

[REDACTED]

From: School Organisation [REDACTED]
Sent: 21 August 2026 09:40
To: Planning (SMDC)
Cc: Chris Johnston
Subject: Planning Application SMD/2026/0188 Thorley Drive (South of), Cheadle (site 2), for the proposed delivery of 135 dwellings.

[REDACTED]

Planning Application SMD/2026/0188 Thorley Drive (South of), Cheadle (site 2), for the proposed delivery of 135 dwellings.

This response in respect of education contributions necessary to mitigate the impact on education infrastructure from the development, supersedes the last response sent on 19th June 2026.

The new school requirements have since been refined, and the request has been amended accordingly. The cost to deliver new schools has recently been uplifted in line with the Q3 2026 BCIS.

I would advise that the above planning application would result in an education contribution of **£1,192,000** (index linked from the date of this response) for the full application of 135 dwellings to be sought from the developer to mitigate the impact on education from the development.

The mitigation and education contributions being sought are 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 for 135 dwellings. 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 the level of contribution, which 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 in the following planning areas:

- Cheadle Primary School
- The Cheadle Academy

In determining whether there is a need for the developer to mitigate the impact of this development it was calculated that 135 dwellings would be expected to generate 28 primary school pupils, 20

secondary school pupils and 4 Post 16 pupils. These are based on a pupil product ratio (PPR) 0.03 per dwelling per year group for primary, secondary and 6th form using 7 year groups for Primary, 5 for secondary 1 for Post 16 places.

Our analysis concluded that an education contribution is necessary to mitigate the impact of this development at the primary phase of education. Our analysis concluded that no contribution would be sought towards additional secondary school places at this time.

The primary school education contribution has been calculated as follows:

This development is required to contribute towards the cost of additional places being delivered through a new 1FE primary school.

Cost of new school = £8,940,000

Delivering 210 places this means that each pupil place is £42,571.43

Cost per pupil place x total number of primary places required by the development = £42,571.43 x 28
= **£1,192,000**

This would give a total education contribution required from the development towards primary places of **£1,192,000**

We are aware that there is an additional reserved matters planning application SMD/2026/0177 for 37 dwellings which also forms part of the 135 dwellings in this Full application. The land for the SMD/2026/0177 application is covered by SMD/2020/0502/OUT existing outline planning approval and the accompanying S106 Agreement sealed in October 2024.

We understand that, should this application be approved, the Outline and REM application SMD/2026/0177, together with the accompanying Section 106 Agreement, will be superseded by a new Section 106 Agreement for this development.

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. Additional education contributions may be sought, including towards phases where education contributions were not originally sought if necessary.

Kind regards,



School Organisation Team

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