

# Education Planning Obligations Assessment

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 assessment has been prepared in line with the Education Planning Obligations Policy.

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

**Planning Application:** 22/00201/OUT

**Location:** Land (Os 8894 6544) Kidderminster Road Hampton Lovett

**Details:** Outline planning application for the erection of up to 102 dwellings, new vehicular and pedestrian access, and associated works. All matters reserved except for access.

## Related Schools

The development site is located to the North of Droitwich Spa in the area of Hampton Lovett, this area sits within the educational district of Droitwich, where a three-tier system of education is in operation serving R-Year 4, Year 5-Year 7, Year 8-Year 11. The development is within the school catchment of Cutnall Green CofE, which has recently converted from a first to a primary school, allowing children to either transfer on to a middle school for Year 5 in Droitwich or to remain at the school transferring on to a high school for Year 7 elsewhere. The site is also situated less than a mile from Westlands First School. For the purposes of this assessment, both schools have been considered as directly related to the development.

For middle school provision, the development sits within the catchment school of Westacre Middle, but only slightly north of the catchment area that is shared by both Westacre Middle and Witton Middle. It is expected that families moving onto this development would consider either school; both are therefore considered as part of this assessment.

Droitwich Spa High is the only high school serving the Droitwich area. Therefore, no other school providing high school provision is considered as related to this development.

## Pupil Yield

Droitwich Mainstream - 3 tier	Nursery	First	Middle	High and 6th Form
Total FTE places	12	30	13	16
Places per year group		5	5	4

SEND pupils	Primary	Secondary
Total FTE places	1	1

**First Phase of Education****Cutnall Green CofE Primary School**

Number on Roll by Year Group (October 2021 school census)

Reception	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Total
20	27	25	17	25	4	16	134

Other relevant information

School capacity (May 2021)	208
Published Admission Number (Sept 2021)	30
Number of spare places in largest year group	3
Number of year groups	7
Average spare spaces per year group	11
Percentage of pupils residing outside the catchment area (Oct 2021)	79%

Forecast Information

Year of admission to Reception

Sept 2022	Sept 2023	Sept 2024
30	30	30

**Westlands First School**

Number on Roll by Year Group (October 2021 school census)

Reception	Year 1	Year 2	Year 3	Year 4	Total
43	47	48	29	47	214

Other relevant information

School capacity (May 2021)	300
Published Admission Number (Sept 2021)	60
Number of spare places in largest year group	12
Number of year groups	5
Average spare spaces per year group	17
Percentage of pupils residing outside the catchment area (Oct 2021)	18%

Forecast InformationYear of admission to Reception

Sept 2022	Sept 2023	Sept 2024
54	55	56

Projected additional first school pupils from existing approved housing in Droitwich Town to be built 2021-2026: 26 primary school age children per year group

**Middle Phase of Education**

Number on Roll by Year Group (October 2021 school census)

School	Year 5	Year 6	Year 7	TOTAL
<b>Witton Middle</b>	152	148	123	<b>423</b>
<b>Westacre Middle</b>	150	150	148	<b>448</b>
<b>Total</b>	<b>302</b>	<b>298</b>	<b>271</b>	<b>871</b>

Other relevant information

School	School Capacity (May 2021)	Published Admission Number (Sept 2021)	Number of spare spaces in largest year group	Number of year groups	Average spare places per year group
<b>Witton Middle</b>	540	180	28	3	39
<b>Westacre Middle</b>	450	150	0	3	<1
<b>Totals</b>	990	330			40

Forecast Information (without housing)Year of admissions to Reception:

School	Sept 2022	Sept 2023	Sept 2024	Sept 2025
<b>Witton Middle</b>	150	109	145	143
<b>Westacre Middle</b>	150	129	150	150
<b>Totals</b>	300	238	295	293

Projected additional middle school pupils from existing approved housing in Droitwich Town to be built 2021-2026: 24 middle school age children per year group

**Droitwich Spa High School**

Number on Roll by Year Group (October 2021 school census)

Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Total
292	271	258	270	97	81	1,269

## Other relevant information

School capacity including 6 <sup>th</sup> form (May 2020)	1,435
Published Admission Number (Sept 2021)	305
Number of spare places in largest year group	13
Number of year groups including 6 <sup>th</sup> form	6
Average spare spaces per year group	28

Forecast Information

Year of admission to Year 8			
Sept 2022	Sept 2023	Sept 2024	Sept 2025
261	301	288	302

Projected additional high school pupils from existing approved housing in Droitwich Town to be built 2011-2026: 21 high school age children per year group.

**Conclusion**

The proposed development sits within the ward of Lovett and North Claines where there is currently a sufficient number of places within the ward and in neighbouring wards to accommodate early years children.

The proposed development is likely to yield approximately 30 mainstream first school age children (5 per year group). Analysis of pupil numbers indicates that there is currently a sufficiency of places in related Primary/First schools to support a development of this size. However, there is a number of already approved planning applications which will impact on the availability of places at these schools, and forecasts going forwards show both related schools to be full or nearing capacity in the near future. Therefore, an education contribution from this development is required towards additional educational infrastructure to ensure children living on this development can attend First/Primary school provision.

The analysis of pupil numbers in middle and high schools show a similar picture, indicating that although there is some surplus capacity in these phases in Droitwich, this has already been considered for other approved planning applications due to be built out in the next several years. Therefore, further additional housing will require additional accommodation within the middle and high schools.

**Planning Obligations Sought**

In response to the planning application, it is calculated that a contribution will be sought towards first, middle and high school phases of education. This is calculated in line with the Worcestershire County Council Policy on S106 Education Contributions. Certain types of dwellings that are likely to be present on this development are excluded from the requirement for an education contribution, notably 1-bedroom dwellings and affordable rent properties, although properties categorised as 'intermediate rent' are still liable. These types of properties will be discounted from the contribution at reserved matters phase.

Therefore, the below sums can be revised once the housing mix is confirmed at reserved matters stage, as per the below formula.

**First School contribution: £451,541**

$(102 \times 0.05 \times 5 \times 0.97)$  (rounded up to a whole number) x £18,062

This contribution will be used to provide additional education facilities at Cutnall green CE Primary School or Westlands First School.

**Middle School Contribution: £280,472**

(3 year groups split across primary and secondary, 2,1)

Step 1.  $(102 \times 0.05 \times 2 \times 0.97)$  (rounded up to a whole number) x £18,062

Plus

Step 2.  $(102 \times 0.04 \times 1 \times 0.97)$  (rounded up to a whole number) x £24,963

The contribution will be used to provide additional education facilities at Witton Middle School or Westacre Middle School.

**Secondary Contribution: £499,260**

$(102 \times 0.04 \times 5 \times 0.97)$  (rounded up to a whole number) x £24,963

This contribution will be used to support educational projects at Droitwich Spa High and Sixth Form.

**SEND Contribution = £172,100**

This contribution will be used to provide additional infrastructure for children with special education needs and disability within provision related to the development.

**Total education contribution required: £1,620,126**

The contribution rate is applicable from 1st April 2021 to 31st March 2022. If a planning decision is not reached within the current financial year it may be necessary to review the level of charges.

Contribution to be paid on or before occupation of one third of dwellings.

**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.

#### **Monitoring Fees**

When planning obligations for education infrastructure are included in a legal agreement, WCC will seek monitoring fees towards the monitoring of such obligations. The fees are based on a) the actual work undertaken to administer and ensure compliance with the agreement and b) the development size. For more information, please see the document on WCC website [Section 106 monitoring fees](#).

#### **Contact Information**

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