

North Lanarkshire Council

Report

Planning Committee

approval noting

Ref LB

Date 30/01/20

Education Contributions – Gartcosh/Glenboig and South Cumbernauld Community Growth Areas

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Executive Summary

This report seeks to gain authority to provide up to date clarification in relation to the Education contributions within the Gartcosh/Glenboig Community Growth Area Supplementary Guidance (Strategic Development Framework April 2014) and the South Cumbernauld Community Growth Area Supplementary Guidance (Strategic Development Framework June 2016) to ensure that the financial contributions to Education Infrastructure improvements are sufficient and that for all future planning applications the related Legal Agreements will use the date of this Committee as a starting point with indexation added back to this date.

Recommendations

It is recommended that the Committee notes the content of this report and agrees to the publication of clarification of the supplementary guidance to secure adequate funding for school provision at the current cost of providing such works with appropriate indexation.

The Plan for North Lanarkshire

Priority Improve North Lanarkshire's resource base

Ambition statement (24) Review and design services around people, communities, and shared resources

1. Background

- 1.1 The Education requirements for the two Community Growth areas (CGA's) are detailed in separate pieces of supplementary planning guidance that were adopted two years apart. Firstly, in April 2014 the Strategic Development Framework (SDF) for the Gartcosh/Glenboig CGA was adopted by the Council. This document sets out the requirements for the development of the Gartcosh/Glenboig CGA and, in particular, ensuring that appropriate provision for Education within the CGA is made. Under Section 7.5 (Education Provision) the current policy states 'A Council review of the cost

of providing accommodation per pupil based on building costs for recent primary and secondary schools indicates that developers will be required to contribute up to £5,340 per completed dwelling towards school provision within the CGA. The exact requirements for school provision will be determined through discussion at planning application stage. The developer obligation will be levied on all dwellings built within the CGA except single bedroom dwellings and will be used to a) provide new facilities, or b) Re-configure the existing school estate to provide additional capacity’.

- 1.2 The South Cumbernauld CGA Strategic Development Framework (SDF) was adopted in June 2016. Similarly this document details the development requirements for the site and in this case, because of its later date, the education contribution level was set at the higher amount of £7,800 to reflect the current cost of providing school facilities.
 - 1.3 Given the time that has elapsed since both of the SDFs were adopted it is necessary to ensure that the education contribution level remains up to date based on the current cost to the council of providing new facilities and that this requirement is clear to landowners and potential developers.
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2. Report

- 2.1 We are seeking to clarify the level of contributions so that they will more accurately reflect current costs of providing additional schooling requirements arising as a result of building within the CGA's and ensure that future cost increases are adequately provided for within the current published supplementary guidance (Strategic Development Frameworks (SDFs)).
 - 2.2 The Gartcosh/Glenboig education contribution level as currently detailed in the SDF is set at £5,340 per property. If this figure is not updated it will result in a significant shortfall in the monies received and the Education service has indicated that to meet the demands being created by the development within the CGA the figure should be revised to £7,800 per property in line with what is being asked for in the South Cumbernauld SDF.
 - 2.3 Being more recently adopted the contribution level set in the SDF for the South Cumbernauld CGA is more up to date. By clarifying that indexation will be applied back to the date of this committee this will ensure that this figure remains up to date.
 - 2.4 Therefore, it is intended to publish clarification indicating that going forward all discussions with developers within the both the Gartcosh/Glenboig and South Cumbernauld CGAs relating to education contribution levels will adopt the figure of £7,800 and for all future planning applications the related legal agreements will be indexed linked back to the date of this committee. In so doing this will ensure that the Council as Education Authority has the necessary funds to meet the schooling requirements resulting from the CGA developments. Going forward this matter will be kept under review to make sure that the contribution level remains current.
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3. Equality and Diversity

3.1 Fairer Scotland Duty:

No impact

3.2 Equality Impact Assessment:

No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified.

4. Implications

4.1 Financial Impact:

The implementation of the recommendations are that there will be no shortfall to be met by the Council for providing additional pupil accommodation within the CGA.

4.2 HR/Policy/Legislative Impact:

None.

4.3 Environmental Impact:

No adverse impact.

4.4 Risk Impact:

None.

5. Measures of success

- 5.1 The amendment to the wording of calculating the Education provision within the CGAs will ensure that there are sufficient funds being accrued from the developers adequately finance the additional pupil accommodation required within the areas as a result of the development of the CGAs.

6. Supporting documents

- 6.1 None.



Pamela Humphries
Head of Planning and Regeneration