

**STATEMENT OF COMMON GROUND  
EDUCATION REQUIREMENTS FOR DANETREE DEVELOPMENT  
DAVENTRY**

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**Introduction**

This Statement sets out the agreed position of the Local Education Authority for Northamptonshire and the applicant for the proposed residential development at Danetree with regard to education requirements for that development.

**AGREED MATTERS**

The following points are agreed:

- a) the pupil yield factors used in the socio-economic chapter of the Environmental Statement accompanying the planning application provide a reasonable basis for estimating potential pupil numbers for a development where no mix of dwelling types is available. These factors are: 0.24 primary pupils per dwelling, 0.18 secondary pupils per dwelling, 0.03 sixth form pupils per dwelling;
- b) for the purpose of assessing school requirements arising from the Danetree development, using these factors, the number of school age children generated by 5,150 dwellings would be approximately 1,235 primary, 925 secondary and 154 sixth form pupils, as set out socio-economic chapter of the Environmental Statement;
- c) the number of schools required to accommodate these pupils would three x 2 Forms of Entry primary schools (420 places) and one 11-16 years secondary school with 8 Forms of Entry (1,200 places); the secondary school would not include a full 6<sup>th</sup> form but would have some 6<sup>th</sup> form provision.
- d) only one new secondary school is likely to be needed for Daventry and this would serve requirements arising from all the current housing proposals.

Danetree would be the preferred location for a secondary school to serve all the new development. This new school can serve a total of 11,473 dwellings<sup>1</sup>. Whilst there is some existing surplus capacity in the town, Daventry has a high loss of pupils to schools elsewhere a proportion of which it is hoped will be recaptured.

e) the site areas required for the new schools required would be:

2 ha each for two of the three primary schools;

2.8 ha for one primary school to give a larger site for flexibility in case of a bulge in the child population;

10.5 ha for the secondary school of the required size to serve other developments.

f) The sites for the schools are to be as shown the Design and Access Statement for Danetree with the precise site being agreed before the Commencement of the phase of development within which the relevant school sits.

g) The school sites will be serviced and suitable for the purpose

h) no specific provision is required for nursery age children within the site although some provision could be made within the primary school sites or in the district centre; the primary school site areas indicated above include an allowance for nursery school provision.

i) the indicative phasing of new school provision currently proposed in the applicant's Design & Access statement are reasonable subject to the following amendments:

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<sup>1</sup> Source – Annex A WNDG Provisional Infrastructure Cost Schedule.

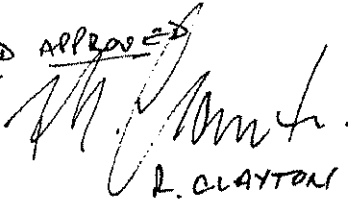
- \* the first primary school should open in the September after 300<sup>th</sup> dwelling is completed.
- \* the second primary school will be required within Phase 2; on the current phasing of dwelling completions this suggests September 2017.
- \* the third primary school should open in the September after 4,500 dwellings are completed; on the current phasing this suggests September 2022.
- \* based on the current phasing of dwelling completions, the Secondary school would be required to open in September 2017.

The actual timing of provision of the schools will be subject to continuing review by and Education Review Group (with NCC and Developer participation)

- j) There will be a requirement to provide regular returns of rates of sales, occupancy of houses sold and projected sales in order to inform the Education Review Group as to when the process of procurement for each new school should commence.
- k) the new schools can be procured either by:
  - (i) the developer providing the sites and building the schools or
  - (ii) the developer providing the sites and making a contribution to new schools.

at the Developers election in respect of each school. Providing that any election must be made before the commencement of development in order to permit the LEA time to react to the consequences of the election

- l) the Developer's contribution (in kind or payment) would be based on the WDC schools' tariffs per dwelling, which are £4,429 per dwelling for the primary schools and £3051 per dwelling for the secondary school (including post 16 provision). This tariff would be applied to the proposed 5,150 dwellings and would be payable to the County Council.
  
- m) If the Developer pays the tariff contribution in kind then the primary schools will be constructed in accordance with Building Bulletin 99 and the secondary school in accordance with BB 98 and any other relevant DCSF guidance
  
- n) The applicant will transfer the sites of the primary schools to the county council at no cost. If the applicant provides the site for the secondary school, a contribution based on the schools' tariff figures would be payable but there would be a reduction in the tariff equivalent to 55% of agreed value of the land provided .
  
- o) The land for the secondary school will be transferred to the County Council for nominal consideration but the County Council will be under an obligation use reasonable endeavours to recover 55% of the land cost from other development benefitting from the provision of such land. 45% of the land cost is attributable to Danetree, 5,150 dwellings being 45% of the total number of dwellings the secondary school will serve (11,473).
  
- p) One of the units within a Local Centre will be designed to be suitable for private nursery school provision.

SIGNED APPROVED  
  
R. CLAYTON  
PP. NORTHANTS C.C.  
07.01.09

SIGNED AS WITNESS BY  
Mannons  
on behalf of the Developer.