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**From:** School Organisation <[REDACTED]>  
**Sent:** 11 August 2026 16:35  
**To:** Planning (SMDC)  
**Subject:** Reconsultation SMD/2026/0052 at Camp 3 Anzio Camp Blackshaw Moor for the proposed delivery of 282 dwellings.

[REDACTED]

Thank you for the reconsultation for the above planning application. We note that this appears to be due to the submission of a revised Design and Access Statement and Parameters plan, however it appears that the total number of dwellings remains unchanged. Whilst the basis of our response of 25<sup>th</sup> March 2026 remains unchanged, the building cost multipliers have since been updated by the DfE and we have updated the full response below using the latest figures.

**Planning Application SMD/2026/0052 at Camp 3 Anzio Camp Blackshaw Moor for the proposed delivery of 282 dwellings.**

I would advise that the above planning application would result in an education contribution of **£847,266** (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.

We note that this outline planning application provides an indicative dwelling mix of 282 dwellings. As this application is an outline with the dwelling mix to be determined at reserved matters stage, the response is based on the total number of dwellings in the planning application.

Should the number of dwellings change we would wish to be consulted so that a revised contribution can be calculated, however index linking will be applied from the date of this response.

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:

Blackshaw Moor CofE First School  
Churnet View Middle School, Leek and the Leek Middle planning area  
Leek High School and the Leek High planning area

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

In determining whether there is a need for the developer to mitigate the impact of this development it was calculated that 282 dwellings would be expected to generate 42 first school pupils, 34 middle school pupils, 25 high school pupils and 8 Post 16 pupils. These are based on a pupil product ratio (PPR) 0.03 per dwelling per year group and uses 5 year groups for first, 4 for middle, 3 for high and 1 for Post 16 places.

Our analysis concluded that we would not seek an education contribution from this development for middle, high or post 16 school provision at this time.

There are projected to be an insufficient number of school places in the local area to mitigate the impact of this development at the first phase of education.

Our analysis concluded that we would seek an education contribution from this development for first school provision only.

The project to provide the additional places required has not yet been fully determined and therefore the contribution has been calculated utilising the latest cost multipliers.

**The first school education contribution has been calculated as follows:**

£20,173.00 Cost multiplier x 42 number of places required for development = £847,266.

Based on an agreed set of standard triggers the size of this development will necessitate payment of the education contribution in 3 payments at the following point(s):

- 30% on commencement of the development
- 30% on commencement of 30% of dwellings
- 40% on commencement of 60% of dwellings

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.

This response may be amended prior to determination of this planning application to reflect updated demographics and/or project costs and additional education contributions may be sought including towards other phases of education if necessary.



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