

From: [REDACTED]
To: MU1
Subject: 2021/1090 relocation of school - Letter to address steering group queries
Date: 15 December 2023 11:55:15
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From: [REDACTED]
Sent: 15 December 2023 10:24
To: [REDACTED]
Subject: RE: 2021/1090 relocation of school - Letter to address steering group queries

[REDACTED]

Please find the Education response to the revised development plans for 1,560 houses and Strata's additional information relating to the site area.

Education Contributions

The MU1 site policy sets out the requirement for a new primary school. Current proposals to construct a 420 place school with nursery facilities will meet the projected pupil yields from the 1,560 houses proposed.

Contributions for secondary education would be required to provide additional places across the central planning area. The total number of dwellings for the MU1 development is projected to require 234 additional secondary school places. At £16,000 per pupil place, this amounts to a total secondary contribution of £3,744,000.

School Site Area

With reference to the letter sent through from the Pegasus Group (ref P18-1848 0031v4 PL HB), dated 7th December 2023. This has been compared the site area set out in the DfE's area guidelines for schools document (Building Bulletin 103) and the following observations are noted.

The table on page 4 states the area has been calculated for a 2 form entry primary (420 place school) and 78 place nursery. There are some slight discrepancies between the baseline BB103 figures set out by Strata and our own calculations, but this does not effect the overall baseline area for the school of 16,454m² (Minimum) to 20,625m² (Maximum).

The revised area identified for the new school on the MU1 development is 16,510m², which is 56m² above the minimum area. Whilst it would have been preferable for a larger site area, to allow future expansion works, the developers have evidenced that the site area is in line with that set out by the DfE.

In terms of the individual areas assigned for each category of outdoor space, there is a marked difference between BB103 and the proposals for the site. These are set out below:

	Developer BB103 Calcs	Revised Site Areas	Difference	Type of area
1. Soft outdoor PE	8,410	4,200	-4,200	Playing Field/Pitch for football, rugby, etc and overlapping summer pitches for cricket, athletics, etc.
2. Hard outdoor PE	1,075	1,075	45	Tarmac ball court/MUGA
3. Soft informal and social area	1,800	7,085	5,489	Playgrounds, grassed play, bankings, planting, soft social, courtyards, etc.
4. Hard informal and social area	750	1,200	502	Outdoor study areas/ Early Years Play, etc.
5. Habitat	250	250	40	Ponds, Gardens, allotments, meadowland
Float	2,355	0	-2,856	
Minimum net site area	14,640	13,810	-980	
Non-net	1,814	2,700	964	Building Footprint, Paths, Car Parking, Service yards, Bin Compounds, Drop Off
Minimum total site area	16,454	16,510	56	

The total net site area of the proposed school at 13,810m² is **980m² less than the minimum area as set out in BB103** and impacts the external facilities available for teaching, learning, socialising and play.

The non-net area for the proposed site is 964m² over the minimum area and we would question the reasoning behind this.

Until detailed designs are produced, it is difficult to make further comments at this stage, as interpretations of the external areas may differ. For Example, the soft outdoor area is 4,200m² below the minimal guidance, but soft informal and social is 5,489m² over the minimum. Hard informal areas are also considerably higher than baseline guidance. There is no 'float' area, which suggests designs have progressed to a stage where this has been included within the specific categories.

Once detailed plans are submitted, a further comparison can be made, but at this stage we can only confirm the proposed total site area to be acceptable for the new school, but further information and clarity is needed on the differences between the net and non-net areas.

Thanks,

[REDACTED]
Capital Schemes Project Manager
Property Services
Growth and Sustainability
Barnsley Council

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From: [REDACTED]

Sent: 11 December 2023 09:35

To: [REDACTED]

Subject: 2021/1090 relocation of school - Letter to address steering group queries

Importance: High

Good morning [REDACTED]

Following the MU1 Steering Group Meeting, Strata have provided the attached letter to address the queries raised regarding the relocation of the school. I would welcome your formal comments. Please note, all formal consultation responses will be made public on the Council planning explorer website.

LUCY – the resubmission documents for 2021/1090 propose 216 dwellings for the phase 1a (full part of the application), and a further 1344 dwellings in outline (total 1344, reduced from 1760 when the application was first submitted in 2021) which more closely reflects the site specific policy. Please confirm what education contributions would now be required,

Kind Regards

[REDACTED]
Group Leader (Inner Team)
Planning and Building Control
Directorate of Growth and Sustainability
Barnsley Council

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Please be aware that the Development Management Team are currently experiencing temporary resourcing pressures. Unfortunately, this means we may not respond as to correspondence as quickly as we would like. This situation is expected to last for a temporary period whilst a recruitment exercise is undertaken. I would like to thank you for your continued patience at this time

*Please note that we are operating a hybrid working model, If I am unavailable please leave a message including a contact telephone number so that I can return your call *



From: [REDACTED]
Sent: 07 December 2023 15:13
To: [REDACTED]
Cc: [REDACTED]
Subject: 2021/1090 Letter to address steering group queries

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Planner

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Have a Merry Christmas
Thank you from us all at Pegasus Group for your continued support this year. We will be making a charitable donation to The Trussell Trust our chosen charity for 2023.



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