

Land off Ashland Road West V/2020/0184 - Planning Obligations

The following sets out the Planning Obligations that are being sought by Nottinghamshire County Council to mitigate the impact of the above development. Further information about the County Council's approach to planning obligations can be found in its Planning Obligations Strategy which can be viewed at <https://www.nottinghamshire.gov.uk/planning-and-environment/general-planning/planning-obligations-strategy>. If the Council has any queries regarding this request, please contact William Lawrence, the County Council's Developer Contributions Practitioner, on 0115 804 2738 or email william.lawrence@nottscc.gov.uk

Education

Primary

The proposed development of 300 dwellings on the Ashland Road West site would generate an additional 63 primary aged school pupils within the Sutton Town Primary Planning Area. Based on current pupil forecasts, there is a projected surplus of 24 places in the planning area, as shown in the table below. The impact of the proposed development alone would therefore lead to a deficit in provision of 39 primary places (63 pupils less 24 place surplus).

Planning area	DfE no	School	District	Net Capacity	Average 5 Year Projection	Housing commitments, 5 yrs	Places available: surplus (+) or deficit (-)
Sutton Town	2000	Brierley Forest Primary School	ASHFIELD	420	405	0	15
Sutton Town	2126	Croft Primary School	ASHFIELD	406	413	2	-9
Sutton Town	2167	Dalestorth Primary and Nursery School	ASHFIELD	300	318	3	-21
Sutton Town	2361	Forest Glade Primary School	ASHFIELD	210	209	0	1
Sutton Town	2165	Healdswood Infant and Nursery	ASHFIELD	177	90	54	33
Sutton Town	2362	Hillocks Primary and Nursery	ASHFIELD	315	262	4	49
Sutton Town	2027	Leamington Primary Academy	ASHFIELD	420	416	3	1
Sutton Town	2120	Mapplewells Primary and Nursery	ASHFIELD	291	271	24	-4
Sutton Town	2140	Priestsc Primary and Nursery School	ASHFIELD	393	419	10	-36
Sutton Town	2013	Skegby Junior Academy	ASHFIELD	210	183	0	27
Sutton Town	3008	St Andrew's C of E Primary and Nursery	ASHFIELD	294	313	10	-29
Sutton Town	3310	St Mary Magdalene Primary School	ASHFIELD	210	213	0	-3
Sutton Town	1037	PLANNING AREA TOTAL	ASHFIELD	3646	3512	110	24

However, the County Council has been consulted on a further three planning applications totalling 592 dwellings (124 primary places) within the planning area which remain to be determined (see table below). If approved, these three applications would result in a shortfall of 100 places (124 places less the 24 place surplus). The shortfall, along with the demand generated by this development, would cause a total deficit of 163 places.

Location	Dwellings
Land at Newark Road	300
Land off Gilcroft St/Verve Ave	208
209-247 Alfreton Road	84
Total	592

In order to create additional places in the Sutton Town Primary Planning Area resulting from the aggregate impact of this application and other applications (if approved), a new primary school is required. The County Council therefore requests a contribution based on the cost per pupil of providing a new school, which is £1,297,296 (63 places x £20,592 per place).

Secondary

The proposed development of 300 dwellings on the Ashland Road West site would generate an additional 48 secondary aged pupils within the Kirkby/Sutton Secondary Planning Area. Based on current pupil forecasts, there is a projected surplus of places in the planning area as shown in the table below. The impact of the proposed development alone would not lead to a deficit in provision.

Planning area	DfE no	School	District	Net Capacity	Pupil projection	Housing commitments, 10 yrs	Surplus or Deficit Places
Kirkby/Sutton	4009	Ashfield School	ASHFIELD	2964	2690	74	200
Kirkby/Sutton	4008	Kirkby College	ASHFIELD	750	536	18	196
Kirkby/Sutton	4068	Quarrydale Academy	ASHFIELD	1031	1343	71	-383
Kirkby/Sutton	4015	Sutton Community Academy	ASHFIELD	912	810	15	87
Kirkby/Sutton	0012	PLANNING AREA TOTAL	ASHFIELD	5657	5379	178	100

However, the County Council has been consulted on a further six planning applications totalling 750 dwellings (120 secondary places) within the planning area which remain to be determined (see table below). If approved, these six applications would result in a shortfall of 20 places (120 places less the 100 place surplus).

Location	Dwellings
Land at Newark Road	300
Land off Gilcroft St/Verve Ave	208
209-247 Alfreton Road	84
Charles Trent Ltd, Sidings Road	76
Land off Millers Way	59
Land at 126 Skegby Road	23
Total	750

The County Council would therefore seek a planning obligation for secondary education of £1,146,000 (48 places x £23,875 per place). This would be used to create additional secondary school places in the Kirkby/Sutton Planning Area resulting from the aggregate impact of this application and others if approved.

The County Council may need to revise its previous consultation response in respect of other applications and wishes to discuss this matter with the District Council prior to determination of other relevant applications in the planning area, to help ascertain the appropriate apportionment of obligations between each scheme.

The above figures are correct at the time of enquiry but may be subject to change.

4th August 2020