

Education Supporting Information

Land East of Froghall Road, Cheadle
Planning application: SMD/2021/0610
Appeal by Bloor Homes NW
Appeal reference: APP/B3438/W/24/3351035

School Organisation Team
Staffordshire County Council

Introduction

The following information is provided by the School Organisation Team at Staffordshire County Council in respect of the planning appeal by Bloor Homes NW in relation to planning application reference SMD/2021/0610 at Land East of Froghall Road, Cheadle.

The School Organisation Team at Staffordshire County Council (SCC) is responsible for the planning of school places in Staffordshire. The comments in this document relate to the necessity for education contributions to mitigate the impact of this development on school places locally.

SCC has a 'Staffordshire Education Infrastructure Contributions Policy' (SEICP), which was adopted in March 2021 (latest version October 2024). The SEICP is consistent with the 'National Planning Policy Framework' (NPPF) and Department for Education (DfE) guidance 'Securing Developer Contributions for Education', August 2023. More information is provided in Appendix 1 and 2 of this document.

To mitigate the impact of the appeal site at Land East of Froghall Road, SCC has requested an education contribution towards delivery of a new 1 form of entry (210 place) primary school totalling £1,815,890 for up to 215 dwellings.

An updated response was sent to Staffordshire Moorlands District Council (SMDC) on 20/11/2024 in readiness for this appeal. The education contribution sought was updated given the length of time since our last response (22/02/24) and based on an updated new primary school project cost calculated based on Staffordshire's standard school designs using BCIS All-in TPI from Q3 2024.

No education contribution is being sought for additional secondary school aged provision.

We understand that the Statement of Common Ground is currently being drafted and the necessary education contributions will be included in this.



Contents

1. Summary.....	3
2. Pupils generated by the proposed development.....	4
3. Impact on primary school capacity	5
4. Impact on secondary school capacity.....	9
5. Section 106 agreement terms.....	9
6. Appendices	10
Appendix 1 – Policy Basis Summary	10
Appendix 2 - Staffordshire Education Infrastructure Contributions Policy (SEICP)	12

1. Summary

- 1.1 SCC has worked closely with SMDC to identify the necessary additional education provision required to mitigate local housing developments in Cheadle.
- 1.2 SMDC sent application SMD/2021/0610 Land East of Froghall Road, Cheadle to SCC's School Organisation Team on the 28/09/21 as an interested party for comments. SCC assessed the need for school places for the up to 228 dwellings proposed and responded to SMDC on 02/11/21 seeking an education contribution towards additional primary school places. A total of £1,429,408.15 was sought as a proportional contribution towards the provision of a new 1 form of entry (210 places) primary school based on the latest new school build costs as at Q4, 2020.
- 1.3 On the 24/01/24 SMDC requested an updated response prior to planning committee as the number of dwellings proposed had reduced and was now up to 215 dwellings. On 22/02/24 SCC provided an updated response to SMDC seeking an amended education contribution based on the updated dwelling numbers. A total of £1,571,921.98 was sought as a proportional contribution towards the provision of a new 1 form entry (210 places) primary school based on the latest new school build costs as at Q2, 2022.
- 1.4 The planning application was refused by SMDC on the 15/04/24 and SCC became aware of the appeal on the 29/10/24.
- 1.5 In line with DfE guidance 'New Primary School Project Costs' are reviewed annually and are calculated based on Staffordshire's standard school designs (see Appendix 1 and 2). The latest new school costs use BCIS All-in TPI from Q3 2024 and have been used by SCC when calculating the necessary education contributions required from this development.

- 1.6 The education contribution sought has been updated for this appeal given the length of time that has passed between our last response (22/02/24) and when we were notified of the appeal (29/10/24). The new school costs have been updated during this time.
- 1.7 On 20/11/24 SCC provided an updated education contribution response to SMDC in readiness for this appeal and the total education contribution now requested is for 45 additional primary school places. A total of £1,815,890 is being sought for up to 215 dwellings as a proportional contribution towards delivery of a new 1 form of entry (210 places) primary school based on the latest new school build costs as at Q4, 2020.
- 1.8 The additional school places that would be required are fairly and reasonably related in scale and kind to the development, in accordance with CIL regulation 122, and the education contributions would be utilised towards mitigating the impact of the development.

2. Pupils generated by the proposed development

- 2.1 This area of Cheadle operates a two-tier education system of primary and secondary schools.
- 2.2 SCC has assessed the need for school places using the standard child yield of 3.0 pupils per 100 houses per school year group for primary contributions and a standard child yield of 3 pupils per 100 houses per school year group for secondary contributions, as identified in SCC's SEICP (see Appendix 2).
- 2.3 The education contribution requested from the development has been calculated on the basis of up to 215 dwellings.
- 2.4 The "Cheadle primary child yield" is equivalent to 0.03 x pupils per single dwelling, which calculates the following pupil yield from the development:

- a. Primary School Pupil Yield:

$$\begin{aligned} & 215 \text{ dwellings} \times 0.03 \text{ pupil yield} \times 7 \text{ year groups (Reception to Year 6)} \\ & = 45 \text{ primary school aged pupils} \end{aligned}$$

- 2.5 The "standard child yield" used for secondary contributions is equivalent to 0.03 pupils per single dwelling, which calculates the following pupil yield from the development:

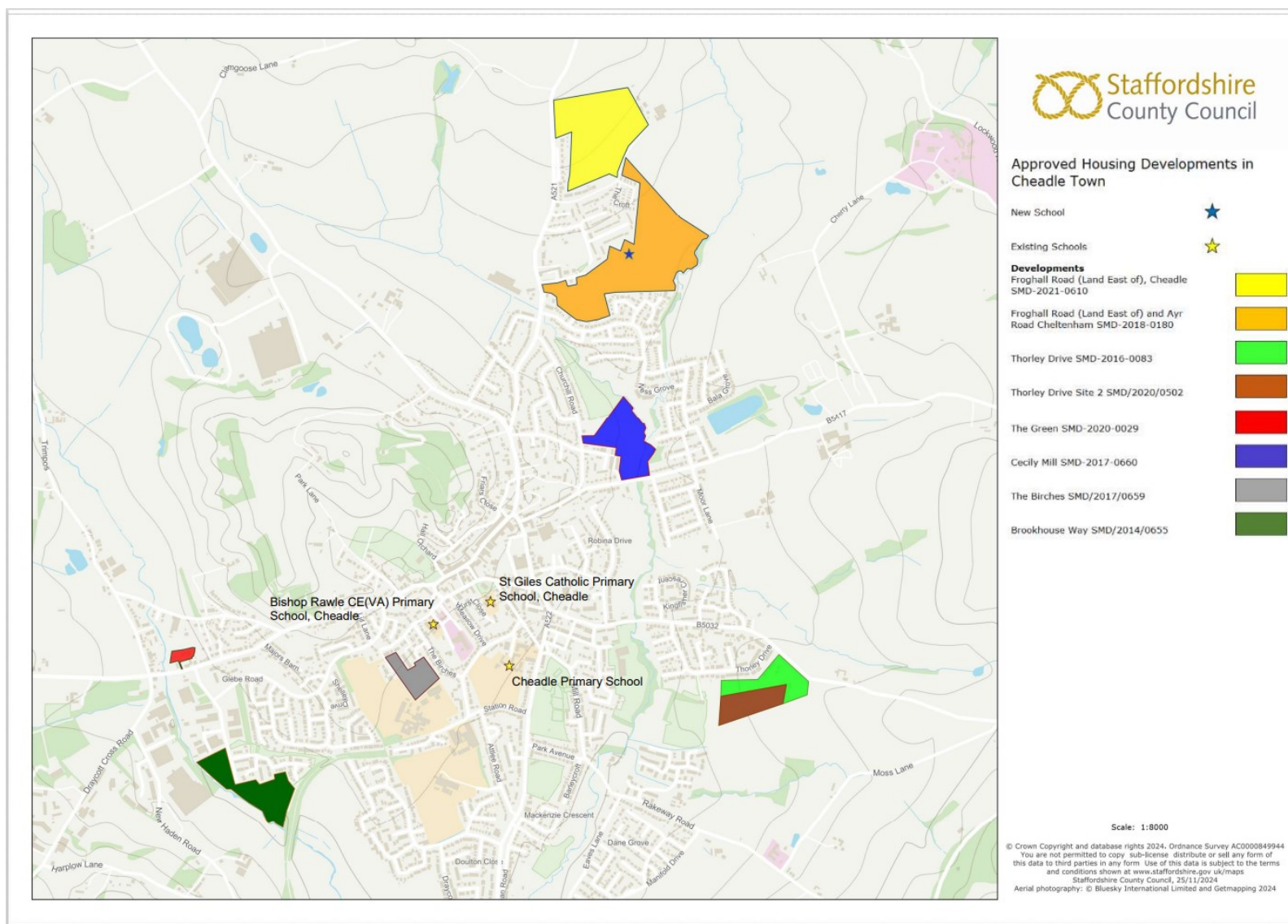
- b. Secondary School Pupil Yield:

$$\begin{aligned} & 215 \text{ dwellings} \times 0.03 \text{ pupil yield} \times 5 \text{ year groups (Year 7 to Year 11)} = \\ & 32 \text{ secondary school aged pupils} \end{aligned}$$

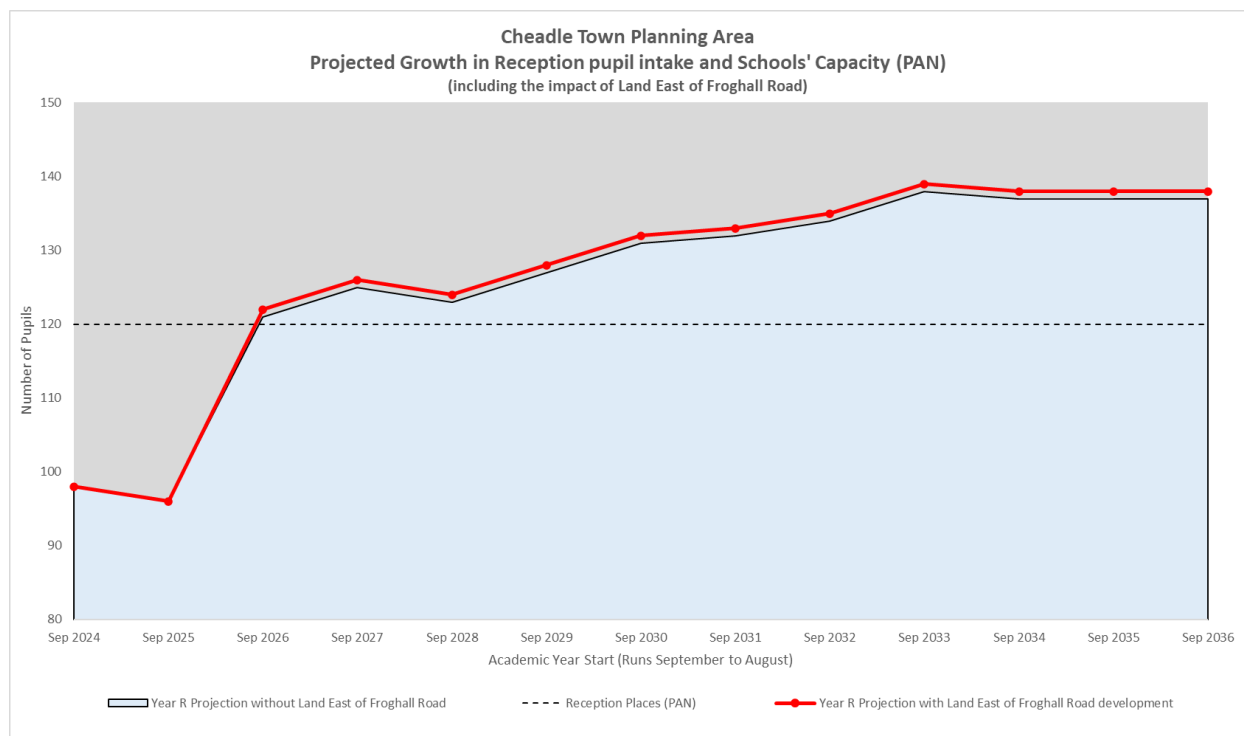
3. Impact on primary school capacity

- 3.1 In line with DfE guidance, for pupil place planning purposes SCC groups schools into 'planning areas' based on geographic location and pupil demographics. The appeal site at Land East of Froghall Road forms an extension to Cheadle Town. The 'Cheadle Town' primary planning area currently has 3 schools all of which are primary schools (shown on the map on the following page).
- 3.2 Land to the south of this appeal site was allocated for residential development in the adopted Staffordshire Moorlands Local Plan under Policy DSC1: Cheadle North Strategic Development Area. The allocation is known as "Land to the East of Froghall Road and North of Ayr Road and Cheltenham Avenue" and comprises two parcels of land (CH001 & CH132) for residential development including a new primary school. The allocated site was granted hybrid permission for development on the 01/12/00 (SMD/2018/0180). The first phase of this development has nearly completed and the new primary school within the site will be delivered in line with housing growth and local demographics.
- 3.3 The Design and Access Statement, March 2022 (Revised October 2023) for this appeal site at Land East of Froghall Road (SMD/2021/0610) includes an illustrative masterplan which shows a pedestrian link through to the 'Persimmon Homes' development (which is the allocated site referred to above). As these 2 sites are co-located with pedestrian access, it is expected that children generated from both housing developments would attend the new primary school once delivered.
- 3.4 If this appeal site at Land to the East of Froghall Road were to progress and is built before the new primary school opens, the Local Authority (SCC) may provide temporary provision for any children generated from the site, if necessary, until the new primary school is opened.
- 3.5 The map on the following page shows the locations of the existing primary schools within the Cheadle Town primary planning area, the location of the appeal site in relation to the allocated site at Land to the East of Froghall Road and North of Ayr Road and Cheltenham Avenue (and new school), and other housing developments across the planning area.

3.6 Cheadle Town map



- 3.7 A fair, transparent and consistent approach must be taken across developments proposed in the Cheadle area. As a new primary school is necessary to accommodate the level of development proposed in the area, this site will be required to contribute proportionally to the cost of the school.
- 3.8 We have considered the impact of the Land East of Froghall Road site on the education infrastructure in the Cheadle Town Primary planning area and there are projected to be insufficient primary school places. SCC has assessed the impact of this development on education infrastructure and a contribution is required towards the cost of a new primary school to mitigate the development.
- 3.9 Graph 1 below shows the pupil forecasts for the Cheadle Town Primary planning area including the impact of the appeal site; Land East of Froghall Road:
- total projected growth in Reception pupil intake without the Land East of Froghall Road development (blue area)
 - projected growth in Reception pupil intake including the Land East of Froghall Road housing development (red line)
 - Total Reception places available (based on the primary schools' Published Admission Numbers - PANs) (black dotted line)



Graph 1: Cheadle Town Reception Intakes as at November 2024

- 3.10 Graph 1 shows that demand for Reception places in the Cheadle Town primary planning area is projected to exceed the available capacity.
- 3.11 Cheadle Town is an area that has already seen considerable development in recent years; there are residential developments currently under construction and additional residential development is planned within the planning area. Any further development in Cheadle would increase the need for additional places and the necessary education contributions will continue to be sought.
- 3.12 Additional primary school places are required to mitigate the impact of local housing. The development at Land East of Froghall Road will contribute further to the requirement for additional places and the necessary proportional funding will be required towards the provision of a new 1 form of entry (210 place) primary school to mitigate the impact of this development.
- 3.13 In line with DfE guidance SCC uses 'New Primary School Project Costs' which are reviewed annually and are calculated based on Staffordshire's standard school designs using BCIS All-in TPI Q3 2024. This demonstrates that the education contribution is fairly and reasonably related in scale and kind to the development.
- 3.14 Using the latest new primary school project costs a new 1 form entry (210 places) primary school is £8,446,000 which would be expected to mitigate up to 1,000 new homes. A cost per dwelling has been calculated on this basis (£8,446.00 per dwelling) which has been multiplied by 215 dwellings to give a total contribution of £1,815,890 for new primary school provision.
- 3.15 An education contribution has been requested from this development on the basis that it will further increase the overall number of primary school pupils across the Cheadle Town primary planning area and will need to contribute proportionally to the provision of additional places.
- 3.16 Consideration has been given to the education infrastructure required to mitigate the impact of developments within this planning area. A site for a new primary school is allocated in the Staffordshire Moorlands Local Plan Policy DSC1: Cheadle North Strategic Development Area.
- 3.17 The education contribution requested from the appeal site Land at East of Froghall Road is directly related to the number of dwellings proposed on the development.

4. Impact on secondary school capacity

- 4.1 In line with DfE guidance, for pupil place planning purposes SCC groups schools into 'planning areas' based on geographic location and pupil demographics. The appeal site at Land East of Froghall Road is in the Cheadle Secondary planning area which includes 2 secondary schools.
- 4.2 We have considered the impact of the Land East of Froghall Road development on the Cheadle Secondary planning area and there are projected to be sufficient secondary school places. SCC has assessed that the development would not require additional capacity to be provided to mitigate the impact of the development and no education contribution has been sought towards secondary provision.

5. Section 106 agreement terms

- 5.1 At the time of submission, we have not seen a draft Section 106 Agreement for this appeal site. The table below summarises the standard education heads of terms that would need to be included in the Section 106 agreement for this site.

Site name	Land East of Froghall Road
Planning Application Number	SMD/2021/0610
Contribution/Definitions:	Primary Education contribution: £1,815,890 Total education contribution: £1,815,890
Index Linking	The education contributions should be index linked from the date of our response to the LPA, which in this case is 20/11/24 (the date the latest response was provided to SMDC).
Payment Date/Triggers:	Based on standard triggers for a site delivering more than 150 dwellings: 30% on commencement of the development 30% on commencement of 30% of the dwellings 40% on commencement of 60% of the dwellings
Use of education sum	To utilise the primary education contribution towards the provision of a new primary school

	and/or towards the provision of additional capacity at an existing primary school in the Cheadle Town school place planning area.
Pay back	15 years
Additional Clauses	The County Council shall be deemed to have expended the Primary School Contribution (or any part thereof) if it has occurred and met expenditure for the purpose for which the Primary School Contribution is to be used prior to that amount actually being received or due under the Deed, and Any part of the Primary School Contribution which has not yet been paid out by the County Council but has been committed to be paid by a contract prior to the expiry of the fifteen year period shall be deemed to have been expended.
Any Other Comments/Requirements	None

- 5.2 An education contribution has been requested from this development on the basis that it will further increase the overall number of primary school pupils across the Cheadle Town Primary planning area and will need to contribute proportionally to the provision of additional primary school places.
- 5.3 Consideration has been given to the education infrastructure required to mitigate the impact of local developments within this planning area. Policy DSC1: Cheadle North Strategic Development Area of the Staffordshire Moorlands Local Plan allocated a site for a new primary school to mitigate the impact of local developments.

6. Appendices

Appendix 1 - Policy Basis Summary

- 6.1 The National Planning Policy Framework December 2023 (NPPF) is used by LPAs and decision-takers both in drawing up plans and as a material consideration in determining applications. It sets out the Government's planning policies for England, how these are expected to be applied and how the planning system is to contribute to achieving sustainable development.

- 6.2 The impact of residential development must be mitigated to be acceptable in planning terms, as outlined in paragraphs 55, 56 and 57 of the NPPF.
- 6.3 Paragraph 57 states that “planning obligations should only be sought where they meet all the following tests:
- necessary to make the development acceptable in planning terms;
 - directly related to the development; and
 - fairly and reasonably related in scale and kind to the development.
- 6.4 The NPPF states in paragraph 99 that it is important that: “a sufficient choice of school places is available to meet the needs of existing and new communities” and “Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement”.
- 6.5 In accordance with the Education Act (EA) 1996 Section 14(1), SCC has a statutory duty “to secure sufficient primary and secondary schools”, through working with schools and other partners. When ensuring the sufficient supply of school places (as discussed in paragraph 99 of the NPPF), SCC has duties to “secure diversity in the provision of schools and to increase opportunities for parental choice” (section 14 of the EA 1996, as amended by the Education and Inspections Act 2006 (EIA2006)).
- 6.6 SCC works with a diverse range of schools, academy trust and partners and models of delivery. The drive for choice, diversity and excellence, in particular to provide support for the most vulnerable children, is at the forefront of national policy and a key driver in SCC’s statutory role to provide a sufficient supply of good school places.
- 6.7 The timely provision of education infrastructure to mitigate the impact of new residential development is essential to deliver high quality school places where and when they are needed. DfE guidance (Securing Developer Contributions for Education, August 2023) states that:
- “Government is committed to ensuring that there are enough good new school places to meet local needs, while also driving forward an ambitious housing agenda to increase housing delivery, home ownership and the creation of new garden communities.”
- and
- “DfE expects local authorities to seek developer contributions towards school places that you create to meet the need arising from housing development.”
- 6.8 The DfE guidance advises that local authorities base the assumed cost of mainstream school places on the relevant average regional costs published in the DfE school places scorecard (paragraph 32) unless there is a reasonable expectation of higher costs (paragraph 35).
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- 6.9 SCC has a 'Staffordshire Education Infrastructure Contributions Policy' (SEICP), which was adopted in March 2021 (latest version October 2024). The SEICP is consistent with local planning guidance in the NPPF and DfE guidance in 'Securing Developer Contributions for Education', August 2023.
- 6.10 In line with DfE guidance, the SEICP includes 'New Primary School Project Costs' which are reviewed annually and are calculated based on Staffordshire's standard school designs using BCIS All-in TPI from Q3 2024.

Appendix 2 - Staffordshire Education Infrastructure Contributions Policy (SEICP)

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Planning/SchoolPlaces/Information-for-developers/Planning-policy.aspx>

