

Nikki White

From: Frances Gully
Sent: 11 September 2024 12:45
To: Nikki White
Subject: RE: [EXTERNAL] Packsaddle - ref: 2023/0864/FUL

Importance: High

Caption: Civica Email
CivicaMail: No
ConvertToPDF: No
SaveToCivica: No

Hi Nikki,

I just rang EY and they definitely need funding as I suspected so due to the government change to ensure we provide places for 0-4 years old.

$74 \times 0.1 = 7.4$
 $7.4 \times 21,188.00 = \text{£}156,791.20$

It is 1st & Middle school here so this produces the following
 $74 \times 0.23 = 17.02$ pupils for first school
 $74 \times 0.148 = 10.952$ pupils for middle school

The school organisation plan does show that there are plenty of places available in both school types to accommodate this number of children in the coming years. I Have also had confirmation form the Strategic Manager-Head of Education Places, So I would be confident to take off those contributions, as at present we do not have evidence to show there is a need to expand the schools here (until Selwood garden village gets built).

Therefore the total to now ask for is as follows: £156,791.20 for early years development, that is £2,118.80 per dwelling so a significant reduction from the ask in 2023.

I hope that helps

Frances Gully
Principal Assets Planning Advisor BSc MSc MRTPI

Phone: (01823) 359168
Mob: 07811314871
Email: Frances.Gully@somerset.gov.uk
[Somerset Council](#)

Somerset Council



A Fairer, Ambitious Somerset

From: Nikki White <nikki.white@somerset.gov.uk>
Sent: Wednesday, September 11, 2024 11:18 AM
To: Frances Gully <frances.gully@somerset.gov.uk>
Subject: FW: [EXTERNAL] Packsaddle - ref: 2023/0864/FUL

Nikki White
Principal Planning Officer – Development Management
Somerset Council
07785 656 144

Duty Planning: SomersetEast@Somerset.gov.uk or 0300 123 2224



A Greener, More Sustainable Somerset

To view or comment on planning applications please go to: [View and comment on a planning application \(somerset.gov.uk\)](https://www.somerset.gov.uk/planning)

From: Frances Gully <frances.gully@somerset.gov.uk>
Sent: Wednesday, August 16, 2023 2:52 PM
To: Alistair Banks <Alistair.Banks@livewest.co.uk>; Katie Wakefield <Katie.Wakefield@livewest.co.uk>
Cc: Charlie Field <charlie.field@somerset.gov.uk>; Nikki White <nikki.white@somerset.gov.uk>
Subject: [EXTERNAL] Packsaddle - ref: 2023/0864/FUL

Caution: This message originated outside LiveWest. Please take extra care when clicking links or opening attachments.

Dear Katie/Alistair,

Sorry for the delay with my response. I agree that it has been unfortunate that my colleague missed the data back in November 2022. It was human error and a bit of a misunderstanding which can't be helped now. We have always required education contributions in Frome, please see previous response to planning officer on this site. All the sites in Frome have been securing education contributions in S106 due to the pressure which the schools will face when all the planning applications are considered and approved.

At present with approvals for 800+ dwellings and applications for a further 2,300 proposed homes, it is more likely that we will require additional places and/or a new school if the proposed housing developments are all developed.

We currently have a school site reserved in the Town for the development of a new schools (Edmund Park), so the education funding from this development will be pooled with the other collected S106 to ensure that extra capacity will be built in Frome to support the homes approved. There is another school site proposed in the Selwood garden town, which will be to serve some o the children generated from that site, which is also yet to be determined.

74 homes is a significant site, in the letters sent you can see it will generate a significant amount of children. However on this occasion, due to our mistake at pre-app and to reduce the burden on your viability I am able to take off the sum for Early years development as there is a little more capacity at present in the early years settings, and the generation of 7 children may still be able to be accommodated by the time this development is built. In addition I can change the Middle school request to a cost to build

of an extension, which is the most likely project to expand the middle schools which will provide another saving.

Cost to build an extension in Middle schools is £23,004.00 per pupil, therefore $12 \times 23,004.00 = 276,048$

Previous ask	Compromise	Saving
EY £161,427.00	No payment	£161,427.00
First £415,098.00	£415,098.00	0
Middle £305,916.00	£276,048.00	£29,868.00
Total	£691,146.00	£191,295.00

In addition I have not included the 10% uplift on costs which is now required to ensure that schools are able to be built and extended to a net zero standard. If SC are short of funds we will have to borrow to complete the school builds.

I hope that this is an acceptable compromise for you and that you can agree to have these figures drafted in the S106 to ensure that this application is acceptable in planning terms. I look forward to receiving the S106 to help progress this application to approval.

Kind regards

Frances Gully
Estates Planning Advisor BSc MSc MRTPI

Phone: (01823) 359168

Mob: 07811314871

Email: Frances.Gully@somerset.gov.uk

[Somerset Council](#)

Somerset Council



A Fairer, Ambitious Somerset

Somerset Council Disclaimer: somerset.gov.uk/disclaimer