
From:
Sent: 22 July 2021 09:17
To: Planning (SMDC)
Subject: Planning Application No: SMD/2021/0370 - A521, A50 Blythe Bridge Bypass (Land South East of)

Categories:

To Whom it May Concern,

Planning Application REF SMD/2021/0370 - A521, A50 Blythe Bridge Bypass (Land South East Of) for the delivery of 11 DWELLINGS.

I would advise that the above planning application would result in an education contribution of **£62,874** (index linked) to be sought from the developer to mitigate the impact on education from the development and would be acceptable from an education perspective subject to a S106 agreement which meets this requirement.

This response is based on the information contained within the planning application and should the number and/or mix of dwellings change we would wish to be consulted so that a revised contribution can be calculated.

In determining that this level of contribution is necessary and in accordance with CIL legislation, the requested education contribution is deemed to be:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

The majority of Staffordshire schools include residence in the school's catchment area as a high priority within their admission arrangements. Even where this is not the case schools still give high priority to children who live in the local area. The location of a housing development in relation to schools in the local area is taken into consideration when assessing the mitigation required for education provision.

To understand the impact of this development on education infrastructure analysis has been undertaken using:

- Pupil Number on Roll;
- Net capacity/funding agreement of the schools;
- Pupil projections which include committed developments

When assessing the impact of this development on education, it is noted that this application of 11 dwellings forms part of a larger site that was granted full permission for 146 dwellings in May 2020 (SMD/2018/0790). This has now been reduced to 134 dwellings in total.

Further, it is also noted that:

The remainder of the approved Phase 1 development that is unaffected by the proposed development, including the remaining approved 123 no. dwellings, will continue to be implemented under planning permission Ref. SMD/2018/0790 (and any subsequent associated permissions).

In line with policy at that time (Staffordshire Education Contribution Obligations Policy), the number of counted dwellings included in the education contribution calculation for SMD/2018/0790 were 128 dwellings for primary and 106 for secondary. In line with updated policy, none of the 11 dwellings included in this application are discounted. However, to ensure that the combined counted dwelling total for these two sites does not exceed 134 dwellings, the impact of 6 dwellings only has been assessed at primary phase, with 11 dwellings assessed at secondary phase.

On this basis, 6 counted dwellings would require 1 primary school place, and 11 counted dwellings would require 2 secondary school places and 0 sixth form places. These are based on a pupil product ratio (PPR) 0.03 per dwelling per year group. Using 7 year groups for primary, 5 for secondary and 1 for Post 16 places.

There are projected to be an insufficient number of school places in the local area to mitigate the impact of this development at primary and secondary phases of education.

The project to provide the additional places required has not yet been fully determined and therefore the contribution has been calculated utilising the latest cost multipliers.

The primary school education contribution has been calculated as follows:

Cost multiplier x number of places required for development = £

£16,750 x 1 = £16,750

The secondary school education contribution has been calculated as follows:

Cost multiplier x number of places required for development = £

£23,062 x 2 = £46,124

Please note that we reserve the right to amend the use and the amount of the requested education contributions should circumstances materially change from this analysis to the point that the use(s) of the education contributions are finalised within the S106 Agreement.

If you have any queries please do not hesitate to contact us, by e-mail, at the address given below.

Regards,

School Organisation Team



School Organisation Team

Location Address: 3rd Floor, Staffordshire Place 1, Stafford, ST16 2DH

Postal Address: Staffordshire County Council, Staffordshire Place 2, Stafford, ST16 2DH

☎: (01785) 854256

✉: school.organisation@staffordshire.gov.uk

🌐: www.staffordshire.gov.uk

Disclaimer

This e-mail (including any attachments) is only for the person or organisation it is addressed to. If you are not the intended recipient you must let me know immediately and then delete this e-mail. If you use this e-mail without permission, or if you allow anyone else to see, copy or distribute the e-mail, or if you do, or don't do something because you have read this e-mail, you may be breaking the law.

Liability cannot be accepted for any loss or damage arising from this e-mail (or any attachments) or from incompatible scripts or any virus transmitted.

E-mails and attachments sent to or received from staff and elected Members may be monitored and read and the right is reserved to reject or return or delete any which are considered to be inappropriate or unsuitable.

Do you really need to print this email? It will use paper, add to your waste disposal costs and harm the environment.