

EAST AYRSHIRE COUNCIL

NORTHERN AREA LOCAL PLANNING COMMITTEE: 21 MAY 2004

RESIDENTIAL DEVELOPMENT AND SCHOOL FACILITIES IN STEWARTON

Report by Head of Planning, Development and Building Standards

1. PURPOSE OF REPORT

1.1 To advise the Committee of the situation regarding the capacity of schools in Stewarton, and the effects of this on new, and proposed, housing development in the town.

2. BACKGROUND

2.1 It was agreed at the Northern Area Local Planning Committee on January 23rd that further information be submitted in the form of a Committee Report on the implications of new housing development in Stewarton on the capacity of local schools.

2.2 The adopted East Ayrshire Local Plan states that 'there is concern that local public service provision (education and community and leisure facilities) has not kept pace with the recent growth of Stewarton' and that, 'housing allocation in the plan has been made bearing this in mind'.

2.3 The education dept have a statutory duty to provide school places for those of school age in the council area.

2.4 In his report on the East Ayrshire Local Plan Inquiry (February 2002), the Reporter stated that 'the decision of EAC as planning authority to take account of capacity problems [of the secondary school] when preparing the East Ayrshire Local Plan and determining applications can be supported in the interests of good planning and common sense'.

2.5 In the context of the school capacity situation the Reporter recommended that various sites for new housing could be accommodated in Stewarton. In line with his recommendation, the Local Plan (adopted April 2003) allocated new greenfield residential development opportunity sites at Old Glasgow Road (25), Dairy Road (60) and Cutsburn Road (10) within Stewarton.

2.6 In addition to these allocations, a site at Bridgend (part of Miscellaneous Development Opportunity 199M in Local Plan) was recently the subject of an approved (with conditions) application (03/1030/FL) for 52 units.

2.7 These allocations and subsequent planning applications have led to ongoing concerns over the demand for housing in Stewarton, and the effects of this on capacity at Stewarton Academy.

3. CURRENT SITUATION

3.1 The current capacity at Stewarton Academy is for some 869 pupils (This is less than the capacity figure quoted at the 2001 Local Plan Inquiry due to changing requirements for classroom space). The current roll is only slightly below capacity, at 864 (Jan 2004).

3.2 The roll at Stewarton Academy is therefore close to the school's capacity, while in recent years it has operated at over capacity.

3.3 At primary level, the four feeder schools are however all currently under capacity:

- Lainshaw Primary has 275 pupils, with a capacity of 421;
- Nether Robertland Primary has 337 pupils and a capacity of 429;
- Dunlop Primary has 120 pupils with a capacity of 157; and
- Kilmaurs Primary has 213 pupils with a capacity of 393.

4. ROLL PROJECTIONS

4.1 Projected Rolls indicate that the School Roll at Stewarton Academy is projected to steadily fall in the period up to the school year 2011/2012. This is calculated on the basis that no further housing will be developed. A decline in numbers each year is expected to result in an overall decline of 18% by 2011/2012, or from 864 to 707 pupils.

4.2 Similarly, rolls at the Academy's four feeder schools (Nether Robertland, Lainshaw, Dunlop and Kilmaurs Primaries) are expected to decline in the period up to 2009/10. The Education Department therefore believe school rolls to have peaked in the Stewarton Academy catchment area.

4.3 Roll projections for all four primaries up to 2009/10 and for Stewarton Academy up to 2011/2012 based on present rolls and primary enrolment for 2004/05 are attached to this report.

5. FUTURE DEVELOPMENT

5.1 As previously stated, there are further residential development opportunity sites in the Adopted Local Plan, additional sites with planning consents, as well as developer interest in the town. New residential development will contain an element of demand for school places.

5.2 The Education Department use a formula when projecting the effects of housing development, where for every house constructed, some 0.09 pupils require a school place. For example, the development of a housing site of 50 units would therefore give rise to demand for some 3 non denominational and 1 denominational school places.

5.3 The Education Department have in the past stated that the development of new housing within the Stewarton Academy catchment area may again lead to a surplus of pupils, and that they could not guarantee that school aged children, who are new to the area, can be accommodated at Stewarton Academy.

5.4 However, it is considered unlikely that this problem will arise due to falling school rolls, the limited number of new greenfield sites allocated in the Local Plan and the time lag before new housing developments are complete. It is unlikely that significant numbers of new housing will be completed on any of those sites allocated in the Local Plan by the end of the year. There is a time lag between the allocation of a site in the Local Plan, a site achieving planning permission, and the completion of new housing on site.

6. LEGAL IMPLICATIONS

6.1 None.

7. FINANCIAL IMPLICATIONS

7.1 None.

8. RECOMMENDATIONS

8.1 **It is recommended that the Committee note the contents of the report.**

Alan Neish
Head of Planning, Development and Building Standards

15 April 2004
(AL/MMM)

Implementation Officer: Alan Neish

BACKGROUND PAPERS

1. Roll projections for Stewarton Academy and Nether Robertland, Lainshaw, Dunlop and Kilmaurs Primary Schools

For further information on the contents of this report contact Alasdair Laurenson on 01563 576757.

STEWARTON ACADEMY

	S1	S2	S3	S4	S5	S6	TOTAL	CAPACITY
2003/04	161	170	152	157	141	83	864	869
2004/05	143	161	170	152	138	80	844	
2005/06	144	143	161	170	133	78	829	
2006/07	131	144	143	161	149	75	803	
2007/08	138	131	144	143	141	84	781	
2008/09	136	138	131	144	125	80	754	
2009/10	125	136	138	131	126	71	727	
2010/11	134	125	136	138	115	71	719	
2011/12	126	134	125	136	121	65	707	

LAINSHAW PRIMARY

	P1	P2	P3	P4	P5	P6	P7	TOTAL	CAPACITY
2003/04	35	39	38	38	36	50	39	275	421
2004/05	28	35	39	38	38	36	50	264	
2005/06	34	28	35	39	38	38	36	248	
2006/07	32	34	28	35	39	38	38	244	
2007/08	30	32	34	28	35	39	38	236	
2008/09	30	30	32	34	28	35	39	228	
2009/10	30	30	30	32	34	28	35	219	

NETHER ROBERTLAND
PRIMARY

	P1	P2	P3	P4	P5	P6	P7	TOTAL	CAPACITY
2003/04	49	43	46	55	51	46	47	337	429
2004/05	53	49	43	46	55	51	46	343	
2005/06	48	53	49	43	46	55	51	345	
2006/07	46	48	53	49	43	46	55	340	
2007/08	44	46	48	53	49	43	46	329	
2008/09	44	44	46	48	53	49	43	327	
2009/10	44	44	44	46	48	53	49	328	

DUNLOP
PRIMARY

	P1	P2	P3	P4	P5	P6	P7	TOTAL	CAPACITY
2003/04	27	14	21	15	13	18	12	120	157
2004/05	14	27	14	21	15	13	18	122	
2005/06	16	14	27	14	21	15	13	120	
2006/07	15	16	14	27	14	21	15	122	
2007/08	14	15	16	14	27	14	21	121	
2008/09	14	14	15	16	14	27	14	114	
2009/10	14	14	14	15	16	14	27	114	

KILMAURS PRIMARY

	P1	P2	P3	P4	P5	P6	P7	TOTAL	CAPACITY
2003/04	23	29	31	30	31	30	39	213	393
2004/05	31	23	29	31	30	31	30	205	
2005/06	27	31	23	29	31	30	31	202	
2006/07	27	27	31	23	29	31	30	198	
2007/08	28	27	27	31	23	29	31	196	
2008/09	27	28	27	27	31	23	29	192	
2009/10	27	27	28	27	27	31	23	190	