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**From:** Clare Clarke <Clare.Clarke@pegasusgroup.co.uk>  
**Sent:** 19 September 2023 10:32  
**To:** Liam Ward  
**Subject:** FW: Barkby Road, Syston Planning Inquiry  
**Attachments:** 0.161 Refresh of Land North of Barkby Road Syston.docx; Early Years safe walking routes Barkby road 21.2639.2.pptx

Liam,

Realised you are not copied in on this.

Clare

**Clare Clarke**

Associate Planner

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**From:** Praksha Bathia <Praksha.Bathia@leics.gov.uk>

**Sent:** Tuesday, September 19, 2023 9:53 AM

**To:** Ben Hunter <ben@efm-ltd.co.uk>

**Cc:** Ian Sharpe <Ian.Sharpe@leics.gov.uk>; Clare Clarke <Clare.Clarke@pegasusgroup.co.uk>; Nichola Willder - TW Strategic Land <Nichola.Willder@taylorwimpey.com>; Neil Aldridge-Clyne <Neil.Aldridge-Clyne@leics.gov.uk>; Jo M Fisher <Jo.Fisher@leics.gov.uk>; Kirsty Grimsley <Kirsty.Grimmsley@leics.gov.uk>; Amar Solanki <Amar.Solanki@leics.gov.uk>

**Subject:** RE: Barkby Road, Syston Planning Inquiry

Dear Ben

Thank you for your recent email regarding the development at Land North of Barkby Road, Syston.

Please find attached our revised response for the Early Years claim, and the drawings of the distance measured for the three day nurseries you identified were within a one mile safe walking route to the centre of the development.

After reviewing the distance for each day nursery, we have concluded that one day nursery (Children's 1<sup>st</sup>) is just within the 1 mile safe walking route. At the date of the summer Headcount, Childrens 1st, Syston, was full to capacity, therefore the full claim is justified.

The summer headcount for the last year (in this case Summer 2023) is always used as the majority of the current local children will be using the funded places in local providers during this term, before the start of the Autumn Term, when the 4 year olds will be taking up places at the local primary schools.

Also please be aware that these forecasts are subject to review as the yield of the early years children will increase in line with the government requirement for LA's to provide free places for all 2 year olds from April 2024, and further, from September 2024 funding will also be available for children aged 9 month olds.

Many thanks.

Kind Regards

*Praksha*

Praksha Bathia  
Business Development Adviser  
Early Years Inclusion and Childcare Service  
Leicestershire County Council

Tel: 0116 305 8048

SFEDI qualified Adviser



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**From:** Ben Hunter <[ben@efm-ltd.co.uk](mailto:ben@efm-ltd.co.uk)>

**Sent:** 31 August 2023 16:09

**To:** Praksha Bathia <[Praksha.Bathia@leics.gov.uk](mailto:Praksha.Bathia@leics.gov.uk)>

**Cc:** Ian Sharpe <[Ian.Sharpe@leics.gov.uk](mailto:Ian.Sharpe@leics.gov.uk)>; Clare Clarke <[Clare.Clarke@pegasusgroup.co.uk](mailto:Clare.Clarke@pegasusgroup.co.uk)>; Nichola Willder - TW Strategic Land <[Nichola.Willder@taylorwimpey.com](mailto:Nichola.Willder@taylorwimpey.com)>

**Subject:** Barkby Road, Syston Planning Inquiry

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<p><b>Children 1st @ Syston</b> 0.3 miles away</p> <p>1324 Melton Road, Syston, Leicester LE7 2EQ</p> <p><b>Group/Owner</b> Children 1st Day Nurseries</p>   <p>Children 1st @ Syston is in the heart of the village, making it very accessible to the local community and surrounding areas. The nursery has been under the ownership of Children 1st day Nurseries since June 2017 and has been fully refurbished to...</p> <p><a href="#">Read more about Children 1st @ Syston &gt;</a></p> <p><b>Type of Nursery</b> Day Nursery <b>99 Places</b></p> <p> 33 </p>	<p>64</p> <p><i>"All the st 1st are a with my there, w that both looked a</i></p> <p> Save </p>
<p><b>The Syston Day Nursery</b> 0.4 miles away</p> <p>1096 Melton Road, Syston, Leicester LE7 2HA</p> <p><b>Type of Nursery</b> Day Nursery <b>52 Places</b></p> <p></p>	<p> Save </p>
<p><b>The Laurels Nursery School</b> 0.7 miles away</p> <p>1514 Melton Road, Queniborough, Leicester LE7 3FN</p> <p><b>Group/Owner</b> Kiddi Caru Group, the home of Kiddi Caru and Dicky Birds Day Nurseries and Preschools</p>   <p>The Laurels Nursery School has a pleasant interior and excellent exterior play facilities, enabling a skilled staff to develop all key areas of early years learning. The nursery has its own sensory garden, as well as climbing equipment and a designated...</p> <p><a href="#">Read more about The Laurels Nursery School &gt;</a></p> <p><b>Type of Nursery</b> Day Nursery <b>80 Places</b></p> <p> 11  1 </p>	<p>70</p> <p><i>"My daugh the Lauri Septemb was recon by sev familie unfam</i></p> <p> Save </p>

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# MS OUTLOOK RESPONSE TEMPLATE

Please send your response by MS Outlook to Planning Control  
or by email to [planningcontrol@leics.gov.uk](mailto:planningcontrol@leics.gov.uk)

To: Head of Planning, Historic and Natural Environment Chief Executives	From: Director of Children and Family Services
Planning Control FAO: Extn: 58223	Date: 19 September 2023

## NOTIFICATION PROCEDURE ON EDUCATION DEVELOPER CONTRIBUTIONS

DEVELOPER/S:	Taylor Wimpey (UK) Ltd
LOCATION:	Land North of Barkby Road, Syston
PROPOSAL:	195 dwellings
REFERENCE NO:	P/21/2639/2
LCC OFFICER'S NAME:	Praksha Bathia and Neil Aldridge Clyne

Having investigated the impact on Early Years childcare on the proposed development I have determined that this development will see an increase of 16.575 Early Years children to the area, and so a full contribution will be required to ensure there is childcare available to meet this demand.

There is currently 1 childcare provider in Syston within the 1-mile safe walking route providing 52 childcare places. At the date of the summer headcount, Childrens 1st, Syston, which is the setting that is within a one mile walking distance to the centre of the new development was full to capacity, therefore the full claim is justified.

There are 2 other developments within Syston with a planned housing total of 267 dwellings. This creates 22.695 places that are required. One of these developments, which create 20.315 places, has to have 17 places discounted as they are contributing to the early years places they are creating. The remaining developments create 5.695 places.

This deficit along with the additional 16.575 places from this development creates a total deficit of 22.27 places, so a full claim is justified.

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

The cost calculated to build a suitable provision can be found overleaf.

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.
- Early Learning costs were updated from the original 2012 costs in the summer of 2023 to those costs of a primary school as described in the DfE securing S106 funding guidelines. 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.

	<b>Yield rates per 100 homes of 2 or more bedrooms</b>	
Early years age group	3.4 children per year group	
1 year olds	25%	
2 year olds	75%	
3 year olds	100%	
4 year olds	50%	
	Total	

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:

<b>Age Group</b>	<b>Number of Early Years children generated by the development</b>
1 year olds	1.6575
2 year olds	4.9725
3 year olds	6.63
4 year olds	3.315
<b>Total</b>	<b>16.575</b>

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.

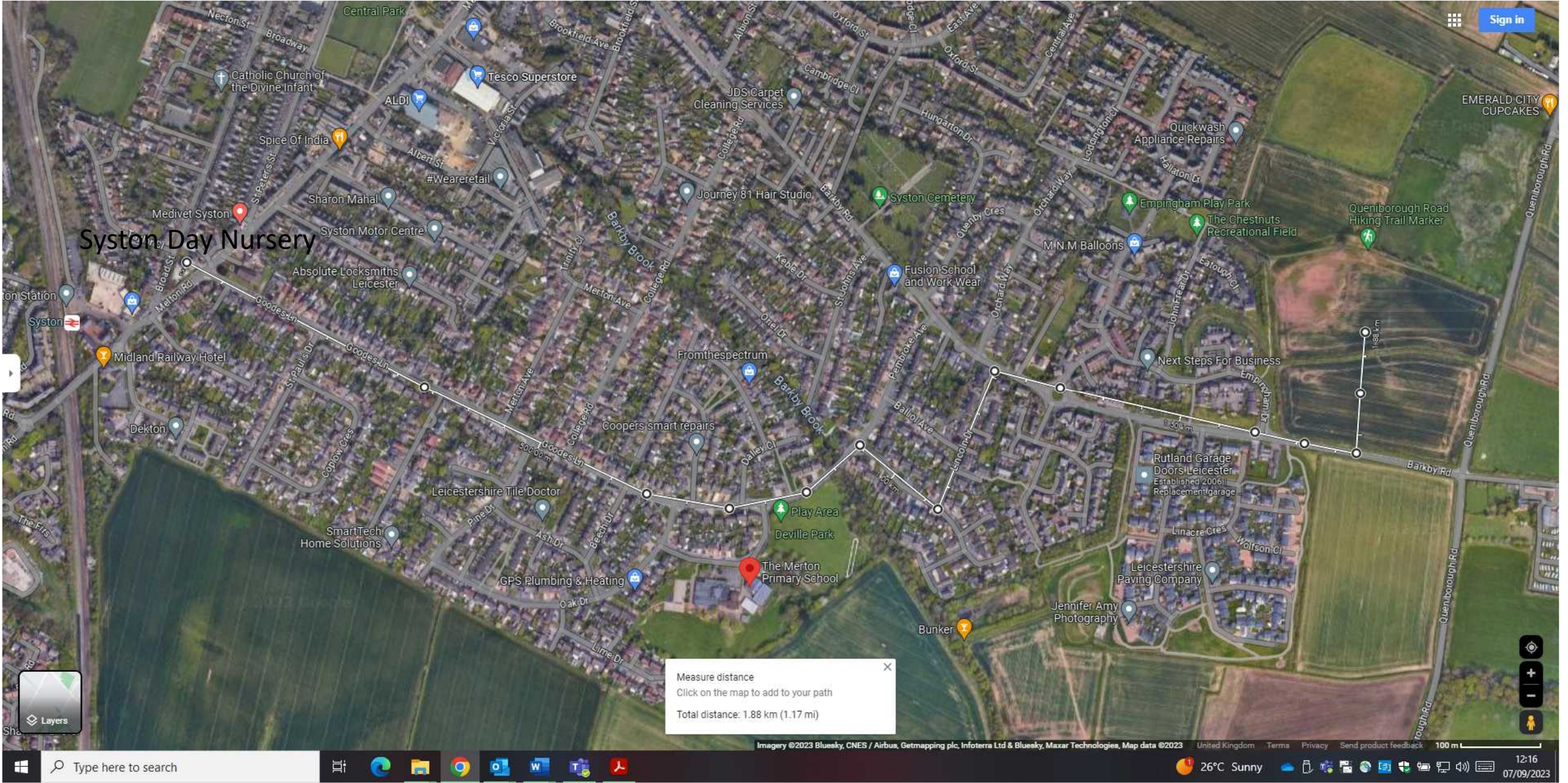
The average cost per place provided is £18,356.00. The cost multiplier will be reviewed annually and adjustment made where necessary. The calculation will only be applied where it is determined that there is insufficient Early Years Provision within a mile radius of the development. Based on the above information, please see below for the total contributions sought by Leicestershire County Council.

**Total Requirement: £304,250.70**

**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.**

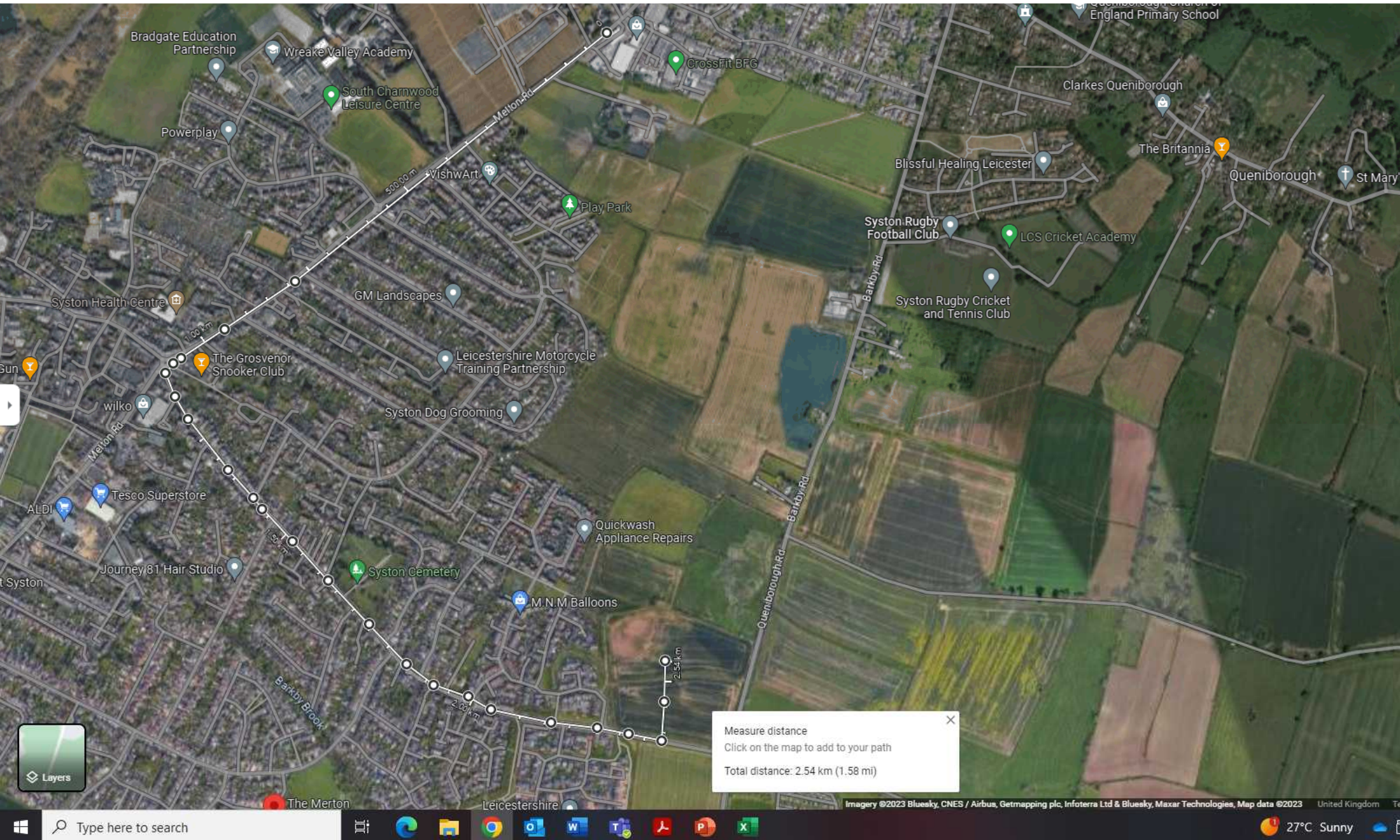


# Syston Day Nursery safe walking route to centre of development





# The Laurels Day Nursery safe walking route to centre of development





# Children 1<sup>st</sup> Day Nursery safe walking route to centre of development



Measure distance  
Click on the map to add to your path  
Total distance: 1.53 km (5,013.11 ft)