

MS OUTLOOK RESPONSE TEMPLATE

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To: Head of Planning, Historic and Natural Environment Chief Executives	From: Director of Children and Family Services
Planning Control FAO: Dylan Jones Extn: 55357	Date: 5 th March 2021

NOTIFICATION PROCEDURE ON EDUCATION DEVELOPER CONTRIBUTIONS

DEVELOPER/S:	David Wilson Homes East Midlands
LOCATION:	Barkby Road, Queniborough. Leicestershire.
PROPOSAL:	Erection of 150 dwellings.
REFERENCE NO:	2021/2380/02/PCON
LCC OFFICER'S NAME:	Dale Bramley

Having investigated the impact on Early Years childcare on the proposed development I have determined that this development will see an increase of 12.75 Early Years children to the area, and so a contribution will be required to ensure there is childcare available to meet this demand, although there are provisions that fall within the mile radius of the proposed site.

This contribution would be used to accommodate the early learning capacity issues created by the proposed development at any proposed new primary school, or by improving, remodelling or enhancing existing facilities 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.
- 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 140, 2 or more bedroom 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	1.275
2 year olds	3.825
3 year olds	5.1
4 year olds	2.55
Total	12.75

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. There are currently no childcare provisions within 1 mile of the site radius and therefore a full application is needed.

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 **£8907**. 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: £113,564.25

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.