

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: 21/01830/FUL

Location: Land West Of Hither Green Lane Redditch Worcestershire

Details: Residential development (Class C3) with a vehicular access point onto Hither Green Lane, play areas, public open space including footways and cycleways, sustainable urban drainage systems and all other ancillary and enabling infrastructure

Related Schools

A development of this type is likely to attract young families that will have an impact on related schools and early years providers. The development site is located in the education planning area of Bromsgrove yet sits within the District of Redditch. For this reason, schools within both districts have been taken into account. In these areas a three-tier system of education is in operation, where pupils attend a primary school until the age of 9 before transferring to a middle school until 13 and then moving into high school. As part of the assessment the catchment schools have been assessed alongside related schools, as the extension to the anticipated footpaths around the development will allow for active travel to places of education within Redditch. The catchment schools for the development are Beoley First, Alvechurch Middle and both South and North Bromsgrove High Schools. Related schools are Holyoakes Field First and St Stephens First, Birchensale Middle, St Bede's Catholic Middle and Woodfield Academy, and Holy Trinity High and Sixth Form Centre. Other schools to the easterly area of Redditch have been ruled out as there is no safe active travel route to these schools.

In addition, Bromsgrove and Redditch already have four large developments approved by local district planning authorities, and the combined impact of these sites along with the proposed development will be assessed.

Pupil Yield

Bromsgrove/Redditch Mainstream - 3 tier	Nursery	Primary	Middle	Secondary & 6th Form	SEND Primary	SEND Secondary
Total FTE places	24	52	38	34	2	2
Spaces Needed Per Year Group	N/A	10-11	9-10	8-9	<1	<1

Primary School Phase of Education

Number on Roll by Year Group (October 2022 school census)

School	Reception	Year 1	Year 2	Year 3	Year 4	Total
Beoley First*	20	20	20	19	18	97
Holyoakes Field First**	59	60	51	58	45	273
St Stephens CE First	29	29	30	29	28	145
TOTALS	108	109	101	106	91	515
Spare Places per Year	2	1	9	4	19	35

*Catchment School

Other relevant information

School	School Capacity	Published Admission Number	Number of spare spaces in largest year group	Number of year groups	Average spare places per year group
Beoley First*	100	20	0	5	<1
Holyoakes Field First**	300	60	0	5	5-6
St Stephens First	150	30	0	5	1
TOTAL	550	110			5-6

*Catchment School

**Holyoakes Field First school has recently increased its published admission number from 48-60. This is applicable from reception and will build through the school year on year so at present most year groups have a capacity of 48 in each year group.

Forecast Information

Year of admission to Reception

School	Sept 2023	Sept 2024	Sept 2025	Sept 2026
Beoley First*	20	20	20	20
Holyoakes Field First	60	60	60	60
St Stephens First	28	30	30	30
TOTALS	108	110	110	110
Spare Places Per Year	2	0	0	0

*Catchment School

Middle School Phase of Education

Number on Roll by Year Group (October 2022 school census)

School	Year 5	Year 6	Year 7	Year 8	Total
Alvechurch Middle*	112	115	111	103	441
Birchensale Middle	140	154	152	150	596
St Bede's Catholic Middle	167	167	165	169	668
Woodfield Academy	123	151	148	137	559
TOTALS	542	587	576	559	2264
Spare Places per Year	28	0	6	11	16

*Catchment School

Other relevant information

School	School Capacity	Published Admission Number	Number of spare spaces in largest year group	Number of year groups	Average spare places per year group
Alvechurch Middle*	440	110	0	4	<1
Birchensale Middle	600	150	0	4	1
St Bede's Catholic Middle	640	160	0	4	<1
Woodfield Academy	600	150	0	4	10-11
TOTAL	2280	570			10-11

*Catchment School

Forecast Information

Year of admission to Year 5

School	Sept 2023	Sept 2024	Sept 2025	Sept 2026
Alvechurch Middle*	110	112	113	112
Birchensale Middle	150	160	162	163
St Bede's Catholic Middle	160	160	160	160
Woodfield Academy	150	150	136	125
TOTALS	570	582	571	560
Spare Places Per Year	0	0	0	10

*Catchment School

Secondary School Phase of Education

Number on Roll by Year Group (October 2022 school census)

School	Year 9	Year 10	Year 11	Year 12	Year 13	Total
North Bromsgrove*	280	267	260	117	87	1011
South Bromsgrove*	335	331	329	188	166	1349
Trinity High	250	250	272	97	76	945
TOTALS	865	848	861	-	-	2574
Spare Places per Year	22	39	26	-	-	87

Other relevant information

School	School Capacity (exc. VIth Form)	Published Admission Number	Number of spare spaces in largest year group	Number of year groups (exc. VI th Form)	Average spare places per year group (exc. VIth Form)
North Bromsgrove*	900	300	20	3	31
South Bromsgrove*	1,005	335	0	3	3-4
Trinity High	756	252	0	3	<1
TOTAL	2,661	887			34-35

Forecast Information

Year of admission to Year 9

School	Sept 2023	Sept 2024	Sept 2025	Sept 2026
North Bromsgrove*	301	313	339	306
South Bromsgrove*	343	332	355	346
Trinity High	252	252	252	252
TOTALS	896	897	946	904
Spare Places Per Year	0	0	0	0

Other Information – Expected Housing and Pupils

Within the area of Bromsgrove and Redditch, there are several major developments that have been approved by the district planning authorities that will have an effect on the number of places available at the above catchment and related schools. The major developments at Foxlydiate, Redditch, and Perryfields & Whitford Road, Bromsgrove have mitigated primary places created by their developments

by including the building of primary schools, however, are still yielding a large number of middle and high school aged pupils.

Below is a table of the forecasted pupil yield from sites that have already been approved through the district planning authorities that will affect the named schools above over the next 5 years, reducing the number of places available for families inhabiting the proposed development.

Development Reference	Location	District	Early Years Yield	First School Yield	Middle School Yield	High School Yield
16/1132/OUT	Land at Whitford Road	Bromsgrove	46	100	72	64
16/0335/OUT	Perryfields Road, Bromsgrove	Bromsgrove	71	156	112	100
19/01356/FUL	Foxylydiate	Redditch	46	101	73	65
19/00976/HYB	Land at Brockhill East, Weights Lane	Bromsgrove	30	66	48	42
Sub Totals			193	423	305	271
Mitigation	2X 2FE First Schools		-104	-120		
21/01830/FUL	Hither Green Lane	Redditch	24	53	38	34
Total			113	325	343	305
Per Year Group			38	65	86	77

Conclusion

The Local Authority has a statutory duty to secure, as far as is reasonably possible, sufficient places for children aged 2, 3 and 4 to claim their entitlement to funded nursery education. In addition, the Local Authority should secure sufficient childcare for working parents.

This application lies within the ward of Abbey, Redditch. Updated sufficiency numbers from Summer 2022 show that there is a sufficient number of places to accommodate children of the appropriate ages to attend early years facility and claim their place. Therefore, a contribution towards early years will not be required.

As shown in the above evidence there are not enough places to accommodate the primary age children from the proposed development within the catchment school or related school within the vicinity. Although there are some places within the named primary schools, there are not enough in each year group to accommodate 10-11 primary age pupils moving forward, as all schools are either nearing capacity or full. Worcestershire Children First also require there to have a 5% surplus of places throughout the county to allow for migration of pupils and for newly arriving families to obtain a place for their child(ren) within all education planning areas (EPA). 5% within the vicinity of the proposed development would be equal to 6 pupils. Prior to this development application being submitted, four large housing developments within the districts of Bromsgrove and Redditch had been accepted by their corresponding authorities. As mentioned previously, Perryfields & Whitford Road, and Foxylydiate sites have mitigated for their primary pupil yield and early years pupil yield by planning a new 2FE (1FE equals 30 pupil places) with 52 place nursery (nursery place equates to 15 hours per child per week) in their designated areas. Therefore, a contribution towards the primary phase of education will be required.

The above tables show that 9-10 middle school places are needed to accommodate children of appropriate age from the proposed development. As shown, all of the named middle schools are nearing capacity or full at time of writing (04/05/2023), with some space available in year 5 and year 8 at Woodfield Academy. The forecast shows that all four middle schools are still full or nearing capacity up until 2025. As before, a 5% capacity limit is required by WCF across all areas to allow for migration within the county, this equates to 29 pupils per year group across the four schools that cover the area of this development. A combined total of 77 middle school pupils from the approved large developments will exhaust the current spare places within the middle schools and reach the school capacity. Therefore, the pupil yield from 21/01830/FUL surpasses that of the school capacities. Therefore, a middle contribution will be required from this development.

For High School provision, higher cohort numbers and existing housing developments mean forecasts show that from 2023 moving forwards there will be an insufficiency within the area. This combined

reduction in places plus the added numbers of students from the approved sites will mean there will not be adequate number of spaces to allow for the pupils from the proposed development to find places within the above-named schools serving this site. Therefore, a contribution will be sought for high school phase of education.

Finally, there are forecast to be four students from the proposed development that will be categorised as SEND, two primary and two secondary places. Therefore, a SEND contribution will be required and will be used at one of the named schools, or at a special school within Worcestershire.

Planning Obligations Sought

In response to the planning application, it is calculated that a contribution will be required towards Early Years, Primary and Secondary School phases of education. The S106 contribution required is outlined below in line with the Worcestershire County Council Policy on S106 Education Contributions.

N = The net number of dwellings on the development **excluding** Social and Affordable Rent housing, and 1-bed dwellings.

*Please note, Intermediate Rent, Rent to Buy, Affordable Housing and Self-Build housing **are inclusive**.*

N= net number of dwellings – exempt dwellings

N = 214 – 42 = 172 Liable Dwellings

First school contribution required: £928,704

To provide educational facilities towards the catchment primary school, or one of the named schools above

First school contribution formula

$(N \times 0.05 \times 5 \times 0.97)$ (rounded **up** to a whole number) x £22,112

$172 \times 0.05 = 8.6 \times 5 = 43 \times 0.97 = 41.71 = 42 \times £22,112 = £928,704$

Middle school contribution required: £801,686

To provide educational facilities at the catchment middle school or at one of the named schools above.

Middle school contribution formula

Step 1. $(N \times 0.05 \times 2 \times 0.97)$ (rounded **up** to a whole number) x £22,112

$172 \times 0.05 = 8.6 \times 2 = 17.2 \times 0.97 = 16.68 = 17 \times £22,112 = £375,904$

Step 2. $(N \times 0.04 \times 2 \times 0.97)$ (rounded **up** to a whole number) x £30,413

$172 \times 0.04 = 6.88 \times 2 = 13.76 \times 0.97 = 13.34 = 14 \times £30,413 = £425,782$

Step 3. Step 1 + Step 2 = Total Middle Contribution

$£375,904 + £425,782 = £801,686$

High school contribution required: £821,151

To provide additional education facilities towards the catchment high school, or one of the named schools above.

High School Contribution Formula

$(N \times 0.04 \times 4 \times 0.97)$ (rounded **up** to a whole number) x £30,413

$172 \times 0.04 = 6.88 \times 4 = 27.52 \times 0.97 = 26.69 = 27 \times £30,413 = £821,151$

SEND contribution required: £305,024

To provide additional SEND educational facilities at the new primary school or to a SEND facility within Worcestershire

SEND contribution Formula

Step 1. $(N \times 0.05 \times 7 \times 0.03)$ (rounded to the nearest whole number) $\times \text{£}22,112 \times 4$

Step 2. $(N \times 0.04 \times 6 \times 0.03)$ (rounded to the nearest whole number) $\times \text{£}30,413 \times 4$

Step 3. Step 1 + Step 2 = SEND Contribution

$172 \times 0.05 = 8.6 \times 7 = 60.2 \times 0.03 = 1.80 = 2 \times \text{£}22,112 = \text{£}44,225 \times 4 = \text{£}176,896$

$172 \times 0.04 = 6.88 \times 6 = 41.28 \times 0.03 = 1.23 = 1 \times \text{£}30,413 = \text{£}30,413 \times 4 = \text{£}121,652$

$\text{£}176,896 + \text{£}121,652 = \text{£}298,548$

Total Contribution = First + Middle + High + SEND

Total Contribution = $\text{£}928,704 + \text{£}801,686 + \text{£}821,151 + \text{£}298,548 = \text{£}2,850,089$

Total education infrastructure contribution required: £2,850,089

The contribution rate is applicable from 1st April 2023 to 31st March 2024. 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 at <https://www.worcestershire.gov.uk/section106monitoringfees>.

Contact Information

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