



28<sup>th</sup> February 2024

## Strategic Site Specific Policy – Land East of Wimblebury Road, Heath Hayes, Cannock (SH2)

### Education Development Mitigation

**Proposed Use:** The development of approximately 400 dwellings, public open space and access from Wimblebury Road to Cannock Road. The development will deliver the Wimblebury Road Relief Road (WRRR) and contribute to off-site highway and sustainable travel improvements and associated **off-site infrastructure including a primary school**. The development will deliver a mix of housing sizes, types and tenure to ensure that there is a range of housing including affordable housing.

**Indicative Dwelling Yield:** approximately 400-450 dwellings

EFM Ltd is working on behalf of Taylor Wimpey, the developers of the above site, in order to assist in establishing the need for Education development mitigation at the Wimblebury Road allocation. Demographic assessments and Education landscape reviews have been undertaken in order to understand the current and future needs of the area.

Staffordshire County Council (“SCC”), as Education Authority for Cannock, established that a development of this size within the Cannock Chase District is expected to generate in the region of between 84 and 126 Primary School aged children (400 dwellings) and 95 to 142 Primary School aged children (450 dwellings), depending on where the development is considered to be located within the District:

Area	Tier	PPR per dwelling per year group - Primary/First	PPR per dwelling per year group - Middle	PPR per dwelling per year group - Secondary/High	PPR per dwelling per year group - Sixth form
Cannock Chase – Cannock Town	2T	0.045	n/a	0.03	0.03
Cannock Chase – Other areas	2T	0.03	n/a	0.03	0.03

Table 1: SCC Child Yield Multipliers – Cannock

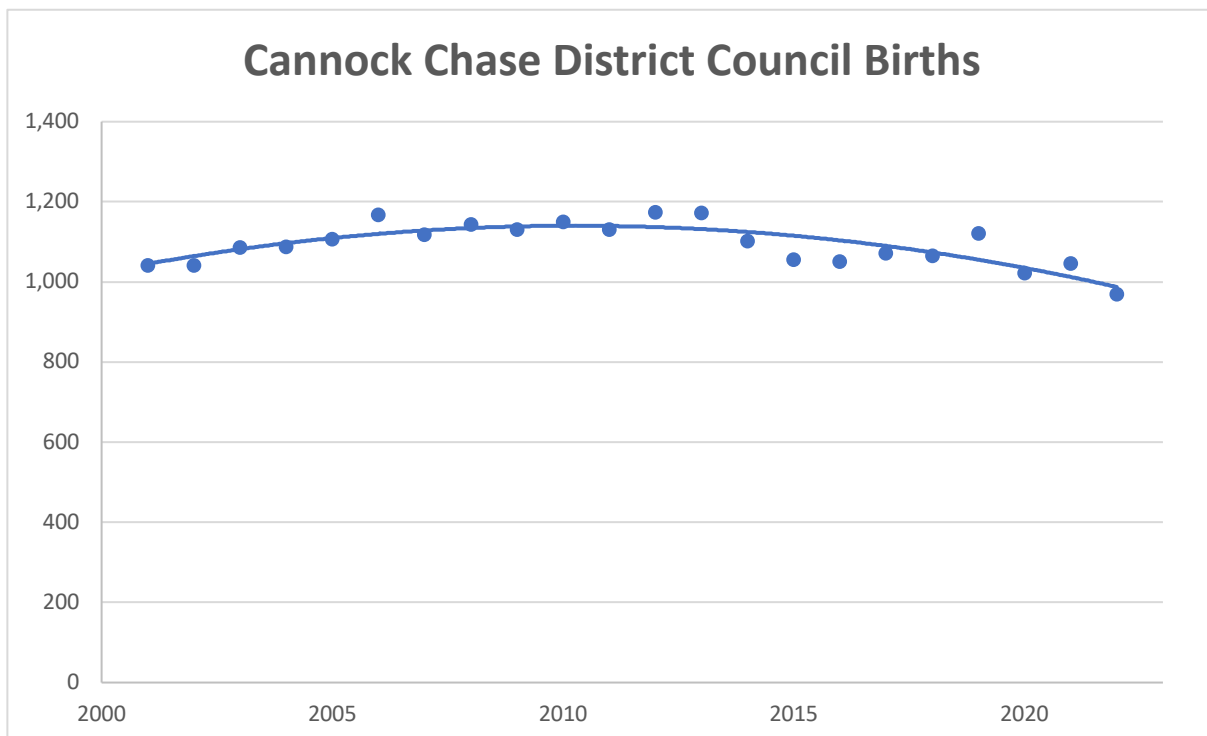


As this development is not located within Cannock Town, being located in the Heath Hayes region of the District, the child yield is expected to be in the region of 84-95 Primary School aged children.

SCC are basing their assessment on the need for a new Primary School to serve the area. This is supported by the developers of the SH2 allocation. This new provision is expected to be outside of the redline boundary of this development. There is a school expected to come forward on the SH1 allocation (South of A5190, Lichfield Road) which collectively with SH2 justifies the need for new provision (in the region of One Form of Entry, with the school building in additional capacity for the area through an extra form of entry). On that basis, the combination of SH1 and SH2 can deliver the new provision for the area through planning obligations commensurate to the net impact that each site is making.

If SH2 was to come forward in isolation, there is currently forecast to be more than sufficient surplus capacity in the three closest schools to this development in order to accommodate the pupils expected to be located on site.

This is because births across the Cannock Chase District are falling considerably, with 2022 numbers being the lowest that they have been since the 1990's. This is consistent with national trends in falling birth numbers:



Graph 1: Cannock Chase Birth Numbers

There are currently three Primary Schools within walking distance of the proposed SH2 development, and many more within a two mile radius of the proposed new houses. The closest schools form the Cannock 2 Primary Planning Area. The rolls at these schools have been falling, with the highest proportion of spare places in the entry level Year Groups:

Primary School Name	Postcode	LA Name	Distance (miles)	Capacity	PAN	NoR	Yr R	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6
Heath Hayes Primary School	WS12 2EP	Staffordshire	0.1	185	30	200	30	29	28	30	28	32	23
Five Ways Primary School	WS12 2EZ	Staffordshire	0.4	630	90	613	87	90	90	89	77	92	88
Gorsemoor Primary School	WS12 3TG	Staffordshire	0.6	480	60	444	47	60	39	61	79	80	78
<b>TOTAL</b>				<b>1,295</b>	<b>180</b>	<b>1,257</b>	<b>164</b>	<b>179</b>	<b>157</b>	<b>180</b>	<b>184</b>	<b>204</b>	<b>189</b>
Surplus							16	1	23	0	-4	-24	-9
Available Surplus %							9%	1%	13%	0%	-2%	-13%	-5%

Table 2: School Roll Data (January 2023)

The three schools have a combined capacity in Years Reception to Year Six of 1,260 pupil places:

Primary Planning Area	School Name	Time Period	Primary Capacity	Secondary Capacity
8601001	Five Ways Primary School	202122	630	0
8601001	Gorsemoor Primary School	202122	461	0
8601001	Heath Hayes Primary Academy	202122	185	0

Table 3: Cannock 2 Primary Planning Area Schools

By the 2026/27 academic year, the schools are forecast to have a combined roll of 1,148, which is the equivalent of 112 spare places, which exceeds the child yield of SH2 when looked at in isolation:

LA name	Year	Planning Area Code	Planning Area Name	Planning Area Phase	nc Year Group	Pupil Forecast and 20-21 Actuals
Staffordshire	202122	8601001	Cannock 2 Primary	Primary	Primary total	1268
Staffordshire	202223	8601001	Cannock 2 Primary	Primary	Primary total	1233
Staffordshire	202324	8601001	Cannock 2 Primary	Primary	Primary total	1218
Staffordshire	202425	8601001	Cannock 2 Primary	Primary	Primary total	1191
Staffordshire	202526	8601001	Cannock 2 Primary	Primary	Primary total	1158
Staffordshire	202627	8601001	Cannock 2 Primary	Primary	Primary total	1148

Table 4: SCC SCAP Forecasts

The developers of the site will work proactively with SCC Education in order to ensure that there are places for the pupils of this development to attend schools that directly accommodate the pupils on site. This will either be through existing space within the current Education landscape, or through the new provision planned on the SH1 development.

There will also be opportunities for this development to contribute towards Early Years, Secondary and Sixth Form, and Special Education Needs and Disabilities (“SEND”) provision, where it can be evidenced and justified. This is in line with the Staffordshire Learning Infrastructure Framework 2015-2030, and the best practice guidance of the Department for Education (August 2023).



With regards to the other areas of Education development mitigation (i.e. Early Years, Secondary/Sixth Form and SEND), the draft Policy of SH2 does not currently specifically discuss the opportunity of this development to contribute towards additional provision, should SCC Education identify a need. I would therefore recommend that Policy SH2 includes reference to these elements, and the ability of the site to secure planning obligations commensurate to the development's net impact towards new Education provision, where it can be evidenced that there is a need that fulfils the tests of Community Infrastructure Levy Regulation 122 (2).

The developers of this allocation have already commenced discussions with SCC Education, and will move forward collaboratively in order to ensure that the best outcome for Education is achieved. The opportunity for this development to fund new school options for the area, which is consistent with paragraph 99 of the NPPF, is positive, and the developers will ensure that the funding needed is provided in line with the delivery timetable for the new provision.

EFM will continue to work with the developers of SH2 to ensure that the Education work is kept up-to-date, and will provide support throughout the development process.

For further information, please get in contact.

Kind regards,



**Ben Hunter**

Associate Director – Education and Social Infrastructure

EFM