

From: [School Organisation](#)
To: [Planning \(SMDC\)](#)
Subject: Planning Application No: SMD/2022/0592 - Land at Oakamoor Road, Cheadle (Revised Information)
Date: 23 August 2023 10:06:15
Attachments: [image001.png](#)

To Whom it May Concern,

Planning Application REF SMD/2022/0592 at Oakamoor Road (Land at) Cheadle for the proposed delivery of 48 DWELLINGS (Revised Information)

Thank you for your e-mail dated 9 August 2023 informing us of revised information relating to the above planning application, which details a reduction in the number of dwellings from 53 to 48.

We would advise that the above revised planning application would result in an education contribution of £350,940.72 (index linked from the date of this response) 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 revised planning application which details 48 dwellings.

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 and current demographics we have considered the impact on school places at the following school(s)/planning areas:

Bishop Rawle CE (VA) Primary and Cheadle Town Planning Area

The Cheadle Academy

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

In determining whether there is a need for the developer to mitigate the impact of this development it was calculated that 48 dwellings would require 10 primary school places, 7 secondary places and 1 Post 16 place. 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 phase of education.

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 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 latest cost of a new 210 place primary school (1 form entry) would be in the region of £7.3 million (excluding acquisition of the necessary land).

Based on 48 houses we would require the developer to enter into a Section 106 agreement to provide:

- **A financial contribution towards the new primary school of £350,940.72**

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):

50% on commencement of the development

50% on commencement of 50% of the dwellings

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

Regards,



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