

## Chapter 11: Education

### Introduction

- 11.1 New residential developments create additional demand for education services. S106 Agreements are used to secure funding to offset the impact of development, for example to build new schools or to improve existing ones.

### Policy Context

#### Cambridge

- 11.2 Cambridge Local Plan 2018 Policy 74: Education Facilities establishes Education as 0-19 settings (including early years, primary, secondary, and further education) for all children and young people including those with special education needs (SEND). The Council will work with the County Council to provide high quality and convenient local education services in all parts of the district, but particularly in areas of population growth. Developers should engage with the Children's Services Authority at the earliest opportunity and work co-operatively to ensure the phasing of residential development and appropriate mitigation is identified in a timely manner to ensure appropriate education provision can be secured.

#### South Cambridgeshire

- 11.3 South Cambridgeshire Local Plan 2018 Policy TI/8 Education Facilities include similar requirements.

### Development types from which Obligations will be sought

- 11.4 All major residential developments, including mixed-use development resulting in a child yield will be required to make provision for education services.
- 11.5 Planning applications should set out the proposed housing numbers or development mix (including affordable housing tenure mix)
- 11.6 For outline schemes, the maximum number of dwellings proposed is required to assess child yield and education impact using Cambridgeshire County Council's approved Child Yield General Multipliers. For full planning permission schemes, the development mix stating the number of bedrooms for each dwelling type and clearly identifying separately the social/affordable rent element of the affordable provision is used to assess child yield and

education impact using Cambridgeshire County Council's approved Child Yield Detailed Multipliers. For hybrid schemes, a mix of both approaches is used. Indicative development mixes are used only in exceptional circumstances.

### **Form in which contributions should be made**

- 11.7 Cambridgeshire County Council is the appointed Children's Authority for Cambridgeshire under the provisions of The Education Act 1996, to provide sufficient school places in state funded schools, whilst the Childcare Act 2005 and Education Act 2011 respectively introduced a duty to commission sufficient early years and post 16 provision. The Local Planning Authority and developers must liaise with the County Council to ensure any education impacts are adequately and reasonable mitigated.
- 11.8 The County Council will use its locally derived child yield multipliers to estimate child yield. These are adopted by the County Council Children's Services Committee and reviewed periodically to ensure they remain up to date and reflective of demographic and development trends. Whilst national data (adjusted) is available, this is considered less specific and does not take precedent.
- 11.9 Once the child yield is known, this will be assessed against the school catchment capacities (not school rolls), taking into account other planned developments, to determine whether there is sufficient capacity to accommodate children from the proposed development at all levels of statutory provision. If there is insufficient capacity a mitigation project will be required, which could include the provision of on-site facilities (land and contributions) to serve the development or contributions to new or expanded facilities off-site.
- 11.10 The current child yield multipliers used by Cambridgeshire County Council are shown in Appendix A but these are subject to regular review and update.
- 11.11 The County Council will cost education projects – either an expansion or new school - based on educational needs, reflecting Building Bulletin 103 and the strategic policy requirements of the County Council. Where a detailed, locally derived project cost is not available or feasible to produce (because of smaller developments or education projects, or an undefined project at that point in time) the County Council will use the relevant Department for Education (DfE) scorecard costs. Developments will provide for early years (usually at a primary school setting), primary, secondary and SEND (either at a mainstream setting or a dedicated school).

- 11.12 Other contributions may be sought towards temporary accommodation or school travel.
- 11.13 The County Council or DfE will usually deliver all education projects. Provision in kind by developers may be considered but only where it advantageous to do so, and in which case the s106 agreement will include an option for the developer to deliver the facilities in lieu of a financial contribution.
- 11.14 Where land is required to enable a new school project, this must be provided to the Council's specification in terms of size, shape, condition, and timescale. Land should be provided at nil cost. Site sizes required are based on Building Bulletin 103 adjusted for Cambridgeshire requirements and include buildings, circulation and servicing and playing fields. Further guidance on site size requirements is in the Planning Obligations Strategy.
- 11.15 All projects will be indexed using the BCIS index, to a specified date. Triggers will be agreed to ensure the timely transfer of land (where appropriate) and financial contributions to deliver the education infrastructure.
- 11.16 [Securing Developer Contributions for Education \(August 2023\)](#) provides non-statutory guidance from the Department for Education (DfE) to help local authorities secure developer contributions for education infrastructure to mitigate the impact of development. The guidance promotes good practice on evidencing these impacts, engaging with local planning authorities, and delivering expanded or new facilities with funding from housing development.
- 11.17 The County Council may assist in facilitating, but will not itself provide, nursery provision that provides a broader range of childcare services, outside of the early years setting.

## Exemptions

11.18 The following will be exempt from education contributions:

- Residential development for age restricted development (usually defined as aged over 55), or people living in care homes or assisted living
- Student accommodation
- Language schools

## Further guidance

11.19 Applicants for planning permission should contact the County Council via email [GrowthDevelopment@cambridgeshire.gov.uk](mailto:GrowthDevelopment@cambridgeshire.gov.uk) to obtain pre-application advice in the education implications for their development

[Cambridgeshire County Council Draft Planning Obligations Strategy](#)