

[REDACTED]

Sent: 06 March 2026 12:08

Subject: SMD/2025/0528

[REDACTED]

Planning Application SMD/2025/0528 at 46 Well Street, Cheadle for the proposed delivery of 18 Dwellings.

I would advise that the above planning application would result in an education contribution of **£104,676.00** (index linked from the date of this response) to be sought from the developer to mitigate the impact on education from the development. This contribution is calculated in line with Staffordshire's Education Infrastructure Contribution Policy (SEICP) and would make the development 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 which details a dwelling mix of: 5 3-bedrooms, 7 2-bedrooms and 6 1-bedroom. Where appropriate 1 bedroom dwellings have been deducted from the dwellings numbers in line with our Staffordshire Education Infrastructure Contributions Policy.

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 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 planning areas:

Cheadle Town Primary
Cheadle High

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 modelling which include committed developments or 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 excluding 6 x 1-bedroom dwellings, 12 dwellings would be expected to generate 3 primary school pupils and 2 secondary school pupils. These are based on a pupil product ratio (PPR) 0.03 per dwelling per year group and uses 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 the primary phase of education.

Our analysis concluded that we would seek an education contribution from this development for primary school provision only. However, it should be noted that school places may be limited in other phases of education.

The contribution from this development will be put towards new school provision and therefore has been calculated based on the most up to date cost of the project.

The primary school education contribution has been calculated as follows:

Cost of new school provision (£8,723,000) / number of dwellings it can mitigate (1,000) = £8,723 per dwelling

Cost per dwelling (£8,723) x 12 dwellings = £104,676.00

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 on or before commencement of the development.

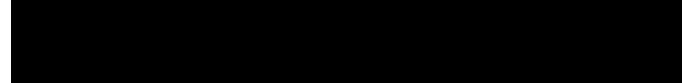
Should this planning application not be determined within the next 6 months the education mitigation will be reviewed and additional education contributions may be sought, including towards secondary school places where necessary.



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