

# **Planning Obligations Framework and Guidance Document: Creating Sustainable Communities (Jan 2015)**

## **S106 Technical Update Note**

1<sup>st</sup> September 2021

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## Links to other documents

Document	Link
Planning Obligations Framework – Creating Sustainable Communities (Jan 2015)	<a href="https://www.northamptonshire.gov.uk/councilservices/environment-and-planning/Documents/Creating%20Sustainable%20Communities%20Jan%202015%20FINAL.pdf">https://www.northamptonshire.gov.uk/councilservices/environment-and-planning/Documents/Creating%20Sustainable%20Communities%20Jan%202015%20FINAL.pdf</a>
Northamptonshire Pupil Yield Survey 2018	<a href="https://www.northamptonshire.gov.uk/councilservices/environment-and-planning/planning/planning-policy/Documents/2018%20Northants%20Pupil%20Yield%20Generation%20Report.pdf">https://www.northamptonshire.gov.uk/councilservices/environment-and-planning/planning/planning-policy/Documents/2018%20Northants%20Pupil%20Yield%20Generation%20Report.pdf</a>

# Contents

Section	Page
1.0 Introduction	3
2.0 Scope	3
3.0 Policy outcomes	3
4.0 Technical Updates – September 2021	3
5.0 Next steps	5

## 1.0 Introduction

1.1 The purpose of this document is to set out technical updates to the North Northamptonshire Council's adopted "Planning Obligations Framework – Creating Sustainable Communities (Jan 2015)" as approved by its Executive Committee on 26<sup>th</sup> August 2021. The document does not amend current adopted policy but provides updates to the evidence base which underpins existing approaches to securing Section 106 (S106) developer contributions towards Education infrastructure across North Northamptonshire (including towards early years, primary, secondary, sixth form and special educational needs and disabilities capacity and facilities).

## 2.0 Scope

2.1 The Council's S106 Development Management service reviews all major planning applications to assess the impact of proposed development on services and infrastructure, including schools and education. The technical updates set out in this paper will apply to all planning applications consulted on by the S106 Development Management service in the North Northamptonshire area from 1<sup>st</sup> September 2021 and will be reviewed annually with further technical updates to be published as a result. It is expected that a similar technical update will be issued for planning applications in West Northamptonshire later.

## 3.0 Outcomes

3.1 The technical updates set out in this paper will ensure that the Council is able to adequately support the delivery of new and expanded Education infrastructure facilities and capacity, required because of new housing development in the area. This will be achieved through ensuring that the evidence based used to support the Council's assessment of planning applications is based on latest available data, and that the resulting S106 contributions necessary are based on latest available benchmark costs.

## 4.0 Technical Updates – September 2021

### Pupil Yield Ratios

4.1 The current Obligations Framework pupil yields are based on the results of a survey of development undertaken in 2013/14, which established the number of children of school age expected to reside within new developments. An update to the survey was commissioned in 2018, resulting in the following total pupil generation figures:

Table 1: Total Pupil Generation Ratio per dwelling by size

	<b>1 bed</b>	<b>2 bed</b>	<b>3 bed</b>	<b>4 bed</b>	<b>5+ bed</b>
Early Years	0.05	0.20	0.31	0.37	0.29
Primary	0.00	0.16	0.26	0.35	0.44
Secondary	0.00	0.01	0.13	0.17	0.34
Sixth Form	0.08	0.04	0.06	0.09	0.16
Special School	0.00	0.00	0.01	0.01	0.01

4.2 These overarching yields were then adjusted to reflect the proportion of children attending private education or benefitting from elective home education, and to account for differences in take up of early years places for children aged 0-4. These considerations resulted in the following adjusted baseline pupil yields, which will form the basis for assessing pupil yields from 1<sup>st</sup> September 2021:

Table 2: Adjusted Baseline Pupil Generation Ratio per dwelling by size

	<b>1 bed</b>	<b>2 bed</b>	<b>3 bed</b>	<b>4 bed</b>	<b>5+ bed</b>
Early Years	0.03	0.10	0.16	0.19	0.15
Primary	0.00	0.16	0.25	0.34	0.42
Secondary	0.00	0.01	0.13	0.15	0.29
Sixth form	0.08	0.04	0.06	0.09	0.16
Special School	0.00	0.00	0.01	0.01	0.01

## Benchmark Costs

4.3 The Council uses benchmark costs to calculate the level of S106 contribution that may be required from a development to support the cost of delivering new and expanded education infrastructure.

4.4 Where a new school is required because of development, the full cost of its design, construction and fit out will be sought, in addition to which land will be required to be provided to the Council at nil cost. The cost of new school delivery will be informed by recent build projects, up to date specifications, and site-specific circumstances and requirements. The anticipated cost of the school will be provided at the time of planning application and secured through a S106 agreement.

4.5 Where the scale of development does not necessitate a new school but there is insufficient capacity locally to accommodate the anticipated yield, then improvements to or expansion of education facilities and capacity at existing schools may instead be required.

4.6 For Early Years, Primary, Secondary and Sixth-form education facilities and infrastructure, the Obligations Framework utilises the Department for Education's (DFE) published range of 'basic need multipliers' which consider the different school age ranges. These are then adjusted for local construction costs based on a regional weighting and translated into a 'cost per dwelling' by applying the adjusted baseline pupil generation figures.

4.7 With regards to Special Educational Needs and Disabilities (SEND) provision, DFE guidance recommends use of National School Delivery Cost Benchmarking Reports (as published by the Educational Building and Development Officers Group (EBDOG)) to determine costs per pupil place of extending existing provision. This recognises that SEND places typically cost in the region of four times as much as mainstream education provision.

4.8 Table 3 below sets out the updated cost per pupil place multipliers as per the most recent published benchmark report available from the DFE<sup>1</sup> and EBD OG<sup>2</sup>:

Table 3: Cost per pupil multiplier

<b>Education Type</b>	<b>2021 costs per pupil place</b>
Early Years & Primary	£17,441
Secondary & Sixth form	£24,013
SEND	£76,184

4.9 The updated S106 cost per dwelling (rounded) can then be derived by multiplying the Benchmark Cost per Pupil Place (Table 3) by the Adjusted Baseline Pupil Generation figures (Table 2), as shown at Table 4. In accordance with the Council's adopted Planning Obligations Framework (2015), contributions are not currently sought from 1 bed properties, therefore these figures have not been included here:

Table 4: S106 Contribution cost per dwelling by education type (2021)

	<b>2 bed</b>	<b>3 bed</b>	<b>4 bed</b>	<b>5+ bed</b>
<b>Early Years</b>	£1,744	£2,791	£3,314	£2,616
<b>Primary</b>	£2,791	£4,360	£5,930	£7,325
<b>Secondary</b>	£240	£3,122	£3,602	£6,964
<b>Sixth Form</b>	£961	£1,441	£2,161	£3,842
<b>SEND</b>	£0	£762	£762	£762

4.10 The updated S106 costs per dwelling shown in Table 4 will be applied from 1<sup>st</sup> September 2021 until such time as any future updates or revisions are produced.

## 5.0 Next steps

5.1 As previously stated, the technical updates set out in this paper do not amend existing adopted policy but ensure that the data relied upon to assess S106 requirements for Education infrastructure is based on latest available data. It is expected that the benchmark costs will be reviewed on an annual basis and future updates to these will be issued where necessary. Future updates to the baseline pupil yield generation figures may also be undertaken and any further updates issued as appropriate.

5.2 Any future proposed changes to the adopted policy set out in the current adopted Planning Obligations Framework (2015) will be subject to substantial and widespread consultation with statutory consultees, the development industry, and other interested parties. Further details of any such consultation will be published on the Council's website accordingly.

<sup>1</sup> [Local authority school places scorecards - GOV.UK \(www.gov.uk\)](https://www.gov.uk)

<sup>2</sup> [Cost of School Buildings – 2019 National Benchmarking Study Published! | EBD OG](#)