Cheshire West & Chester Council

Consultee Response to Planning Application

Site Location: Land At Grid Ref 348876 359298 Greenlands Tattenhall Chester

Planning Application Reference: 25/01764/OUT

Proposal: Outline planning application for the erection of up to 110 residential dwellings (including affordable housing), introduction of structural planting and landscaping, public open space, sustainable urban drainage system and associated works (all matters reserved except for access).(Full Flood Risk Assessment available online)

Consultee: Education service, Cheshire West and Chester Council

Date: 4 August 2025

The Education service use a pupil yield calculation based on bedroom numbers to determine how many pre-school aged pupils, primary aged pupils, secondary aged pupils, Sixth Form aged pupils and pupils with Special Educational Needs and/or Disabilities (SEND) are likely to be generated from a new housing development. Retirement units and one bedroom dwellings are not included in the calculation.

In the absence of a breakdown of bedrooms numbers for a development an average is used.

Education has reviewed the application and offer the following comments.

The application states 110 number of dwellings.

No breakdown of bedroom numbers has been provided within the application so an average has been used.

The development is expected to generate:

9 pre-school aged pupils. There are currently sufficient places so there will be no claim.

23 primary aged pupils. There are currently sufficient places so there will be no claim.

19 secondary aged pupils. There are currently sufficient places so there will be no claim.

9 sixth form aged pupils. There are currently sufficient places so there will be no claim.

2 SEND pupils. There are insufficient places, this claim is for 2 pupils.

The following contributions would be required:

Age Phase	Contribution
Mainstream Pre-school	£0
Mainstream Primary	£0
Mainstream Secondary	£0
Mainstream Sixth Form	£0
SEND	£170,320.00
TOTAL	£170,320.00

The costs per pupil place for each phase noted above are based on the Department for Education's (DfE) scorecard published June 2022. DfE guidance recommends that pre-school costs are assumed the same as primary school costs, and similarly sixth form are the same as secondary school costs. SEND costs are calculated using the DfE recommended guidance of using four times the cost of mainstream places.

In conclusion, without mitigation, the proposed development would have a detrimental impact upon the following education provision:

- SEND

Subject to a developer contribution of £170,320.00, excluding indexation, the Education service will not raise an objection to the application.

Indexation will be applied in line with the Council's policies and procedures.

This response will be revised as necessary in the event of subsequent applications, amendments or upon the receipt of further detail.