

Education Planning Obligations Assessment

Reference Planning Application: B/18/00119/FUL

Worcestershire Children's Services have assessed the impact of this proposed development on local schools and wish to seek a planning obligation for education infrastructure.

The schools which have been identified as related to the development are listed below. We have considered a number of criteria by which the impact of the development and the ability of schools at each phase of education to manage it can be assessed.

About the development

Location: Brine Pump Cottage Weston Hall Road Stoke Prior Bromsgrove Worcestershire B60 4AL

Details: Residential development comprising 14 units providing a mixture of 2-4 bed homes

Estimated additional pupils per year group: 1

Related Schools

The development site sits in the catchment area of Stoke Prior First School, Aston Fields Middle School, St Johns CE Middle School and South Bromsgrove High School. No other schools are considered to be directly related to this development site.

Stoke Prior First School

Number on Roll by Year Group (October 2017 school census)

| Reception | Year 1 | Year 2 | Year 3 | Year 4 | Total |
|-----------|--------|--------|--------|--------|-------|
| 30 | 30 | 29 | 30 | 27 | 146 |

Other relevant information

| | |
|--|-------------|
| School capacity (May 2017) | 150 |
| Published Admission Number (Sept 2017) | 30 |
| Number of spare places in largest year group | 0 |
| Number of year groups | 5 |
| Average spare spaces per year group | Less than 1 |

Forecast Information

| Year of admission to Reception | | | |
|--------------------------------|-----------|-----------|-----------|
| Sept 2018 | Sept 2019 | Sept 2020 | Sept 2021 |
| | | | |

Aston Fields Middle School

Number on Roll by Year Group (October 2017 school census)

| Year 5 | Year 6 | Year 7 | Year 8 | Total |
|--------|--------|--------|--------|-------|
| 153 | 150 | 147 | 141 | 591 |

Other relevant information

| | |
|--|-----|
| School capacity (May 2017) | 600 |
| Published Admission Number (Sept 2017) | 150 |
| Number of spare places in largest year group | 0 |
| Number of year groups | 4 |
| Average spare spaces per year group | 2 |

Forecast Information

| Year of admission to Year 5 | | | |
|-----------------------------|-----------|-----------|-----------|
| Sept 2018 | Sept 2019 | Sept 2020 | Sept 2021 |
| 150 | 157 | 151 | 164 |

St John's CE Academy Middle School

Number on Roll by Year Group (October 2017 school census)

| Year 5 | Year 6 | Year 7 | Year 8 | Total |
|--------|--------|--------|--------|-------|
| 179 | 162 | 144 | 163 | 648 |

Other relevant information

| | |
|--|-----|
| School capacity (May 2017) | 600 |
| Published Admission Number (Sept 2017) | 150 |
| Number of spare places in largest year group | 0 |
| Number of year groups | 4 |
| Average spare spaces per year group | 0 |

Forecast Information

| Year of admission to Year 5 | | | |
|-----------------------------|-----------|-----------|-----------|
| Sept 2018 | Sept 2019 | Sept 2020 | Sept 2021 |
| 158 | 185 | 170 | 193 |

South Bromsgrove High School

Number on Roll by Year Group (October 2017 school census)

| Year 9 | Year 10 | Year 11 | Total |
|--------|---------|------------------|-------|
| 335 | 327 | 319 ¹ | 327 |

Other relevant information

| | |
|---|-----|
| School capacity excluding 6 th form (May 2017) | 990 |
| Published Admission Number (Sept 2017) | 335 |
| Number of spare places in largest year group | 0 |
| Number of year groups excluding 6 th form | 3 |
| Average spare spaces per year group | 6 |

Forecast Information

| Year of admission to Year 9 | | | |
|-----------------------------|-----------|-----------|-----------|
| Sept 2018 | Sept 2019 | Sept 2020 | Sept 2021 |
| 366 | 354 | 361 | 380 |

Conclusion

In consideration, the proposal is considered to be a small development however, due to the extent of housing development already approved within the locality, particularly 216 dwellings on the adjoining former Polymer Latex site, it is considered that this development site will be considered as an exceptional circumstance due to the additional pressure on primary school places.

Stoke Prior First School is a small rural primary school that is currently full in 3 of the 5 year groups. Forecast numbers show intakes within the locality will meet the Published Admission Number (PAN) for the foreseeable future. It is expected that most families' resident on the proposed development will seek places at Stoke Prior First School. A S106 contribution is therefore sought to fund an appropriate project at Stoke Prior First School.

The designated middle schools are Aston Fields Middle School and St John's CE Middle School and the designated high school is South Bromsgrove High School. All three schools are popular schools that are consistently oversubscribed however, as previously mentioned this is a small development which will not add significantly to the middle and high school phases of education. Additionally, the local authority is mindful of pooling restrictions; these phases of education cover a wider geographical area and encompass developments of a more significant impact.

Planning Obligations Sought

In response to the Outline application an education contribution for the primary phase would be sought of:

£1,769 per open market 2 or 3 bed dwelling

¹ The Published Admission Number for this year group was 330

£2,654 per open market 4 or more bed dwelling

£ 708 per open market 2 or more bed flat

The contribution will be used to support improvements which may include additional or extended toilet accommodation, additional or extended classrooms, new or improved educational sports playing fields and/or infrastructure at Stoke Prior First School.

No contribution will be sought for the middle or secondary phases of education.

The contribution rate is applicable as at April 2017 and may be subject to change to reflect the scale of charges in operation at the time the Legal Agreement/Unilateral Undertaking is entered into.

Contribution to be paid on or before occupation of one third of dwellings. Payment in instalments will be considered but first payment must be received before occupation of one third of the dwellings and full payment must be received before occupation of the final dwelling.

CIL test compliance

Necessary to make the development acceptable in planning terms

All types of housing development will create additional households in the community in which they are situated. Except for developments aimed at specific sub-sections of the population, such as retirement apartments, these new households are likely to include children at some stage in the lifespan of the property.

This increase in the child population will create additional demands on schools in the local area. Data from the 2011 census shows that in Worcestershire there is an average of 0.028 children per dwelling per year group. The information set out above demonstrates that Stoke Prior First School does not have sufficient capacity to absorb the additional children likely to be generated and that the development cannot be considered acceptable unless appropriate mitigation is put in place.

Directly related to the development

The County Council has identified the schools directly related to this development where they operate a catchment area as part of their admission criteria which covers the area in which the development is situated. Where schools are in close proximity to the development but do not operate a catchment area they may still be considered as related schools if they also meet the capacity criteria and can demonstrate a likely demand from families moving on to the development.

Fairly and reasonably related in scale and kind to the development

Education planning obligations will either be in the form of a financial contribution or as an in-kind payment by way of provision of land and/or school buildings. The level of contribution sought is determined by reference to a cost per dwelling, depending on the size and type of dwellings proposed. One bedroom dwellings and specialist accommodation are exempted in recognition of their low pupil yield. Affordable housing is also exempted to avoid double charging developers and in recognition of the higher recirculation rate in this type of housing.

Pooling Restrictions

Consultation will take place with the school to name a suitable basic need project at Stoke Prior First School. The project will not have previously been nominated in any Section 106 agreement and complies with the CIL Regulations.

Contact Information

For further information please contact Alison Barnes Provision Planning Analyst.

T: 01905 846135

E: abarnes@worcestershire.gov.uk

Prepared on 27th March 2018