

From: [School Organisation](#)
To: [Planning \(SMDC\)](#)
Subject: Planning Application No: SMD/2021/0418 - Land South East of A521 Uttoxeter Road, Draycott in the Moors
Date: 29 July 2021 08:42:37
Attachments: [image001.png](#)

To Whom it May Concern,

Planning Application REF SMD/2021/0418 at A521, A50 Blythe Bridge Bypass (Land South East of) for the proposed delivery of 200 DWELLINGS.

I would advise that the above planning application would result in an education contribution of **£1,533,732** (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.

The 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.

Based on the location of the proposed development we have considered the impact on school places at the following school(s):

The William Amory Primary

Blythe Bridge High School and Sixth Form

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 housing allocations in an emerging Local Plan.

In determining whether there is a need for the developer to mitigate the impact of this development it was calculated that 200 dwellings would require 42 primary school places, 30 secondary places and 6 Post 16 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. Where appropriate all 1 bedroom dwellings have been deducted from the dwellings numbers in line with our Staffordshire Education Infrastructure Contributions Policy.

There are projected to be an insufficient number of school places in the local area to mitigate the impact of this development at both 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 (£16,750) x number of places required for development (42) = £703,500

The secondary and sixth form school education contribution has been calculated as follows:

Cost multiplier (£23,062) x number of places required for development (36) = £830,232

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.

Based on an agreed set of standard triggers the size of this development will necessitate payment of the education contribution at the following point(s):

30% on commencement of the development

30% on commencement of 30% of dwellings (i.e. for 200 dwellings it would be the 61st dwelling)

40% on commencement of 60% of dwellings (i.e. for 200 dwellings it would be the 121st dwelling)

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

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