
From: School Organisation
Sent: 02 November 2021 12:26
To: Planning (SMDC)
Subject: Planning Application No: SMD/2021/0610 - Froghall Road (Land East of), Cheadle

Categories:

To Whom it May Concern,

Planning Application SMD/2021/0610 for a Planning Development at Froghall Road (Land East of), seeking outline permission for 228 dwellings.

In response to the above planning application the School Organisation Team has the following comments:

The development is scheduled to provide 228 dwellings, a development of 228 houses could add 48 primary aged children, 34 secondary aged children and 7, 6th form aged child.

High School Provision

The Cheadle Academy is projected to have sufficient space to accommodate the likely demand from pupils generated by the development and from the proposed level of Local Plan housing in Cheadle Town.

Primary School Provision

The County Council is working with Staffordshire Moorlands District Council (SMDC) to plan strategically for the education infrastructure required to accommodate the children generated by the level of housing growth proposed across the District.

The County Council has a statutory duty to secure the sufficient supply of school places, which includes requiring developers to provide additional education provision in line with the pupils generated by proposed new housing.

It has been identified that the level of housing growth proposed for Cheadle in SMDC's Local Plan will necessitate a new primary school to be delivered within one of the residential development sites

A fair, transparent and consistent approach must be taken across large developments proposed in the Cheadle area. As a new school will be necessary to accommodate the level of development proposed in the area, this site will be required to contribute proportionally to the cost of providing the new school. We will therefore be requesting a contribution towards primary school provision.

We have been advised that the cost of a new 210 place primary school (1 form entry) would be in the region of £6.3 million (excluding acquisition of the necessary land).

Based on 228 houses we would require the developer to enter into a Section 106 agreement to provide:

- **A financial contribution towards the new primary school of £1,429,408.15**

Further discussions are required between the applicant, Staffordshire Moorlands District Council and Staffordshire County Council regarding all planning obligations relating to the application.

The above is based on current demographics which can change over time and therefore we would wish to be consulted on any further applications for this site.

We reserve the right to amend the necessary education calculations at a later date if circumstances in the area materially change prior to determination of this planning application. We may also amend our requirement if/when a school place strategy has been finalised to ensure forward planning of future needs for school facilities against local plan residential housing requirements.

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

Regards,



School Organisation Team

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