

*This document is one of the supporting topic papers of West Berkshire Council's supplementary guidance series 'Delivering Investment from Growth – West Berkshire Council's approach to securing developer contributions towards local infrastructure, services and amenities'. It is intended as a guide for landowners, developers and residents and sets out how the Council will deal with planning applications where a contribution towards education provision may be expected.*

## **1.0 Introduction**

- 1.1 West Berkshire Council is the Local Education Authority responsible for education provision in West Berkshire. In accordance with Government guidance, the Council recognises the importance of making proper provision for education needs in the foundation, primary (ages 5 –11), secondary (ages 11-16) and post 16 age groups.
- 1.2 New housing development generates an increased demand for school places. Where a new residential development generates additional demand for school places, from early years to secondary, which cannot be adequately met by existing provision, a contribution will be required. This contribution will be used to meet the impact of the development and may include the provision of additional accommodation and ensuring that statutory site requirements are met.
- 1.3 Examples of additional accommodation include extended teaching areas, extensions to staff rooms, or internal reorganisations that allow for the creation of extra space. Site requirements could include improved access, additional security requirements although this is not an exhaustive list.

## **2.0 Assessing the Contribution**

- 2.1 The contributions towards education provision are assessed by the Council by reference to the following:
  - The likely Child Yield from the development
  - The ability of the schools within the catchment area to meet the impact of the development and accommodate any additional pupils
  - The cost of providing extra child places
  - The impact of other proposed developments in the vicinity

2.2 The numbers of pupils generated from a development is derived from research commissioned by the six Berkshire Unitary Councils. This research was then split into the six different authority areas and the West Berkshire figures applied. The study looked at 500 new households and the child yield from these homes.

## **PUPIL YIELD FACTORS**

Early Years	3.8 children per 100 dwellings
Primary (5 – 11)	38 pupils per 100 dwellings
Secondary (11 – 18)	19.4 pupils per 100 dwellings

Source: Revolution Research Study

- 2.2 2.3 The cost of providing the extra child places is calculated using the Department for Education and Skills cost multiplier figure which is updated annually and the regional allowance which covers building costs for the specific region. This is multiplied by the child yield figure for the group concerned, for example early years, primary or secondary... Using current figures the maximum level of contribution would be calculated as follows:

Child Yield x Cost Multiplier x Regional Allowance = **Contribution**

<b>Age Group</b>	<b>Cost Multiplier</b>	<b>Regional Allowance</b>	
Early Years / Foundation Stage	£7024	1.06	a
Primary	£7024	1.06	b
Secondary	£10200	1.06	c
Post 16	£13620	1.06	d

- 2.3 2.4 To simplify the calculation process the Council has produced a **Development Impact Calculator** spreadsheet. This can be used to calculate the **maximum** contribution the LEA may seek towards Education provision for developments that do not create the need for a completely new school..
- 2.4 2.5 Having calculated the maximum contribution figure the LEA will review the current capacity of schools within the catchment area of the development to assess whether the pupils generated from the development can be accommodated. The contribution sought may then be adjusted to take account of this.

### **3.0 Thresholds**

3.1 Developer contributions towards education provision, using the methodology described above, may be sought on developments of **5 dwellings or more**. The reason for this is that a Secondary pupil will be generated by 5 dwellings and therefore this provides a good threshold for the contribution requests. The figures are rounded up and so 1-4 dwellings will also generate a Secondary pupil, but 5 generates a whole one.

3.2 Developer contributions towards education provision will also be sought on developments of between 1 and 4 dwellings. This will comprise an amount based

on the number of bedrooms in each dwelling. The table below details the payment per dwelling size, and is per dwelling.

<b>No of bedrooms</b>	<b>Cost per dwelling</b>
1	0
2	£2685
3	£7942
4 and above	£11073

These figures are calculated using the by-bed Development Impact Calculators, without the rounding up factor. As it is not possible to assess the need of each one of these applications, these figures will be applied to all developments of 1-4 dwellings. However, to take into account the number of places available across West Berkshire, the level of surplus places in both the primary and secondary sectors has been factored in. The likely child yield calculation, at step 1, has been multiplied by the percentage of places filled in West Berkshire, based on the May pupil count of any given year, and as such will be updated on an annual basis. The percentage figure is published within the School Organisation Plan, which is updated and made available by the start of the new term in September.

3.3 When assessing developments of five dwellings or more and where one bedroom size only is proposed, for example 2-bed flats, the By-bed Development Impact Calculator can be used. This is based on the by-bed information from the Revolution Research study. The cost multipliers remain the same, as does the regional allowance but the likely child yield reflects the bedroom size. This will not be used for mixed developments as the general Calculator takes account of this.

3.4 The exceptions will be the following types of developments from which the Council will not seek such contributions:

- Housing specifically designed for occupation by elderly persons (i.e. restricted by planning condition or agreement to occupation by those aged 55 years or more.)
- Developments consisting solely of 1-bed or Studio apartments/flats, that are part of a development of 5 dwellings or more.

#### Major Developments

3.4 Major housing development may generate the need to provide a new school on a suitable local site or to re-organise schools provision within an area. The details of the contribution from the developer will be a matter for discussion at the time of a proposal but the table below sets out the general scale of provision which will be required.

3.5 In addition to the provision of the necessary facilities developers will be expected to finance the options appraisal studies and any necessary public consultation exercises which have been made necessary by the proposal.

**Education facilities - major new housing development**

<b>Education Facility</b>	<b>No. of Pupils</b>	<b>Area Required (ha)</b>
One – form entry primary school	210	1.2
Two – form entry primary school	420	2.2
Six – form entry secondary school	1020	7.7

**4.0 Contacts**

For further information please contact:

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**Sources/ Documents referred to:**

- Annual School Organisation Plan – WBC
- Revised Building Bulletin 82 – DfES
- Survey establishing the number of pupils resulting from new development 2001 - Revolution Research on behalf of Berkshire Unitary Authorities