
From: School Organisation <>
Sent: Thursday, February 22, 2024 4:17 PM
To: Jane Curley <>
Subject: RE: SMD/2021/0610

Hello Jane,

Thank you for your email.

Please find below our formal response which supersedes the email of 14 February 2024.

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To Whom it May Concern,

Planning Application SMD/2021/0610 for a Planning Development at Froghall Road (Land East of), seeking outline permission for 215 dwellings.

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

The development is scheduled to provide 215 dwellings, a development of 215 houses could add 45 primary aged children and 32 secondary aged children.

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 £7.3 million (excluding acquisition of the necessary land). This cost is from 2022 Q2 and are currently being updated. The most up to date cost will be utilised in the S106 should the application be approved.

Based on 215 houses we would require the developer to enter into a Section 106 agreement to provide:

- **A financial contribution towards the new primary school of £1,571,921.98**

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.

=====

Kind regards,
Laura



School Organisation Team

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

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

☎:

✉:

🌐: www.staffordshire.gov.uk

From: Jane Curley <>

Sent: Wednesday, February 14, 2024 4:12 PM

To: School Organisation <> **Subject:** RE: SMD/2021/0610

Importance: High

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Hi

This is first time I've seen this figure. Previous was 2/11/21 requested contribution £1 429 408.15. Please can you prepare a revised response to show how this is arrived at or if you think we already have this please re send?

I also have on file an e-mail dated 28th April 2022 (no author) referring to a contribution of £ 1 731 901.22

I need to be very clear what we are seeking here. Please can we have an up to date response that can be reported to Committee confirms the figure and how it is arrived at

Many thanks

Jane

Jane Curley Senior Planning Officer (Majors and Commercial)

Planning

High Peak Borough Council and Staffordshire Moorlands District Council

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From: School Organisation <> **Sent:** Wednesday, February 14, 2024

1:15 PM

To: Jane Curley <>

Subject: RE: SMD/2021/0610

Hello Jane,

Thank you for your email.

We have reviewed the planning application and can confirm that the position is the same as outlined in our previous response.

The updated cost is £1,633,152.47 as at 2022 Q2.

Please note that this may increase before any S106 agreement is sealed.

Kind regards,



School Organisation Team

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

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From: Jane Curley <>

Sent: Wednesday, January 24, 2024 2:48 PM

To: School Organisation <> **Subject:** SMD/2021/0610

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Hello

I am conscious it is some time since you provided your response on this application; November 2021 in fact. During the course of the application the number of units has been reduced to 'up to 215'.

I am looking to take this application to Planning Committee in the next month or so and would be grateful to have an up to date response from you please

Thank you

Jane

Jane Curley Senior Planning Officer (Majors and Commercial)

Planning

High Peak Borough Council and Staffordshire Moorlands District Council

Mob:

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