



FAO: Jay Singh
Principal Planning Officer
Malvern Hills District Council and Wychavon District Council
Civic Centre
Queen Elizabeth Drive
Persore
WR10 1PT

Dear Jay,

Please find below the CIL Compliance Statement regarding the Education Contribution to be provided at the appeal hearing 13th to the 16th of December 2022 for planning application 22/00201/OUT, Land to the North of Droitwich Spa, Droitwich. Documents linked as appendices are the initial education impact assessment dated 22/02/2022, and the justification paper requested to provide evidence for the need of Section 106 contributions towards First, High and SEND education phases.

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 and one bed dwellings, 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.

The mainstream Pupil Product Ratio (PPR) is based on evidence from recent housing developments, matching school census data and known children numbers to housing developments to determine average pupil numbers and characteristics over time. In Worcestershire this equates to an average of 0.11 FTE funded places for children aged 2-4 per dwelling, 0.05 children per dwelling per year group in the primary phase of education (Year R - Year 6), and an average of 0.04 children per dwelling per year group in the secondary phase of education (Year 7 - Year 13).

Additionally, all new developments are assessed for the impact on SEND provision. The SEND PPR is based on the average percentage of pupils in Worcestershire requiring specialist education provision. This is based on the average percentage of pupils in Worcestershire with an Education Healthcare plan over the last 5 years, which is 3%. This percentage is significantly lower for children under the age of 5, therefore SEND provision will not be sought for early education places. Contributions for SEND places will not be sought on developments of fewer than 50 dwellings.

Directly related to the development

The County Council has identified the schools and providers 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 or where there are in close proximity to

the development 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 pupil place, assessed 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 that is specifically for the rental market and classified as affordable rent will be exempt however, all other dwellings will be chargeable.

Yours sincerely,



James Middleton

Provision Planning Analyst,
Sufficiency and Place Planning

Supporting Documentation:

- 2022-02-22 W22-00201-OUT Education Assessment Final.pdf
- 2022-12-02 – Education Contribution Justification 22-00201-OUT – V1.1 Final.pdf