is the nearest school preferred on the grounds of religion or belief (aged 11-16).

## Accompaniment

17. In determining whether a child cannot reasonably be expected to walk for the purposes of 'special educational needs, a disability or mobility problems eligibility' or 'unsafe route eligibility', the local authority will need to consider whether the child could reasonably be expected to walk if accompanied and, if so, whether the child's parent can reasonably be expected to accompany the child. When considering whether a child's parent can reasonably be expected to accompany the child on the journey to school a range of factors may need to be taken into account, such as the age of the child and whether one would ordinarily expect a child of that age to be accompanied.

<sup>10</sup> As per Schedule 35 of The Act, disability is as defined in S.6 of EA 2010: a person has a disability if they have (a) a physical or mental impairment, and (b) that impairment has a substantial a long-term effect on the ability to carry out normal day-to-day activities. Therefore a chronic health condition may lead to eligibility under this definition.

<sup>11</sup> Paragraphs 4 and 5 of Schedule 35B.

<sup>12</sup> Paragraphs 9-14 of Schedule 35B.

18. The general expectation is that a child will be accompanied by a parent where necessary, unless there is a good reason why it is not reasonable to expect the parent to do so.

19. Local authorities should, however, promote and ensure equality of opportunity for disabled parents. For example, if a parent's disability prevents them from accompanying their child along a walking route that would otherwise be considered unsafe without adult supervision, a reasonable adjustment might be to provide free home to school transport for the child in question.

### Assessing route safety

20. Creating safe walking, cycling and travel routes and encouraging more pupils to walk and cycle to school is one of the best ways to reduce the need for transport and associated costs. In assessing safety, local authorities should consider a range of risks, such as: canals, rivers, ditches, speed of traffic and fields of vision for the pedestrian or motorist. An authority should also consider whether it is reasonable to expect the child's parent to accompany the child along a route which would otherwise be classified as [being unsafe](#).

21. Good practice shows that using local knowledge, coupled with modern IT tools, is essential when assessing existing walking routes and identifying potential new ones. Putting in place suitable new paths, pedestrian crossings and cycle lanes can improve safety, but minimal investment can also reap significant rewards. This might be something as simple as trimming overgrown hedges or preventing illegal parking. Making parents aware of safe walking routes and the time taken to assess them can help alleviate concerns and significantly increase the amount of pupils choosing to walk.

### Measurement of routes

22. The measurement of the statutory walking distances is not necessarily the shortest distance by road. It is measured by the shortest route along which a child, accompanied as necessary, [may walk safely](#). As such, the route measured may include footpaths, bridleways, and other pathways, as well as recognised roads.

23. The 2 mile limit for extended rights should be measured in the same way as the statutory walking distances. However, the 6 mile upper limit to a choice of schools, and the 15 mile upper limit to a school preferred on grounds of religion or belief are not walking routes, and should therefore be measured along routes that are passable using a suitable motorised vehicle. In short, the upper limits should be measured along road routes.

### Timing of assessment of eligibility

24. At the point when transport eligibility is considered, the prospect of being able to secure a place in an alternative (usually nearer) school must be a real one. For most



cases this will be during the normal school admissions round when places are allocated. A smaller number of cases will need to be considered during the course of the school year e.g. as a result of families moving to a new area.

25. Where entitlement to extended travel rights has been established the department's opinion is that local authorities should consider the pupil to be eligible for the entirety of the school year for which the assessment has been made. If a pupil ceases to be eligible any change to provision made by the local authority must be considered in the context of the potential impact on the child. Disruption to a child's education should be avoided.

26. Where a pupil is registered at a school, but is attending a place other than that school as a result of temporary exclusion, [eligibility for home to school travel](#) will apply to the other place for the temporary period.

### Qualifying school

27. The relevant educational establishment in relation to an eligible child will be either a qualifying school or the place, other than a school, where they are receiving education by virtue of arrangements made under section 19(1) of the Act<sup>13</sup>.

28. Regulations<sup>14</sup> clarify the entitlement for eligible children, a small number of whom may be registered at more than one educational establishment, e.g. children of no fixed abode might be registered at more than one school, and other children may be registered at a hospital school and another school, etc.

29. Qualifying schools are:

- community, foundation or voluntary schools;
- community or foundation special schools;
- non-maintained special schools;
- pupil referral units;
- maintained nursery schools; or
- city technology colleges (CTC), city colleges for the technology of the arts (CCTA) or academies, including free schools and University Technical Colleges (UTC)<sup>15</sup>.

<sup>13</sup> Section 508B(10) of the Act.

<sup>14</sup> [The School Travel \(Pupils with Dual Registration\)\(England\) Regulations 2007](#) (S.I.2007/1367).

<sup>15</sup> Paragraph 15 of Schedule 35B.

30. For children with SEN, an independent school can also be a qualifying school where this is named on the child's Education, Health and Care Plan (EHC Plan) or statement, or it is the nearest of two or more schools named.

### **Travel arrangements made by the local authority or other bodies/persons**

31. Examples of other bodies or persons making travel arrangements might include: a parent consenting to use their car in return for a mileage allowance; a school or group of schools reaching an agreement with a local authority to provide transport in minibuses owned by the school; or a transport authority providing free passes for all children on public transport. For example, in London, Transport for London provides free bus passes for all children under the age of 16. In many circumstances, London Boroughs may therefore not need to make any additional travel arrangements for children living in their area, particularly when eligibility would be through statutory walking distances or extended rights.

32. Subsection (4) of 508B and 508C of the Act list some of the travel and transport arrangements that may be made. These might include: provision of a seat on a bus or minibus provided by the local authority; provision of a seat in a taxi where more individualised arrangements are necessary; and provision of a pass for a public service bus, or other means of public transport.

33. On condition that the relevant parental consent has been obtained (annually or, if a child moves school, at that point too) by the local authority, a number of alternative arrangements might be considered to meet the local authority duty relating to travel arrangements. Examples include:

- a mileage allowance paid to a parent driving their eligible child to school in lieu of the local authority making arrangements for a taxi to transport the child;
- a cycling allowance paid by the local authority where the parent agreed for their child to cycle to and from school instead of catching a bus for, say a three mile journey; and
- local authority provision of a suitable escort to enable an eligible child with a disability to walk a short distance to school in safety, instead of making arrangements for a taxi to take them to and from school.

### **Suitability of arrangements**

34. As a general guide, transport arrangements should not require a child to make several changes on public transport resulting in an unreasonably long journey time. Best practice suggests that the maximum each way length of journey for a child of primary school age to be 45 minutes and for secondary school age 75 minutes, but these should be regarded as the maximum. For children with SEN and/or disabilities, journeys may be

more complex and a shorter journey time, although desirable, may not always be possible.

35. Consideration should also be given to the walking distance required in order to access public transport. The maximum distances will depend on a range of circumstances, including the age of the child, their individual needs and the nature of the routes they are expected to walk to the pick up or set down points and should try to be combined with the transport time when considering the overall duration of a journey. With regards to pick up points, local authorities may at their discretion use appropriate pick up points when making travel arrangements. For arrangements to be suitable, they must also be safe and reasonably stress free, to enable the child to arrive at school ready for a day of study.

## Part 2 - Discretionary Arrangements

### Travel arrangements for other children

36. Section 508C of the Act provides local authorities with discretionary powers to go beyond their statutory duties and provide transport for children who are not entitled to free transport. Charges can be made, or, as stated in Subsection (5) of 508C local authorities may also pay all or part of the reasonable travel expenses of children who have not had travel arrangements made either under the statutory duty placed on local authorities, or under their discretionary powers to make travel arrangements. Where charges are imposed, good practice suggests that children from low income groups (those not eligible for extended rights, either due to being just outside financial eligibility or live outside of the distance criteria and therefore not in receipt of free travel) should be exempt.

37. It is very much for the individual local authority to decide whether and how to apply this discretion as they are best placed to determine local needs and circumstances. It is recognised that local authorities will need to balance the demands for a broad range of discretionary travel against their budget priorities. While the department offers guidance, the final decision on any discretionary travel arrangements must rest with the individual local authority who should engage with parents and clearly communicate what support they can expect from the local authority.

### Religion or belief

38. Many parents will choose to send their children to a school as near as possible to their home. However, some parents choose to send their children to a school with a particular ethos because they adhere to a particular faith, or belief. Local authorities need to respect parents' religious and philosophical convictions as to the education to be provided for their children<sup>16</sup>, give careful consideration to discrimination issues and seek legal opinion if they are unsure about the effect of their policies, before publishing them each year.

39. Under the European Convention on Human Rights (ECHR), parents do not enjoy a specific right to have their children educated at a school with a religious character or a secular school, or to have transport arrangements made by their local authority to and from any such school and the Equality Act 2010 (which places a duty on local authorities

<sup>16</sup> Article 2 of the First Protocol.

not to discriminate against a person on the grounds of their religion or belief), does not apply to the exercise of an authority's functions in relation to transport<sup>17</sup>.

40. However, the Secretary of State continues to attach importance to the opportunity that many parents have to choose a school or college in accordance with their religious or philosophical beliefs, and believes that wherever possible, local authorities should ensure that transport arrangements support the religious or philosophical preference parents express. In many cases these schools may be more distant and therefore the provision of transport and/or training, and the avoidance of unreasonable expenditure on travel are encouraged. However, the department appreciates that this may be incompatible, for example, on grounds of excessive journey length, or where the journey may have a detrimental impact on the child's education.

41. The Act places a duty on local authorities to make arrangements for secondary pupils from [low income](#) backgrounds to attend the nearest school preferred on grounds of "religion or belief", where that school is between 2 and 15 miles from their home. Local authorities may wish to use their discretionary powers to extend transport arrangements beyond the extended rights duty and facilitate attendance at such schools. The Secretary of State expects local authorities to consider all possible options before they disturb well established arrangements, some of which have been associated with local agreements or understandings about the siting of such schools. Local authorities should pay particularly careful attention to the potential impact of any changes on low income families (those not eligible under extended rights) whose parents adhere to a particular faith or philosophy, and who have expressed a preference for a particular school because of their religious or philosophical beliefs.

42. Local authorities will need to be aware of their obligation not to discriminate under article 14 of ECHR. For example, where local authorities use their discretionary powers to make travel arrangements for children on the basis of their parents' religious beliefs to schools designated with a religious character, the equalities implications should be considered, to facilitate parents' who wish their children to be educated in accordance with their philosophical convictions.

<sup>17</sup> s31 of, and paragraph 11 of Schedule 3 to, the Equality Act 2010.

## Part 3 - Transport Considerations

### Safeguarding requirements

43. It is the responsibility of the individual local authority to ensure the suitability of its employees and any contractors or their employees by undertaking the required safeguarding checks on those whose work or other involvement will bring them into contact with children, or more widely, vulnerable adults. This should include bus drivers, taxi drivers and escorts, as necessary. The Criminal Records Bureau (CRB) and the Independent Safeguarding Authority (ISA) have merged to become the [Disclosure and Barring Service](#) (DBS). CRB checks are now called DBS checks. Please see [Further information](#).

### Training and Equalities

44. All local authorities should ensure that all drivers and escorts taking pupils to and from school and related services have undertaken appropriate training, and that this is kept up to date. It is also considered good practice for those responsible for planning and managing school transport to have undertaken appropriate equality training. This training could consist of (but is not restricted to):

- an awareness of different types of disability including hidden disabilities;
- an awareness of what constitutes discrimination;
- training in the necessary skills to recognise, support and manage pupils with different types of disabilities, including hidden disabilities and certain behaviour that may be associated with such disabilities;
- training in the skills necessary to communicate appropriately with pupils with all types of different disabilities, including the hidden disabilities; and
- training in the implementation of health care protocols to cover emergency procedures.

### Bus safety considerations

45. Buses and coaches used to take pupils to and from school are public service vehicles and, as such, are subject to specific legislation on safety standards. All coaches and minibuses carrying groups of children of 3 to 15 years of age on organised trips are required to be equipped with seat belts. The legal requirement to fit seat belts does not apply to other types of bus, including those on public service. These tend to travel relatively slowly, over short distances, with frequent stops. Schools or local authorities making arrangements for home to school transport are free to specify within their contracts that they will only accept vehicles fitted with seatbelts.

46. The [Public Service Vehicles \(Carrying Capacity\) Regulations 1984](#) allow the option of three children under the age of 14 to occupy a bench seat designed for two adults on a

service bus. Modern bus designs and seat belt requirements are reducing the circumstances in which this practice can be adopted and in the opinion of the Secretary of State, local authorities making arrangements for home to school travel should only make use of this concession on an exceptional basis.

## Poor behaviour on school buses/other modes of transport

47. The department expects each school to promote appropriate standards of behaviour by pupils on their journey to and from school through rewarding positive behaviour and using sanctions to address poor behaviour. The EIA 2006 empowers headteachers to take action to address unacceptable behaviour even when this takes place outside the school premises and when pupils are not under the legal control of the school, but when it is reasonable to do so. In the department's view, this would include behaviour on school buses, or otherwise on the route to and from school, whether or not the pupils are in school uniform.

48. A number of local authorities have adopted a policy of withdrawing transport, either for a temporary period, or permanently for more serious or repeated cases of misbehaviour. Equally, the behaviour of pupils outside school can be considered as grounds for exclusion. This will be a matter of judgment for the Headteacher<sup>18</sup>. Local authorities might also consider that escorts are necessary to ensure safety of pupils on buses and can stipulate the provision of suitable escorts in their tender documents.

## Partnership

49. The department strongly supports local authorities in developing cross-cutting approaches to home to school travel and transport. Relevant considerations would include sustainability, delivering value money and finding school and parent friendly solutions. This could be through strong partnerships between local authorities and academies, the use of Department for Transport policies and practices, such as Local Transport Plans and Local Sustainable Transport fund (see [Further information](#)) and partnership with parents, for example to allow them to top up transport costs through the payment of fees in order to maintain the provision.

50. Partnerships are strongly encouraged, particularly in rural areas, where the generally more limited transport services could disadvantage children<sup>19</sup>.

<sup>18</sup> <https://www.gov.uk/government/publications/school-exclusion>

<sup>19</sup> See Staffordshire County Council's approach to rural travel provision in [case study at Annex 1](#).

## Part 4 – Policy Changes

### Publication of general arrangements and policies

51. Local authorities must publish general arrangements and policies in respect of home to school travel and transport for children of compulsory school age. This information should be clear, easy to understand and provide full information on the travel and transport arrangements. It should explain both statutory transport provision, and that provided on a discretionary basis. It should also set out clearly how parents can hold local authorities to account through their appeals processes. Local authorities should ideally integrate their Sustainable Modes of School Travel strategies into these policy statements, and publish them together.

### Policy Changes

52. Local authorities should consult widely on any proposed changes to their local policies on school travel arrangements with all interested parties. Consultations should last for at least 28 working days during term time. This period should be extended to take account of any school holidays that may occur during the period of consultation.

53. Good practice suggests that the introduction of any such changes should be phased-in so that children who start under one set of transport arrangements continue to benefit from them until they either conclude their education at that school or choose to move to another school. Parents make school choices based on, amongst other things, the home to school transport arrangements for a particular school, and any changes might impact adversely on individual family budgets.



## Part 5 - Appeals process

54. Local authorities should have in place both complaints and appeals procedures for parents to follow should they have cause for complaint about the service, or wish to appeal about the eligibility of their child for travel support. The procedure should be published alongside the local authority travel policy statement. If an appellant considers that there has been a failure to comply with the procedural rules or if there are any other irregularities in the way an appeal was handled they may have a right to refer the matter to the Local Government Ombudsman. If an appellant considers the decision of the independent appeals panel to be flawed on public law grounds, they may apply for a judicial review.

55. In the past we have left it to local authorities to determine how their appeals procedures should operate in practice. However, in the interests of consistency and to be both clearer and more transparent, for both parents and local authorities, we have now set out a recommended review/appeals process in [Annex 2](#).

## Further information

### Post-16 transport

Guidance relating to post-16 transport is available on the [department's website](#)

### Sustainable transport

British Cycling is the national governing body for cycling and can provide advice on cycling to school and cycle training. More information is available at [www.britishcycling.org.uk](http://www.britishcycling.org.uk)

Department for Transport funding is available to Local Highway Authorities and Schools Games Organiser Host Schools for the provision of Bikeability cycle training for school children in England. This will teach children to cycle safely, confidently and competently on the roads. More information is available here: [www.dft.gov.uk/bikeability/schools](http://www.dft.gov.uk/bikeability/schools)

The Department for Transport Local Sustainable Transport Fund was established to support authorities in delivering local economic growth whilst cutting carbon emissions from transport. Further information can be found at:

<https://www.gov.uk/government/collections/local-sustainable-transport-fund>

Living Streets runs the national Walk to School campaign which reaches over 13 million people. The campaign successfully encourages and supports parents/carers and children to make walking to school part of their daily routine. More information is available on their website [www.livingstreets.org.uk](http://www.livingstreets.org.uk)

Modeshift is the national sustainable travel organisation. Modeshift supports local authorities, schools, business and communities to increase levels of sustainable travel. More information is available on their website [www.modeshift.org.uk](http://www.modeshift.org.uk)

Moving More, Living More is a document produced by the Department of Health which builds on the work already under way to help realise the aim of having a more physically active nation as part of the legacy from the London 2012 Olympic and Paralympic Games:

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/279657/moving\\_living\\_more\\_inspired\\_2012.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/279657/moving_living_more_inspired_2012.pdf)

Sustrans is the leading sustainable transport charity that provides practical advice that can be passed onto parents to increase confidence in walking and cycling. More information is available on their website: [www.sustrans.org.uk](http://www.sustrans.org.uk)

### DBS (formerly CRB) employee suitability checks

Further information about DBS checks (and who requires them or is eligible, for example bus drivers for designated home to school transport are eligible, whereas those driving

public services are not) can be obtained from: <https://www.gov.uk/disclosure-barring-service-check>

## Definitions

- Section 444(5) of the Act defines the statutory walking distances.
- Schedule 35B of the Act defines:
  - ‘eligible children’ (paragraphs 2-7 and 9-13);
  - ‘qualifying school’ (paragraph 15);
  - ‘disabled child’ (paragraph 15(4));
  - ‘religion and belief’ (paragraph 15(6)) and 509AD of the Act;
  - ‘low income family’ (paragraphs 9-14).
- Section 579 of the Act defines ‘child’.
- Section 509AC of the Act defines ‘compulsory school age’.
- The Equality Act 2010 defines ‘religion or belief’ for the purposes of this Act.
- The Children’s and Families Act section 10 defines ‘SEN’

## Key term Glossary

- Home: A child's 'home' is the place where he/she is habitually and normally resident.
- Nearest suitable school: Taken to mean the nearest qualifying school with places available that provides education appropriate to the age, ability and aptitude of the child, and any SEN that the child may have.
- Parent: Reference to parent in this document should be equated to mean parent/carer/legal guardian.
- Philosophical Belief: For a philosophical "belief" to be worthy of protection, it must attain a certain level of cogency, seriousness, cohesion and importance; be worthy of respect in a democratic society; and not be incompatible with human dignity or the fundamental rights of the child. Examples of beliefs are humanism and atheism.
- Road routes: Reference to road route should be taken to mean a route passable by a motor vehicle, and could include distance covered on additional transport, e.g. via ferry.

## Annex 1: Case Studies

### Sustainable travel

Effective sustainable travel plans have wider benefits for a local area than simply improving access to schools and education. Evidence shows that school travel plans can have benefits ranging from increased road safety, to healthier, more alert and engaged pupils, to increasing independent travel and associated life skills for pupils with SEN. Enabling the increased use of sustainable modes of travel such as walking, cycling and the use of public transport has environmental benefits in reducing levels of noise, congestion and poor air quality - the latter of which children are particularly at risk to.

### Darlington Borough Council case study

#### Impact/benefits

The data from 2011-12 indicates that on average, 7% of secondary school pupils are choosing to cycle to school. Before the Local Motion initiative began, this figure stood at just 1%.

#### Details of the approach

Darlington Borough Council has encouraged a modal shift away from the car to more sustainable modes under the brand 'Local Motion'. The Local Sustainable Transport Fund has provided funding for the continuation of this project since 2011. It ensures that schools, young people and their families receive relevant information, to enable them to choose sustainable travel options to get to and from school.

#### How was the change made?

The whole schools package is underpinned by the Modeshift STARS online accreditation scheme which recognises and rewards each school's commitment to promoting sustainable travel. All Darlington schools must engage with Modeshift STARS in order to access other support and resources from the Local Motion project.

A new Year 6 Transition Programme has been introduced to help pupils and their parents make informed choices about sustainable travel options to the secondary school they will be attending.

All Darlington secondary schools have converted to academy status, but have continued to engage with the Local Motion programme and continue to support sustainable travel.

## **Advice for other LAs contemplating such an initiative**

The Local Motion Transition encourages families to start thinking about how they are going to travel to secondary school long before they start at the school, to avoid relying on private cars.

For further information please email Louise Neale: [louise.neale@darlington.gov.uk](mailto:louise.neale@darlington.gov.uk)

## Stoke-on-Trent case study

### Impact/benefits

After just one year of Sustrans' engagement (2013/14) regular cycling amongst pupils (once or twice a week or more) increased from 8.5% to 12.7% and those regularly being driven (once or twice a week or more) decreased from 49.9% to 45.3%. This is helping to reduce the impact of congestion from education travel which is estimated to cost £2.6m per year.

### Details of the approach

Stoke is one of eight partner local authorities in the Access to Education (A2E) programme, led by Devon County Council and coordinated by Sustrans. It is funded by the Local Sustainable Transport Fund.

Using locally-tailored packages Sustrans provide a real alternative to the car for trips to schools, colleges and universities, reducing congestion, improving journey reliability and boosting local economies.

### How was the change made?

- Intensive engagement from two Sustrans officers working with 21 primary and seven secondary schools
- Provision of 'Access to Bikes School Hubs' – shipping containers that contain 15 bikes, helmets, hi-viz jackets, pumps, locks, lights and maintenance tools placed in nine schools
- Installation of cycle parking and scooter pods at schools
- A programme of highway safety improvements, including new crossings and off-road cycle access links from residential areas to schools

### Advice for other LAs contemplating such an initiative

Schools need to have intensive support over an extended period of time which would include building the skills, knowledge and confidence of 'champions' to deliver the ongoing work. The Sustrans School Mark, an accreditation scheme which recognises and supports schools' excellence in active and sustainable travel, provides a framework to drive this forward.

For further information please email Allan Williams: [allan.williams@sustrans.org.uk](mailto:allan.williams@sustrans.org.uk)



## **Home to school travel assistance for pupils with SEN or disabilities**

Research indicates that there can be significant short and long term benefits in the application of independent travel training for pupils with special educational needs or disabilities. The training given can result in savings to transport budgets in the short term, but can also provide longer term benefits to the individual in terms of a skill for life that might lead to greater social inclusion and employment prospects.

### **Coventry City Council case study**

#### **Impact/savings achieved**

As a result of this initiative and tighter control and work to secure efficiencies in the operation of the home to school travel assistance programme the Council made £326k savings in 2011/12. The savings made in 2012/13 equated to £374k which includes the reductions in expenditure on home to school escorts. The total reduction over the 2 years is a 19% fall in expenditure.

#### **Details of the new approach**

Successful work has been undertaken to provide independent travel training for secondary aged pupils and the provision of personal transport budgets to the parents of pupils in special schools. This has enabled young people to become more independent and given them valuable skills for life, as well as securing a reduction in spending for the Council.

#### **How was the change made?**

Impower Consultancy was commissioned to identify potential efficiencies. Focus groups of parents of pupils with SEN or disabilities were formed to seek views and identify new ways of working. Two key work streams were then established to take forward the provision of Independent Travel Training and Personal Transport Budgets (PTBs).

Two travel trainers now focus their work on school aged pupils, to help them improve their independence skills. This also reduces the number of adults needing training in subsequent years.

The Council also developed a scheme to offer PTBs to parents. The funding was high enough to incentivise parents, while being low enough to deliver savings for the Council. This was piloted in one school initially and then rolled out across all the special schools.

#### **Advice for other LAs implementing the change**

Special school headteachers are fully involved in this initiative and they help identify suitable young people to undertake training.

Contacting parents by telephone was resource intensive, but very positive in terms of fully explaining the benefits and options. PTBs are voluntary, tailored and non-prescriptive. The attendance and punctuality of pupils with a PTB is monitored. Beyond this there is no prescription and parents are not asked to account for expenditure.

For further information please email Marian Simpson: [marian.simpson@coventry.gov.uk](mailto:marian.simpson@coventry.gov.uk)

## Capacity building with schools and transport operators

In a financial climate where spending is reduced and costs are increasing local authorities may well find that they have less funding available to support discretionary transport provision, but there may be alternative solutions.

Many academies, with support from their local communities, are taking full advantage of their academy freedoms and are collaborating with other stakeholders and providers to offer discretionary transport to their schools. Local authorities can greatly assist with these initiatives by sharing their experience, expertise and influence in the procurement of transport.

## Hertfordshire County Council case study

### Impact/savings achieved

£5-6 million will be saved each year as a result of schools and commercial operators providing discretionary travel on routes previously funded and delivered by the Council.

### Details of the new approach

From September 2012 Hertfordshire County Council introduced a statutory only home-school transport policy. The Council was keen to attract third party providers to arrange transport on routes which it had previously organised and subsidised and that catered mainly for children without a statutory entitlement to home to school transport.

The Council has worked to build capacity locally to encourage and enable schools, community groups and commercial operators to provide school transport. From September 2013 a total of 130 routes to schools of preference operate without a financial subsidy from the Council. Thirty of these routes have been operating since April 2012.

### How was the change made?

The Council supported schools and parents to help develop transport plans. The Council also secured the involvement of the commercial sector and promoted awareness of business opportunities to it.

### Advice for other LAs implementing the change

Commercial operators require routes to be financially secure, and therefore are only likely to consider taking on routes where there is a predicted, fare paying commitment from parents. School transport only accounts for 192 days a year.

Local authorities should act as facilitators with the commercial sector, to help schools with contracts and to ensure competition law is followed. Models should rely on parents being able to fund their family's school transport, without any subsidy from the LA. In the

current financial climate, there has been more opportunity for commercial coach companies to participate in this market, rather than commercial bus companies.

For further information please email Sarah Vize: [sarah.vize@hertfordshire.gov.uk](mailto:sarah.vize@hertfordshire.gov.uk)

## **Demand responsive service in rural areas**

Counties with a large number of small rural communities face the challenge of ensuring that children in these communities are transported to their local schools whilst also providing a cost efficient transport network to the wider community to avoid rural isolation. Rural transport is essential in sustaining local rural communities and connecting people with essential services.

### **Staffordshire County Council case study**

#### **Impacts/Benefits**

As a result of replacing infrequent existing local service buses and incorporating home to school transport on to a demand responsive service, a sustainable service has been developed which transports children to school and enables the rural population to be connected with essential services and the wider community. Children that have been transported to school frequently go on to use the service when they move up to middle or high school, increasing their independence despite their rural location.

#### **Details of the approach**

Moorlands Connect, a Demand Responsive Service was launched in 2010. The service incorporates the home to school transport to two village schools within the operating area which covers approximately 125 square miles. Outside school transport times the vehicles can be booked as a door to door service to transport people to work, appointments or other essential journeys. Using smaller vehicles and a demand responsive approach that is not tied to a scheduled route has meant that remote areas now have access to a service.

#### **How was the change made?**

A rural transport review was commissioned in 2008 and recommended the implementation of a demand responsive service. Residents in the area were consulted and current services, including home to school transport, were reviewed to establish which services could be incorporated on to a new service to increase its sustainability. Funding was sourced from various external agencies for the purchase of two fully accessible vehicles that carry bicycles and the service was launched in September 2010. It continues to be well used by the local communities and also by visitors to the area who can get out and about in the Peak District using the service.

#### **Advice for other LA's implementing the change**

The process in setting up the service should include service demand evaluation, assessment of service options, the associated costs and, importantly, comprehensive consultation. Such service complements existing local bus services and provides

alternative choice for passengers. The latter ensures new and continuing public and political support for the scheme. Ticketing options need to be considered, including onward ticketing and potential integration with the local bus service(s). All funding options should be explored at a local and national level; this connect service received initial funding from Districts, Staffordshire Police and Fire services. Once the service is operational there is the need to monitor and evolve the service to meet ongoing needs and changing travel patterns.

For further information please email: [kathryn.grattage@staffordshire.gov.uk](mailto:kathryn.grattage@staffordshire.gov.uk)

## Annex 2: Recommended Review/Appeals Process

Previous guidance made clear that local authorities should have in place and publish their appeals procedures, but left it to the individual authority to determine how this should operate in practice. We are now recommending that local authorities adopt the appeals process set out below, appreciating that specifics, such as the identification of an appeal compared to a complaint, will need to be decided by local authorities. The intention is to ensure a consistent approach across all local authorities, and to provide a completely impartial second stage, for those cases that are not resolved at the first stage.

Local authorities should publish annually their appeals process on their website. This should set out a clear and transparent two stage process (with paper copies available on request) for parents who wish to challenge a decision about:

- the transport arrangements offered;
- their child's eligibility;
- the distance measurement in relation to statutory walking distances; and
- the safety of the route.

### Stage one: Review by a senior officer

- A parent has 20 working days<sup>20</sup> from receipt of the local authority's home to school transport decision to make a written request asking for a review of the decision.
- The written request should detail why the parent believes the decision should be reviewed and give details of any personal and/or family circumstances the parent believes should be considered when the decision is reviewed.
- Within 20 working days of receipt of the parent's written request a senior officer reviews the original decision and sends the parent a detailed written notification of the outcome of their review, setting out:
  - the nature of the decision reached;
  - how the review was conducted (including the standard followed e.g. Road Safety GB<sup>21</sup>);
  - information about other departments and/or agencies that were consulted as part of the process;
  - what factors were considered;
  - the rationale for the decision reached; and

<sup>20</sup> As with the whole appeals process the timings are recommended and not compulsory. We envisage many appeals will be dealt with much sooner than these timings, particularly those which have a time pressure, whilst complex cases may take longer.

<sup>21</sup> Road Safety GB is the sole published standards known to the department, hence referenced.

- information about how the parent can escalate their case to stage two (if appropriate).

## **Stage two: Review by an independent appeal panel**

A parent has 20 working days from receipt of the local authority's stage one written decision notification to make a written request to escalate the matter to stage two.

Within 40 working days of receipt of the parents request an independent appeal panel considers written and verbal representations from both the parent and officers involved in the case and gives a detailed written notification of the outcome (within 5 working days), setting out:

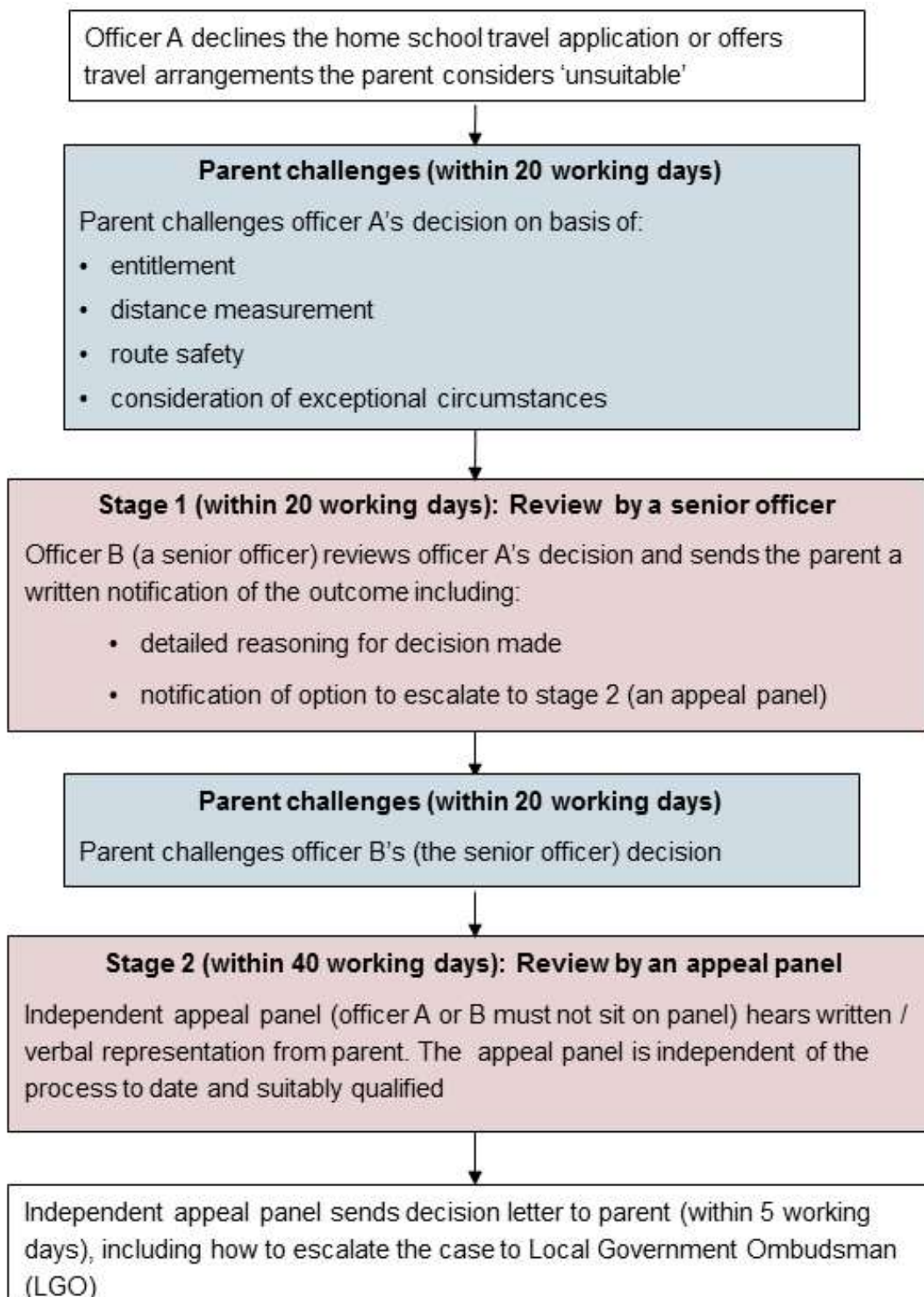
- the nature of the decision reached;
- how the review was conducted (including the standard followed e.g. Road Safety GB);
- information about other departments and/or agencies that were consulted as part of the process;
- what factors were considered;
- the rationale for the decision reached; and
- information about the parent's right to put the matter to the Local Government Ombudsman (see below).

The independent appeal panel members should be independent of the original decision making process (but are not required to be independent of the local authority) and suitably experienced (at the discretion of the local authority), to ensure a balance is achieved between meeting the needs of the parents and the local authority, and that road safety requirements are complied with and no child is placed at unnecessary risk.

Local Government Ombudsman – it is recommended that as part of this process, local authorities make it clear that there is a right of complaint to the Local Government Ombudsman, but only if complainants consider that there was a failure to comply with the procedural rules or if there are any other irregularities in the way the appeal has been handled. If the complainant considers the decision of the independent panel to be flawed on public law grounds, the complainant may also apply for judicial review.



## Home to school travel and transport: flowchart of the review/appeals process





Department  
for Education

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From: Ursula Fay <Ursula.Fay@dorsetcouncil.gov.uk>  
Sent: Monday, May 22, 2023 8:42 AM  
To: Ursula Fay <Ursula.Fay@dorsetcouncil.gov.uk>  
Subject: FW: P/OUT/2023/01166 - Proposal for 1,700 homes at Alderholt

Good Afternoon,

A development of 1700 qualifying houses - the following number of places would be required:

Early Years/KS1/KS2 - 221 places  
Upper KS2 and KS3 - 191 places  
Upper KS3 & KS4 - 143 places  
Post 16 - 67 places

Dorset Council will look to provide for these children through extension of the existing educational structures in East Dorset.

To provide for the First/Primary aged children - the existing St James Alderholt First school would be used and in addition a 2ha (minimum depending on topography) school site should be secured on the new housing development.

In addition, developer contributions would be sought to ensure that there is sufficient capacity at both Emmanuel Middle and Cranborne Middle to support the additional children in Upper KS2 and KS3.

Developer contributions would also be sought to ensure that there is sufficient Upper KS3 and KS4 capacity within East Dorset utilising & extending existing educational establishments as deemed most strategically appropriate to achieve that outcome.

In terms of Post 16, Dorset would use developer contributions towards ensuring sufficient provision across the appropriate institutions in East Dorset.

Currently Dorset uses a £9,937.50 cost per place index for any Early Years to KS2 place and £22,525 per KS3,KS4 and Post 16 place:

The 221 places Early Years/KS1/KS2 places - £2,196,187.50  
The 191 KS2 & KS3 - £3,090,430  
The 143 Upper KS3 and KS4 places - £3,216,570  
The 67 Post 16 provision - £1,493,407

This is a total of £9,996,595 - £5880.35 per qualifying unit.

Kind Regards

Ed

Ed Denham

Manager

Education Services - Specialist

Dorset Council

01305 221939

[dorsetcouncil.gov.uk](http://dorsetcouncil.gov.uk)

**8.1. Introduction**

- 8.1.1 Within West Dorset, Dorset County Council is the local education authority and therefore the key agency responsible for delivering education. The county council is required by law<sup>75</sup> to give all young people of school age the opportunity to receive appropriate education, by ensuring that there are enough schools in its area, and that these schools are of a suitable standard. The county council must also have a strategy in place for the provision of childcare sufficient to meet the needs of working parents (and those in training or looking to obtain work). The county council works in partnership with a range of agencies bringing together public, private, community and voluntary sectors to work together more effectively.
- 8.1.2 The majority of young people of school age receive their education in government-funded schools, with some requiring specialist support dependent upon their particular needs. Money for this service comes from central government grant, council tax and any additional funds raised locally. Pre-school age facilities (such as nursery places) are primarily provided through private provision, supported by central government funding for children over three years of age. The Department for Children, Schools and Families provides national guidelines on service standards and funding.
- 8.1.3 Other related educational facilities (libraries and museums) are considered within chapter 6 on culture and leisure facilities.

**8.2. Existing education provision**

- 8.2.1 There are five pyramids of schools in the West Dorset area, Dorchester, Beaminster, Bridport, Lyme Regis and Sherborne. There is also a pyramid covering the Weymouth, Portland and Chickerell areas. As of 2 February 2010, there were few surplus places within the existing school system, and some schools were oversubscribed. Within the Beaminster pyramid the schools are mostly at capacity, and three schools in the Dorchester pyramid are due for replacement because of their unsuitability. Although there is some spare capacity in a few of the schools in the Weymouth, Portland and Chickerell pyramid, the schools relating to Chickerell will need to expand to accommodate the level of growth anticipated in the local plan.
- 8.2.2 Children with special educational needs are normally catered for in mainstream early education settings or schools, with specialist expertise brought in to help the school meet the child's needs. There is one specialist school in the area, Mountjoy, for children and young people with severe, complex, profound and multiple learning difficulties from West Dorset, Weymouth and Portland. There are plans to replace and relocate this facility from Bridport, to provide a new, slightly larger (48 place) premises on the Beaminster Technology College site. There are a very limited number of children whose needs cannot be met locally and who are educated outside of the county.
- 8.2.3 As of 2 February 2010, the number of childcare places appears to be sufficient to meet demand, however demand is likely to grow as the offer of government funded places is extended between now and September 2010. In more rural areas choice is limited, with some areas (such as Broadwindsor, Netherbury and Loders) recorded as having no pre-school providers.

**8.3. The need for contributions towards education provision**

- 8.3.1 A proportion of new homes will be occupied by families with children who will require pre-school childcare provision or attend schools funded through the county council. This can place additional pressure and over-stretch school and childcare provision in an area. It is therefore reasonable to expect such development to help address this impact.
- 8.3.2 In assessing the level of contribution required from new development, the capacity of existing schools and

<sup>75</sup> §14 of the Education Act, 1996

pre-school nursery provision is a key factor. The number of children on the school roll and the net capacity are reported every year<sup>76</sup>. The county council also regularly updates its Childcare Sufficiency assessment. Some capacity is needed to meet natural fluctuations in the existing population base, and the repercussions of parental choice<sup>77</sup>. In general, schools which have less than 5% of their places unfilled will be considered as having insufficient capacity, taking into account current and projected school population figures.

- 8.3.3 The quality and accessibility of the existing infrastructure also needs to be considered. For example, the educational infrastructure available at a school which is below capacity may only be sufficient to meet the current pupil population size, and contributions may still be needed to improve existing buildings and associated facilities to make them more suitable, particularly where the school has temporary or undersize facilities<sup>78</sup>.
- 8.3.4 The county council has a prioritised capital work programme to expand and improve facilities, based on an assessment of current and likely future needs, and it is expected that developer contributions will help fund those priorities identified within the local area for that development.
- 8.3.5 The following table highlights those areas where there is a known capacity or suitability issue in school provision that would either occur as a result of, or be exacerbated by, further development. It therefore indicates what level of schooling contributions will be collected in what local areas. This will need to be kept under review. At the time of writing, all areas had schools in at least one level that need improving or new provision added. [Table 13] in [Background Information] sets out in more detail the current schools where there is a known capacity or suitability issue. In most cases where there are capacity or suitability issues, these can be resolved by extending or otherwise improving existing provision. In Crossways, Poundbury and Puddletown the need for land for new or replacement education facilities as a direct result of large-scale development has been identified in the adopted local plan (Policies EA12, EA17 and EA33).

	Beaminster	Bridport	Chickerell	Dorchester	Lyme Regis	Sherborne
<b>First / primary</b>	✓	✓	✓	✓		✓
<b>Middle</b>	n/a	n/a	n/a	✓	n/a	n/a
<b>Upper / secondary</b>	✓		✓		✓	✓
<b>Sixth Form</b>						
✓ Indicates contributions will be required						

## 8.4. Thresholds and exceptions

- 8.4.1 Where there is an identified need for funding within an area, all new homes that may be occupied by families with school-age children will be expected to contribute towards education provision, with the exception of affordable housing (see below). This would include both new-built homes and those provided through a change of use.
- 8.4.2 Where a new school will be required due to a strategic allocation, this will be identified in the site specific policy. In these circumstances, the developer would normally be expected to provide the site in addition to contributing the construction and fit-out costs.
- 8.4.3 An exception will be made in relation to new homes which are highly unlikely to accommodate school-age children. This applies to one bedroom homes, care homes, sheltered housing schemes for the elderly and holiday homes. An exception is also made for affordable housing, which is a key priority for this area and a

<sup>76</sup> The annual Surplus Places Return to the Department for Children, Schools and Families and annual school census provides this information

<sup>77</sup> §86 of the School Standards and Framework Act 1998 introduced parental preference, where the county council must adhere to the preference expressed by parents for where their children should be taught, provided this would not prejudice the provision of efficient education or the efficient use of resources. This has meant that, even where there may be an overall surplus of school places in a local area, development may still apply additional pressure to the more popular schools, and this effect needs to be mitigated. The admission of additional pupils (through the School Standards appeal system) does not mean there is no need to mitigate the effect of these additional pupils.

<sup>78</sup> There may also be implications from changes in the national curriculum and ways school run, for example, introducing hot school meals and the diploma / extended school agenda for 14 - 19 year olds. Accessibility of the school is another factor that needs to be taken into account.

planning obligation in its own right

8.4.4 On this basis, no contribution will be required from the following homes:

- Care homes
- Sheltered housing schemes for the elderly
- One bedroom homes
- Homes restricted to holiday accommodation use
- Affordable housing



## 8.5. Calculating the contributions

8.5.1 The level of contributions will be based on the Department for Children, Schools and Families national standards, index linked and adjusted by location<sup>79</sup>. As of the end of 2008 the school build costs per place were estimated as follows, based on the Department for Children, Schools and Families estimates with a 1.03 weighting (to take into account the fact that school build costs in Dorset are higher than the national average).

Because the Dorchester area pyramid has first, middle and upper schools, the first school costs have been based on the DCSF primary school costs, middle school costs based on the split between primary and secondary school costs, and the upper school costs based on the DCSF secondary school costs

8.5.2 Occupancy rates have been calculated based on the 2001 Census information. This information is used to calculate the number of places generated per school year, and therefore the likely level of contribution required.

Dorchester area		
Tier	Years	Cost per place
First	5 years	£9,017
Middle	4 years	£11,216
Upper	3 years	£11,414
Sixth Form	2 years	£20,630
<b>Total</b>	<b>14 years</b>	<b>£52,277</b>

Remaining areas		
Tier	Years	Cost per place
--	--	--
Primary	7 years	£12,624
Secondary	5 years	£19,023
Sixth Form	2 years	£20,630
<b>Total</b>	<b>14 years</b>	<b>£52,277</b>

Home	Places (per year)	Cost of contribution by area					
		Beaminster	Bridport	Chickerell	Dorchester	Lyme Regis	Sherborne
2 bedroom home	0.020	£3,653	£1,759	£3,653	£1,791	£1,894	£3,653
3 bedroom home	0.028	£5,210	£2,509	£5,210	£2,554	£2,701	£5,210
4 bed (or larger)	0.032	£5,936	£2,859	£5,936	£2,910	£3,077	£5,936

<sup>79</sup> <http://www.teachernet.gov.uk/management/resourcesfinanceandbuilding/schoolbuildings/schooldesign/costinformation/>







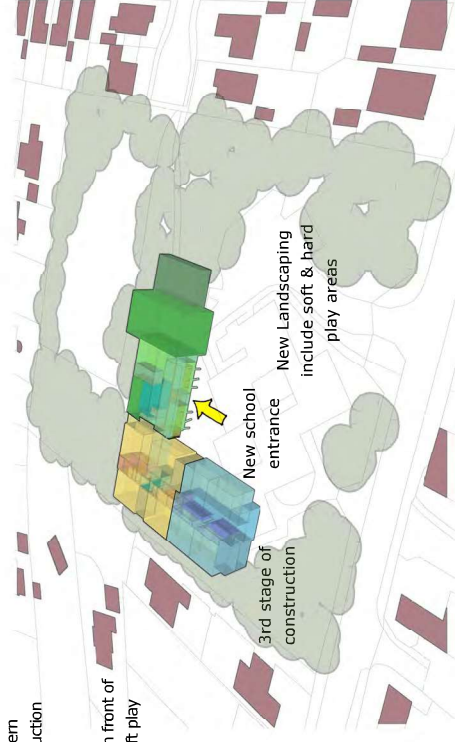






Second modular classrooms block  
(8 Classrooms) using Modern  
methods & Off Site construction  
installed

New landscaping to area in front of  
school including hard & soft play  
areas.



**Phase 5 - Additional Modular Classroom Block Installation**

Phase 3 completed  
All First School operations  
can move to new building.  
Demolition of remaining  
school



**Phase 4 - Stage 2 Demolition**



**APPENDIX EDU02**

**CORRESPONDENCE BETWEEN AYA AND DORSET COUNCIL REGARDING THE APPLICATION**

**From:** [john.powell@alfredsonyork.co.uk](mailto:john.powell@alfredsonyork.co.uk)  
**To:** "Ursula Fay"  
**Cc:** "Kim Cowell"; "Ed Denham"; "Nigel Jacobs"  
**Bcc:** "Ellenor Barefield"  
**Subject:** RE: Alderholt Meadows  
**Date:** 05 October 2023 17:26:00  
**Attachments:** [image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image007.png](#)  
[image008.png](#)  
[image009.png](#)

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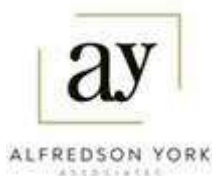
Good afternoon Ursula,

I'm afraid we will have to agree to disagree on that one. I have tried to engage you and Ed on multiple occasions with regards to the development and our proposed solution to the issue and I have had no response until today. I do not believe the duty is negated because of a lack of pre-app discussion payment.

Should this matter proceed to an appeal then I look forward to further discussions with regards to this matter.

Kind regards,

**John Powell**  
Operations Director  
Alfredson York Associates



m: 07803 402529 / t: 01491 525200

[www.alfredsonyork.co.uk](http://www.alfredsonyork.co.uk) / [LinkedIn](#)

England & Wales Office : Alfredson York Associates, The Henley Building, Newtown Road, Henley-on-Thames RG9 1HG

Scotland & Northern Ireland Office : Alfredson York Associates, 83 Princes Street, Edinburgh EH2 2ER

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**From:** Ursula Fay <Ursula.Fay@dorsetcouncil.gov.uk>  
**Sent:** 05 October 2023 17:19  
**To:** john.powell@alfredsonyork.co.uk  
**Cc:** Kim Cowell <kim.cowell@dorsetcouncil.gov.uk>; Ed Denham <ed.denham@dorsetcouncil.gov.uk>; 'Nigel Jacobs' <nj@intel-land.com>  
**Subject:** RE: Alderholt Meadows

Dear John,



The reason for refusal states that it is not possible to accommodate the projected increase in first-school age children within the existing St James First School. As I understand it, we are in agreement that this is the case hence your proposals for the creation of a primary school at St James.

As I have said below, significantly more work would need to be done to demonstrate that the creation of a primary school at St James is deliverable. For example, it has not been demonstrated that the site can accommodate the proposed building, nor that appropriate outdoor space can be provided. No evidence has been submitted to demonstrate that the proposals have the support of the relevant bodies who would need to approve the creation of a primary school at St James. It is also unknown what the costs would be of this route – our standard calculations of costs for school places do not allow for demolition and replacement of existing school facilities.

A simpler approach to resolve reason for refusal 6 would have been to accommodate a new first school within the site, as requested by the LEA.

I cannot agree that we have failed to engage, as I have stated repeatedly we have a formal pre-application advice service but this was not taken up before submitting the application.

Kind regards,  
Ursula

**Ursula Fay**  
**Lead Project Officer**  
**Economic Growth and Infrastructure**  
**Dorset Council**

[01202 228806](tel:01202228806)  
[dorsetcouncil.gov.uk](http://dorsetcouncil.gov.uk)



---

**From:** [john.powell@alfredsonyork.co.uk](mailto:john.powell@alfredsonyork.co.uk) <[john.powell@alfredsonyork.co.uk](mailto:john.powell@alfredsonyork.co.uk)>  
**Sent:** Thursday, October 5, 2023 3:40 PM  
**To:** Ursula Fay <[Ursula.Fay@dorsetcouncil.gov.uk](mailto:Ursula.Fay@dorsetcouncil.gov.uk)>  
**Cc:** Kim Cowell <[kim.cowell@dorsetcouncil.gov.uk](mailto:kim.cowell@dorsetcouncil.gov.uk)>; Ed Denham <[ed.denham@dorsetcouncil.gov.uk](mailto:ed.denham@dorsetcouncil.gov.uk)>; 'Nigel Jacobs' <[nj@intel-land.com](mailto:nj@intel-land.com)>  
**Subject:** RE: Alderholt Meadows

Thank you for your response Ursula,

As you will be aware, I tried numerous times during the application process to engage with yourself and Ed, but received no replies at all. This would appear to be in breach of the NPPF to

work collaboratively where sufficient places are required.

Reason for Refusal 6 states that it is not possible to accommodate the first school pupils arising from the development at St James School, but your email below states that the proposed building includes the necessary accommodation? Plesae can you explain this discrepancy?

Kind regards,

**John Powell**  
Operations Director  
Alfredson York Associates



m: 07803 402529 / t: 01491 525200

[www.alfredsonyork.co.uk](http://www.alfredsonyork.co.uk) / [LinkedIn](#)

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---

**From:** Ursula Fay <[Ursula.Fay@dorsetcouncil.gov.uk](mailto:Ursula.Fay@dorsetcouncil.gov.uk)>

**Sent:** 05 October 2023 15:11

**To:** [john.powell@alfredsonyork.co.uk](mailto:john.powell@alfredsonyork.co.uk)

**Cc:** Kim Cowell <[kim.cowell@dorsetcouncil.gov.uk](mailto:kim.cowell@dorsetcouncil.gov.uk)>; Ed Denham <[ed.denham@dorsetcouncil.gov.uk](mailto:ed.denham@dorsetcouncil.gov.uk)>

**Subject:** RE: Alderholt Meadows

Dear John,

It may assist for me to provide you with a copy of my officer report and the decision notice, which are attached.

As you will be aware, this site is not allocated for development, and so there is no education strategy in place to support a development of this scale in Alderholt. The onus is on the applicant to demonstrate that sufficient school places are available to meet the needs of this proposed development.

The Local Education Authority (LEA) advised that 221 places for Early Years/KS1 and KS2 would be required, and that these should be delivered through a new 2FE first school within the

development. A site of minimum 2ha would be required to accommodate this.

The applicant disregarded the comments of the LEA and put forward a proposal to expand St James First School into a primary. While the proposed building appears to be acceptable to the LEA in terms of the quantum of internal accommodation, significantly more work would need to be done by the applicant to demonstrate that their proposed education approach is deliverable. Again I stress the onus is on the applicant to demonstrate this.

If you wish to submit additional information regarding the approach to education delivery for this site I advise you to engage with the Council's paid advice service:

<https://www.dorsetcouncil.gov.uk/-/pre-application-advice>

You could also submit a request for pre-application advice to seek advice on whether your proposed expansion of St James First School would be acceptable in planning terms.

Kind regards,  
Ursula

**Ursula Fay**  
**Lead Project Officer**  
**Economic Growth and Infrastructure**  
**Dorset Council**

[01202 228806](tel:01202228806)  
[dorsetcouncil.gov.uk](https://www.dorsetcouncil.gov.uk)



---

**From:** [john.powell@alfredsonyork.co.uk](mailto:john.powell@alfredsonyork.co.uk) <[john.powell@alfredsonyork.co.uk](mailto:john.powell@alfredsonyork.co.uk)>

**Sent:** Tuesday, September 12, 2023 9:22 AM

**To:** Ursula Fay <[Ursula.Fay@dorsetcouncil.gov.uk](mailto:Ursula.Fay@dorsetcouncil.gov.uk)>

**Subject:** FW: Alderholt Meadows

**Importance:** High

Good morning Ursula,

I would be very grateful if you could assist in obtaining the information requested in my email to Ed Denham below as I have not received any response from him.

Kind regards,

**John Powell**  
Operations Director  
Alfredson York Associates



m: 07803 402529 / t: 01491 525200

[www.alfredsonyork.co.uk](http://www.alfredsonyork.co.uk) / [LinkedIn](#)

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---

**From:** [john.powell@alfredsonyork.co.uk](mailto:john.powell@alfredsonyork.co.uk) <[john.powell@alfredsonyork.co.uk](mailto:john.powell@alfredsonyork.co.uk)>

**Sent:** 04 September 2023 13:13

**To:** 'ed.denham@dorsetcouncil.gov.uk' <[ed.denham@dorsetcouncil.gov.uk](mailto:ed.denham@dorsetcouncil.gov.uk)>

**Subject:** Alderholt Meadows

Good afternoon Ed,

As you may remember, I emailed you prior to the determination of the Alderholt Meadows site (P/OUT/2023/01166) to discuss the education mitigation required, but unfortunately I did not get a response.

I have noted the Council's reasons for refusal include an education reason, and I would be grateful to receive the assessment undertaken by the Council that underpins this reason. I would, in particular, be grateful to receive the site assessment that determined that St James First School did not have sufficient land to enable an expansion to 2FE.

Kind regards,

**John Powell**  
Operations Director  
Alfredson York Associates



m: 07803 402529 / t: 01491 525200

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**From:** [john.powell@alfredsonyork.co.uk](mailto:john.powell@alfredsonyork.co.uk)  
**To:** "[ursula.fay@dorsetcouncil.gov.uk](mailto:ursula.fay@dorsetcouncil.gov.uk)"  
**Subject:** RE: Planning Consultation - Education  
**Date:** 24 April 2023 16:20:00

---

Good afternoon Ursula,

I am just following up on my email below from 5<sup>th</sup> April.

Kind regards,

**John Powell**  
Operations Director  
Alfredson York Associates



m: 07803 402529 / t: 01491 525200

[www.alfredsonyork.co.uk](http://www.alfredsonyork.co.uk) / [LinkedIn](#)

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---

**From:** john.powell@alfredsonyork.co.uk <john.powell@alfredsonyork.co.uk>  
**Sent:** 05 April 2023 15:15  
**To:** 'ursula.fay@dorsetcouncil.gov.uk' <ursula.fay@dorsetcouncil.gov.uk>  
**Subject:** Planning Consultation - Education

Good afternoon Ursula,

I am the Education Consultant for the development south of Alderholt. I wanted to make contact with the relevant contact in Education to discuss the likely impact of the scheme and any required mitigation. I wonder if you could let me have the consultee's contact details?

Kind regards,

**John Powell**  
Operations Director  
Alfredson York Associates



m: 07803 402529 / t: 01491 525200

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**APPENDIX EDU03**

**CORRESPONDENCE BETWEEN AYA AND DORSET COUNCIL REGARDING THE APPEAL**



**From:** [john.powell@alfredsonyork.co.uk](mailto:john.powell@alfredsonyork.co.uk)  
**To:** "Ed Denham"; "Louise Taylor (Assets & Property)"; "Ursula Fay"  
**Cc:** "Nigel Jacobs"  
**Bcc:** "Ellenor Barefield"  
**Subject:** RE: Draft SOCG - Education  
**Date:** 24 May 2024 09:14:00  
**Importance:** High

---

Good morning Ed,

I am still awaiting any response to the draft SoCG, including the data which I think it would be beneficial to the Inspector to have in front of him, and agreed by both parties. Please can you let me know when I can expect this?

Kind regards,

**John Powell**  
Operations Director  
Alfredson York Associates



m: 07393 641900 / t: 01491 525200

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---

**From:** john.powell@alfredsonyork.co.uk <john.powell@alfredsonyork.co.uk>  
**Sent:** 21 May 2024 14:18  
**To:** 'Ed Denham' <ed.denham@dorsetcouncil.gov.uk>; 'Louise Taylor (Assets & Property)' <louise.taylor@dorsetcouncil.gov.uk>; 'Ursula Fay' <Ursula.Fay@dorsetcouncil.gov.uk>  
**Cc:** 'Nigel Jacobs' <nj@intel-land.com>  
**Subject:** RE: Draft SOCG - Education  
**Importance:** High

Good afternoon Ed,

Given the deadline for Proofs is less than a week away (and it's both Bank Holiday and half term next week), I am again following up on the draft Statement of Common Ground and proposed data to include in this, as well as my previous email on school site area, which highlighted to you the discrepancies in your calculation with regards to BB103.

I would be very grateful for a response at your earliest possible convenience.

Kind regards,

**John Powell**  
Operations Director  
Alfredson York Associates



m: 07393 641900 / t: 01491 525200

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---

**From:** [john.powell@alfredsonyork.co.uk](mailto:john.powell@alfredsonyork.co.uk) <[john.powell@alfredsonyork.co.uk](mailto:john.powell@alfredsonyork.co.uk)>

**Sent:** 17 May 2024 11:33

**To:** 'Ed Denham' <[ed.denham@dorsetcouncil.gov.uk](mailto:ed.denham@dorsetcouncil.gov.uk)>; 'Louise Taylor (Assets & Property)' <[louise.taylor@dorsetcouncil.gov.uk](mailto:louise.taylor@dorsetcouncil.gov.uk)>; 'Ursula Fay' <[Ursula.Fay@dorsetcouncil.gov.uk](mailto:Ursula.Fay@dorsetcouncil.gov.uk)>

**Cc:** 'Nigel Jacobs' <[nj@intel-land.com](mailto:nj@intel-land.com)>

**Subject:** RE: Draft SOCG - Education

Good morning Ed,

Just following up on this again, would be very helpful to have the figures requested added to the SoCG? I would be particularly grateful for the admission intake figures for the past 5 years for St James, as well as confirmation of the contribution levels being sought for all aspects other than First school.

Kind regards,

**John Powell**  
Operations Director  
Alfredson York Associates



m: 07393 641900 / t: 01491 525200

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**From:** [john.powell@alfredsonyork.co.uk](mailto:john.powell@alfredsonyork.co.uk) <[john.powell@alfredsonyork.co.uk](mailto:john.powell@alfredsonyork.co.uk)>

**Sent:** 13 May 2024 12:09

**To:** 'Ed Denham' <[ed.denham@dorsetcouncil.gov.uk](mailto:ed.denham@dorsetcouncil.gov.uk)>; 'Louise Taylor (Assets & Property)' <[louise.taylor@dorsetcouncil.gov.uk](mailto:louise.taylor@dorsetcouncil.gov.uk)>; 'Ursula Fay' <[Ursula.Fay@dorsetcouncil.gov.uk](mailto:Ursula.Fay@dorsetcouncil.gov.uk)>

**Cc:** 'Nigel Jacobs' <[nj@intel-land.com](mailto:nj@intel-land.com)>

**Subject:** Draft SOCG - Education

Good afternoon Ed,

Just following up on the initial draft SoCG to see if you have anything you wanted to add to it, and to see if you have had chance to get the suggested data? It would be very helpful to have this in advance of finalising evidence to avoid covering ground that could reasonably have been agreed.

Kind regards,

**John Powell**

Operations Director

Alfredson York Associates



m: 07393 641900 / t: 01491 525200

[www.alfredsonyork.co.uk](http://www.alfredsonyork.co.uk) / [LinkedIn](#)

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**From:** [john.powell@alfredsonyork.co.uk](mailto:john.powell@alfredsonyork.co.uk)  
**To:** "Ed Denham"; "Ursula Fay"; "Louise Taylor (Assets & Property)"  
**Cc:** "Nigel Jacobs"  
**Bcc:** "Ellenor Barefield"  
**Subject:** RE: Alderholt - Education Strategy and Statement of Common Ground  
**Date:** 09 May 2024 10:31:00  
**Attachments:** [image004.png](#)  
[image005.png](#)  
[image014.png](#)  
[image015.png](#)  
[image019.png](#)

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Good morning Ed,

Thank you for your response. Unfortunately, there are a couple of errors contained within your approach to the calculations.

Firstly, you have added non-net area from Annex A to non-net area in Annex B.

The non-net site area specifically includes the footprint of buildings as well as parking and access as noted in BB103:

**Non-net site area**

The non-net site area will vary depending on the configuration of the site and buildings. It will include:

- the 'footprint' of all buildings;
- access for people and deliveries;

Access will usually include:

- entrance paths, roads and related landscaping other than that related to play and social areas available to pupils;
- parking (a few bays for disabled car parking and visitors, car parking for staff and community use and bicycle parking, to meet local transport planning requirements);
- refuse and recycling areas (secure or distant from the buildings to meet local planning requirements);

Additionally, your calculation contains 4200m<sup>2</sup> for Team games, which can be reduced to 2100 by the use of a synthetic turf pitch, which our plan indicates.

These two elements reduce the site sufficiency element by 4100m<sup>2</sup>.

It is also evident that informal soft play would continue, as now, to include some elements of the woodland nature of the school, as per BB103:

### 3. Soft informal and social areas

A variety of informal and social areas should be created to suit the learning development and cultural needs of pupils during breaks as well as before and after school, and for a range of more formal curriculum needs. These will include soft-surfaced, usually grassed, areas and hard-surfaced courtyards, paths and playgrounds.

The soft-surfaced areas should be conveniently situated, safe and provide some shade.

The total area (zone W - V) could include:

- soft-surfaced areas, such as grass, sand or bark mulch, for play, or to sit and socialise;
- grassed banks or terraces that can be used for large gatherings;
- shrubs or planted areas (including those near buildings);
- meadowland or woodland, where there is space available.

Further, the “float” element is not fixed for use as float, it is to reflect that every site will have elements that may be over BB103, or that areas of the site may not be readily usable.

I would be grateful if you could reassess your comments in light of the above as, on this basis, the site is clearly capable of accommodating the required areas.

Your concerns would then remain around the two-storey element of the building, and the impact on RPAs and the removal of trees, and it may be that this becomes a matter for evidence.

Kind regards,

**John Powell**  
Operations Director  
Alfredson York Associates



m: 07393 641900 / t: 01491 525200

[www.alfredsonyork.co.uk](http://www.alfredsonyork.co.uk) / [LinkedIn](#)

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---

**From:** Ed Denham <ed.denham@dorsetcouncil.gov.uk>

**Sent:** 09 May 2024 08:23

**To:** john.powell@alfredsonyork.co.uk; Ursula Fay <Ursula.Fay@dorsetcouncil.gov.uk>; Louise Taylor (Assets & Property) <louise.taylor@dorsetcouncil.gov.uk>  
**Cc:** 'Nigel Jacobs' <nj@intel-land.com>  
**Subject:** RE: Alderholt - Education Strategy and Statement of Common Ground

Dear John,

Thank you for the plans you provided on the 8<sup>th</sup> of April and the further refinements on the 26<sup>th</sup> of April taking into account the Arboreal advice you have received.

The Proposals outlined in these two designs both refer to 2FE First school, contrary to the original proposal submitted after the planning application (and before determination) of a 2FE Primary School. All three proposals submitted clearly detail that the site and its usable space can't accommodate any of the designs you propose while protecting the existing site attributes and providing the necessary outdoor space.

I will limit my comments and observations in this instance to the latest version – that of the 26 April as we have already commented on the viability of the Primary School proposal.

**Site Sufficiency:**

The layout plan details a building footprint of 1250m<sup>2</sup> (based on the April 8<sup>th</sup> submission) which provides 1945m<sup>2</sup> of floor space.

In addition, your site layout shows 2100m<sup>2</sup> of Soft PE space, a 595m<sup>2</sup> Multi-Use Games Area or Hard PE space and 600m<sup>2</sup> of informal soft or hard play. In addition, though not identified, is 150m<sup>2</sup> of habitat area provided by the extensive tree-covered elements of the site. I also assume that the parking space and paths – i.e. the Non-net areas are around the prescribed 1190m<sup>2</sup> required for a 2 FE First Schools based on BB103 Annex B.

The layout thus provides 5,885m<sup>2</sup> of usable space, which is around ½ of the total site area.

Dorset Council would expect the following minimum for a 2FE First School plus 56 places across nursery and pre-school:

Soft Outdoor - PE	4200
Hard Outdoor PE	850
Soft Informal	1320
Hard Informal	561
Habitat	150
Float	2220
Non Net	1190

Building (Single Storey)	2000
	12491

BB103 using Annex A & B – would see a site area for a 2FE first school of between 12,166m<sup>2</sup> and 14,950m<sup>2</sup> of usable space.

The Soft Outdoor PE space is what would be required for 120 KS2 pupils based on Annex B.

The Non-Net area is in addition to the building footprint – based on the fact that a 2FE non-net first school requires 1190m<sup>2</sup> to cover paths and parking etc, whereas the building floor area required is between 1826m<sup>2</sup> and 2020m<sup>2</sup> according to Annex A.

So even in the most restricted of states – a 2FE First school would require 12,166m<sup>2</sup> of

developable space to deliver Annex B. To design and plan for a school of 356 pupils (that is including the nursery and pre-school) to exist on a site with only 5,885m<sup>2</sup> of usable space is wholly inappropriate.

**Building Design and Location:**

We note with concern that the proposed building is a 2-storey structure. Our concerns remain the following:

1. The 2-storey model is not appropriate when this can be reasonably avoided.
2. The Year 2 classrooms are shown on the 1<sup>st</sup> floor – again it is expected that Early Years and KS1 should have direct access to the outside as a minimum.
3. The use of two storey building adds significant cost on maintenance with lifts etc being required.
4. The proposed location, that has had to be altered due to the tree-layout, will see it being sited on the highest part of the site – some 3 meters higher than where the current single storey building sits, and also close to the boundary overlooking residential housing – albeit with some tree cover between.
5. We would also, on initial assessment, expect retaining walls to ensure the 2100m<sup>2</sup> Soft PE pitch is flat. We would predict that the retaining wall would then encroach on the RPA for the trees in that area.

This details our response to the First School proposal, and does not deal with the original proposal that formed the basis for the Council's RfR which was for use of the St James Alderholt site for a 2 FE Primary School which is still a material concern.

I hope this helps clarify the Councils' position with regards to the capacity of the school site and that we can agree that the delivery of education provision through its use is not possible and realistic alternatives will have to be developed to ensure quality provision for the children from Alderholt and any new housing that is developed in the area.

Kind Regards

**Ed Denham**  
**Manager**  
**Education Services - Specialist**  
**Dorset Council**

[01305 221939](tel:01305221939)

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---

**From:** [john.powell@alfredsonyork.co.uk](mailto:john.powell@alfredsonyork.co.uk) <[john.powell@alfredsonyork.co.uk](mailto:john.powell@alfredsonyork.co.uk)>

**Sent:** Wednesday, May 8, 2024 4:32 PM

**To:** Ursula Fay <[Ursula.Fay@dorsetcouncil.gov.uk](mailto:Ursula.Fay@dorsetcouncil.gov.uk)>; Ed Denham <[ed.denham@dorsetcouncil.gov.uk](mailto:ed.denham@dorsetcouncil.gov.uk)>; Louise Taylor (Assets & Property) <[louise.taylor@dorsetcouncil.gov.uk](mailto:louise.taylor@dorsetcouncil.gov.uk)>

**Cc:** 'Nigel Jacobs' <[nj@intel-land.com](mailto:nj@intel-land.com)>

**Subject:** Alderholt - Education Strategy and Statement of Common Ground

**Importance:** High

Good afternoon all,

It is now a month since I sent over our initial Education Strategy document, and I am yet to have any comments on this. I am conscious that time is getting very tight for the production of evidence so if there are matters in the Strategy that are not accepted it would be helpful to understand the Council's position.

In order to make best use of the Inspector's time, and to ensure our time is effectively spent in the lead up to the Inquiry, it would be very helpful to identify the areas where we can agree, and which areas will need evidence producing. I have sent over a first draft of a Statement of Common Ground, and I would very much appreciate the identified elements of data being added to this.

Additionally, any views on the education strategy as provided (and the additional information on transport and arboriculture – in case our experts in these areas need to address any matters) would be very gratefully received.

Kind regards,

**John Powell**  
Operations Director  
Alfredson York Associates



m: 07393 641900 / t: 01491 525200

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Scotland & Northern Ireland Office : Alfredson York Associates, 83 Princes Street, Edinburgh EH2 2ER

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**From:** [john.powell@alfredsonyork.co.uk](mailto:john.powell@alfredsonyork.co.uk)  
**To:** "[Ursula Fay](#)"; "[Ed Denham](#)"; "[Louise Taylor \(Assets & Property\)](#)"  
**Cc:** "[Nigel Jacobs](#)"  
**Bcc:** "[Ellenor Barefield](#)"  
**Subject:** Alderholt - Education Strategy and Statement of Common Ground  
**Date:** 08 May 2024 16:32:00  
**Importance:** High

---

Good afternoon all,

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Additionally, any views on the education strategy as provided (and the additional information on transport and arboriculture – in case our experts in these areas need to address any matters) would be very gratefully received.

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**From:** [john.powell@alfredsonyork.co.uk](mailto:john.powell@alfredsonyork.co.uk)  
**To:** "Ursula Fay"; "Ed Denham"; "Louise Taylor (Assets & Property)"  
**Cc:** "Nigel Jacobs"; "Mark Hewett"; "James Rand"; "Nick@TreeSurveys.co.uk"  
**Bcc:** "Ellenor Barefield"  
**Subject:** Updated Education Strategy document  
**Date:** 01 May 2024 15:33:00  
**Attachments:** [APPENDIX AYA01 - P-OUT-2023-01166 Decision+Notice Decision Notice POUT202301166.pdf](#)  
[APPENDIX AYA02 - Site Location Plan.pdf](#)  
[APPENDIX AYA03 - Pages from Planning obligations guidelines web version.pdf](#)  
[APPENDIX AYA04 - St James CE PRIMARY School Alderholt measured site survey BB103 Annex B Site Area Requirements.pdf](#)  
[APPENDIX AYA05 - 23-1150 SK-01 A Proposed Site Plan.pdf](#)  
[APPENDIX AYA06 - 23-1150 SK-02 A Concept Floor Plans.pdf](#)  
[APPENDIX AYA07 - 10894 - TS&CP - St James CE First School & Nursery Park Lane Alderholt.pdf](#)  
[Land at Alderholt Meadows \(Dorset\) Appeal - Education Strategy v2.1.pdf](#)  
[AYA - Statement of Common Ground - Education FIRST DRAFT - Alderholt Meadows, Alderholt v0-1.docx](#)  
**Importance:** High

---

Good afternoon Ursula,

In advance of tomorrow's CMC, I have updated the Education Strategy to include the information already provided on transport and trees and to capture the review mechanism as we are proposing it.

Hopefully this is helpful.

I also attach a skeleton SoCG, indicating elements that I think would be useful to agree as fact for the Inspector. Please be aware that this is very much a first stab at it, and I would welcome discussions with your education colleagues once they have had chance to come back to you.

Kind regards,

**John Powell**  
Operations Director  
Alfredson York Associates



m: 07393 641900 / t: 01491 525200

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**To:** "Ursula Fay"; "Ed Denham"; "Louise Taylor (Assets & Property)"  
**Cc:** "Nigel Jacobs"  
**Bcc:** "Ellenor Barefield"  
**Subject:** RE: Alderholt - Education Statement of Common Ground  
**Date:** 30 April 2024 09:51:00  
**Attachments:** [image003.png](#)  
[image004.png](#)  
[image005.png](#)

---

Good morning Ursula,

I would be happy to but, for now, it seems sensible to await comments from your education colleagues on information already supplied in terms of matters that can be agreed/matters still in dispute.

In addition to the information requested below, I'm still awaiting confirmation of the pupil yields and level of contributions that would be sought (and the calculations underpinning these) so that we can confirm whether we are happy with these.

These can then hopefully form the backbone of the SoCG.

Kind regards,

**John Powell**  
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---

**From:** Ursula Fay <Ursula.Fay@dorsetcouncil.gov.uk>  
**Sent:** 29 April 2024 20:00  
**To:** john.powell@alfredsonyork.co.uk; Ed Denham <ed.denham@dorsetcouncil.gov.uk>; Louise Taylor (Assets & Property) <louise.taylor@dorsetcouncil.gov.uk>  
**Cc:** 'Nigel Jacobs' <nj@intel-land.com>  
**Subject:** RE: Alderholt - Education Statement of Common Ground

Dear John,

I am aware that my Education colleagues are reviewing the information you have supplied us with to date and we will respond on that as soon as we can. I appreciate the suggestion that we begin an Education SOCG and am sure the Inspector would find this helpful.

To help move this along, would you have time to make a draft SOCG to share with us?

Many thanks,  
Ursula

**Ursula Fay**  
**Lead Project Officer**  
**Economic Growth and Infrastructure**  
**Dorset Council**

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[dorsetcouncil.gov.uk](http://dorsetcouncil.gov.uk)



---

**From:** [john.powell@alfredsonyork.co.uk](mailto:john.powell@alfredsonyork.co.uk) <[john.powell@alfredsonyork.co.uk](mailto:john.powell@alfredsonyork.co.uk)>  
**Sent:** Monday, April 29, 2024 3:17 PM  
**To:** Ed Denham <[ed.denham@dorsetcouncil.gov.uk](mailto:ed.denham@dorsetcouncil.gov.uk)>; Louise Taylor (Assets & Property) <[louise.taylor@dorsetcouncil.gov.uk](mailto:louise.taylor@dorsetcouncil.gov.uk)>  
**Cc:** Ursula Fay <[Ursula.Fay@dorsetcouncil.gov.uk](mailto:Ursula.Fay@dorsetcouncil.gov.uk)>; 'Nigel Jacobs' <[nj@intel-land.com](mailto:nj@intel-land.com)>  
**Subject:** Alderholt - Education Statement of Common Ground  
**Importance:** High

Good afternoon Ed,

I wonder if there are elements we might be able to agree as part of an education Statement of Common Ground?

From my perspective, it would be helpful if this could include current Numbers on Roll in the relevant catchment schools (by year group), the forecast numbers on roll, the current capacities. I would also be grateful if we could include the past four admission round Reception numbers for St James First.

If there's anything else you think it would be useful to have in there, please do let me know.

Kind regards,

**John Powell**

Operations Director  
Alfredson York Associates



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**Bcc:** "Ellenor Barefield"  
**Subject:** RE: Alderholt - Education Statement of Common Ground  
**Date:** 30 April 2024 09:51:00  
**Attachments:** [image003.png](#)  
[image004.png](#)  
[image005.png](#)

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**Sent:** 29 April 2024 20:00  
**To:** john.powell@alfredsonyork.co.uk; Ed Denham <ed.denham@dorsetcouncil.gov.uk>; Louise Taylor (Assets & Property) <louise.taylor@dorsetcouncil.gov.uk>  
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**Lead Project Officer**  
**Economic Growth and Infrastructure**  
**Dorset Council**

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**Importance:** High

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**To:** "Ed Denham"  
**Cc:** "Nigel Jacobs"; "Mark Hewett"; "Louise Taylor (Assets & Property)"; "Ursula Fay"; "Nick@TreeSurveys.co.uk"; "Alexander Austin"  
**Bcc:** "Ellenor Barefield"  
**Subject:** Alderholt - St James First School proposed development plan and tree report  
**Date:** 26 April 2024 15:04:00  
**Attachments:** [23-1150 SK-01 A Proposed Site Plan.pdf](#)  
[23-1150 SK-02 A Concept Floor Plans.pdf](#)  
[10894 - TS&CP - St James CE First School & Nursery Park Lane Alderholt.pdf](#)

---

Good afternoon Ed,

I am pleased to attach a plan of a scheme that demonstrates a 2FE first school with nursery and early years provision that meets the requirements of Building Bulletin 103 in terms of both built form and site area.

In terms of trees this plan shows that some trees would need to be removed from the central belt, but that all trees on the perimeter would be retained. We have sought the views of our arboricultural expert and his comments are as follows:

*"The St James First School site contains many trees located on its boundaries and a belt through the centre of the site. Some of the trees are covered by a TPO. The existing school building and playground sit in the western half of the site with a playing field on the eastern part. Providing an expanded First School to accommodate two forms of entry as depicted on the proposed layout would necessitate the removal of some trees, primarily in the central part of the site.*

*The important trees and tree groups are those on the boundaries of the site and which provide its visual relationship within Park Road. The trees within the central belt are categorised as A2 and whilst important perform less of a role in defining the treed nature of the site than those around the edge. The proposal retains the vast majority of trees which in themselves are a constraining factor for expansion. However, accommodation of the proposal as indicated would not undermine the overall importance of the treed nature of the site."*

We have, I believe, already provided a highways analysis of this proposed expansion of the First School.

In terms of the proposed review mechanism, we are proposing a change in the wording such that, if a new site becomes available prior to contributions being paid/used, that any funding identified for the first school expansion could be used for the new first (or primary if that route ends up being preferred for any reason) school instead. We would very much appreciate a cooperative approach to this from the Council moving forwards.

Kind regards,

**John Powell**  
Operations Director  
Alfredson York Associates



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From: [John.Powell@alfredsonyork.co.uk](mailto:John.Powell@alfredsonyork.co.uk)  
 To: "Ursula Fox"  
 Cc: "David Jacobs"; "James Rand"; "Ed Denham"; "Louise Taylor (Assets & Property)"  
 Subject: Alderholt - St James School travel report and tree survey  
 Date: 18 April 2024 13:11:00  
 Attachments: [image002.png](#)  
[image005.png](#)

Good afternoon Ursula,

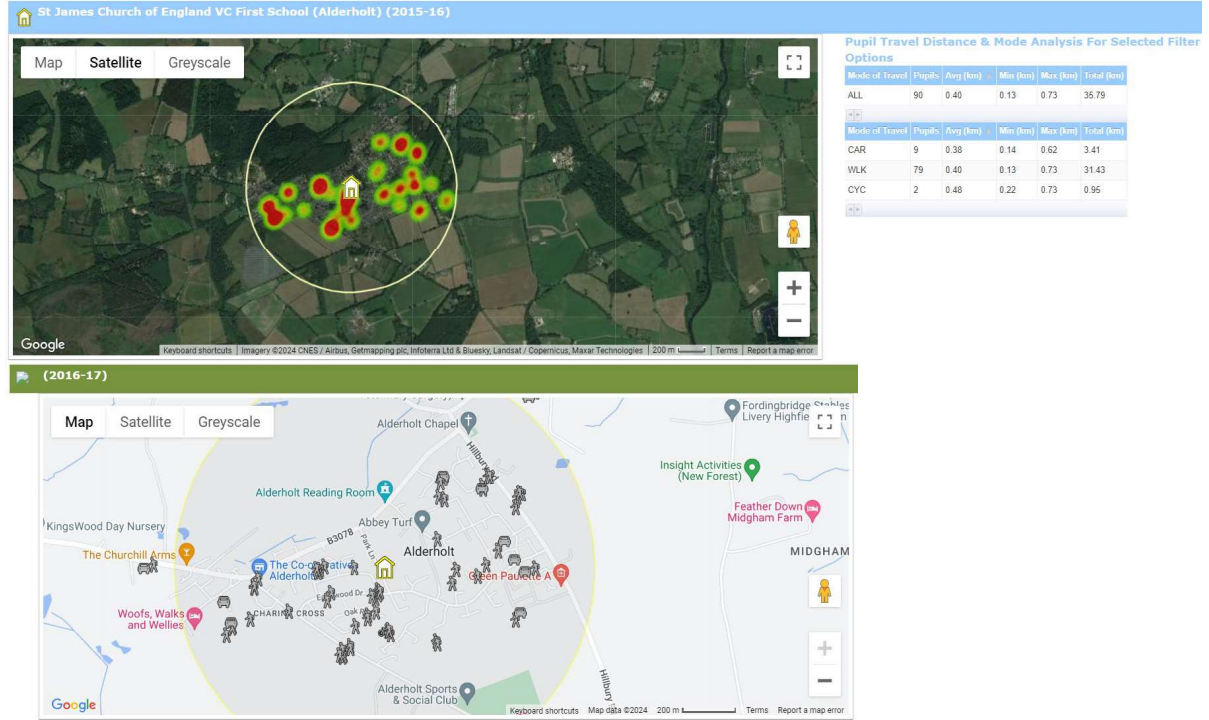
We have now received the results from our highways consultant, Paul Basham Associates, looking at the matter of transport to St James School. Further work has also been done on middle school and upper school travel and this will follow on shortly.

The matter of travel from the proposed development to St James School was covered in the appellant's Trip Internalisation Report, which was discussed with Dorset at pre-app stage. It was agreed that 90% of the relevant age group would attend St James, with the remaining 10% attending other schools. The forecast number of first school pupils in the development is 180, and taking out the 10% travelling to other schools, 162 children from the development would therefore attend St James.

The assumption in the report was that all of the children travelling from the proposed development to St James would do so on foot / cycle, given the proximity of the development and the routes available.

Information on existing St James school travel data is available online ([sthc.co.uk](http://sthc.co.uk)) for 2015/2016. Of all pupils, 20% travel by car and this proportion decreases the closer the pupils live. Within 1.6km, 15% travel by car, and within 0.8km, 10% drive. The mode map below shows further detail. The majority of the development is within 800m of the school. The assumption agreed in the TIR of all children from the development using sustainable modes is therefore reasonable.

However, applying the 10% figure to the proposed development's 162 children suggests 16 children could be driven. Looking at the most direct routes to the school via road from the development, vehicles would likely use either Earlswood Drive and Birchwood Drive, depending on the origin point within the development. The additional vehicle movements from the development to the school through the Hillbury Road / Birchwood Drive junction, and the Ringwood Road / Earlswood Drive development would therefore be 8 in this case. Onward movements post dropping off a child would be distributed between Park Lane, Birchwood Drive, and Earlswood Drive, depending on the destination point. Assuming an equal split, that would be an additional 5 movements on each junction. It is not considered that this would constitute a "severe" impact on capacity, the relevant test set out in the NPPF.



With regards to the tree survey, this is almost ready to share and I would hope to send this over in the next couple of days.

Kind regards,

**John Powell**  
 Operations Director  
 Alfredson York Associates



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**From:** [Ursula Fay](#)  
**To:** [John Powell](#); "[Nigel Jacobs](#)"  
**Cc:** [Ed Denham](#); [Louise Taylor \(Assets & Property\)](#); "[Mark Hewett](#)"  
**Subject:** RE: Alderholt Education strategy  
**Date:** 15 April 2024 10:20:52  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[image004.png](#)

---

Dear John,

As I said in my previous email, my education colleagues are preparing a response to your Education Mitigation Strategy.

All I am seeking to understand at this stage is whether you are intending to submit anything further to inform that response and any negotiations, in line with our previous discussions. As you are unclear about this I suggest we set a deadline of the end of this week (19 April) should you wish to submit any further information to support your position and inform our response.

The responses made by our Education team on the planning application are on the planning portal and within my committee report. You are welcome to make a request for any other information we might hold however this will need to go through our FOI team so that this can be considered by the appropriate officers under those regulations. [Freedom of Information \(FOI\) - Dorset Council](#)

Kind regards,  
Ursula

**Ursula Fay**  
**Lead Project Officer**  
**Economic Growth and Infrastructure**  
**Dorset Council**

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---

**From:** John Powell <[john.powell@alfredsonyork.co.uk](mailto:john.powell@alfredsonyork.co.uk)>  
**Sent:** Monday, April 15, 2024 10:01 AM  
**To:** Ursula Fay <[Ursula.Fay@dorsetcouncil.gov.uk](mailto:Ursula.Fay@dorsetcouncil.gov.uk)>; 'Nigel Jacobs' <[nj@intel-land.com](mailto:nj@intel-land.com)>  
**Cc:** Ed Denham <[ed.denham@dorsetcouncil.gov.uk](mailto:ed.denham@dorsetcouncil.gov.uk)>; Louise Taylor (Assets & Property) <[louise.taylor@dorsetcouncil.gov.uk](mailto:louise.taylor@dorsetcouncil.gov.uk)>; 'Mark Hewett' <[mh@intel-land.com](mailto:mh@intel-land.com)>  
**Subject:** Re: Alderholt Education strategy

Good morning Ursula,

I believe both pieces of work have been undertaken, and I would hope to be able to share the results of these with you.

From the lack of response, I take it that the Council did not consider either of these matters when concluding that the site could not accommodate a 2FE first school and made this determination solely on the size of the site? I would be grateful if you could provide all correspondence between education and planning on this matter prior to the refusal of permission.

Kind regards,

John Powell  
Operations Director  
Alfredson York Associates

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**From:** [john.powell](mailto:john.powell)  
**To:** [Ursula Fay](#); [Ed Denham](#); [Louise Taylor \(Assets & Property\)](#)  
**Cc:** "[Nigel Jacobs](#)"  
**Subject:** RE: Alderholt Meadows - Key actions from Education meeting 23 Feb  
**Date:** 12 March 2024 18:29:38  
**Attachments:** [Untitled attachment 00780.txt](#)  
[Untitled attachment 00783.txt](#)  
[Untitled attachment 00786.htm](#)  
[Untitled attachment 00789.txt](#)  
[image002.png](#)  
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[image016.png](#)

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Good afternoon Ursula,

I think you will find that the area calculations assume provided by the Council assume too many KS2 pupils, and I would urge your colleagues to look again at BB103. The calculations used to underpin the site area you have used for the First School playing field area has assumed a 5-11 primary, rather than First School (you have used 300 x 20m<sup>2</sup> per pupil, rather than 35m<sup>2</sup> per KS2 pupil of which there would be 120, the relevant playing field area is therefore 4200 not 6000).

The non net site area calculations do not make sense and, regardless, are already included in BB103 minimum site areas. The minimum site area required for a 300 place first school (including nursery), inclusive of all non-net site area is 1.0316Ha. This is without any use of a 3G playing surface. If we can agree this calculation then it is clear that no tree survey information is required.

Please can you confirm whether the Council's document which refers to surplus places in QE Upper or the forecasts provided by Ed which show no capacity at Upper level, is the Council's current position. Obviously the level of contributions sought may well have an impact on strategy and an indication of what these might be would be helpful.

I will revert to you and your colleagues once we have had time to reflect at the forthcoming Con with our KC.

Sent from Samsung Mobile on O2

**From:** [john.powell](mailto:john.powell)  
**To:** [Ed Denham](#)  
**Cc:** "[Nigel Jacobs](#)"; [Ursula Fay](#)  
**Subject:** RE: Alderholt  
**Date:** 22 February 2024 13:50:36  
**Attachments:** [Untitled attachment 02598.txt](#)  
[Untitled attachment 02601.txt](#)  
[Untitled attachment 02604.htm](#)  
[Untitled attachment 02607.txt](#)  
[image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image012.png](#)

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Dear Ed,

There are more issues beyond these that need to be addressed in order for us to progress the draft s106 and Statement of Common Ground, which will be needed for early March.

I would be very grateful if you could provide the information requested at your earliest possible convenience and we can then look to schedule a meeting to cover all points.

Many thanks in advance,  
Kind regards,  
John

Sent from Samsung Mobile on O2



**APPENDIX EDU04**

**AYA EDUCATION MITIGATION STRATEGY**



ALFREDSON YORK  
ASSOCIATES

Land at Alderholt Meadows  
Alderholt, Dorset  
Education Mitigation Strategy  
for Dudsbury Homes (Southern) Ltd

**1<sup>st</sup> May 2024**

Report prepared by **John Powell**  
for  
**Alfredson York Associates Ltd**  
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Tel: 01491 525200

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## 1. Introduction

### 1.1. Report Purpose

1.1.1. I have been asked to consider the proposed development for its likely impact on social infrastructure in the local area.

1.1.2. The purpose of this report is to set out the education strategy that the appellant will adopt for the forthcoming Public Inquiry. It will also serve in discussions with the Council with regards to narrowing down areas of difference in advance of any appeal.

1.1.3. It is acknowledged that if the impacts of the proposed development legitimately call for a S106 contribution due to capacity problems, that meet the requirements of the Community Infrastructure Levy (CIL) regulations, then it is accepted that a contribution should be offered.

### 1.2. Report Scope

1.2.1. This report looks at the appropriate education strategy for the forthcoming Public Inquiry, and addresses concerns raised of the original application.

1.2.2. This report sets out that the proposed strategy will operate within Dorset's existing school organisation approach, rather than seeking to introduce a new approach locally.

### 1.3. Intended Audience

1.3.1. The intended audience is the Appellant, as well as, potentially, the Council.

## 2. The Current Education System Locally

### 2.1. Dorset Council education system

2.1.1. In this area Dorset Council provides a three-tier education system.

2.1.2. This consists of first schools (serving Reception to Year 4), middle schools (serving Years 5 to 8) and upper schools (serving Years 9 to 11, or 13 if providing post-16 education)

2.1.3. In contrast, the neighbouring education authority, Hampshire County Council, operates a two-tier system of primary schools (reception to Year 6) and secondary schools (Years 7 to 11, or 13 with post-16 provision).

### 2.2. Local catchment schools

2.2.1. The local provision of school places in this three-tier system is provided by St. James First School in Alderholt, Cranborne Middle School in Cranborne and Queen Elizabeth's School in Wimborne.

2.2.2. The local first school is within a reasonable walking distance of all properties on the appeal site.

2.2.3. Home to school transport is provided for pupils in Alderholt to Cranborne Middle School and to Queen Elizabeth's Upper School.

2.2.4. The total journey times to these schools, accounting for both the beginning and end of school days, are approximately 35 minutes and 1h48 minutes respectively.

### 2.3. Development pupil yield

2.3.1. Attached at Appendix AYA03 is the most recently available Planning Obligations Guidance for West Dorset on the Dorset County Council website, currently DC has not published any guidance on this matter. According to the document, published in 2010, DC would seek contributions for primary and secondary school places per year group as shown on the table below:

Home	Number of School Places
<b>2 bedroom home</b>	0.020
<b>3 bedroom home</b>	0.028
<b>4 bedroom home (or larger)</b>	0.032

2.3.2. Applying this to the proposed mix of development gives the following position:

Dwelling size	Number of dwellings	Total Pupils per year group
<b>2 bedroom home</b>	431	8.62
<b>3 bedroom home</b>	510	14.28
<b>4 bedroom home (or larger)</b>	306	9.792
<b>Total</b>	<b>1247</b>	<b>32.692</b>

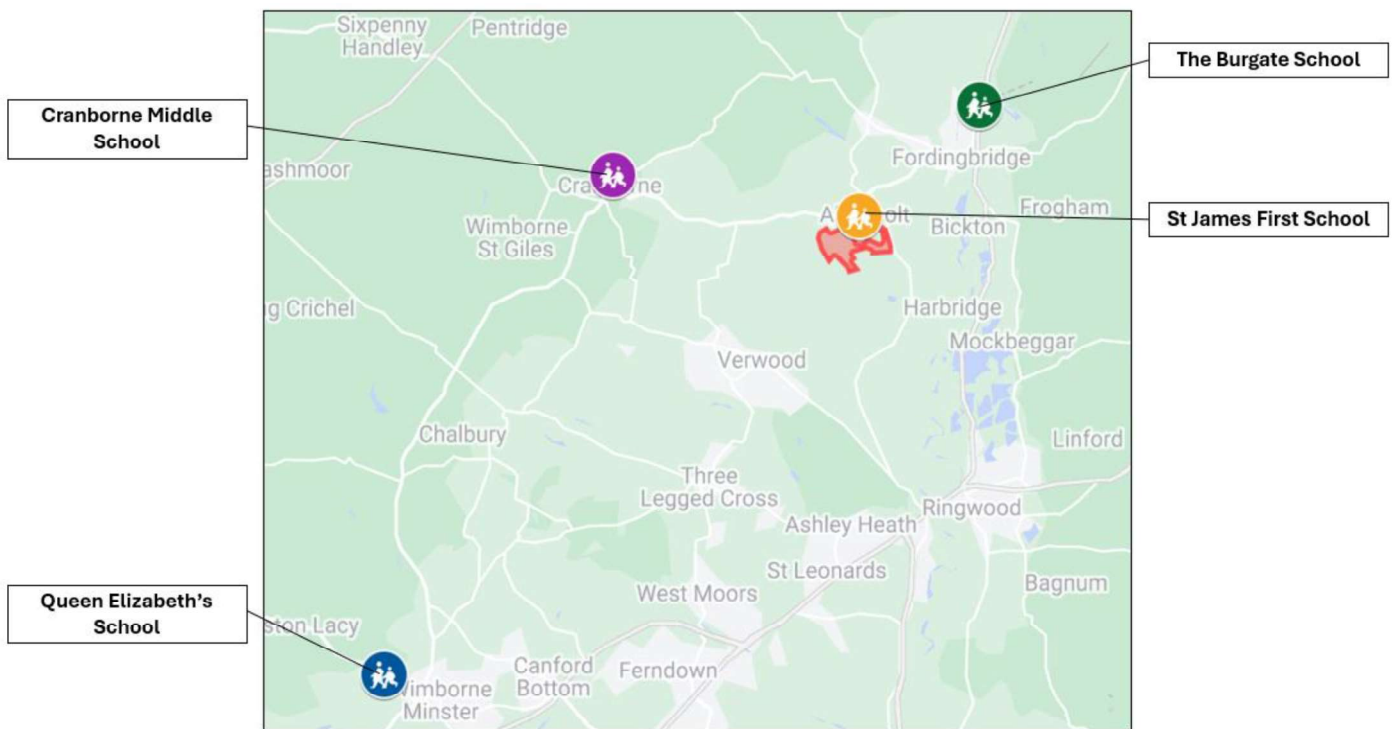
2.3.3. Next, we apply the number of year groups to the total figure. We have produced a table for primary and secondary and an alternative table for first, middle and upper schools.

Sector	Total Pupils
Primary (5-11)	228.844
Secondary (11-16)	163.46

Sector	Total Pupils
First (5-9)	163.46
Middle (9-13)	130.768
Upper (13-16)	98.076

2.4. Local Schools Relevant to the Proposed Site

2.4.1. The map below shows the schools referred to in the following section in relation to the proposed development site:



2.4.2. This map explains the close connectivity between Alderholt and Fordingbridge, and shows that the nearest school provision from Year 7 upwards is in Hampshire at The Burgate School.

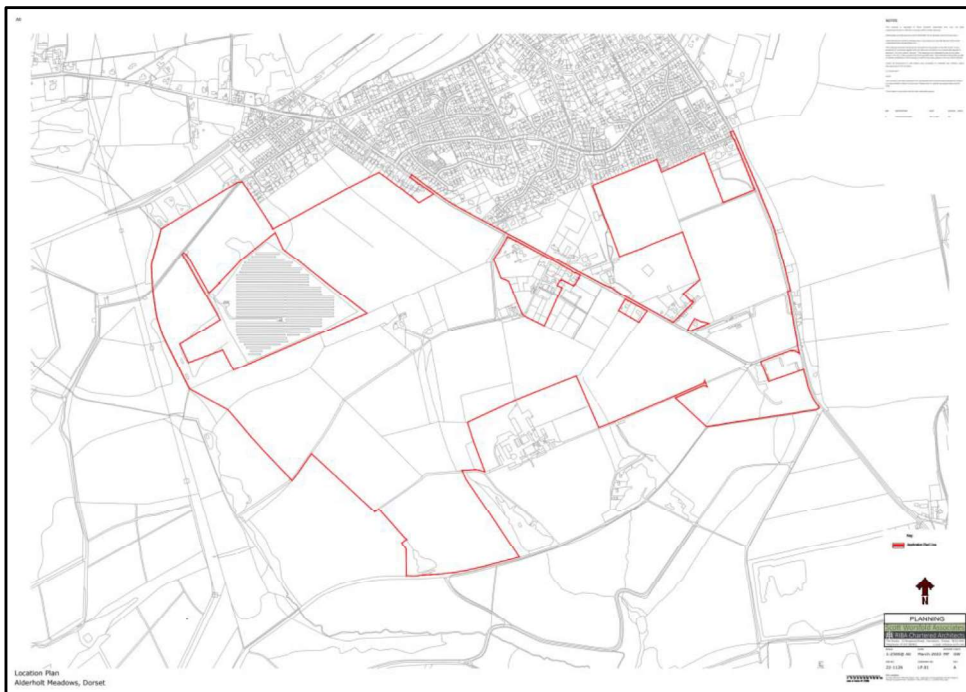
### 3. The Planning Application

#### 3.1. The Site

3.1.1. The planning application site is Alderholt Meadows, Dorset. The site lies within the planning remit of Dorset Council (DC). This site was the subject of planning application ref: P/OUT/2023/01166 which was refused by committee in August 2023. The Reasons for Refusal are attached at Appendix AYA01.

3.1.2. The site’s nearest first, middle, high, primary and secondary schools are within the area which the local education authorities are Dorset Council (DC) and Hampshire County Council (HCC).

3.1.3. The location of the site is as indicated below:



[source Location Plan, attached at Appendix AYA02]

#### 3.2. Proposed Mix

3.2.1. The total number of units shown on the illustrative masterplan is up to 1700 dwellings. Within this provision is allowance for an 80-bed care home.

3.2.2. The current proposed mix is set out below:

Type	1-bed	2-bed	3-bed	4-bed	5-bed	Total
<b>Market Housing</b>	210	365	331	166	33	1105
<b>Affordable Housing</b>	113	196	179	89	18	595

### 3.3. Original Education Strategy

- 3.3.1. Given the demonstrably close links to Fordingbridge, the initial education strategy was to consider a change in age range at St James First School, to include Years 5 & 6 and become a primary school, which would then feed in to The Burgate School, in Fordingbridge, at secondary level.
- 3.3.2. Anecdotally, in discussions with St James, it appears that parents are choosing not to send pupils to the local first school as they prefer the two-tier system, and this is also influenced by the significant journey times to middle and upper schools.
- 3.3.3. This point is borne out by the current falling roll at St James.
- 3.3.4. This strategy would have required approval from the Department for Education and the Salisbury Church of England Diocese.
- 3.3.5. Both schools had indicated they were in favour of this, and were prepared to expand to accommodate the pupils arising, and developer contributions, or works in kind, would have been made.
- 3.3.6. This would also have had the benefit of reducing home to school travel times for all pupils arising from the appeal site and for the existing population.

### 3.4. The Trend in Annual Local Birth Numbers

3.4.1. The Office for National Statistics (ONS) birth rate figures show the total annual births within Dorset is currently around its lowest level in the past nine years. Births specifically within the Alderholt area have also fallen marginally since a peak in 2017.

3.4.2. This is best illustrated by the table below:

<b>Area</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>
<b>Dorset</b>	3,130	3,104	3,086	3,028	3,082	2,841	2,748	2,638	2,755
<b>Alderholt</b>	28	29	27	23	30	28	27	25	24
<b>Current / Future School Year</b>	2025 Year 7						2031 Year 7		

3.4.3. Those children born in 2013 would now be in Year 3 and the 2019 births will be due to start primary school in September 2024.

## 4. Existing First School Site

### 4.1. Dorset Council's Assessment of St. James' First School site area

4.1.1.DC has provided an assessment of the site area of St. James First School. This is attached at Appendix AYA04.

4.1.2.This assessment shows the total site area at the school as being 1.1775ha

### 4.2. Building Bulletin 103

4.2.1.DfE publishes a guidance for school site and building areas, Building Bulletin 103.

4.2.2.This calculation for the area of a school site is given in the table below:

<b>Annex B: Site areas</b>						
<b>Recommended minimum site areas for all schools</b>	<b>Base area for any:</b>		<b>Area per pupil place for:</b>			
	primary or special school	secondary or middle school	Nursery	Reception and Key Stage 1	Key Stage 2-4 & post-16	5 to 11 primary
1. Soft outdoor PE	-	6000	-	-	35	20
2. Hard outdoor PE	400	400	-	1.5	1.5	1.5
3. Soft informal and social area	600	600	2	2	2	2
4. Hard informal and social area	200	200	1	1	1	1
5. Habitat	0	0	0	0.5	0.5	0.5
Float	600	800	2	5	5	5
<b>Minimum net site area</b>	<b>1800</b>	<b>8000</b>	<b>5</b>	<b>10</b>	<b>45</b>	<b>30</b>
<b>Non-net</b>	350	2000	1	1	5	3.3
<b>Minimum total site area</b>	<b>2000</b>	<b>9000</b>	<b>6</b>	<b>11</b>	<b>50</b>	<b>33.3</b>
<b>Recommended maximum site areas for new schools</b> (minimum for existing schools where available)						
<b>Maximum net site area</b>	<b>2000</b>	<b>9000</b>	<b>6</b>	<b>11</b>	<b>50</b>	<b>33.3</b>
<b>Maximum total site area</b>	<b>2400</b>	<b>11000</b>	<b>7.5</b>	<b>14</b>	<b>63</b>	<b>42</b>

4.2.3.For a primary school the far-left column is the relevant column to use in calculating the site area.



4.2.4. However, a first school is not the same as a primary school, as it has fewer year groups of Key Stage 2 pupils (and Key Stage 2 pupils are the only pupils that require team game playing fields at first or primary level).

4.2.5. It is therefore important in calculating a first school area to break the pupils down by Nursery, Reception & Key Stage 1, and Key Stage 2, and calculate the area using the relevant columns for each.

4.2.6. It is also important to note that Building Bulletin 103 area guidance includes non-net area, which is the area for the school buildings, access and parking.

### 2FE First School

4.2.7. The table below shows the calculations for a 300 place (2FE) first school, and also includes an allowance for nursery provision on site:

Number of Pupils:	300 (2 FE First school)		
	180 KS1	120 KS2	
	Base	Per Pupil	TOTAL
Soft outdoor PE	0	35	4200
Hard outdoor PE	400	1.5	850
Soft informal social	600	2	1200
Hard informal social	200	1	500
Habitat	0	0.5	150
Float	600	5	2100
<b>Non-net area</b>	200	3.3	1190
<b>Minimum Site Area</b>			<b>10190</b>
<b>Maximum Site Area</b>			<b>12737.5</b>
<b>Additional Site area</b>			
<b>Early Years and Childcare (if onsite)</b>			<b>360</b>
<b>Soft outdoor PE can be halved if using a STP</b>			
<b>Minimum Site Area</b>			<b>8090</b>
<b>Maximum Site Area</b>			<b>10637.5</b>
<b>Actual Site Area</b>			<b>11775</b>

4.2.8. Although the nursery area has not been added in to the totals in the spreadsheet, it is evident that, even including this area, the site is more than capable of accommodating a 2FE first school.

4.2.9. If a synthetic turf pitch (STP) is provided, then the area required is reduced still further, since this area can be timetabled more intensively than a grass pitch.

4.2.10. An indicative plan showing how a STP can be fitted into the site has been drawn up by Scott Worsfold Architects and is attached at Appendix AYA05.

4.2.11. Additionally, a potential phasing of the expansion plans for the school has also been drawn up by SWA and is attached at Appendix AYA06. Given the location of the proposed buildings, it is clear that the school can remain operational whilst expansion works take place.

2FE Primary School

4.2.12. The following table shows the same calculation for a 2FE primary school:

<b>Number of Pupils:</b>	420	<i>(2FE Primary School)</i>	
	<b>Base</b>	<b>Per Pupil</b>	<b>TOTAL</b>
<b>Soft outdoor PE</b>	0	20	8400
<b>Hard outdoor PE</b>	400	1.5	1030
<b>Soft informal social</b>	600	2	1440
<b>Hard informal social</b>	200	1	620
<b>Habitat</b>	0	0.5	210
<b>Float</b>	600	5	2700
<b>Non-net area</b>	200	3.3	1586
<b>Minimum Site Area</b>			<b>15986</b>
<b>Maximum Site Area</b>			<b>19982.5</b>
<b>Additional Site area</b>			
<b>Early Years and Childcare (if onsite)</b>			<b>360</b>
Built form is included in non-net area			
<b>Soft outdoor PE can be halved if using a STP</b>			
<b>Minimum Site Area</b>			<b>11786</b>
<b>Maximum Site Area</b>			<b>15782.5</b>
<b>Actual Site Area</b>			<b>11775</b>

4.2.13. This shows that a 2FE primary school might possibly fit on the existing site either with the use of a 0.42Ha synthetic turf pitch (and a small under-provision of float area), or by siting the playing fields off-site.

4.2.14. The chosen education strategy for the forthcoming appeal is therefore to expand on site to a 2FE first school, and make all necessary contributions to early years, first, middle and upper school places.

Funding concerns for a new First School

4.2.15. Under DC's preferred approach, for a new 2FE first school on a new site as part of the overall development at Alderholt, there are some concerns over the funding.

4.2.16. Given the impact of the proposed appeal site, and the tests set out in the CIL regulations, the developer contributions would total approximately half of the costs required to deliver a new 2FE first school (153 places of 300 required).

4.2.17. This funding shortfall would need to be made up by DC and/or the Diocese of Salisbury from their own capital funds. Currently there is no indication, to date, that sufficient funds would be available to deliver this school.

4.2.18. Additionally, DC and/or the Diocese would also need to purchase approximately half of the new site proposed, potentially at Best Alternate Value. Again, no indication that such funds exist has been provided to date.

#### 4.3. Existing School site - trees

4.3.1. Appendix AYA05 shows a proposed plan for delivering a 2FE First School on the existing site. This plan also shows the impact that this plan would have on the existing trees on site.

4.3.2. This plan has been drawn up in conjunction with Hayden's Arboricultural Consultants, the arboriculture consultants for the appeal site. These consultants have provided a tree report for the site, which is attached at Appendix AYA07.

4.3.3. In reviewing this plan, the arboriculturist's comments are:

*"The St James First School site contains many trees located on its boundaries and a belt through the centre of the site. Some of the trees are covered by a TPO. The existing school building and playground sit in the western half of the site with a playing field on the eastern part. Providing an expanded First School to accommodate two forms of entry as depicted on the proposed layout would necessitate the removal of some trees, primarily in the central part of the site.*

*The important trees and tree groups are those on the boundaries of the site and which provide its visual relationship within Park Road. The trees within the central belt are categorised as A2 and whilst important perform less of a role in defining the treed nature of the site than those around the edge. The proposal retains the vast majority of trees which in themselves are a constraining factor for expansion. However, accommodation of the proposal as indicated would not undermine the overall importance of the treed nature of the site."*

4.3.4. As such, the proposed plan for the expansion of the existing First School should be seen as acceptable in the wider planning balance.

#### 4.4. Travel to School Implications

- 4.4.1. The existing net capacity of St James' First School is 180, and its current number on roll is 92.
- 4.4.2. The site can therefore, at the very least, accommodate a further 88 pupils travelling to the site.
- 4.4.3. Additional work was undertaken by Paul Basham Associates, transport planners for the appeal site, in understanding the transport implications of this strategy. Their view is set out in the following paragraphs.
- 4.4.4. The matter of travel from the proposed development to St James School was covered in the appellant's Trip Internalisation Report, which was discussed with Dorset at pre-app stage. It was agreed that 90% of the relevant age group would attend St James, with the remaining 10% attending other schools. The forecast number of first school pupils in the development is 180, and taking out the 10% travelling to other schools, 162 children from the development would therefore attend St James.
- 4.4.5. The assumption in the report was that all of the children travelling from the proposed development to St James would do so on foot / cycle, given the proximity of the development and the routes available.
- 4.4.6. Information on existing St James school travel data is available online (sthc.co.uk) for 2015/2016. Of all pupils, 20% travel by car and this proportion decreases the closer the pupils live. Within 1.6km, 15% travel by car, and within 0.8km, 10% drive. The mode map below shows further detail. The majority of the development is within 800m of the school. The assumption agreed in the TIR of all children from the development using sustainable modes is therefore reasonable.
- 4.4.7. However, applying the 10% figure to the proposed development's 162 children suggests 16 children could be driven. Looking at the most direct routes to the school via road from the development, vehicles would likely use either Earlswood Drive and Birchwood Drive, depending on the origin point within the development. The additional vehicle movements from the development to the school through the Hillbury Road / Birchwood Drive junction, and the Ringwood Road / Earlswood Drive development would therefore be 8 in this case.
- 4.4.8. Onward movements post dropping off a child would be distributed between Park Lane, Birchwood Drive, and Earlswood Drive, depending on the destination point. Assuming an equal split, that would be an additional 5 movements on each junction. It is not considered that this would constitute a "severe" impact on capacity, the relevant test set out in the NPPF.
- 4.4.9. For middle and upper school pupils, there would be a requirement for increased home to school transport provision, alongside the existing provision from the village as currently made. Given the likely pupil yields, this would be a further double decker buses to Cranborne as part of the regular service provided and an additional education service to Wimborne.

## 5. Review Mechanism

- 5.1. Acknowledging the profound benefits of reduced travel times and the expressed interest of St. James First School in expanding its age range, the possibility of a change in age range application by the school seems forthcoming.
- 5.2. To ensure that contributions yield the highest educational value, the appellant proposes a review mechanism, to be enacted prior to the occupation of the first dwelling, evaluating the efficacy of contributions and potential adjustments.
- 5.3. The review will meticulously assess the progress toward a viable two-tier education system, considering local needs, stakeholder input, and regulatory frameworks, potentially suggesting amendments to any standing S106 agreements regarding contributions towards education provision.
- 5.4. This review mechanism may also be used to identify a suitable site for a 2FE first school other than on the existing site, and the diversion of contributions towards the construction of such a new school, should such a site come forward in advance of the need to add places at the existing first school site.
- 5.5. Other matters that any review may consider would be expansion on the existing site with offsite playing field provision.
- 5.6. In order to allow for the review mechanism to ensure that the best educational outcomes are reached, a close collaborative approach between all parties (the school, the Diocese, the Council and the appellants) is urged.

## 6. Contributions

### 6.1. Contributions

- 6.1.1. The appellant is prepared to make all necessary and otherwise CIL compliant contributions towards the additional places required as a result of the appeal site.
- 6.1.2. DC has already confirmed that no contributions towards places at middle school are required. Home to school transport to the catchment middle school is being provided through additional regular bus service provision.
- 6.1.3. There is some confusion over whether upper school contributions are necessary as contradictory information on this has been produced by DC. If any such contributions are required, then these will be agreed with the Council. This will include any contributions required towards home to school transport.
- 6.1.4. It will be necessary to increase the first school capacity from 180 to 300, and these places will be funded through works in kind at the existing First School site, in line with the plans at Appendix AYA05 and AYA06, or as amended in conjunction with the school and Council.
- 6.1.5. Additionally, contributions towards early years and childcare will be made where these are demonstrated to be CIL compliant.

## 7. Conclusions

### 7.1. Commentary & Conclusion on Education Mitigation and Reason for Refusal

- 7.1.1. Plans as drawn up show that a 2FE first school would be deliverable on site and as such the education Reason for Refusal is flawed. The existing site could deal with the pupils arising, if contributions were paid. There was no suggestion that an agreed level of contributions would not be forthcoming.
- 7.1.2. On the basis of the potential request for contributions set out at 5.1 above, and the subsequent analysis of this request, it is clear that further discussions with DC will be necessary prior to the appeal to agree a CIL compliant level of contributions
- 7.1.3. Subject to DC agreeing with the area calculations above, the highways and tree assessments undertaken, and an agreement on appropriate levels of contributions, there would be no education reason for refusal.

## 8. Appendices

8.1. The following Appendices accompany this document:

- APPENDIX AYA01 - Dorset Council Reasons for Refusal Document;
- APPENDIX AYA02 - Site location plan;
- APPENDIX AYA03 - Planning Obligations for West Dorset;
- APPENDIX AYA04 - DC Assessment of St James' First School site;
- APPENDIX AYA05 - SWA concept indicative site plan;
- APPENDIX AYA06 - SWA concept floorplan ;
- APPENDIX AYA07 - Hayden's Arboricultural Consultants Tree Report



**Planning Services**

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📞 01305 838336- **Development Management**

📞 01305 224289- **Minerals & Waste**

🌐 [www.dorsetcouncil.gov.uk](http://www.dorsetcouncil.gov.uk)

Mr Nigel Jacobs  
Intelligent Land  
Hillview Business Park  
2 Leybourne Avenue  
Bournemouth  
Dorset  
BH10 6HF

**Date:** 7 July 2023

**Ref:** P/OUT/2023/01166

**Case Officer:** Ursula Fay

**Team:** Eastern

📞 01202 228806

✉ [Ursula.Fay@dorsetcouncil.gov.uk](mailto:Ursula.Fay@dorsetcouncil.gov.uk)

## Planning Decision Notice

### Outline Planning Permission

Town and Country Planning Act 1990

Town and Country Planning

(Development Management Procedure) (England) Order 2015

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<b>Application Number:</b>	P/OUT/2023/01166
<b>Location:</b>	Land To The South Of Ringwood Road Alderholt
<b>Description:</b>	Mixed use development of up to 1,700 dwellings including affordable housing and care provision; 10,000sqm of employment space in the form of a business park; village centre with associated retail, commercial, community and health facilities; open space including the provision of suitable alternative natural green space (SANG); biodiversity enhancements; solar array, and new roads, access arrangements and associated infrastructure (Outline Application with all matters reserved apart from access off Hillbury Road)

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Dorset Council **refuses** outline planning permission for this development as detailed in the application. In making this decision the Council considered whether the application could be approved with or without conditions or should be refused.

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#### This planning permission is refused for the following reasons:

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1. The proposal would have adverse impacts on the Dorset Heathlands Special Protection Area (SPA), Dorset Heaths Special Area of Conservation (SAC), New Forest SPA/SAC and River Avon SAC and it has not been demonstrated that appropriate mitigation can or will be provided, contrary to Policy ME2 of the adopted Christchurch and East Dorset Local Plan – part 1 2014, the Dorset Heathlands Planning Framework 2020-2025 SPD, and paragraphs 180-182 of the National Planning Policy Framework (NPPF). This forms a clear reason for refusal of the proposal in accordance with NPPF para 11 d) i.

2. The proposed development would represent significant development contrary to the settlement hierarchy, which is intended to direct development to the most sustainable locations. While facilities and transport options are proposed, it has not been demonstrated that these would be successful and viable in the long-term. It has therefore not been demonstrated that the proposal would limit the need to travel and offer a genuine choice of transport modes. Contrary to Policy KS2 of the Christchurch and East Dorset Local Plan: Part 1, 2014, and to paragraphs 73 and 105 of the NPPF.
3. The submitted masterplan does not demonstrate how the proposed uses will function well in terms of their relationship to each other and to the existing settlement of Alderholt. In particular, the positioning of the local centre is not considered to be optimised to accommodate and sustain an appropriate mix of development. Contrary to paragraph 130 of the NPPF.
4. The proposed development fails to make an appropriate contribution to affordable housing, contrary to Policy LN3 of the adopted Christchurch and East Dorset Local Plan – Part 1, 2014. The submitted viability assessment relies upon inputs and assumptions which have not been accepted by the Local Planning Authority and statutory consultees and has not been subject to independent scrutiny. As such, it has not been demonstrated that a policy-compliant level of affordable housing cannot be viably accommodated on the site, contrary to policy LN3 of the Christchurch and East Dorset Local Plan – Part 1, 2014.
5. The proposal includes uses defined in Annex 2 of the NPPF as ‘main town centre uses’ expected to total 2,958sqm and include 1,259sqm of retail. The application is not accompanied by a sequential test or retail impact assessment, contrary to Policy KS7 of the Christchurch and East Dorset Local Plan: Part 1, 2014, and to paragraphs 87 and 90 of the NPPF.
6. The proposal does not include the on-site education infrastructure necessary to meet the needs of the development, and it is not possible to accommodate the projected increase in first-school age children within the existing St James First School. The development would not ensure a sufficient choice of school places is available to meet the needs of existing and new communities, contrary to paragraph 96 of the NPPF.
7. The submitted Transport Assessment fails through the use of an unacceptable methodology and the inclusion of insufficient information to correctly identify the highways impacts arising from the proposal and how these could be mitigated. It has not been demonstrated that there would not be an unacceptable impact on highways safety, nor that residual cumulative impacts on the road network would not be severe. Contrary to Policy KS11 of the Christchurch and East Dorset Local Plan: Part 1, 2014, and to paragraph 111 of the NPPF.
8. The proposal, by bringing additional traffic and recreational activity into the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB), would result in environmental impacts and a loss of tranquillity the extent of which has not been adequately identified and mitigated within the application. Contrary to Policy HE3 of the

Christchurch and East Dorset Local Plan: Part 1, 2014, and to paragraphs 174 and 176 of the NPPF.

9. Insufficient information has been provided regarding surface water management from the development. It has not been demonstrated that the proposed surface water drainage scheme can be viably achieved on the site. Contrary to Policy ME6 of the adopted Christchurch and East Dorset Local Plan – part 1, 2014, and paragraphs 167 and 169 of the National Planning Policy Framework.

### **Informatives:**

1. For clarity, the refused plans are as follows:

22-1126 LP01 C Location Plan

22-1126 MPO P4 Masterplan Overview

22-1126 MP01 B Indicative Masterplan

22-1126 PP-AMP P2 Parameters - Access and Movement Plan

22-1126 PP-LU P3 Parameters - Land Use Plan

22-1126 PP-DP P2 Parameters - Density Plan

4256\_LS\_019 A Green Infrastructure Parameter Plan

4256\_LS\_012 E Landscape Strategy Plan

22-1126-PP P1 Phasing Plan

9148-D1-AIA (Sheets 1-4) Prelim AIA

2. National Planning Policy Framework

In accordance with paragraph 38 of the NPPF the council, as local planning authority, takes a positive approach to development proposals and is focused on providing sustainable development. The council works with applicants/agents in a positive and proactive manner by:

- offering a pre-application advice service, and –

- as appropriate updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this case:

-The applicant/ agent did not take the opportunity to enter into pre-application discussions.

-The applicant was advised that the proposal did not accord with the development plan and that there were no material planning considerations to outweigh these concerns.

3. If planning permission is subsequently granted for this development at appeal, it will be subject to the Community Infrastructure Levy (CIL) introduced by the Town and Country Planning Act 2008. A CIL liability notice will then be issued by the Council that requires a financial payment, full details of which will be explained in the notice.



**Decision Date:** 7 July 2023

*Mike Garrity*  
**Head of Planning**  
**Economic Growth and Infrastructure**

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## **Planning Decision Notes**

### **Power to refuse planning permission**

This decision is issued by Dorset Council as the local planning authority set out by the Town and Country Planning Act 1990 (as amended) and the Town and Country (Development Management Procedure) (England) Order 2015 .

### **Site Notice**

If you have not already done so I would be grateful if you could take down and dispose of this application's site notice if it is still being displayed outside the property.

### **Appeals**

If you disagree with our planning decision or the attached conditions, then you can appeal to the Secretary of State (Planning Inspectorate) under section 78 (1) of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so within Six Months of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against our enforcement notice, then you must do so within 28 days of the date of service of the enforcement notice.

If you intend to submit an appeal that you would like examined by inquiry, then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details are on GOV.UK.

An appeal must be made by the applicant. Forms are available on-line at Appeals - Appeals - Planning Portal

The Planning Inspectorate can allow a longer period for giving notice of an appeal, but they will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Planning Inspectorate need not consider an appeal if it seems that we could not have granted planning permission for the proposed development or could not have granted it without the conditions imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.

The Planning Inspectorate does not normally refuse to consider appeals solely because we based our decision on a direction given by them.

For further information about making can be found at [www.planningportal.co.uk](http://www.planningportal.co.uk).

### **Southern Gas Networks – Overbuild Advisory**

There are several risks created by building over gas mains and services. If you plan to dig, or carry out building work to a property, site or public highway you should check your proposal against the information held at <https://www.linesearchbeforeudig.co.uk/> for any underground services.

### **Purchase Notices**

If either the Council or the Planning Inspectorate refuses permission to develop land or grants it subject to conditions, the owner, in exceptional circumstances, may claim that neither the land can be put to a reasonably beneficial use in its existing state, nor can the land be rendered capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

If this happens, the owner may serve a purchase notice on the Council. This notice will require the Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).



**8.1. Introduction**

- 8.1.1 Within West Dorset, Dorset County Council is the local education authority and therefore the key agency responsible for delivering education. The county council is required by law<sup>75</sup> to give all young people of school age the opportunity to receive appropriate education, by ensuring that there are enough schools in its area, and that these schools are of a suitable standard. The county council must also have a strategy in place for the provision of childcare sufficient to meet the needs of working parents (and those in training or looking to obtain work). The county council works in partnership with a range of agencies bringing together public, private, community and voluntary sectors to work together more effectively.
- 8.1.2 The majority of young people of school age receive their education in government-funded schools, with some requiring specialist support dependent upon their particular needs. Money for this service comes from central government grant, council tax and any additional funds raised locally. Pre-school age facilities (such as nursery places) are primarily provided through private provision, supported by central government funding for children over three years of age. The Department for Children, Schools and Families provides national guidelines on service standards and funding.
- 8.1.3 Other related educational facilities (libraries and museums) are considered within chapter 6 on culture and leisure facilities.

**8.2. Existing education provision**

- 8.2.1 There are five pyramids of schools in the West Dorset area, Dorchester, Beaminster, Bridport, Lyme Regis and Sherborne. There is also a pyramid covering the Weymouth, Portland and Chickerell areas. As of 2 February 2010, there were few surplus places within the existing school system, and some schools were oversubscribed. Within the Beaminster pyramid the schools are mostly at capacity, and three schools in the Dorchester pyramid are due for replacement because of their unsuitability. Although there is some spare capacity in a few of the schools in the Weymouth, Portland and Chickerell pyramid, the schools relating to Chickerell will need to expand to accommodate the level of growth anticipated in the local plan.
- 8.2.2 Children with special educational needs are normally catered for in mainstream early education settings or schools, with specialist expertise brought in to help the school meet the child's needs. There is one specialist school in the area, Mountjoy, for children and young people with severe, complex, profound and multiple learning difficulties from West Dorset, Weymouth and Portland. There are plans to replace and relocate this facility from Bridport, to provide a new, slightly larger (48 place) premises on the Beaminster Technology College site. There are a very limited number of children whose needs cannot be met locally and who are educated outside of the county.
- 8.2.3 As of 2 February 2010, the number of childcare places appears to be sufficient to meet demand, however demand is likely to grow as the offer of government funded places is extended between now and September 2010. In more rural areas choice is limited, with some areas (such as Broadwindsor, Netherbury and Loders) recorded as having no pre-school providers.

**8.3. The need for contributions towards education provision**

- 8.3.1 A proportion of new homes will be occupied by families with children who will require pre-school childcare provision or attend schools funded through the county council. This can place additional pressure and over-stretch school and childcare provision in an area. It is therefore reasonable to expect such development to help address this impact.
- 8.3.2 In assessing the level of contribution required from new development, the capacity of existing schools and

<sup>75</sup> §14 of the Education Act, 1996



pre-school nursery provision is a key factor. The number of children on the school roll and the net capacity are reported every year<sup>76</sup>. The county council also regularly updates its Childcare Sufficiency assessment. Some capacity is needed to meet natural fluctuations in the existing population base, and the repercussions of parental choice<sup>77</sup>. In general, schools which have less than 5% of their places unfilled will be considered as having insufficient capacity, taking into account current and projected school population figures.

- 8.3.3 The quality and accessibility of the existing infrastructure also needs to be considered. For example, the educational infrastructure available at a school which is below capacity may only be sufficient to meet the current pupil population size, and contributions may still be needed to improve existing buildings and associated facilities to make them more suitable, particularly where the school has temporary or undersize facilities<sup>78</sup>.
- 8.3.4 The county council has a prioritised capital work programme to expand and improve facilities, based on an assessment of current and likely future needs, and it is expected that developer contributions will help fund those priorities identified within the local area for that development.
- 8.3.5 The following table highlights those areas where there is a known capacity or suitability issue in school provision that would either occur as a result of, or be exacerbated by, further development. It therefore indicates what level of schooling contributions will be collected in what local areas. This will need to be kept under review. At the time of writing, all areas had schools in at least one level that need improving or new provision added. [Table I3] in [Background Information] sets out in more detail the current schools where there is a known capacity or suitability issue. In most cases where there are capacity or suitability issues, these can be resolved by extending or otherwise improving existing provision. In Crossways, Poundbury and Puddletown the need for land for new or replacement education facilities as a direct result of large-scale development has been identified in the adopted local plan (Policies EA12, EA17 and EA33).

	Beaminster	Bridport	Chickerell	Dorchester	Lyme Regis	Sherborne
<b>First / primary</b>	✓	✓	✓	✓		✓
<b>Middle</b>	n/a	n/a	n/a	✓	n/a	n/a
<b>Upper / secondary</b>	✓		✓		✓	✓
<b>Sixth Form</b>						
✓ Indicates contributions will be required						

## 8.4. Thresholds and exceptions

- 8.4.1 Where there is an identified need for funding within an area, all new homes that may be occupied by families with school-age children will be expected to contribute towards education provision, with the exception of affordable housing (see below). This would include both new-built homes and those provided through a change of use.
- 8.4.2 Where a new school will be required due to a strategic allocation, this will be identified in the site specific policy. In these circumstances, the developer would normally be expected to provide the site in addition to contributing the construction and fit-out costs.
- 8.4.3 An exception will be made in relation to new homes which are highly unlikely to accommodate school-age children. This applies to one bedroom homes, care homes, sheltered housing schemes for the elderly and holiday homes. An exception is also made for affordable housing, which is a key priority for this area and a

<sup>76</sup> The annual Surplus Places Return to the Department for Children, Schools and Families and annual school census provides this information

<sup>77</sup> §86 of the School Standards and Framework Act 1998 introduced parental preference, where the county council must adhere to the preference expressed by parents for where their children should be taught, provided this would not prejudice the provision of efficient education or the efficient use of resources. This has meant that, even where there may be an overall surplus of school places in a local area, development may still apply additional pressure to the more popular schools, and this effect needs to be mitigated. The admission of additional pupils (through the School Standards appeal system) does not mean there is no need to mitigate the effect of these additional pupils.

<sup>78</sup> There may also be implications from changes in the national curriculum and ways school run, for example, introducing hot school meals and the diploma / extended school agenda for 14 - 19 year olds. Accessibility of the school is another factor that needs to be taken into account.

planning obligation in its own right

8.4.4 On this basis, no contribution will be required from the following homes:

- Care homes
- Sheltered housing schemes for the elderly
- One bedroom homes
- Homes restricted to holiday accommodation use
- Affordable housing



## 8.5. Calculating the contributions

8.5.1 The level of contributions will be based on the Department for Children, Schools and Families national standards, index linked and adjusted by location<sup>79</sup>. As of the end of 2008 the school build costs per place were estimated as follows, based on the Department for Children, Schools and Families estimates with a 1.03 weighting (to take into account the fact that school build costs in Dorset are higher than the national average).

Because the Dorchester area pyramid has first, middle and upper schools, the first school costs have been based on the DCSF primary school costs, middle school costs based on the split between primary and secondary school costs, and the upper school costs based on the DCSF secondary school costs

8.5.2 Occupancy rates have been calculated based on the 2001 Census information. This information is used to calculate the number of places generated per school year, and therefore the likely level of contribution required.

Dorchester area		
Tier	Years	Cost per place
First	5 years	£9,017
Middle	4 years	£11,216
Upper	3 years	£11,414
Sixth Form	2 years	£20,630
<b>Total</b>	<b>14 years</b>	<b>£52,277</b>

Remaining areas		
Tier	Years	Cost per place
--	--	--
Primary	7 years	£12,624
Secondary	5 years	£19,023
Sixth Form	2 years	£20,630
<b>Total</b>	<b>14 years</b>	<b>£52,277</b>

Home	Places (per year)	Cost of contribution by area					
		Beaminster	Bridport	Chickerell	Dorchester	Lyme Regis	Sherborne
2 bedroom home	0.020	£3,653	£1,759	£3,653	£1,791	£1,894	£3,653
3 bedroom home	0.028	£5,210	£2,509	£5,210	£2,554	£2,701	£5,210
4 bed (or larger)	0.032	£5,936	£2,859	£5,936	£2,910	£3,077	£5,936

<sup>79</sup> <http://www.teachernet.gov.uk/management/resourcesfinanceandbuilding/schoolbuildings/schooldesign/costinformation/>

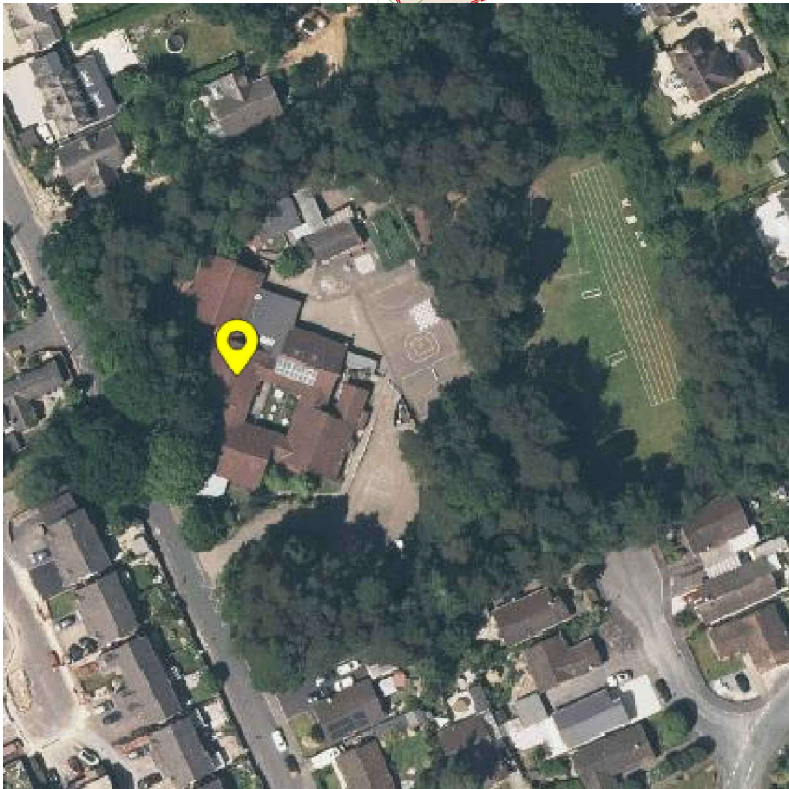
A3



**TOTAL EXISTING MEASURED GROSS SITE AREA = 11775m<sup>2</sup>**



EXISTING MEASURED SITE AREAS	
<b>TOTAL NET SITE AREAS = 9858m<sup>2</sup></b>	<b>TOTAL NON-NET SITE AREAS = 1917m<sup>2</sup></b>
<ul style="list-style-type: none"> <li>SOFT OUTDOOR PE = 0 m<sup>2</sup></li> <li>HARD OUTDOOR PE = 282m<sup>2</sup></li> <li>SOFT INFORMAL and SOCIAL = 5238m<sup>2</sup></li> <li>HARD INFORMAL and SOCIAL = 1220m<sup>2</sup></li> <li>HABITAT = 2035m<sup>2</sup></li> </ul>	<ul style="list-style-type: none"> <li>BUILDING FOOTPRINT = 1244m<sup>2</sup></li> <li>ACCESS, PARKING, PATHS and OTHERS = 673m<sup>2</sup></li> </ul>
<b>GROSS SITE AREA = 11775m<sup>2</sup></b>	



NEW SITE AREA REQUIREMENTS FOR 2FE FIRST SCHOOL inc. NURSERY & PRE-SCHOOL	
<b>TOTAL NET SITE AREAS = 11100m<sup>2</sup></b>	<b>TOTAL NON-NET SITE AREAS = 3149m<sup>2</sup></b>
<ul style="list-style-type: none"> <li>SOFT OUTDOOR PE = 6000m<sup>2</sup></li> <li>HARD OUTDOOR PE = 850m<sup>2</sup></li> <li>SOFT INFORMAL and SOCIAL = 1320m<sup>2</sup></li> <li>HARD INFORMAL and SOCIAL = 560m<sup>2</sup></li> <li>HABITAT = 150m<sup>2</sup></li> <li>FLOAT = 2220m<sup>2</sup></li> </ul>	<ul style="list-style-type: none"> <li>BUILDING FOOTPRINT = 1749m<sup>2</sup></li> <li>ACCESS, PARKING, PATHS and OTHERS = 1400m<sup>2</sup></li> </ul>
<b>CALCULATED GROSS SITE AREA OF 14248m<sup>2</sup></b> REQUIRED FOR A NEW 2FE FIRST SCHOOL inc. NURSERY & PRE-SCHOOL PROVISION	

DATA CALCULATED USING ANNEX A & B TABLES FOUND WITHIN BB103 ALONGSIDE ASSOCIATED DIE SoA TOOL FOR A 2 FE FIRST SCHOOL inc. NURSERY & PRE-SCHOOL FACILITIES

NEW SITE AREA REQUIREMENTS FOR 2FE PRIMARY SCHOOL inc. NURSERY & PRE-SCHOOL	
<b>TOTAL NET SITE AREAS = 14700m<sup>2</sup></b>	<b>TOTAL NON-NET SITE AREAS = 3934m<sup>2</sup></b>
<ul style="list-style-type: none"> <li>SOFT OUTDOOR PE = 84000m<sup>2</sup></li> <li>HARD OUTDOOR PE = 1030m<sup>2</sup></li> <li>SOFT INFORMAL and SOCIAL = 1560m<sup>2</sup></li> <li>HARD INFORMAL and SOCIAL = 680m<sup>2</sup></li> <li>HABITAT = 210m<sup>2</sup></li> <li>FLOAT = 2620m<sup>2</sup></li> </ul>	<ul style="list-style-type: none"> <li>BUILDING FOOTPRINT = 2136m<sup>2</sup></li> <li>ACCESS, PARKING, PATHS and OTHERS = 1796m<sup>2</sup></li> </ul>
<b>CALCULATED GROSS SITE AREA OF 18634m<sup>2</sup></b> REQUIRED FOR A NEW 2FE PRIMARY SCHOOL inc. NURSERY & PRE-SCHOOL PROVISION	

DATA CALCULATED USING ANNEX A & B TABLES FOUND WITHIN BB103 ALONGSIDE ASSOCIATED DIE SoA TOOL FOR A 2 FE PRIMARY SCHOOL inc. NURSERY & PRE-SCHOOL FACILITIES



Site/Project: ST JAMES CE FIRST SCHOOL  
PARK LANE  
ALDERHOLT  
FORDINGBRIDGE SP6 3AJ

Drawing Title: GROSS SITE AREA  
NET CAPACITY ASSESSMENT  
ANALYSIS OF AREAS AGAINST BB103

Scale: NTS @ A3 Date: FEB 2024 Drawn: KLT

UBRN: 200004748116 Drawing Number: NCA-02

Indicative Concept only - Proposal Subject to Further Detailed Design & Consultant Input



**NOTES**

The St James First School site contains many trees located on its boundaries and a belt through the centre of the site. Some of the trees are covered by a TPO. The existing school building and playground sit in the western half of the site with a playing field on the eastern part. Providing an expanded First School to accommodate two forms of entry as depicted on the proposed layout would necessitate the removal of some trees, primarily in the central part of the site.

The important trees and tree groups are those on the boundaries of the site and which provide its visual relationship within Park Road. The trees within the central belt are categorised as A2 and whilst important perform less of a role in defining the treed nature of the site than those around the edge. The proposal retains the vast majority of trees which in themselves are a constraining factor for expansion. However, accommodation of the proposal as indicated would not undermine the overall importance of the treed nature of the site.



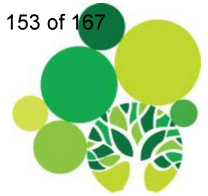
Plan showing School location in relation to the Alderholt Masterplan application.

- KEY**
- Existing Trees
  - Tree to be removed
  - Existing School buildings
  - Proposed New School Building (Amended Position)

SCALE	DATE	AUTHOR	CHK'D
1:500@ A2	April 2024	AA	GW

JOB NO. 23-1150  
DRAWING NO. SK-01  
REV. A





## TREE SURVEY & CONSTRAINTS PLAN

Proj. No <b>10894</b>	<b>St James CE First School &amp; Nursery, Park Lane, Alderholt SP3 3AJ</b>
Client:	Intelligent Land
Date of Report:	16/04/2024

Hayden's Arboricultural Consultants Ltd, Units 3-5 Moseley's Farm Business Centre  
Fornham All Saints, Bury St Edmunds Suffolk. IP28 6JY

Telephone: 01284 765391 Email: [Info@treesurveys.co.uk](mailto:Info@treesurveys.co.uk)  
[www.treesurveys.co.uk](http://www.treesurveys.co.uk)

# TREE PROTECTION STATUS

Hayden's sourced TPO & Conservation Area status from the Local Planning Authority's Online Mapping System on 16/04/24.

We were informed that:

- TPOs are present on site
- The site is not located within a conservation area

We would advise if prudent that before any tree work commences, this is checked directly with the Local Planning Authority to confirm that their online mapping system is definitive.

## CONSTRAINTS PLAN

The Tree Constraints Plan (TCP) is an important tool that objectively evaluates, classifies and categorises trees in accordance with BS 5837 (2012). Simultaneously, it also provides the architect and designer with an assessment of the associated constraints they may create. As such, the design proposals are aimed at addressing the constraints created by the trees. The TCP is created by (LPA) by identifying and quantifying key constraints such as canopy dimensions, root protection areas (RPA), water demand and ground cover. The TCP also provides an assessment of the benefits of the TCP. The TCP also provides an assessment of the benefits of the TCP. The TCP also provides an assessment of the benefits of the TCP.

## CATEGORY AND DEFINITION

Trees unsuitable for retention	
Category U	Trees in such condition that they cannot realistically be retained and/or trees in such poor condition that they are likely to die within 10 years.
Category A	Trees of high quality with an estimated remaining life expectancy of 10 to 20 years.
Category B	Trees of moderate quality with an estimated remaining life expectancy of 20 to 30 years.
Category C	Trees of low quality with an estimated remaining life expectancy of 30 to 40 years.

## NOTE:

Hayden's Arboricultural Consultants were provided with a Topographical Survey but these do not always show the positions of all the trees/features on site. The locations of any additional features have been fixed using GPS. As such the position of the trees/landscape features should not be taken as exact but gives a fair distribution of their positions on site.

The position, condition, and dimensions of the trees are based on a site survey undertaken on 10/04/24

"The original of this drawing was produced in colour - a monochrome copy should not be relied upon"



© HAYDEN'S 2024

5 Mosleys Farm Business Centre  
 Farm Road  
 Bury St Edmunds  
 Suffolk IP28 6UT

Head Office: 01284 763361  
 Suffolk Office: 01729 667423  
 Email: info@treasuresurveys.co.uk  
 www.treesurveys.co.uk

Intelligent Land  
 Constraints Plan

St James CE First School & Nursery, Park Lane,  
 Aldeford, Fordingbridge, Wiltshire, SP6 3AU

16/04/24  
 1:250 (A1)  
 108942-CP

APPENDICES FOR THE PROJECT OF JOHN POWELL



## Existing Site Plan

LEGEND	
	Existing Tree/Feature BS 5837:2012 Category A
	Existing Tree/Feature BS 5837:2012 Category B
	Existing Tree/Feature BS 5837:2012 Category C
	Line of Root Protection Area (RPA) - calculated following guidelines set in BS 5837:2012
	Additional feature which doesn't meet BS 5837:2012 categorisation but is included for reference
	Dead tree within feature
	Existing Hard Surfacing within RPA
	Existing retaining wall and associated level change most likely to have precluded notable root growth
	Existing structures most likely to have precluded notable root growth

**SCHEDULE OF TREES**

Park Lane, Alderholt, Fordingbridge, Wiltshire

Surveyed By: Nick Hayden  
Managed By: Nick Hayden

Date: 10/04/2024

TreeNo	Species	DBH		Height		Visual		Crown Spread		Problems / Comments	BS Cat	Work Required	Priority
		Min Dist	RPA (m <sup>2</sup> )	Crown Base Aspect	Lowest Branch Aspect	Age	SULE	Water Demand	Ground Cover				
T001	Pine	520	18.5	High	N6, E5.5, S6, W5	High	Located within a fenced play area. No obvious indicators of disease or decay. Reasonable vigour.	B2	No work required.	4			
Yes		6.24	6.1-10m	M	Moderate								
		122.3		20+ years	Rubber bark chip								
T002	Oak	640	17.5	High	N8, E7, S8.5, W7.5	High	Located within a fenced play area. No obvious indicators of disease or decay. Reasonable vigour.	A1	No work required.	4			
Yes		7.68	2.1-4m	EM	High								
		185.3		40+ years	Rubber bark chip								
T003	Oak	350	10.5	High	N5, E5, S5, W5	High	No obvious indicators of disease or decay. Reasonable vigour.	A1	No work required.	4			
Yes		4.2	2.1-4m	EM	High								
		55.4		40+ years	Grass, Tarmac								
T004	Pine	220	9.5	Moderate	N3, E3, S3, W3	Moderate	No obvious indicators of disease or decay. Reasonable vigour.	B2	No work required.	4			
Yes		2.64	2.1-4m	SM	Moderate								
		21.9		20+ years	Block paving, Shrub bed								
T005	Rowan	140	6.5	Moderate	N3, E3, S3, W3	Moderate	No obvious indicators of disease or decay. Reasonable vigour.	B2	No work required.	4			
Yes		1.68	2.1-4m	SM	Moderate								
		8.9		20+ years	Grass								
T006	Rowan	180	9.5	Moderate	N2, E3, S2.5, W2.5	Moderate	No obvious indicators of disease or decay. Reasonable vigour.	B2	No work required.	4			
Yes		2.16	2.1-4m	SM	Moderate								
		14.7		20+ years	Grass, Block paving								
T007	Apple	250	6	Low	N3, E3.5, S3, W3	Low	Topped at circa. 2m above ground level (agl). No obvious indicators of disease or decay. Reasonable vigour.	C2	No work required.	4			
Yes		3	0-2m	M	Low								
		28.3		10+ years	Block paving								



TreeNo	Species	DBH		Height		Visual		Crown Spread		Problems / Comments	BS Cat	Work Required	Priority
		Min Dist	RPA (m <sup>2</sup> )	Crown Base Aspect	Lowest Branch Aspect	Age	SULE	Water Demand	Ground Cover				
<b>W001</b>	Apple, Birch, Cypress, Douglas Fir, Oak	50	0.6	23	23	High	High	N5, E5, S5, W5	High	Mixed species woodland bordering the site's southern aspect. Retaining wall to north has most likely precluded notable root growth beyond. Species and DBH (RPA) of all trees recorded and shown on the attached drawing no. 10894-D-CP. Two dead trees in woodland identified on drawing. Health and safety inspection of the woodland / school undertaken every 3 years by Dorset Council, with the last survey being in February 2022.	A2	No work required.	4
<b>Yes</b>		1.1				40+ years		Light undergrowth, Woodland floor					
<b>W002</b>	Bay Laurel, Birch, Cherry, Cypress, Douglas Fir, Holly, Pine, Oak, Willow	50	0.6	22	22	High	High	N5, E5, S5, W5	High	Mixed species woodland bordering the site's southern and eastern aspects. Species and DBH (RPA) of all trees recorded and shown on the attached drawing no. 10894-D-CP. One dead tree in woodland identified on drawing. Health and safety inspection of the woodland / school is undertaken every 3 years by Dorset Council, with the last survey being in February 2022.	A2	No work required.	4
<b>Yes</b>		1.1				40+ years		Light undergrowth, Woodland floor					
<b>W003</b>	Birch, Cypress, Holly, Oak, Pine	50	0.6	23	23	Moderate	Moderate	N5, E5, S5, W5	High	Mixed species woodland separating the school and playing fields to the east and west respectively. Species and DBH (RPA) of all trees recorded and shown on the attached drawing no. 10894-D-CP. Health and safety inspection of the woodland / school is undertaken every 3 years by Dorset Council, with the last survey being in February 2022.	A2	No work required.	4
<b>Yes</b>		1.1				40+ years		Light undergrowth, Woodland floor					
<b>W004</b>	Blackthorn, Birch, Cherry, Laurel, Holly, Pine, Oak, Rowan	50	0.6	23	23	High	High	N5, E5, S5, W5	High	Mixed species woodland bordering the site's northern and western aspects. Retaining wall has most likely precluded notable root growth beyond at north west aspect of site. Species and DBH (RPA) of all trees recorded and shown on the attached drawing no. 10894-D-CP. Two dead trees in woodland identified on drawing. Health and safety inspection of the woodland / school undertaken every 3 years by Dorset Council, with the last survey being in February 2022.	A2	No work required.	4
<b>Yes</b>		1.1				40+ years		Light undergrowth, Woodland floor					

## Explanatory Notes for Tree Constraints Plans

<b>DBH (mm)</b>	Diameter of main stem in millimetres at 1.5 metres from ground level. Where the tree is a multi-stem, the diameter is calculated in accordance with item 4.6.1 of BS 5837:2012.
<b>RPA</b>	This is the Root Protection Area, measured in square metres and defined in BS5837:2012 as “a layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree’s viability, and where the protection of the roots and soil structure is treated as a priority”. The RPA is shown on the drawing. Ideally this is an area around the tree that must be kept clear of construction, level changes of construction operations.
<b>Crown Base</b>	Recorded in metres, the distance from ground and aspect of the lowest branch material.
<b>Crown Spread</b>	Indicates the radius of the crown from the base of the tree in each of the northern, eastern, southern and western aspects.
<b>Age</b>	Recorded as one of the following categories:  <b>Y</b> Young. Recently planted or establishing tree that could be transplanted without specialist equipment, i.e. less than 150 mm DBH. <b>S/M</b> Semi-mature. An established tree, but one which has not reached its prospective ultimate height. <b>E/M</b> Early-mature. A tree that is reaching its ultimate potential height, whose growth rate is slowing down but if healthy, will still increase in stem diameter and crown spread. <b>M</b> Mature. A mature specimen with limited potential for any significant increase in size, even if healthy. <b>O/M</b> Over-mature. A senescent or moribund specimen with a limited safe useful life expectancy. Possibly also containing sufficient structural defects with attendant safety and/or duty of care implications. <b>V</b> Veteran. Although there is no exact definition this is usually a tree that is of interest biologically, culturally or aesthetically because of its age, size or condition. <b>D</b> Dead.
<b>Safe Useful Life Expectancy</b>	Relates to the prospective life expectancy of the tree and is given as one of 4 categories:  40 years+; 20 years+; 10 years+; Less than 10 years.

<b>Water Demand</b>	This gives the water demand of the species of tree when mature, as given in the NHBC Standards Chapter 4.2 “Building Near Trees”.
<b>BS 5837 Main Category</b>	<p>Using this assessment (BS 5837:2012, Table 1), trees can be divided into one of the following simplified categories, and are differentiated by cross-hatching and by colour on the attached drawing:</p> <p><b>Category A</b> - Those of high quality with an estimated remaining life expectancy of at least 40 years;</p> <p><b>Category B</b> - Those of moderate quality with an estimated remaining life expectancy of at least 40 years;</p> <p><b>Category C</b> - Those of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm;</p> <p><b>Category U</b> - Those trees in such condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.</p>
<b>BS 5837 Sub Category</b>	<p>Table 1 of BS 5837:2012 also requires a sub-category to be applied to the A, B, C, and U assessments. This allows for a further understanding of the determining classification as follows:</p> <p><b>Sub-Category 1</b> - Mainly arboricultural qualities</p> <p><b>Sub-Category 2</b> - Mainly landscape qualities</p> <p><b>Sub-Category 3</b> - Mainly cultural values, including conservation</p> <p>Please note that a specimen or landscape feature may fulfil the requirements of more than one Sub-Category.</p>
<b>Recommended Works</b>	Identifies the necessary tree work to mitigate anticipated problems and deal with existing problems in the setting at the time of the inspection.
<b>Priority</b>	<p>This gives a priority rating to each tree allowing the client to prioritise necessary tree works identified within the Tree Survey.</p> <p><b>1</b> Urgent – works required immediately;</p> <p><b>2</b> Works required within 6 months;</p> <p><b>3</b> Works required within 1 year;</p> <p><b>4</b> Re-inspect in 12 months,</p>

**APPENDIX EDU05**

**SCOTT WOPRSFOLD ARCHITECTS 2FE FIRST SCHOOL CONCEPT SITE PLAN**

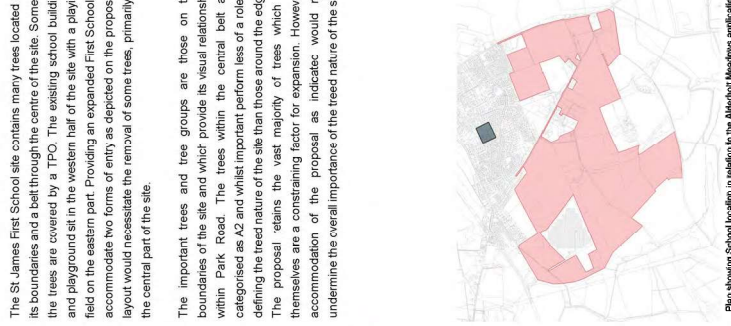
Indicative Concept only - Proposal Subject to Further Detailed Design & Consultant Input



**NOTES**

The St James First School site contains many trees located on its boundaries and a belt through the centre of the site. Some of the trees are covered by a TPO. The existing school building and playground sit in the western half of the site with a playing field on the eastern part. Providing an expanded First School to accommodate two forms of entry as depicted on the proposed layout would necessitate the removal of some trees, primarily in the central part of the site.

The important trees and tree groups are those on the boundaries of the site and which provide its visual relationship within Park Road. The trees within the central belt are categorised as A2 and whilst important perform less of a role in defining the treed nature of the site than those around the edge. The proposal retains the vast majority of trees which in themselves are a constraining factor for expansion. However, accommodation of the proposal as indicated would not undermine the overall importance of the treed nature of the site.



**APPENDIX EDU06**

**SCOTT WORSFOLD ARCHITECTS 2FE FIRST SCHOOL CONCEPT BUILDING PLAN**



**APPENDIX EDU07**

**DORSET COUNCIL SITE AREA ASSESSMENT**



**From:** [Ed Denham](#)  
**To:** [john.powell@alfredsonyork.co.uk](mailto:john.powell@alfredsonyork.co.uk); [Ursula Fay](#); [Louise Taylor \(Assets & Property\)](#)  
**Cc:** ["Nigel Jacobs"](#)  
**Subject:** RE: Alderholt - Education Strategy and Statement of Common Ground  
**Date:** 09 May 2024 08:22:45  
**Attachments:** [image003.png](#)  
[image004.png](#)  
[image005.png](#)

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Dear John,

Thank you for the plans you provided on the 8<sup>th</sup> of April and the further refinements on the 26<sup>th</sup> of April taking into account the Arboreal advice you have received.

The Proposals outlined in these two designs both refer to 2FE First school, contrary to the original proposal submitted after the planning application (and before determination) of a 2FE Primary School. All three proposals submitted clearly detail that the site and its usable space can't accommodate any of the designs you propose while protecting the existing site attributes and providing the necessary outdoor space.

I will limit my comments and observations in this instance to the latest version – that of the 26 April as we have already commented on the viability of the Primary School proposal.

#### **Site Sufficiency:**

The layout plan details a building footprint of 1250m<sup>2</sup> (based on the April 8<sup>th</sup> submission) which provides 1945m<sup>2</sup> of floor space.

In addition, your site layout shows 2100m<sup>2</sup> of Soft PE space, a 595m<sup>2</sup> Multi-Use Games Area or Hard PE space and 600m<sup>2</sup> of informal soft or hard play. In addition, though not identified, is 150m<sup>2</sup> of habitat area provided by the extensive tree-covered elements of the site. I also assume that the parking space and paths – i.e. the Non-net areas are around the prescribed 1190m<sup>2</sup> required for a 2 FE First Schools based on BB103 Annex B.

The layout thus provides 5,885m<sup>2</sup> of usable space, which is around ½ of the total site area.

Dorset Council would expect the following minimum for a 2FE First School plus 56 places across nursery and pre-school:

Soft Outdoor - PE	4200
Hard Outdoor PE	850
Soft Informal	1320
Hard Informal	561
Habitat	150
Float	2220

Non Net	1190
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Building (Single Storey)	2000
	12491

BB103 using Annex A & B – would see a site area for a 2FE first school of between 12,166m<sup>2</sup> and 14,950m<sup>2</sup> of usable space.

The Soft Outdoor PE space is what would be required for 120 KS2 pupils based on Annex B.

The Non-Net area is in addition to the building footprint – based on the fact that a 2FE non-net first school requires 1190m<sup>2</sup> to cover paths and parking etc, whereas the building floor area

required is between 1826m<sup>2</sup> and 2020m<sup>2</sup> according to Annex A.

So even in the most restricted of states – a 2FE First school would require 12,166m<sup>2</sup> of developable space to deliver Annex B. To design and plan for a school of 356 pupils (that is including the nursery and pre-school) to exist on a site with only 5,885m<sup>2</sup> of usable space is wholly inappropriate.

**Building Design and Location:**

We note with concern that the proposed building is a 2-storey structure. Our concerns remain the following:

1. The 2-storey model is not appropriate when this can be reasonably avoided.
2. The Year 2 classrooms are shown on the 1<sup>st</sup> floor – again it is expected that Early Years and KS1 should have direct access to the outside as a minimum.
3. The use of two storey building adds significant cost on maintenance with lifts etc being required.
4. The proposed location, that has had to be altered due to the tree-layout, will see it being sited on the highest part of the site – some 3 meters higher than where the current single storey building sits, and also close to the boundary overlooking residential housing – albeit with some tree cover between.
5. We would also, on initial assessment, expect retaining walls to ensure the 2100m<sup>2</sup> Soft PE pitch is flat. We would predict that the retaining wall would then encroach on the RPA for the trees in that area.

This details our response to the First School proposal, and does not deal with the original proposal that formed the basis for the Council's RfR which was for use of the St James Alderholt site for a 2 FE Primary School which is still a material concern.

I hope this helps clarify the Councils' position with regards to the capacity of the school site and that we can agree that the delivery of education provision through its use is not possible and realistic alternatives will have to be developed to ensure quality provision for the children from Alderholt and any new housing that is developed in the area.

Kind Regards

**Ed Denham**  
**Manager**  
**Education Services - Specialist**  
**Dorset Council**

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**From:** john.powell@alfredsonyork.co.uk <john.powell@alfredsonyork.co.uk>

**Sent:** Wednesday, May 8, 2024 4:32 PM

**To:** Ursula Fay <Ursula.Fay@dorsetcouncil.gov.uk>; Ed Denham <ed.denham@dorsetcouncil.gov.uk>; Louise Taylor (Assets & Property) <louise.taylor@dorsetcouncil.gov.uk>

**Cc:** 'Nigel Jacobs' <nj@intel-land.com>

**Subject:** Alderholt - Education Strategy and Statement of Common Ground

**Importance:** High

Good afternoon all,

It is now a month since I sent over our initial Education Strategy document, and I am yet to have any comments on this. I am conscious that time is getting very tight for the production of evidence so if there are matters in the Strategy that are not accepted it would be helpful to understand the Council's position.

In order to make best use of the Inspector's time, and to ensure our time is effectively spent in the lead up to the Inquiry, it would be very helpful to identify the areas where we can agree, and which areas will need evidence producing. I have sent over a first draft of a Statement of Common Ground, and I would very much appreciate the identified elements of data being added to this.

Additionally, any views on the education strategy as provided (and the additional information on transport and arboriculture – in case our experts in these areas need to address any matters) would be very gratefully received.

Kind regards,

**John Powell**  
Operations Director  
Alfredson York Associates



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