

Southern Planning Committee 26th October 2016

UPDATE TO AGENDA

APPLICATION No.

16/2645C – Outline application for demolition of all existing on site structures and the redevelopment of the site for 50 residential dwellings (Use Class C3) with associated landscaping and vehicular access from Lodge Road

LOCATION

Elmbank House, Lodge Road, Sandbach, Cheshire, CW11 3HP

UPDATE PREPARED

24th October 2016

APPRAISAL

Procedural Matters

It should be noted that there is a typo within the Officer's committee report. More specifically, within the 'Affordable Housing' section of the report, the officer has referred to 17 affordable dwellings as the requirement. However, this should now read as 15 affordable dwellings, based on the revised overall numbers of dwellings sought. The subsequent split should also be updated to reflect this change from 11 affordable rent and 8 intermediate tenure to 10 affordable rent and 5 intermediate tenure.

Education

School capacity projections - Sandbach

Primary Schools	PAN Sep-16	PAN Sep-17	Net Cap May-16	Revised Net Cap 2017	Pupil forecasts based on October 2015 School Census				
					2016	2017	2018	2019	2020
Offley Primary School	60	60	420	420	371	367	378	377	379
Elworth CofE Primary School	45	45	315	315	327	367	379	389	399
Elworth Hall Primary School	30	30	210	210	176	185	188	187	189
Sandbach Primary Academy	15	15	105	105	98	114	120	125	129
St Johns CofE Primary School	25	25	175	175	158	163	171	170	169

Wheelock Primary School	45	45	315	315	287	302	319	317	316
Developments with S106 funded and pupil yield included in the forecasts				236					
Developments with no S106 funded and pupil yield not included in the forecasts									31
Children expected from development									10
Overall total				1,776	1417	1498	1555	1565	1622
Overall surplus places projections					359	278	221	211	154

Secondary Schools	PA N Sep -16	PA N Sep -17	Net Cap May -16	Revised Net Cap 2017	Pupil forecasts based on October 2015 School Census						
					2016	2017	2018	2019	2020	2021	2022
Sandbach High School	210	210	1,074	1,074	1081	1142	1243	1257	1309	1320	1373
Sandbach School	210	210	1,050	1,050	1012	1089	1030	1137	1155	1179	1169
Developments with S106 funded and pupil yield included in the forecasts				190							
Developments with no S106 funded and pupil yield not included in the forecasts											56
Children expected from development											8
Overall total				2,314	2,093	2,231	2,273	2,394	2,464	2,499	2,606
Overall surplus places projections					221	83	41	-80	-150	-185	-292

These figures demonstrate that there is a surplus in Primary provision in Sandbach of 154 spaces based on forecasts until 2020. They also demonstrate that there is a

deficit in capacity in secondary school provision from 2019 onwards leading to a deficit of 150 spaces in 2020 and 292 spaces in 2022.

RECOMMENDATION

No change to recommendation