

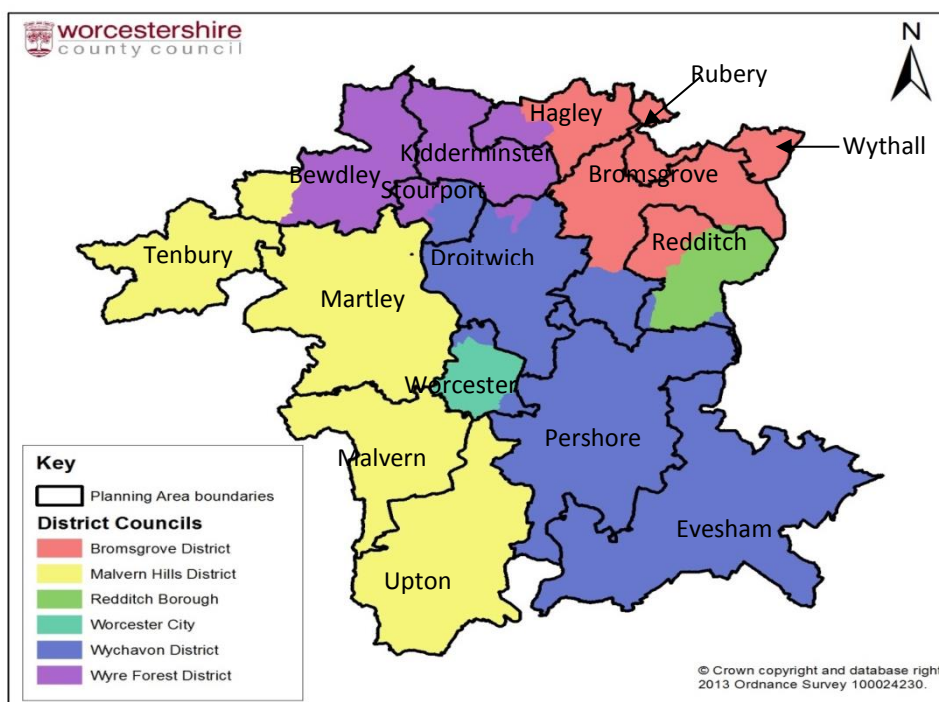
Education Planning Obligations in Worcestershire

Table of Charges 2018/19

Introduction

Where the impact of a development is judged to be of a level which would require delivery of a new school then the contribution will be negotiated with the developer. The contribution sought will reflect the site specific build costs and the proportion of places in the new school which are likely to be filled by children resident on the proposed development.

The County Council operates 16 Education Planning Areas, based around the main population centres. The map below shows how these Education Planning Areas relate to district council boundaries.



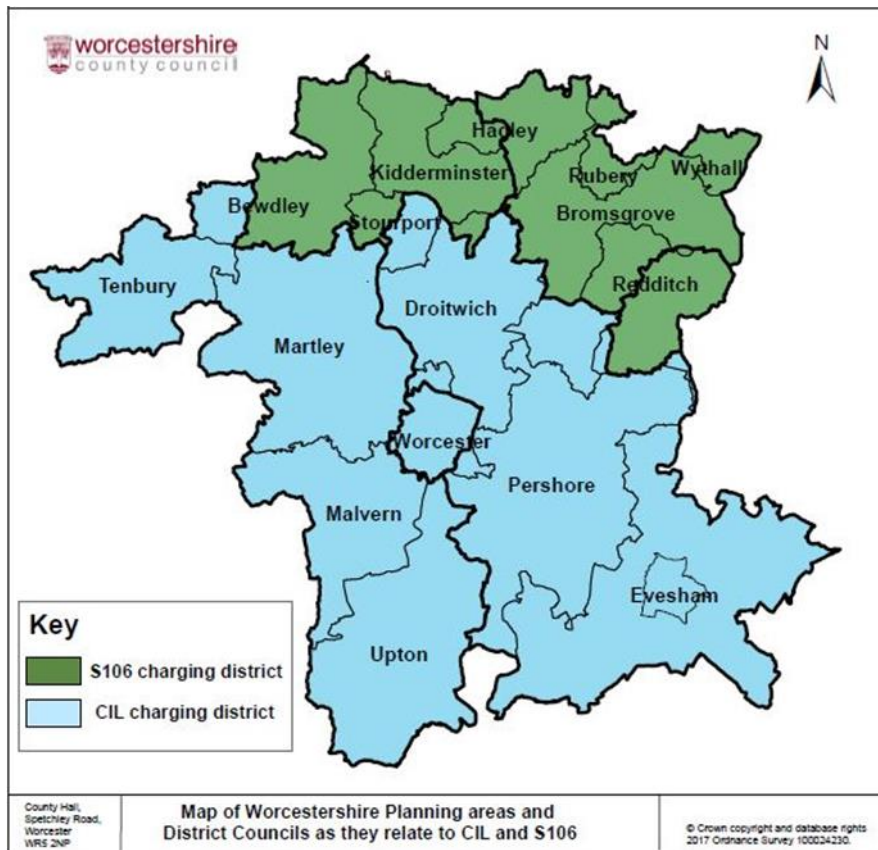
Charges by Planning Area for 2018/19 where a Community Infrastructure Levy is applicable

The Community Infrastructure Levy (CIL) was adopted by Malvern Hills District Council and Wychavon District Council on 5th June 2017 and by Worcester City Council on 4th September 2017.

Where large infrastructure is proposed and there is a requirement for at least half a form of entry¹, or where the development site has been identified on the CIL Regulation 123 List, an educational contribution under S106 will be sought and developers are advised to contact Worcestershire County Council at the earliest opportunity to discuss the level of charges.

¹ Half a form of entry is equivalent to 15 pupils per year group
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The CIL charging areas are identified on the following map.



Charges by Planning Area for 2018/19 where a Section 106 Planning Obligation is applicable

The County Council will provide a formal response once a planning application is submitted but welcomes and encourages early discussions with developers to identify the likely impact of a development and the mitigation required.

Where a standard education financial contribution is judged to be the appropriate mitigation for a development, the local authority will seek to negotiate an education financial contribution proportionate to the required number of pupil places through a S106 agreement. The methodology for assessing the level of impact and the formula for calculating the cost per dwelling is set out in the Evidence Base Document 'Planning Obligations for Education in Worcestershire'.

The table below indicates the contribution that may be sought per dwelling for education planning obligations in respect of planning permissions determined during the financial year 2018/19. The actual contribution sought may be less if the detailed assessment shows there is existing spare capacity within local schools.

A contribution will not be required from sites of 10 dwellings or fewer as it is anticipated that the impact on education infrastructure will be low and pooling restrictions curtail the usage of S106 contributions to mitigate the cumulative impact of multiple small sites.

Sites of between 11 and 35 dwellings will only require a contribution where there is an exceptional need to increase capacity in the related schools. It is anticipated that most exceptional cases will be in rural settlements or where an accumulation of smaller developments will put pressure on school places. This will be assessed on a case by case basis, with relevant evidence provided to the local planning authority.

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Education Planning Area	1-bed open market units (all types / tenures)	2 & 3 bed open market houses	4 & 5 bed open market houses	Flats / Apartments of 2 bed or larger	100% Affordable Social Rent Units (any size)
Bewdley	nil	£6,786	£10,180	£2,714	nil
Bromsgrove	nil	£6,786	£10,180	£2,714	nil
Droitwich	nil	£3,209	£4,814	£1,284	nil
Evesham	nil	£6,786	£10,180	£2,714	nil
Hagley	nil	£6,786	£10,180	£2,714	nil
Kidderminster	nil	£6,786	£10,180	£2,714	nil
Malvern	nil	£2,945	£4,418	£1,178	nil
Martley	nil	£6,100	£9,151	£2,440	nil
Pershore	nil	£6,786	£10,180	£2,714	nil
Redditch	nil	£4,207	£6,301	£1,683	nil
Rubery	nil	£2,945	£4,418	£1,178	nil
Stourport	nil	£6,786	£10,180	£2,714	nil
Tenbury	nil	£6,100	£9,151	£2,440	nil
Upton	nil	£6,786	£10,180	£2,714	nil
Worcester	nil	£6,786	£10,180	£2,714	nil
Wythall	nil	£6,786	£10,180	£2,714	nil