

FAO: Louise Winson  
Charnwood Borough Council

Date: 14 April 2022  
My Ref: 2021/2639/02  
Your Ref: P/21/2639/2  
Contact: Clare Milner  
Phone: 0116 305 7073  
Email: [planningcontrol@leics.gov.uk](mailto:planningcontrol@leics.gov.uk)

## **NOTIFICATION PROCEDURE ON DEVELOPER CONTRIBUTIONS – P/21/2639/2**

### **2021/2639/02 - Outline application for up to 195 dwellings with all matters reserved except access. - Land North of Barkby Road, Syston, Leicestershire**

I am writing further to your notification received on 28 February 2022 relating to the above proposal. I have now received some of the responses from the various service departments of the County Council, which are attached for your information.

- Please note the Highways observations are currently unavailable.  
(The response will be forwarded to you as soon as possible).

Any further responses will be forwarded to you. Any requirements for service provision should be included in your negotiations with the developer(s), when you seek to secure appropriate contributions associated with the proposed development.

PLEASE NOTE that the figures set out in the attached responses represent the present situation. If there is significant delay in determining this proposal confirmation of the contribution figures should be sought in case circumstances have changed. In particular please note that cots multipliers and formulae are subject to updates annually on 31st March.

If it transpires that the developer is unable, or unwilling, to meet all or any of the requirements set out in the attached responses, please let me know. The County Council will then, in accordance with the agreed notification procedures, determine its priorities for service provision and respond to you accordingly.

Please contact me or the named officer of the relevant service department for any clarification of the detailed requirements to be incorporated in any future agreements with the developer(s). In any event, I would be pleased if you would advise me of the final outcome of your negotiations and the contents of any subsequent legal agreement.

Clare Milner

Planning Obligations Officer

Leicestershire County Council

Chief Executive's Department  
Leicestershire County Council, County Hall, Glenfield, Leicestershire LE3 8RA  
Telephone: 0116 232 3232 Fax: 0116 305 6260 Minicom: 0116 305 6160

John Sinnott, CBE, MA, Dipl. PA, Chief Executive  
Lauren Haslam, LLB(Hons), Dip.L.G. Director of Law & Governance

[www.leicestershire.gov.uk](http://www.leicestershire.gov.uk)

# DEVELOPER CONTRIBUTIONS NOTIFICATION RESPONSE

Please send your response by email to

[planningobligations@leics.gov.uk](mailto:planningobligations@leics.gov.uk)

To: Head of Planning, Historic and Natural Environment Chief Executives	From: Director of Children and Family Services
Planning obligations - Planning Obligations Team FAO: Amar Solanki Clare Milner Emma Simkins	Extn: 51302 Extn: 57073 Extn: 52266 Date: 18 /3/2022

## NOTIFICATION PROCEDURE ON EDUCATION DEVELOPER CONTRIBUTIONS

DEVELOPER/S:	Taylor Wimpey (UK) Ltd & Guy Longley
LOCATION:	Land North of Barkby Road, Syston, Leicestershire
PROPOSAL:	Outline application for up to 195 dwellings with all matters reserved except access.
REFERENCE NO:	P/21/2639/2
LCC OFFICER'S NAME:	Praksha Bathia

I would advise that the above proposal would result in the following service requirements, for which contributions should be sought from the developer.

### **Please note**

- **With the rapidly changing environment of Education provision in Leicestershire it is becoming increasingly difficult to state which school or schools will serve a development once it is complete. LCC therefore request some flexibility in the use of the S106 funding generated by this development to enable the S106 contribution to be used for the provision, improvement, remodelling or enhancement of education facilities at schools in the locality of the development which the residents of the development would usually be expected to attend.**
- **For developments over 100 dwellings with two or more bedrooms an assessment will be made of the need to secure additional S106 funding for early years/pre-school provision.**
- **For early years/pre-school provision where developer contributions are considered appropriate, a yield rate of 8.5 children per 100 dwellings will be applied.**
- **For early years/pre-school provision education costs and the way these requirements are calculated were last updated 10 July 2019 as set out in the County Council's adopted Planning Obligations Policy. The figures contained within this document will be updated annually to reflect changes to inflation and any other fluctuations in costs.**
- **For Primary, Secondary, Post 16 sector and Special Schools sector education contributions DFE Cost Multipliers were last updated April 2018. At the present time LCC are still using these figures. However, if there is any change, LCC will update these figures accordingly.**
- **This analysis is produced on the most up to date figures available at the time which are subject to change and may affect any future requests.**
- **If the configuration of the site should change, we must be consulted again.**

Having investigated the impact on Early Years childcare due to the proposed development, I have determined that this development will see an increase of 17 Early Years children to the area. There are no Childcare Provider within a one mile distance to the development, therefore a full claim is justified.

There is another development in the area for 195 places which will also need an additional 17 places, making a shortfall of 34 places in the area.

Additionally, there are four other proposed developments in Queniborough of a total of 560 dwellings which will also put additional pressures for childcare places in the area.

This contribution would be used to accommodate the early learning capacity issues created by the proposed development at The Merton Primary school, any proposed new primary school, or by improving, remodelling or enhancing existing facilities at other local schools or other early learning provision within the locality of the development.

Please note

- For developments over 100 dwellings with two or more bedrooms an assessment will be made of the need to secure additional S106 funding for early years/pre-school provision.
- Where developer contributions are considered appropriate, a yield rate of 8.5 children per 100 dwellings will be applied.
- This analysis is produced on the most up to date figures available at the time which are subject to change.
- Education costs and the way these requirements are calculated were last updated 10 July 2019 as set out in the County Council's adopted Planning Obligations Policy. The figures contained within this document will be updated annually to reflect changes to inflation and any other fluctuations in costs.

#### How we calculate a contribution

When calculating an Early Years provision contribution, a yield rate of 8.5 children per 100 dwellings of 2 bedrooms or more is applied. The table below explains how the total yield of 8.5 Early Years children per 100 dwellings is broken down into age groups. Based on information and data provided by Early Years providers, the County Council will not require a contribution to fund 100% places for all age groups. There is not a significant demand for children up to the age of one. The government offer a Free Early Education Entitlement (FEEE) for 40% of 2 year olds and due to the volume of parents returning to work, take up is quite high. 100% of three year olds in Leicestershire take up their FEEE place, but this figure reduces to 50% for take up by four year olds as they enter school.

	Yield rates per 100 homes of 2 or more bedrooms	
Early years age group	3.4 children per year group	
1 year olds	25%	0.85 child
2 year olds	75%	2.55 children
3 year olds	100%	3.4 children
4 year olds	50%	1.7 children
	Total	8.5 children

This request for an education contribution is based on 195 houses and 0 flats/apartments with two or more bedrooms. No claim is made on one bedroom dwellings. Based on the table above, this site generates:

Age Group	Number of Early Years children generated by the development
1 year olds	1.7
2 year olds	5.1
3 year olds	6.8
4 year olds	3.4
Total	17

To assess whether there is a claim for an Early Years contribution, we compare the number of children generated by the development, with the number of existing Early Years providers within a one mile radius of the development.

Having taken the above factors into account, where it can be demonstrated that the number of Early Years children generated by the development is greater than the space capacity in current or planned Early Years provision, the County Council will require a contribution to fund the provision of the additional Early Years places required.

The cost multiplier for the provision of Early Years places is based on the assessment of a number of new build projects, extensions and modular buildings which have been provided across the county since 2012.

The average cost per place provided is £8,907. The cost multiplier will be reviewed annually and adjustment made where necessary. The calculation will only be applied where it is determined that there is insufficient Early Years Provision within a mile radius of the development. Based on the above information, please see below for the total contributions sought by Leicestershire County Council.

Total Requirement: £151,419
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Please note that we request some flexibility in the use of the S106 funding generated by this development to enable the S106 contribution to be used for the provision, improvement, remodelling or enhancement of current facilities at Early Years providers or schools in the locality of the development which the residents of the development would usually be expected to attend, or the creation of new premises.

# DEVELOPER CONTRIBUTIONS NOTIFICATION RESPONSE

Please send your response by email to [planningbligations@leics.gov.uk](mailto:planningbligations@leics.gov.uk)

To: Head of Planning, Historic & Natural Environment, Chief Executives	From: Director of Children and Family Services
Planning Control - Planning Obligations Team FAO: Amar Solanki Clare Milner Emma Simkins	Extn: 51302 Extn: 57073 Extn: 52266 Date: 16 <sup>th</sup> March, 2022

## NOTIFICATION PROCEDURE ON EDUCATION DEVELOPER CONTRIBUTIONS

DEVELOPER/S:	Taylor Wimpey (UK) Ltd & Guy Longley
LOCATION:	Land North of Barkby Road, Syston, Leicestershire
PROPOSAL:	Outline application for up to 195 dwellings with all matters reserved except access
REFERENCE NO:	2021/2639/02
LCC OFFICER'S NAME:	Sharon Townsend

I would advise that the above proposal would result in the following service requirements, for which contributions should be sought from the developer.

### Increase to primary cost multiplier

- The Leicestershire CC Planning Obligations Policy (LPOP) was last revised in June 2019. For education infrastructure the policy states that “the cost multipliers used to calculate the value of each school place required will be reviewed on an annual basis in April and will be based on the average cost per pupil place for extension and rebuild projects in the National School Delivery Cost Benchmarking Report (NSDCBR)”.
- The NSDCBR report is commissioned by the Department for Education (DFE) and is normally published annually. The figures referred to in the LPOP are based on the NSDCBR report published in February 2019.
- Due to Covid -19, there was no data collection in 2020 so therefore no annual report was published. As a result, the County Council made no adjustments to its request for contributions last year.
- The 2021 DFE report was completed in May 2021 and advice to education authorities was circulated at the end of June 2021. The cost multiplier for a primary school place has been increased from £14,592 to £18,356 to reflect the information published in the 2021 Report.
- The cost multipliers for the remaining Education sectors, including Early Years, will remain unchanged. These figures will be reviewed when next year's DFE report is published.

### Indexation

- The costs set out in this response are calculated at a point in time (typically annually) and take account of the latest costs data provided within the National School Delivery Cost Benchmarking Report. The latest costs review was carried out on 1 July 2021.
- To ensure that the contributions requested are not devalued because of rising construction costs (e.g. materials or labour), the point at which indexation applies will be the date of the latest costs review. Where a costs review is carried out after a consultation response has been provided, but before planning permission is granted, indexation will apply from the date of the latest costs review. Indexation applies to all contributions requested including primary, secondary, post 16, early years and special education

### Please note

- For developments over 100 dwellings with two or more bedrooms an assessment will be made of the need to secure additional S106 funding for early years/pre-school provision.
- For early years/pre-school provision where developer contributions are considered appropriate, a yield rate of 8.5 children per 100 dwellings will be applied.
- This analysis is produced on the most up to date figures available at the time which are subject to change and may affect any future requests.
- If the configuration of the site should change, we must be consulted again.

### **How we calculate a contribution**

When calculating an education contribution, we use the average cost per pupil place for extensions and re-build projects in the National School Delivery Cost Benchmarking Report which is published annually, adjusted by a location factor of 1.04%. The figure was last updated in July 2021:

<b>Sector</b>	<b>DFE amount per pupil</b>	<b>Pupil ratio per house</b>	<b>Pupil ratio per flat/apartment</b>
Primary	£18,356	0.3	0.043
High 11-14	£17,876	0.1	0.016
Upper 14-18	£18,355	0.1	0.016
Secondary 11-16	£17,876	0.167	0.0267
Secondary 11 – 18	£18,118	0.2	0.032
Post 16	£19,327	0.033	0.0053
<b>Contributions for Special Schools are made on developments of 100 houses or more with at least 2 bedrooms</b>			
Primary (Special Schools)	£65,664	0.00363	0.00052
Secondary 11-19 (Special Schools)	£81,531	0.004	0.00064

This request for an education contribution is based on 195 houses and 0 flats/apartments with two or more bedrooms. No claim is made on 0 one-bedroom dwellings. Based on the table above, this site generates:

<b>Sector</b>	<b>Number of Pupils generated by the development</b>	<b>Number of Pupils for forecasting purposes</b>	<b>Number of S106 funded places in area deducted</b>
Primary	58.50	59	0
11-16	32.57	33	756
Post 16	6.44	7	154
Primary Special	0.71		15
Secondary Special	0.78		1

To assess whether there is a claim for an education contribution we look at the current net capacity figure against the average of the two year and four year forecast number on roll figures including housing gain. The catchment school forecast figure includes housing gains from this development.

**When we have increased the capacity of a school using S106 funding, we will include the pupils from the housing development the S106 funding relates to in the forecast pupil numbers for that school/s. Where this applies, no S106 funded places are deducted from calculation.**

**Where we have not increased the capacity of a school but are holding S106 funds to do so, the places that funding is intended to provide will not be included in the forecast numbers for that school/s. Where this applies, S106 funded places are deducted from the calculation.**

**Where we have used S106 funds, but the capacity of the school has not been increased (e.g. improvement or enhancement of facilities), the pupils from the developments the S106 refers to will not be included in the forecast numbers for that school. Where this applies, S106 funded places are deducted from the calculation.**

**NB Our forecasting figures are rounded up to the nearest whole number. However, when a claim is made it is based on the number of pupils generated by the development to the nearest two decimal places.**

<b>Primary School Sector Requirement £- contribution required towards land and a new 420 school / potential transport costs (See map attached)</b>
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The site falls within the catchment area of The Merton Primary School. The School has a net capacity of 420 and 461 pupils are projected on the roll should this development proceed; a deficit of 41 pupil places. There are currently no pupil places at this school being funded from S106 agreements for other developments in the area.

The County Council has so far worked productively with Charnwood Borough Council as part of the Charnwood Local Plan (CLP) consultation to look at site availability in the vicinity as a new school will be required to mitigate the impact of this and other proposed developments in the village. The CLP Policy DS3/HA3 states that they will support development proposals at site HA3 that contribute towards construction costs of the provision of a new 2 form entry primary school located at site HA1 (Land South East of Syston).

For this reason, there will need to be a mechanism developed to share the cost of land and building the school across the respective developers for sites HA1 to HA3.

Dependent upon the timing of the development of a new school, further contributions may be necessary to cover the cost of transporting pupils to other schools within the locality and the provision of temporary accommodation therein. The County Council seeks to avoid this circumstance as it neither provides a good solution in education terms and is disruptive to families and would not achieve best value from the funds to be made available by developers. Costs relating to transport and temporary accommodation would be advised later once the extent and nature of such arrangements is made clear.

#### **Secondary School (11-16) Sector Requirement £0 (See map attached)**

The site falls within the catchment area of Wreake Valley Academy. The Academy has a net capacity of 1050 and 885 pupils are projected on the roll should this development proceed; a surplus of 165 pupil places.

There is one other school within a three mile walking distance of the development.

The Roundhill Academy	Deficit 45 (after 756 S106 funded places have been deducted)
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There is an overall surplus in this sector after including all 11-16 schools within a three mile walking distance of the development of 120 pupil places. An education contribution will therefore not be requested for this sector.

#### **Post 16 Sector Requirement £0 (See map attached)**

This nearest Post 16 provision to the site is Wreake Valley Academy. The Post 16 provision has a net capacity of 432 and 363 pupils are projected on roll should this development proceed; a surplus of 69 pupil places. A total of 154 pupil places are also being funded at this school from S106 agreements for other developments in this area. If these places are deducted it increases the surplus to 223 pupil places.

An education contribution will not be requested for this sector.

#### **Special Schools £110,074.44**

The number of pupils on roll in Leicestershire Special schools has risen from 482 in 2002 to 1019 in 2020. The special school population will continue to grow as a result of the increasing birth rate and the growth in new housing. Currently 1.21% of the primary age population and 2% of the secondary age population are educated in Special Schools. All Special Schools in Leicestershire are full, and have a deficit of available spaces, and are forecast to remain so. In some instances the special schools are having to use their own teaching staff to teach pupils in available space in mainstream schools. Pupils are therefore missing out on the facilities, equipment and environment a Special School establishment is able to provide.

The Council therefore seeks developer contributions towards the cost of expanding Special school provision for developments of 100 dwellings or more. The threshold of 100 dwellings was chosen to reflect the low special pupil yield and the avoidance of claiming very small amounts on all developments.

This development of 195 houses with two or more bedrooms generates 0.71 primary and 0.78 secondary SEN pupils.

Based on the table above this contribution is calculated as follows:-

The primary yield (30 pupils per 100 dwellings) x by the proportion of primary age pupils attending special schools (1.21%) = number of SEN pupils per 100 dwellings (0.00363) so 0.00363 per dwelling.

0.00363 x 195 dwellings = 0.71 pupils x Cost multiplier (£65,664) per place = £46,480.26.

The secondary yield (20 pupils per 100 dwellings) x the proportion of secondary age pupils attending special schools (2%) = number of SEN pupils per 100 dwellings (0.004) so 0.004 per dwelling.

0.004 x 195 dwellings = 0.78 pupils x cost multiplier (£81,531) per place = £63,594.18

There are five Area Special Schools in Leicestershire. The closest school to this development is Ashmount School in Loughborough. The school currently has capacity for 192 pupils and 216 pupils are projected on roll should this development proceed, a deficit of 24 places. A total of 16 pupil places are also being funded at this school from S106 agreements for other developments in this area. If these places are deducted it reduces the deficit to 9 pupil places. There is no other Special School in the locality of the development.

Any contributions towards special education provision will be pooled, if appropriate, and used to provide additional capacity at the school nearest to the development

Therefore in order to provide the additional SEN school places anticipated as a result of the proposed development, the County Council requests a total contribution for the special school sector (primary and secondary) of £110,074.44

**Total Requirement: £568,974.44 + contribution required for land and a new 420 school / potential off-site transition costs for primary pupils**



# DEVELOPER CONTRIBUTIONS NOTIFICATION RESPONSE

Please send your response by email to [planningbligations@leics.gov.uk](mailto:planningbligations@leics.gov.uk)

To: Head of Planning, Historic & Natural Environment, Chief Executives	From: Director of Children and Family Services
Planning Control - Planning Obligations Team FAO: Amar Solanki Clare Milner Emma Simkins	Extn: 51302 Extn: 57073 Extn: 52266 Date: 16 <sup>th</sup> March, 2022

## NOTIFICATION PROCEDURE ON EDUCATION DEVELOPER CONTRIBUTIONS

DEVELOPER/S:	Taylor Wimpey (UK) Ltd & Guy Longley
LOCATION:	Land North of Barkby Road, Syston, Leicestershire
PROPOSAL:	Outline application for up to 195 dwellings with all matters reserved except access
REFERENCE NO:	2021/2639/02
LCC OFFICER'S NAME:	Sharon Townsend

I would advise that the above proposal would result in the following service requirements, for which contributions should be sought from the developer.

### Increase to primary cost multiplier

- The Leicestershire CC Planning Obligations Policy (LPOP) was last revised in June 2019. For education infrastructure the policy states that “the cost multipliers used to calculate the value of each school place required will be reviewed on an annual basis in April and will be based on the average cost per pupil place for extension and rebuild projects in the National School Delivery Cost Benchmarking Report (NSDCBR)”.
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- Due to Covid -19, there was no data collection in 2020 so therefore no annual report was published. As a result, the County Council made no adjustments to its request for contributions last year.
- The 2021 DFE report was completed in May 2021 and advice to education authorities was circulated at the end of June 2021. The cost multiplier for a primary school place has been increased from £14,592 to £18,356 to reflect the information published in the 2021 Report.
- The cost multipliers for the remaining Education sectors, including Early Years, will remain unchanged. These figures will be reviewed when next year's DFE report is published.

### Indexation

- The costs set out in this response are calculated at a point in time (typically annually) and take account of the latest costs data provided within the National School Delivery Cost Benchmarking Report. The latest costs review was carried out on 1 July 2021.
- To ensure that the contributions requested are not devalued because of rising construction costs (e.g. materials or labour), the point at which indexation applies will be the date of the latest costs review. Where a costs review is carried out after a consultation response has been provided, but before planning permission is granted, indexation will apply from the date of the latest costs review. Indexation applies to all contributions requested including primary, secondary, post 16, early years and special education

### Please note

- For developments over 100 dwellings with two or more bedrooms an assessment will be made of the need to secure additional S106 funding for early years/pre-school provision.
- For early years/pre-school provision where developer contributions are considered appropriate, a yield rate of 8.5 children per 100 dwellings will be applied.
- This analysis is produced on the most up to date figures available at the time which are subject to change and may affect any future requests.
- If the configuration of the site should change, we must be consulted again.

### **How we calculate a contribution**

When calculating an education contribution, we use the average cost per pupil place for extensions and re-build projects in the National School Delivery Cost Benchmarking Report which is published annually, adjusted by a location factor of 1.04%. The figure was last updated in July 2021:

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Secondary 11 – 18	£18,118	0.2	0.032
Post 16	£19,327	0.033	0.0053
<b>Contributions for Special Schools are made on developments of 100 houses or more with at least 2 bedrooms</b>			
Primary (Special Schools)	£65,664	0.00363	0.00052
Secondary 11-19 (Special Schools)	£81,531	0.004	0.00064

This request for an education contribution is based on 195 houses and 0 flats/apartments with two or more bedrooms. No claim is made on 0 one-bedroom dwellings. Based on the table above, this site generates:

<b>Sector</b>	<b>Number of Pupils generated by the development</b>	<b>Number of Pupils for forecasting purposes</b>	<b>Number of S106 funded places in area deducted</b>
Primary	58.50	59	0
11-16	32.57	33	756
Post 16	6.44	7	154
Primary Special	0.71		15
Secondary Special	0.78		1

To assess whether there is a claim for an education contribution we look at the current net capacity figure against the average of the two year and four year forecast number on roll figures including housing gain. The catchment school forecast figure includes housing gains from this development.

**When we have increased the capacity of a school using S106 funding, we will include the pupils from the housing development the S106 funding relates to in the forecast pupil numbers for that school/s. Where this applies, no S106 funded places are deducted from calculation.**

**Where we have not increased the capacity of a school but are holding S106 funds to do so, the places that funding is intended to provide will not be included in the forecast numbers for that school/s. Where this applies, S106 funded places are deducted from the calculation.**

**Where we have used S106 funds, but the capacity of the school has not been increased (e.g. improvement or enhancement of facilities), the pupils from the developments the S106 refers to will not be included in the forecast numbers for that school. Where this applies, S106 funded places are deducted from the calculation.**

**NB Our forecasting figures are rounded up to the nearest whole number. However, when a claim is made it is based on the number of pupils generated by the development to the nearest two decimal places.**

#### **Primary School Sector Requirement £458,900.00 (See map attached)**

The site falls within the catchment area of The Merton Primary School. The School has a net capacity of 420 and 461 pupils are projected on the roll should this development proceed; a deficit of 41 pupil places.

There are 3 other primary schools within a two mile walking distance of the development.

The Pochin School	Deficit 4
Queniborough Church of England Primary School	Deficit 16
St Peter and St Paul Church of England Academy	Surplus 36

There are currently no pupil places in this sector being funded by S106 agreements from other developments in the area to be deducted.

There is an overall deficit in this sector after including all primary schools within a two mile walking distance of the development of 25 pupil places. Therefore, not all of the 59 places created by this development can be accommodated at nearby schools and a claim for an education contribution of 25 pupil places in the primary sector is justified.

In order to provide the additional primary school places anticipated by the proposed development the County Council would request a contribution for the Primary School sector of £458,900.00. Based on the table above, this is calculated the number of deficit places (25) multiplied by the DFE cost multiplier in the table above (£18,356.00) which equals £458,900.00.

The Merton Primary School is an Academy and has capped its admission number not to exceed 60 places in each year group. The school sits within a housing estate that experiences heavy traffic at the beginning and end of the school day and is restricted for options on expanding to accommodate pupils from this development (should the Academy wish to do so). Because of the negotiations required to provide the additional primary places some flexibility is requested in the use of the S106 funding generated by this development to enable the S106 contribution to be used for the provision, improvement, remodelling or enhancement of education facilities at this school or other schools within the locality of the development or towards the construction of a new school.

#### **Secondary School (11-16) Sector Requirement £0 (See map attached)**

The site falls within the catchment area of Wreake Valley Academy. The Academy has a net capacity of 1050 and 885 pupils are projected on the roll should this development proceed; a surplus of 165 pupil places.

There is one other school within a three mile walking distance of the development.

The Roundhill Academy	Deficit 45 (after 756 S106 funded places have been deducted)
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There is an overall surplus in this sector after including all 11-16 schools within a three mile walking distance of the development of 120 pupil places. An education contribution will therefore not be requested for this sector.

#### **Post 16 Sector Requirement £0 (See map attached)**

This nearest Post 16 provision to the site is Wreake Valley Academy. The Post 16 provision has a net capacity of 432 and 363 pupils are projected on roll should this development proceed; a surplus of 69 pupil places. A total of 154 pupil places are also being funded at this school from S106 agreements for other developments in this area. If these places are deducted it increases the surplus to 223 pupil places.

An education contribution will not be requested for this sector.

#### **Special Schools £110,074.44**

The number of pupils on roll in Leicestershire Special schools has risen from 482 in 2002 to 1019 in 2020. The special school population will continue to grow as a result of the increasing birth rate and the growth in new housing. Currently 1.21% of the primary age population and 2% of the secondary age population are educated in Special Schools. All Special Schools in Leicestershire are full, and have a deficit of available spaces, and are forecast to remain so. In some instances the special schools are having to use their own teaching staff to teach pupils in available space in mainstream schools. Pupils are therefore missing out on the facilities, equipment and environment a Special School establishment is able to provide.

The Council therefore seeks developer contributions towards the cost of expanding Special school provision for developments of 100 dwellings or more. The threshold of 100 dwellings was chosen to reflect the low special pupil yield and the avoidance of claiming very small amounts on all developments.

This development of 195 houses with two or more bedrooms generates 0.71 primary and 0.78 secondary SEN pupils.

Based on the table above this contribution is calculated as follows:-

The primary yield (30 pupils per 100 dwellings) x by the proportion of primary age pupils attending special schools (1.21%) = number of SEN pupils per 100 dwellings (0.00363) so 0.00363 per dwelling.

0.00363 x 195 dwellings = 0.71 pupils x Cost multiplier (£65,664) per place = £46,480.26.

The secondary yield (20 pupils per 100 dwellings) x the proportion of secondary age pupils attending special schools (2%) = number of SEN pupils per 100 dwellings (0.004) so 0.004 per dwelling.

0.004 x 195 dwellings = 0.78 pupils x cost multiplier (£81,531) per place = £63,594.18

There are five Area Special Schools in Leicestershire. The closest school to this development is Ashmount School in Loughborough. The school currently has capacity for 192 pupils and 216 pupils are projected on roll should this development proceed, a deficit of 24 places. A total of 16 pupil places are also being funded at this school from S106 agreements for other developments in this area. If these places are deducted it reduces the deficit to 9 pupil places. There is no other Special School in the locality of the development.

Any contributions towards special education provision will be pooled, if appropriate, and used to provide additional capacity at the school nearest to the development

Therefore in order to provide the additional SEN school places anticipated as a result of the proposed development, the County Council requests a total contribution for the special school sector (primary and secondary) of £110,074.44

<b>Total Requirement: £568,974.44</b>
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# DEVELOPER CONTRIBUTIONS NOTIFICATION RESPONSE

Please send your response by email to [planningobligations@leics.gov.uk](mailto:planningobligations@leics.gov.uk)

<b>To: Head of Planning, Historic &amp; Natural Environment, Chief Executives</b>	<b>From: Library Services</b>
<b>Planning Control - Planning Obligations Team</b> <b>FAO: Amar Solanki</b> <b>Clare Milner</b> <b>Emma Simkins</b>	<b>Extn: 51302</b> <b>Extn: 57073</b> <b>Extn: 52266</b> <b>Date: 11<sup>th</sup> March 2022</b>

## NOTIFICATION PROCEDURE ON DEVELOPER CONTRIBUTIONS

<b>DEVELOPER/S:</b>	Taylor Wimpey (UK) Ltd & Guy Longley
<b>LOCATION:</b>	Land North of Barkby Road, Syston, Leicestershire Grid Ref:
<b>PROPOSAL:</b>	Outline application for up to 195 dwellings with all matters reserved except access.
<b>REFERENCE NO:</b>	2021/2639/02/PCON
<b>LCC OFFICER'S NAME:</b>	Liz Evans
Libraries Observations:	
<p>I would advise that the above proposal would result in the following service requirements, for which contributions should be sought from the developer:</p> <p>The library facilities contribution is outlined in the Leicestershire Planning Obligation Policy (adopted 10<sup>th</sup> July 2019). The County Council consider the proposed development is of a scale and size which would have an impact on the delivery of library facilities within the local area.</p> <p>The proposed development on Barkby Road is within 1.34km of Syston Library on Upper Church Street, being the nearest local library facility which would serve the development site.</p> <p>Post code analysis using 2019 mid-year population estimates demonstrates that the catchment population for Syston library is 22,895. It is estimated that the proposed development will add 585 to the existing library's catchment population. This will impact on local library services in respect of additional pressures on the availability of local library facilities. The contribution is sought to provide materials e.g. books, audio books, newspapers, periodicals for loan and reference use, and associated equipment or to reconfigure the library space to account for additional usage of the venue for residents to hold meetings, including book reading and activity sessions.</p> <p>The Museums, Libraries and Archives Council (MLA) publication "Public Libraries, Archives and New Development: a standard approach" recommends a minimum stock figure of 1,157 items per 1,000 population.</p> <p><b>Therefore in order to provide the additional materials required to meet the needs of the increased population Leicestershire Library Services requires a contribution of £5,890 (rounded up to the nearest £10).</b></p> <p>The County Council consider the library contribution is justified and is necessary to make the development acceptable in planning terms in accordance with the relevant national and local policies and the additional demands that would be placed on this key infrastructure as a result of the proposed development. The contribution requirement is directly related to the development because the contribution is to be used for the purpose of providing the additional capacity at the nearest library facility to the proposed development which is at Syston.</p> <p>It is considered fair and reasonable in scale and kind to the proposed scale of development and is in accordance with the thresholds identified in the adopted policies and to meet the additional demands on the library facilities at Syston which would arise due to this proposed development.</p>	

*The request is based on the following formula for library facilities contributions*

195 1 bedroom houses/apartments @ £15.09 per house/apartment  
2+ bedroom houses/apartments @ £30.18 per house/apartment  
1 bedroom student dwelling @ £10.036 per house/apartment

1.34km Straight line distance

# DEVELOPER CONTRIBUTIONS NOTIFICATION RESPONSE

Please send your response by email to [planningcontrol@leics.gov.uk](mailto:planningcontrol@leics.gov.uk)

<b>To: Head of Planning, Historic &amp; Natural Environment, Chief Executives</b>	<b>From: Director of Environment &amp; Transport</b>
<b>Planning Control - Planning Obligations Team</b>	<b>Date: 03/03/2022</b>
<b>FAO: Amar Solanki</b>	<b>Extn: 51302</b>
<b>Clare Milner</b>	<b>Extn: 57073</b>
<b>Emma Simkins</b>	<b>Extn: 52266</b>

## NOTIFICATION PROCEDURE ON DEVELOPER CONTRIBUTIONS

<b>DEVELOPER/S:</b>	<b>Taylor Wimpey (UK) Ltd &amp; Guy Longley</b>
<b>LOCATION:</b>	<b>Land North of Barkby Road, Syston, Leicestershire</b>
<b>PROPOSAL:</b>	<b>Outline application for up to 195 dwellings with all matters reserved except access</b>
<b>REFERENCE NO:</b>	<b>2021/2639/02/PCON</b>
<b>LCC OFFICER'S NAME:</b>	<b>Eleanor Parker</b>
Civic Amenities Observations:	

Ref: EP/MOU/2171

The requirement for a waste management contribution is outlined in the Leicestershire Planning Obligations Policy (July 2019) whilst specific planning condition and contribution requirements are detailed below.

The County Council's Waste Management Team considers and assesses each development on a case by case basis. It considers the wider impact on the delivery of the existing waste management service to ensure that the Council maintains the service performance for existing residents of Leicestershire, as well as the new residents generated by this proposed development.

The Council assesses the impact of the development and will determine the most appropriate methodology to maintain service levels and ensure that waste generated as a result of the developers' proposal meets the obligations under the National Planning Policy for Waste. The Council may provide this through various means such as increasing the capacity of waste infrastructure, providing service information or undertaking waste minimisation activities for the new residents and as detailed further in the Leicestershire Planning Obligations Policy.

In 2017/18 the residents of Leicestershire generated approximately 1.054 tonnes of waste per household. Of this approximately 20% is processed through Household Waste Recycling Centres (HWRCs), the remaining tonnage arising from household collections. At the local facilities, the proposed development would generate an additional 1.054 tonnes per annum multiplied by the final net increase in dwellings resulting from the proposed development.

### Planning Obligation for Improvement to Local Facilities

A contribution would be required to ensure that the local waste facilities can continue to maintain the existing level of service and capacity for the residents of the proposed development. This would be provided through the development of additional capacity and infrastructure to handle the waste and vehicles delivering in/out as a result of the proposed development at the local waste facilities.

Existing local waste facilities, including HWRC and waste transfer sites have a finite capacity in terms of, but not limited to, overall waste capacity, the facilities to maintain existing recycling and reuse performance and

also in the number of residents that can utilise the site safely at any one time. Hence current waste inputs and waste generated from new residential developments being delivered to the existing site may not easily be accommodated where one or more of these elements are already at capacity.

**The County Council's Waste Management Team considers the proposed development is of a scale, type and size which would not be able to be accommodated at the existing waste facilities and be able to maintain the existing service levels. As such a developer contribution of £10,076 is required (to the nearest pound).**

The County Council's methodology for calculating the contribution per household is based on the cost of maintaining the existing waste service against the number of assessed households proposed by a particular development which would use the local waste facilities.

The nearest HWRC site to the proposed development is located at Mountsorrel and residents of the proposed development are likely to use this site. In general, residents use the closest HWRC to deposit their waste and this is observed within surveys. The contribution is determined by multiplying 195 units by the current rate for the Mountsorrel HWRC site which is £51.67 (subject to indexation and reviewed on at least an annual basis).

The calculation of the HWRC contribution is below:

$D = (A \times B) / C$ ; where

A is the capital cost of providing a HWRC site based on a recently constructed site;

B is the percentage size of the HWRC site compared to the HWRC site used for determining A;

C is the number of households using the HWRC site at the review date

The contribution request is based on the proposed number of households which would have an impact on a HWRC site multiplied by the rate D. Certain uses are exempt from HWRC contributions for example student halls, nursing homes and retirement homes.

Contributions are used to mitigate the impacts arising from the increased use of the HWRC site associated with the new development for example by the acquisition of additional containers or installation of additional storage areas and waste infrastructure at the HWRC site or adjacent land to increase the site's capacity for handling and separating waste.

Each household in Leicestershire in 2017/18 delivered on average approximately 0.211 tonnes of municipal waste to a HWRC site. On this basis the proposed development of 195 dwellings would generate over 41 tonnes of additional HWRC waste at the Mountsorrel HWRC site. The proposed development would place additional demand on the HWRC site and the request for the HWRC developer contribution would meet the demands placed on the site as a result of the proposed development.

Government legislation is focused on maximising the diversion of waste from landfill and the County Council must have appropriate containers and/or storage areas to deal with the different types of waste. Due to the complex nature of the waste received at the HWRC site it will become increasingly difficult over time to maintain performance and a good level of service at peak times, particularly with an increased demand placed on it due to this development.

The County Council considers the contribution is justified and necessary to make the development acceptable in planning terms because of the policies referred to and to mitigate or manage the additional demands that would be placed on the key waste service as a result of the proposed development. The contribution is directly related to the development because the contribution is to be used to enhance capacity at the local facility to accommodate the proposed development.

The contribution is considered fair and reasonable in scale and kind to the proposed scale of development, in accordance with paragraph 56 of the NPPF, and is in accordance with the thresholds identified in the adopted policies and to meet the additional demands on the waste service and local infrastructure.