



Ella Casey
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Communities

Place and Infrastructure
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Dear Ella,

PROPOSAL: Redevelopment of the former football pitch and tennis courts associated with the adjacent employment use, including demolition of the existing pavilion and all other remaining structures and enclosures relating to the previous use of the site; and the erection of 115 dwellings, accesses, landscaping, parking, drainage features and associated works

LOCATION: Land North of Rounds Gardens, Rugby

APPLICATION: R24/0111

Having considered the above planning application I would like to make you aware of the following requests for S106 Developer Contributions.

Education

The County Council has a statutory responsibility under the Education Act 1996 to provide a school place to all of its school-age resident children.

A contribution towards increased education facilities is sought when the predicted impact of a new housing development creates a shortfall in provision. This is assessed by looking at current capacity and forecast demand using birth data from the health authorities, the school census and data on parental preferences and housing numbers. Where the additional pupil numbers brought to the area may be partly accommodated, the level of contribution requested would be adjusted accordingly. The additional demand, net of any capacity that might be available, informs the request for contributions.

The current estimated contribution request for Education is **£1,971,985**. The level of contribution is currently estimated on an assumption 113 dwellings are relevant to be considered for education contributions, i.e. they have at least two bedrooms and have no age restrictions on residents. The contribution will be used towards education provision as follows:

- Additional Early Years provision in the local area to service the development
- Additional Primary provision in the local area to service the development
- Additional Secondary provision in the local area to service the development
- Additional SEND provision in the local area to service the development

Please see the calculator below for further detail.

Rugby Borough	Early Years/ Pre School	Primary	Secondary	Post 16	Primary SEN	Secondary/ Post 16 SEN	
R24/0111	Education	Education	Education	Education	Education	Education	
Number of eligible units	113	113	113	113	113	113	
Pupil Yield (per year group) per 100 dwellings	4.86	4.86	4.86	4.86	0.03	0.04	
Pupil Numbers							
Number of Full Time Equivalent Year Groups 3-4	1	7	5	1	7	6	
Eligible & Take up 0-2 year olds	1.155						
Number Of Pupils	11.84	38.47	27.48	5.50	1.15	1.32	
Number Of Pupils Rounded Up or Down (except SEN)	12	38	27	5	1.15	1.32	
Available places	0	0	0	0	0	0	
Net need	12	38	27	5	1.15	1.32	
Type of additional place:	Expansion	Expansion	Expansion	Expansion	Expansion	Expansion	
Pupil Place Costs	£22,787	£22,787	£22,536	£22,536	£90,653	£90,653	
Cost	£273,444	£865,906	£608,472	£0	£104,610	£119,554	Capital costs: £1,971,985
Contribution Required For Education Sector	yes	yes	yes	no	yes	yes	Total requirement: £1,971,985

Libraries

The County Council seeks a financial contribution to improve, enhance and extend the facilities or services of a specified library service point where local housing development will mean an expected increase in numbers of people using those facilities. This may include purchase of additional stock, targeted collections, additional seating/study spaces or related facilities, improving family facilities and targeted promotions to inform new residents of the services available to them.

The level of contribution is currently estimated on an assumption that all new dwellings are here bedoomed properties. However, we can ensure that the full formula for contribution requested is included in the related S106 agreement.

The current estimated contribution request for Libraries is **£2,517**.

A copy of the detail of the formula to be used is attached to this letter for information.

Public Rights of Way

The County Council seeks a financial contribution to support the ongoing maintenance and improvements of public rights of way either fully or partially within a 1.5 mile radius of the site. The rights of way to be considered are RB1-RB9 RB10-RB19 RB21 RB41 RB44 RB48 RB49 RB30 RB35 RB38 R93-R95 R102 R114 R114a R123-R127 R202 R344.

The requested calculation is based on the length of public rights of way within a one and half mile radius of the site and is calculated at **£3,065.84**.

A breakdown of the calculation is attached to this letter for information.

Sustainable Travel Promotion

The County Council is keen to promote sustainable travel and requests that the Developer provide information on local sustainable travel under a planning condition as part of their new dwelling welcome information. No dwelling shall be occupied until details of Sustainable Welcome Packs (including public transport information) has been submitted to and approved in writing by the Local Planning Authority. The approved packs shall be provided to the occupiers of each dwelling prior to the first occupation of that dwelling in order to mitigate increased emissions associated with the development and in the interests of sustainable travel and connectivity.

Road Safety Education

The County Council requests a financial contribution of £50 per dwelling for the provision of road safety initiatives targeted within the community of the development. Initiatives to include road safety education for primary and secondary schools and training/education for other vulnerable road users within the local area.

The County Council will be seeking a Road Safety contribution of **£5,750** based on 115 dwellings.

Social Care

The application does not appear propose to make any units available suitable for any prospected residents that may have current or future accessibility needs placing greater pressure on services. We would recommend consideration for some of the units to be built to M4(2) standard so that those residents that may require a home that can be adapted an opportunity to do so, either now, or as their needs change.

Monitoring and Administration

The County Council requires a monitoring fee for the monitoring and administration of County Council obligations, due upon signing of the agreement. Based on 115 dwellings the calculation is as follows:

£700 + (5 hours x £40 Officer time x Number of triggers)

A separate response will be submitted by the County Council in its capacity as Highways Authority and this will include requests for Highways mitigation as well as requirements to support the provision of off-site cycle infrastructure.

I hope this request provides sufficient information to enable you to consider the planning application but please let me know if you require anything further.

Yours sincerely

Graham Palmer

Infrastructure Strategy and Commissioning Lead