

DEVELOPER CONTRIBUTIONS NOTIFICATION RESPONSE

Please send your response by email to planningcontrol@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: 4 th March, 2021

NOTIFICATION PROCEDURE ON EDUCATION DEVELOPER CONTRIBUTIONS

DEVELOPER/S:	David Wilson Homes East Midlands
LOCATION:	Barkby Road, Queniborough. Leicestershire
PROPOSAL:	Outline application for up to 150 dwellings, together with new open space, landscaping and drainage infrastructure, with all matters reserved except for access
REFERENCE NO:	2021/2380/02
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.

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.

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 1.01%. The figure was last updated in July 2019:

Sector	DFE amount per pupil	Pupil ratio per house	Pupil ratio per flat/apartment
Primary	£14,592	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
Contributions for Special Schools are made on developments of 100 houses or more with at least 2 bedrooms			
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 150 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:

Sector	Number of Pupils generated by the development	Number of Pupils for forecasting purposes	Number of S106 funded places in area deducted
Primary	45	45	0
11-16	25.05	26	751
Post 16	4.95	5	156
Primary Special	0.54		
Secondary Special	0.60		

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 £364,800.00/ £656,640.00 (See map attached)

The site falls within the catchment area of Queniborough Church of England Primary School. The School has a net capacity of 210 and 264 pupils are projected on the roll should this development proceed; deficit of 54 pupil places.

There are 4 other primary schools within a two-mile walking distance of the development.

Broomfield Community Primary School	Surplus 19
St Peter and St Paul Church of England Academy	Surplus 13
The Merton Primary School	Deficit 3

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

The overall deficit including all schools within a two-mile walking distance of the development is 25 pupil places. The 45 pupil places generated by this development cannot, therefore, be wholly 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 £364,800.00. Based on the table above, this is calculated the number of deficit places created by the development, rounded to 2 decimal places (25) multiplied by the DFE cost multiplier in the table above (14,592.00) which equals £364,800.00.

Queniborough C of E Primary School is an Academy and has capped its admission number not to exceed 30 places in each year group. The school sits on a confined site and does not wish to expand any further to accommodate pupils this development will yield.

Because the 'in-catchment' school will not expand to meet the pupil yield from this development some flexibility is requested in the use of the S106 funding generated by this development, should permission be granted, to enable the S106 contribution to be used for the provision, improvement, remodelling or enhancement of education facilities at St Peter's and St Paul's C of E Primary Schools or any other school within the locality of the development, or towards the construction of a new school.

The contribution would be spent within five years of receipt of final payment.

However, LCC are aware of another application for residential development in the locality: Charnwood Planning Reference 2020/1605/02 for development of up to 200 dwellings at Land at Melton road, Queniborough LE7 3FL.

The proposed development, if approved, is expected to yield 60 primary places. Should this development be approved prior to any decision for the site subject to this application, the surplus places will have been allocated and a deficit of 85 pupils created. Any development at Barkby Road, Queniborough, therefore, may generate a full claim for 45 pupil places and a request for £656,640.00 (£14,592.00 x 45) to accommodate these pupils may be submitted.

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

The site falls within the catchment area of Wreake Valley Academy. The School has a net capacity of 875 and 739 pupils are projected on the roll should this development proceed; a surplus of 136 pupil places.

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

The Roundhill Academy	Deficit 64 (after 751 S106 funded places have been deducted)
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There is an overall surplus in this sector after including all schools within a three mile walking distance of the development of 72 pupil places. An education contribution will therefore not be requested for this sector.

Post 16 Sector Requirement £0 (See map attached)

This nearest school to the site is Wreake Valley Academy. The College has a net capacity of 607 and 294 pupils are projected on roll should this development proceed; a surplus of 313 pupil places. A total of 156 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 469 pupil places.

An education contribution will not be requested for this sector.

Special Schools £84,672.65

The number of pupils on roll in Leicestershire Special schools has risen from 482 in 2002 to 1019 in 2015. 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 150 houses with two or more bedrooms generates 0.54 primary and 0.60 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.

$0.00363 \times 150 \text{ dwellings} = 0.54 \text{ pupils} \times \text{Cost multiplier } (£65,664) \text{ per place} = £35,754.05.$

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.

$0.004 \times 150 \text{ dwellings} = 0.60 \text{ pupils} \times \text{cost multiplier } (£81,531) \text{ per place} = £48,918.60$

There are five Area Special Schools in Leicestershire. The closest school to this development is the Birch Wood (Melton Area Special School). The school currently has capacity for 187 pupils and 220 pupils are projected on roll should this development proceed, a deficit of 33 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 £84,672.65

Total Requirement: £449,472.65/ £741,312.65
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