



Falkirk Council
Children's Services

MEMO

To: Kevin Brown

From: Richard Teed Ext: 6621

Our Ref: Your Ref: P/18/0151/PPP

Date: 12th April 2018

Subject: Development of Land for Residential Use. Land to the North of Kings Seat Place, Glendevon Drive, Maddiston

This application is for planning permission in principle and, for the purpose of this response, 50 dwelling houses is assumed based on the size of the proposed site. Planning obligations can be adjusted accordingly at the 'Detailed' stage in the planning process to account for any increase or reduction in this number.

School Catchments

This application falls within the catchments for Maddiston Primary School, St Andrew's RC Primary, Braes High School and St Mungo's RC High School.

Impact of Development

- Maddiston Primary School
Based on the estimated pupil yield of 0.25 pupils per house, an estimated 13 pupils will attend the school from this development. The School is currently full and does not have sufficient capacity to accommodate this proposal.
- St Andrew's RC Primary School
Based on the estimated pupil yield of 0.09 pupils per house, around 5 pupils could attend the school from this development. It is anticipated that St Andrew's PS can accommodate the pupils from this proposed development.
- Braes High School
Based on the estimated pupil yield of 0.14 pupils per house, an estimated 7 pupils will attend the school from this development. Braes HS is expected face capacity pressures from 2020 onwards and a pro-rata contribution towards the necessary investment will be expected from this proposal.
- St Mungo's RC High School
Based on the estimated pupil yield of 0.06 pupils per house, an estimated 3 pupils will attend the school from this development. It is anticipated that St Mungo's HS can accommodate the pupils from this proposed development.
- Nursery Provision
This large housing development will put pressure on statutory nursery provision and a pro-rata contribution is required.

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Conclusion

With the current level of Local Plan allocations/permissions and the proposed allocations in the Draft LDP, Children's Services have concerns about additional speculative housing development of this scale adding to the pressures at Maddiston Primary School. There is an extension planned to accommodate known growth, but space to extend the school is finite, and this proposal would increase the risk of potential overcrowding.

However, if it is approved, and assuming delivery of 50 new houses, Children's Services request, as a minimum, the following pro-rata contributions towards local education provision in accordance with the Supplementary Guidance "Education and New Housing development":

Maddiston Primary School	50 units @ £2,600 per house	=	£130,000
Braes High School	50 units @ £2,100 per house	=	£105,000
*Nursery Provision	50 units @ £700 per house	=	£35,000
Total Minimum Contribution for		50 units @ £5,400 per house	= £270,000

* Statutory duties for pre-school provision are changing and 3 and 4 year olds will all be offered a full day place at nursery from August 2020 rather than the half day place they are currently offered. The £350/house rate in the Supplementary Guidance is based on half-day provision, so is under review and subject to increase. This proposal, if approved, would be required to contribute accordingly to meet the new statutory duties. The figure of £700 quoted above is a proxy for the effective doubling of this statutory duty, and is subject to review. Whilst this review may be incomplete prior to conclusion of this planning application, it is expected to be concluded in advance of any necessary Section 75 agreement should the application be approved.