

INCOMING EMAIL

From: R.Steel
To: Planning.Admin
Date: 03/03/2021 10:45:03
Subject: FW: V/2020/0184. Land off Ashland Rd West Sutton in Ashfield

Attachments:
(1) image001.jpg(823 B)

Please upload this to civica as Education comments:

From: William Lawrence <william.lawrence@nottsc.gov.uk>
Sent: 27 July 2020 17:58
To: R.Steel <R.Steel@ashfield.gov.uk>
Cc: C.M.Sarris <C.M.Sarris@ashfield.gov.uk>; Sally Gill <sally.gill@nottsc.gov.uk>; Stephen Pointer <stephen.pointer@nottsc.gov.uk>
Subject: RE: V/2020/0184. Land off Ashland Rd West Sutton in Ashfield

Hi Robbie,

Ive had some internal discussions in relation to the email you sent to Emma Brook regarding Sutton Town Planning Area and Ashland Road West. Ahead of our meeting tomorrow, please see below an updated summary of NCCs position (also see table below with figures).

Based on current projections there is a surplus of 24 primary places within the Sutton Town Planning Area. However, the combined number of pupils expected to be generated by the five undermined applications in the area is 193, none of which are captured in the current projections (projections only include housing commitments). There is also a further two applications that have been approved in the last year that would generate 79 pupils; these pupils are not included within the projections either, as both applications were approved post March 2019 (the date to which the current housing data runs). The cumulative impact of all these developments would be 272 pupils, of which 24 can be accommodated, resulting in a deficit of 248 places. This is sufficient demand to warrant a new one form entry primary school in the area.

Clearly, we dont know whether the undetermined applications are likely to be approved or not and it would be useful to discuss this with you tomorrow. However, if they were all likely to come forward, NCCs approach would be to seek contributions based on NCCs cost per pupil for a new school build. For Ashland Road West this would be £1,297,296 (63 places * £20,592 per place). This may also mean that NCC will have to update its position in relation to some of the other undermined applications, including Alfreton Road where no contribution was requested (this application was assessed on the basis of the 24 place surplus, without consideration of the wider development context and hence no contributions were sought).

NCC would also need to seek a deed of variation for the two approved applications (Beck Lane and The Quarry) to use the agreed contributions towards a new school rather than the named schools Brierley Forest and Leamington (I note there is some flexibility in the Beck Lane agreement which may make this possible).

With regards to the site for a new school, it is acknowledged that the previously mentioned equalisation agreement would be difficult to implement at this stage because this is predicated on there being a site currently available for the school, either put forward by one of the developers or by the County Council. You may be aware that the County Council does have a possible site in Sutton but at the moment there is no

permission to develop the site.

Hopefully the above provides some useful information and can guide our discussion tomorrow.

Development	No. Pupils	Status
Ashland Road West	63	Undetermined
Newark Road	63	Undetermined
Gilcroft Street	44	Undetermined
Alfreton Road	18	Undetermined
Pattern House	5	Undetermined
Beck Lane	68	Approved
The Quarry, Stoneyford Road	11	Approved
Total, minus 24 place surplus	248	-

Thanks,
Will

Will Lawrence

Developer Contributions Practitioner | Planning Policy
Place Department | Nottinghamshire County Council
T: 0115 8042738 E: william.lawrence@nottscc.gov.uk

From: R.Steel <R.Steel@ashfield.gov.uk>
Sent: 17 June 2020 15:09
To: Emma Brook <emma.brook@nottscc.gov.uk>
Cc: C.M.Sarris <C.M.Sarris@ashfield.gov.uk>; M.Morley <M.Morley@ashfield.gov.uk>; H.Turner <H.Turner@ashfield.gov.uk>
Subject: RE: V/2020/0184. Land off Ashland Rd West Sutton in Ashfield

Good Afternoon Emma,

Thanks for the updated response.

Do you have someone in Educations contact details that I could talk this through with? Particularly, the table of undetermined of applications for primary/secondary are incorrect and need amending:

Primary

- Land West of Beck Lane Skegby (V/2016/0569) for 322 dwelling was approved. Contributions secured for primary through the Section 106. These are to be spent at Brierley Forest Primary and Nursery School, or another school within 2 miles. The other application for 325 dwelling on the same site was withdrawn (V/2018/0713) following the success of 2016 applications appeal.
- Land off Davies Avenue (V/2019/0449) was approved. The viability position was agreed that the brownfield site could not provide contributions.
- The Quarry, 55 Stoneyford Road (V/2018/0213) was approved. Contributions secured for primary education (£150,216) towards Leamington Primary School.

- Pattern House, Crossley Avenue (V/2018/0212) is undetermined. 23 dwellings. Committee have resolved to approve with (£34,365) towards schools in the planning area. The section 106 is complete and will be signed shortly.

So this leaves Newark Road (300), Alfreton Road (84), Gilcroft Street (208) and obviously this application at Ashlands Road West (300), which are undetermined. I note that a previous response on the Alfreton Road application advised that no primary contributions were being sought, due to the surplus.

This application has now been lodged since March and we really need a clear direction on exactly what contributions are required for this application? We are now out of statutory timescales to determine the application and are open to them appealing against non-determination. This could leave us in an appeal situation, where the Council faces substantial costs.

Secondary

- Land West Beck Lane (as above).
- The Quarry, 55 Stoneyford Road (as above).
- Annesley Miners Welfare already determined. You advised that secondary contributions were not required due to capacity at Kirkby College.
- Davies Avenue (as above).
- Quantum Clothing Group application withdrawn.
- For both Millers Way and Southwell Lane, you have advised that Secondary contributions are not required. Southwell Lane, is at the stage of drawing up a Section 106 and will be determined imminently.

That leaves Newark Road (300), Alfreton Road (84), Gilcroft Street (208), Millers Way (59), Charles Trent V/2018/0550 (76), Skegby Road (23) and this current application at Ashlands Road West (300).

I would be grateful if someone could call me as soon as possible to discuss a way forward. Particularly, on primary education provision.

Kind Regards

Robbie Steel
Major Projects Officer
Ashfield District Council
Urban Road
Kirkby-in-Ashfield
NG17 8DA

Phone: 01623 457 464
Email: r.steel@ashfield.gov.uk

From: Emma Brook <emma.brook@nottsc.gov.uk>
Sent: 17 June 2020 13:24
To: Planning.Admin <Planning.Admin@ashfield.gov.uk>; R.Steel <R.Steel@ashfield.gov.uk>
Cc: Lynn Sergeant <lynn.sergeant@nottsc.gov.uk>
Subject: V/2020/0184. Land off Ashland Rd West Sutton in Ashfield

Good afternoon,

I hope this email finds you well.

Please find attached the updated NCC strategic policy response that now includes contributions sought to mitigate the impacts of this proposed development in relation to education. This response now supersedes the ones sent on the 9th April. I apologise for the delay and any inconvenience caused.

Many thanks,

Emma Brook

Planning Policy Team
Place Department
Nottinghamshire County Council
County Hall
Nottingham
NG2 7QP

Telephone: 0115 977 3097

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