

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: 9 th February, 2021

NOTIFICATION PROCEDURE ON EDUCATION DEVELOPER CONTRIBUTIONS

DEVELOPER/S:	Davidsons Developments Limited & Guy Longley
LOCATION:	Land north of, Groby Road, Anstey, Leicester
PROPOSAL:	Outline planning application for the development of up to 100 dwellings, together with open space, landscaping and drainage infrastructure, with all matters reserved for future approval, except for details of access into the site from Groby Road
REFERENCE NO:	2021/2251/02
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 100 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	30	30	9
11-16	16.70	17	7
Post 16	3.30	4	2
Primary Special	0.36		
Secondary Special	0.40		

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 £72,960/ £277,248.00 / contribution towards land and potential transport costs (See map attached)
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The LA is working with Charnwood Borough Council as part of the Charnwood Local Plan (CLP) consultation to mitigate the impact of this proposal and other proposed developments in the village. The CLP Policy HA43 states that they will support development proposals at site HA43 and HA44 that contribute to the reasonable costs of the provision of a new 1 form entry primary school. Therefore, if all proposed development is granted planning permission as detailed in the CLP land and construction costs for a new 1FE a new school will be required.

For this reason, there will need to be a mechanism developed to share the cost of land and building the school across the developers who secure planning permission.

The site falls within the catchment area of The Latimer Primary School, Anstey. The School has a net capacity of 420 and 427 pupils are projected on the roll should this development proceed; a deficit of 7 pupil places. There are currently no pupils at this school being funded from S106 agreements for other developments in the area.

There is one other primary school within a two mile walking distance of the development:

Woolden Hill Primary School	Surplus 2 (after 9 S106 funded places deducted)
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The overall deficit including all schools within a two mile walking distance of the development is 5 pupil places. The 30 places generated by this development can therefore be partly accommodated at nearby schools and a claim for an education contribution of 5 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 £72,960. Based on the table above, this is calculated the number of deficit places created by the development (5) multiplied by the DFE cost multiplier in the table above (£14,592.00) which equals £72,960.

LCC are aware of an application for residential development from the same developer in the locality: planning reference 2021/2252/02 for development of 120 dwellings at Land South of Groby Road, Anstey. The proposed development, if approved, is expected to yield 36 primary aged pupils. Should both applications be granted planning permission then an overall deficit of 41 pupils will be created. The contributions model below shows an apportionment of the deficit places based on number of dwellings across both developments.

	South of Groby Road Anstey 2021/2252/02	North of Groby Road Anstey 2021/2251/02	Combined (if both applications approved)
No Dwellings	120	100	220
Primary Yield	36	30	66
Surplus	25	25	25
Surplus/Deficit	-11	-5	-41
Individual Claim	£160,512	£72,960	£598,272
% Apportionment	55%	45%	100%
Split of Surplus	13.64	11.36	25.00
Surplus/Deficit	-22	-19	41
Combined Claim	£321,024.00	£277,248.00	£598,272.00

Therefore should both applications be granted planning permission then a request for £277,248.00 will be requested based on a deficit of 19 places created by the development multiplied by the DFE cost multiplier (£14,592.00) which equals £277,248.00.

This contribution would be used to accommodate the capacity issues created by the proposed development by improving, remodelling or enhancing existing facilities at The Latimer Primary School, Anstey or any other school within the locality of the development or towards the construction of a new school.

Dependent upon the timing of the development of a new school, further contributions may be necessary to cover the cost of transporting pupils to the nearest school with places.

To transport up to 5 pupils to various primary sites will require 1x minibus at a cost of around £160 per day, £800 per week. For 39 weeks per year that school is open will cost = £31,200 per year.

Secondary School (11-16) Sector Requirement £0 / £125,132.00 (See map attached)

The site falls within the catchment area of The Martin High School Anstey. The School has a net capacity of 900 and 882 pupils are projected on roll should this development proceed; a surplus of 18 pupil places. A total of 7 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 increases the total surplus at this school to 25 pupil places.

There are no other schools within a three mile walking distance of the development.

An education contribution will therefore not be requested for this sector.

However, LCC are aware of an application for residential development from the same developer in the locality: planning reference 2021/2252/02 for development of 120 dwellings at Land South of Groby Road, Anstey. The proposed development, if approved, is expected to yield 21 Secondary (11-16) pupils. Should both applications be granted planning permission then an overall deficit of 17 pupils will be created. The contributions model below shows an apportionment of the deficit places based on number of dwellings across both developments.

	South of Groby Road Anstey 2021/2252/02	North of Groby Road Anstey 2021/2251/02	Combined (if both applications approved)
No Dwellings	120	100	220
11-16 Yield	21	17	38
Surplus	21	21	21
Surplus/Deficit	0	4	-17
Individual Claim	£0	£0	£ 303,892
% Apportionment	55%	45%	100%
Split of Surplus	11.45	9.55	21.00
Surplus/Deficit	-10	-7	-17
Combined Claim	£178,760.00	£125,132.00	£303,892.00

Therefore, should both applications be granted planning permission then a request for £125,132.00 will be requested based on a deficit of 7 places created by the development multiplied by the DFE cost multiplier (£17,876.00) which equals £125,132.00.

Post 16 Sector Requirement £0 (See map attached)

This nearest school to the site is Brookvale Groby Learning Campus. The College has a net capacity of 374 and 304 pupils are projected on roll should this development proceed; a surplus of 70 pupil places. A total of 2 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 72 pupil places.

However, LCC are aware of an application for residential development from the same developer in the locality: planning reference 2021/2252/02 for development of 120 dwellings at Land South of Groby Road, Anstey. The proposed development, if approved, is expected to yield 4 Post 16 pupils. Should both applications be granted planning permission then there will be an overall surplus of 64 pupil places.

An education contribution will not be requested for this sector.

Special Schools £0/ £37,820.45

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 100 houses with two or more bedrooms generates 0.36 primary and 0.40 secondary SEN pupils.

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 208 pupils are projected on roll should this development proceed, a deficit of 16 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 deficit at this school and creates a surplus of 1 pupil place.

An education contribution will therefore not be requested for this sector.

However, LCC are aware of an application for residential development from the same developer in the locality: planning reference 2021/2252/02 for development of 120 dwellings at Land South of Groby Road, Anstey and two further applications reference 2021/0550/02 for development of 120 dwellings at Main Street, Woodthorpe, Loughborough and reference 2021/2393/02 for development of up to 130 dwellings, Land off Humble Lane, Cossington. The proposed developments, if all approved, is expected to yield 3.59 combined primary and secondary special school pupils. Should all applications be granted planning permission then an overall deficit of 2.59 pupils will be created and a claim for special

schools justified. The contributions model below shows an apportionment of the deficit places based on number of dwellings across all developments.

	South of Groby Road Anstey 2021/2252/02	North of Groby Road Anstey 2021/2251/02	Main Street Woodthorpe 2021/0550/02	Land off Humble Lane Cossington 2021/2393/02	Combined (if all applications approved)
No Dwellings	120	100	120	130	470
Special Yield Primary	0.44	0.36	0.44	0.47	1.71
Special Yield Secondary	0.48	0.4	0.48	0.52	1.88
Total Yield	0.92	0.76	0.92	0.99	3.59
Surplus	0.25	0.25	0.25	0.25	1
Overall Deficit	0.67	0.51	0.67	0.74	2.59
% Apportionment	26%	20%	26%	28%	100%
Primary Deficit	0.32	0.24	0.32	0.35	1.23
Secondary Deficit	0.35	0.27	0.35	0.39	1.36
Combined Claim	£49,674.62	£37,820.45	£49,674.62	£54,754.98	£191,924.67

Therefore should all applications be granted planning permission then a request for £37,820.45 will be requested based on a deficit of 0.51 places created by the development multiplied by the cost multiplier (primary special £65,664x 0.24 = £15,970.14 and secondary special £81,531x 0.27 = £21,850.31) which equals £37,820.45.

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

Total Requirement: £72,960/ £440,200.45 + contribution required for land and a new 210 school/ potential transport costs for primary pupils