

**Supplementary Planning Document**  
**Financial Contributions To Schools**

**Adopted May 2019**





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## Supplementary Planning Document: Financial Contributions To Schools

### 1. About This Guidance

- 1.1** The National Planning Policy Framework (NPPF) indicates that Local Development Documents form the framework for making decisions on applications for planning permission. Decisions have to be taken in accordance with the development plan unless other material considerations indicate otherwise. NPPF advises that a local planning authority may prepare Supplementary Planning Documents to provide greater detail on the policies in its Local Plan. Supplementary Planning Documents are a 'material' consideration when planning applications are decided.
- 1.2** As required by the Planning and Compulsory Purchase Act 2004 we have prepared a Statement of Community Involvement (SCI) which sets out how we will involve the community in preparing our Local Plan and consulting on planning applications. In accordance with the SCI we have involved people who may be interested in this Supplementary Planning Document and asked them for their comments. We have produced a consultation statement which summarises all the comments people made to us and our response. This is available on request.

### 2. Introduction

- 2.1** This document supplements Local Planning Policy I1 Infrastructure and Planning Obligations which states:

#### Policy I1 Infrastructure and Planning Obligations

Development must be supported by appropriate physical, social, economic and communications infrastructure, including provision for broadband.

Development must contribute as necessary to meet all on and off site infrastructure requirements to enable development to take place satisfactorily.

Where the necessary provision is not made directly by the developer, contributions will be secured through planning obligations.

Where appropriate, pooled contributions will be used to facilitate delivery of the necessary infrastructure.

- 2.2** New houses give rise to the need for additional school places. However, schools are sometimes full and do not always have spare places for new pupils.
- 2.3** When considering planning applications for new homes, the availability of pupil places in local schools is a material consideration. The National Planning Policy Framework requires planning authorities to assess the capacity of schools when deciding planning applications. This Supplementary Planning Document explains how the Council will implement the NPPF when considering the availability of pupil places in local schools, and how we will assess if contributions are required to ensure those places are in buildings of a suitable condition.

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**Planning applications for new homes will be refused unless schools already have sufficient capacity to accommodate new pupils from the development or enough extra places can be created to accommodate them.**

- 2.4** Developers can make a financial contribution to the Council to provide physical space needed to accommodate new pupil places at the local school that would serve the new housing development. This space could be either classroom or other accommodation such as a new hall or canteen, depending on what is needed to permit the intake of new pupils. This allows development to go ahead and means that pupils can attend a school local to where they live.
- 2.5** Alternatively, a developer may wish to directly build an extension to a local school to provide the new space needed. In this case special arrangements will need to be agreed with the Council and set out in a planning obligation legal agreement.
- 2.6** However, it may sometimes be the case that schools are full and there is no possibility of providing extra capacity. For example, there may not be enough space on the site to locate a new classroom. In such circumstances planning permission for new homes will be refused.
- 2.7** Local Plan policy I1 states that development must be supported by 'appropriate' infrastructure. Where there are places available but there are issues with the condition of the school/schools, contributions will be sought to carry out necessary works to ensure school places can be provided that are of a standard that can be considered 'appropriate'.

### 3. When A Financial Contribution Will Be Needed

- 3.1** A financial contribution will be needed for planning applications for housing developments where:-
- The scheme provides 10 or more homes; and
  - There is insufficient capacity in schools; or
  - There is a need for contributions to ensure schools are in an appropriate condition.
- 3.2** When assessing the need for a contribution the Council will consider:-
1. How many pupils a development will generate; and
  2. The available spaces at schools in the school planning area within which the development is located; and
  3. The condition of schools in the school planning area within which the development is located, in particular whether any work is required to ensure the school is fit for purpose and can be considered to be "*appropriate*" infrastructure in line with Local Plan policy I1.

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### 4. Number Of Pupils Generated

4.1 The number of pupils a development will bring is calculated as follows:-

- Primary school pupils - 21 pupils per 100 homes.
- Secondary school pupils - 15 pupils per 100 homes.

These figures have been arrived at using information from the school census 2015.

4.2 This calculation will be based on the number of homes included in the detailed planning application. Any increase or reduction in this number through revised applications will result in the required contribution being revised accordingly. However, as described below, the principle of a contribution being needed will be established at any outline planning stage.

4.3 When there are concurrent applications in the same area we need to consider the full impact on schools from all those applications together (rather than considering applications individually).

### 5. When A Financial Contribution Will Not Be Needed

5.1 The methodology for calculating the number of pupils a development will bring accounts for a standard housing mix, therefore the numbers therefore the numbers arrived at using this methodology will be applied. Evidence will be required from developers if they are seeking to make a case that the particular mix will yield less need for school places.

5.2 The following types of housing development will not be required to make a financial contribution to schools in any circumstances:-

- Single bedroom homes;
- Homes specifically designed for elderly people;
- Sheltered accommodation; and
- Student accommodation.

5.3 These types of homes are usually occupied by people who are unlikely to have dependant children of school age living with them. The need for additional school places is therefore also unlikely and so a financial contribution would not be necessary.

5.4 Where a development scheme includes both 'family' housing and any of the house types listed above, a financial contribution will only be required in relation to the 'family' housing element. Homes that fall into any of the above categories will be excluded from the financial contribution calculations.

### 6. How The Amount Of Financial Contribution Will Be Calculated

6.1 For the cost of school places the Government recommends using figures from the latest Local Authority Scorecard as a basis of the cost per pupil place. The latest scorecard figure per place for primary schools in Barnsley is £16,202 (as at 2017).

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- 6.2** For secondary school places we have looked at costs incurred on a recent secondary school development. The average cost per place is £16,056.
- 6.3** Both these figures are rounded to the nearest thousand, therefore where:-
- Only primary school places are needed, a contribution of £16,000 must be made for each place;
  - Only secondary school places are needed, a contribution of £16,000 must be made for each place;
  - Both primary and secondary school places are needed, contributions of £16,000 must be made for each primary place and of £16,000 for each secondary place.
- 6.4** This is the calculation that will apply in the majority of cases. However, there may be cases where a different approach is needed, depending on what factors are affecting the capacity of the school. For example, if a whole new school is needed and the developer does not want to build this directly, then the contributions required may be different from the figure arrived at using this calculation.
- 6.5** The starting point for assessing if contributions are required to address issues with the condition of schools will be School Condition Reports carried out by the Education and Skills Funding Agency. For schools where these are not in place, we will rely on Academies and Trusts providing us with comparable information. The amount will be determined based on cost estimates of works that may be required to a particular school or schools in the locality.

## 7. How And When The Financial Contribution Will Be Secured

- 7.1** The financial contribution will be secured through a planning obligation. This is allowed by section 106 of the Town and Country Planning Act 1990, as amended by the Community Infrastructure Levy Regulations 2010.
- 7.2** Planning applications may be resolved to be granted, either by officers through delegated powers or by the Planning Regulatory Board, subject to the completion of a planning obligation providing for a financial contribution to school places. The obligation must be signed before planning permission will be granted and the Decision Notice released.
- 7.3** The Planning obligation must specify the amount of the contribution and when it will be paid. The Council will use this guidance note to calculate the amount of contribution required in each case. For outline planning applications the amount of the contribution will not be known. However, an obligation will be required at the outline stage that links the amount of contribution to be made to the calculation formula in this advice note.
- 7.4** The Council will require contributions to be made quickly once building has started on site so that the extra school places can be provided in time for the arrival of new pupils. The precise timing will be set out in the obligation.

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### 8. How And When The Financial Contribution Will Be Spent

- 8.1** The planning obligation will specify what the contribution will be spent on. This must relate to creating the additional school places needed to accommodate the new development or ensuring a school is in an appropriate condition to accept pupils. This means that it will only be used in respect of schools local to the new homes built, either to increase capacity or to carry out improvement works required to ensure the condition of the school is appropriate. It will be spent on creating new classroom space or providing other new accommodation where this limits the capacity of the school, or on works required to improve its condition.
- 8.2** Once collected, the money will be held in an Education Service account specifically set aside for financial contributions to schools. It will then be spent on the works identified in the planning obligation as soon as possible. The obligation will include a date by which the contribution must have been spent. This will normally be 10 years from the date the contribution was received by the Council. If it has not been spent by the specified time, then the remaining amount will be returned, including the Council's standard rate of interest.

### 9. How we will determine if a school is local to the development

- 9.1** The starting point for deciding whether contributions to schools are required arising from a development will be to use the broad school planning areas. There are five school planning areas for primary schools and four for secondary schools. These are set out below. Appendix 1 provides more detail on which secondary schools the primary schools generally transfer to within these school planning areas.

Settlement	School Planning Area	
	Primary Schools	Secondary Schools
Urban Barnsley	Central	Central
Urban Barnsley - Darton and Dodworth	North	Central
Cudworth - including Grimethorpe and Shafton	North East	North East
Royston	North East	North East
Dearne - including Goldthorpe, Thurnscoe and Bolton on Dearne	South East	South East
Wombwell - including Darfield	South East	South East

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Hoyland - including Birdwell, Blacker Hill, Elsecar, Hemingfield and Jump	South West	South West
Penistone - including Cubley and Springvale	South West	South West

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**Appendix 1.**

The following table lists those primary schools which generally constitute 5% or more of the total intake of a particular secondary school This is provided to give further detail on the school planning areas:

<b>Secondary School</b>	<b>Transferring Primary Schools</b>
Barnsley Academy	Hunningley Oakhill Worsbrough Bank End The Forest The Mill
Darton College	Darton Wellgate Wilthorpe Kexborough Mapplewell Barugh Green
Holy Trinity 3-16 Secondary Phase	Holy Trinity Primary Phase Transfers Royston St John's Holyrood Carlton
Horizon Community College	Joseph Locke Ward Green Summer Lane Shawlands Wilthorpe St Mary's CE Keresforth Burton Road Worsbrough Common Gawber Doncaster Road

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Kirk Balk Community college	Hoyland Common Greenfield Birdwell West Meadows Jump Tankersley St Helen's Catholic The Ellis
Netherwood ALC	High View Kings Oak Wombwell Park Street Upperwood The Darfield Academy All Saints Sandhill
Outwood Academy Carlton	Athersley South Athersley North Carlton Parkside St Helen's Primary Academy Laithes Primary Summer Fields Meadstead
Outwood Academy Shafton	Littleworth Grange PLC Cudworth Churchfield Cherry Dale Milefield Birkwood Shafton Ladywood Brierley CE

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Penistone Grammar ALC	Penistone St John's Springvale Silkstone Thurgoland CE Silkstone Common Oxspring Cawthorne CE
The Dearne ALC	The Hill Carrfield Highgate Lacewood Gooseacre Heather Garth Dearne Goldthorpe