

0873/17/PRM Land at Plymouth Road, Tavistock

Pre-application advice

Without Prejudice

30.03.2017

The pre-application advice below is provided without prejudice.

In assessing the education requirements from this development, Devon's revised Education s106 Policy has been applied: <https://new.devon.gov.uk/planning/planning-policies/pupil-place-planning>

Across the schools in Tavistock catering for primary aged children there is a deficit of forecast places.

A new Primary School is planned for Tavistock and contributions are sought towards education facilities at the new 210 place Primary School.

The LA would seek contributions for 69 primary pupil places at the new primary build rate of £16,019.00 per pupil. We would therefore request £1,105,300.00. If a percentage of dwellings are single bedroom properties, the contribution will be adjusted accordingly.

A contribution towards special education provision will be sought for one pupil at £24,261.00

No contribution towards land for the new primary school would be sought as the land has been secured through a Section 106 Agreement.

A contribution towards early years provision at the new Primary School would also be sought at a rate of £250.00 per family dwelling. We would therefore be requesting £70,000.00 towards early years provision.

The secondary school for the development is Tavistock College. A development of 280 homes is expected to generate 42 secondary pupils. There is currently sufficient forecast capacity at Tavistock College to mitigate the impact of this development and therefore, if the application were to come in today, we would make no request for secondary education infrastructure.

No education transport contributions would be required.

No post-16 education request would currently be made.

In respect of trigger points for payment of section 106 contributions, Devon will request:

- 50% of the primary and secondary contributions on occupation of 10% of the dwellings
- 50% of the primary and secondary contributions on occupation of 50% of the dwellings.

It should be noted that the requirements set out above may change depending on future planning approvals and demographic changes.