

# DEVELOPER CONTRIBUTIONS NOTIFICATION RESPONSE

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To: Head of Planning, Historic & Natural Environment, Chief Executives	From: Director of Children and Family Services
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## NOTIFICATION PROCEDURE ON EDUCATION DEVELOPER CONTRIBUTIONS

DEVELOPER/S:	David Wilson Homes
LOCATION:	Land East of Cossington Road, Sileby, Leicestershire
PROPOSAL:	Outline planning application for up to 170 dwellings (including affordable housing) with all matters reserved other than access together with associated landscaping and other infrastructure
REFERENCE NO:	2021/0491/02
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 NSDCRB 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:

Sector	DFE amount per pupil	Pupil ratio per house	Pupil ratio per flat/apartment
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 170 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	51	51	0
11-16	28.39	29	44
Post 16	5.61	6	156
Primary Special	0.62		17
Secondary Special	0.68		

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 £936,156.00 + transport costs (See map attached)**

The site falls within the catchment area of Sibley Redlands Community Primary School. The School has a net capacity of 420 and 392 pupils are projected on the roll should this development proceed; a surplus of 28 pupil places.

There are 2 other primary schools within a two-mile walking distance of the development.

Cossington Church of England Primary School	Deficit 35
Highgate Community Primary School	Deficit 240

There are currently 153 pupil places in this sector being funded by S106 agreements from other developments in the area to be deducted.

The overall deficit including all schools within a two-mile walking distance of the development is 94 pupil places. The 51 deficit places created by this development can therefore not be accommodated at nearby schools and a claim for an education contribution of 51 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 £936,156.00. Based on the table above, this is calculated the number of deficit places created by the development (51) multiplied by the DFE cost multiplier in the table above (£18,356.00) which equals £936,156.00.

However, a number of developments have recently been granted planning permission that will contribute to the expansion of Highgate and Cossington Primary Schools to the maximum capacity on their respective sites and Redlands Primary School would not expand for a development of this size. Therefore, the only solution would be to transport pupils outside the area.

Transport costs will be required to meet the cost of transporting pupils to the nearest school with places in perpetuity. The County Council would expect the developer to meet the cost of the additional school transport in perpetuity, and the cost of expanding the school to which transport is provided.

To transport up to 51 pupils will require 1x bus at a cost of around £38,000 per annum.

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

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#### **Secondary School (11-16) Sector Requirement £507,499.64 (See map attached)**

The site falls within the catchment area of Humphrey Perkins School. The School has a net capacity of 900 and 1021 pupils are projected on the roll should this development proceed; a deficit of 121 pupil places. A total of 44 pupil places are included in the forecast for this school from S106 agreements for other developments in this area and have to be deducted. This reduces the total deficit for this school to 77 pupil places 9 of which 48 are existing and 29 are created by this development). There are no other schools within a three-mile walking distance of the site. A claim for an education contribution in this sector is therefore justified.

In order to provide the additional 11-16 school places anticipated by the proposed development, the County Council requests a contribution for the 11-16 school sector of £507,499.64. Based on the table above, this is calculated the number of deficit places created by the development, rounded to 2 decimal places (28.39) multiplied by the DFE cost multiplier in the table above (£17,876) which equals £507,499.64.

This contribution would be used to accommodate the capacity issues created by the proposed development by improving, remodelling or enhancing existing facilities at Humphrey Perkins School or any other school within the locality of the development.

The contribution would be spent within 5 years of receipt of final payment

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#### **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 607 and 296 pupils are projected on roll should this development proceed; a surplus of 311 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 467 pupil places.

An education contribution will not be requested for this sector.

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#### **Special Schools £95,962.33**

The number of having an EHCP in Leicestershire and requiring specialist SEND provision, has risen dramatically in recent years and continues to do so – there are currently in excess of 5600 EHCP's representing a rise of 62% since 2017.

The special school population has risen from 1138 to 1483. 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 and Resource Bases sited on mainstream sites.

All Special Schools in Leicestershire are therefore 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. Unless specialist places are made available when needed then pupils will miss out on access to specialist 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 170 houses with two or more bedrooms generates 0.62 primary and 0.68 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.  
 $0.00363 \times 170 \text{ dwellings} = 0.61710 \text{ pupils} \times \text{Cost multiplier } (£65,664) \text{ per place} = £40,521.25$

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.  
 $0.004 \times 170 \text{ dwellings} = 0.6800 \text{ pupils} \times \text{cost multiplier } (£81,531) \text{ per place} = £55,441.08$

There are five Area Special Schools in Leicestershire. The closest school to this development is the Ashmount School in Loughborough. The school currently has capacity for 192 pupils and 229 pupils are projected on roll should this development proceed, a deficit of 37 pupil places. A total of 17 pupil places are included in the forecast for this school from S106 agreements for other developments in this area and have to be deducted. This reduces the total deficit for this school to 20 pupil places.

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 £95,962.33

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

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<b>Total Requirement: £1,539,617.97 + transport costs</b>
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