

Query: Issue 2 deals with West of Cockerham Road (SA1/16) where Lichfields on behalf of Taylor Wimpy have queried the need for a new primary school on-site.

Background to Garstang and Surrounding Primary Planning Area:

Garstang and Surrounding primary planning area currently shows a forecast shortfall of 115 pupils within 5 years – we currently have limited options within the area due to section 77 playing field regulations imposed by government, meaning only three schools in the area could be expanded:

- The first of these schools has been named in existing section 106 agreements providing half a form of entry or 105 pupil places.
- The second of these schools is potentially providing additional places to deal with the forecast shortfall of 115 places.
- The third of these schools can only take up to 21 places – and these places have already been named in an existing section 106 agreement.

Hence there is no capacity within any schools in Garstang and surrounding area to deal with impact of future developments, beyond that already agreed (planning permission).

Please note that this is before the potential impact from the additional 209 dwellings (*January 2018 version of Wyre Borough Council IDP*) with pending applications and proposed allocations is considered, which will yield up to 79 pupils.

In addition, there are other limitations to providing additional places within existing schools, as outlined within the authority's School Place Provision Strategy. These include:

- Pupil attainment levels
- Parental preference
- Current Size of school
- Location to the school in relation to population
- Practicalities and cost of expansion
- Willingness of the Governing Body and/ or Diocese to expand

Any significant enlargement would also require the authority to conduct Statutory Consultation before making any decision to expand.

West of Cockerham Road (SA1/16):

LCC needed to mitigate the impact of the new developments seeking planning permission in Garstang, which were 7 developments around the A6 including west of Cockerham Road. The collective yield of these 7 developments was assessed as up to 208 pupils. As already explained there is no capacity nor solution within any schools in Garstang and Surrounding to accommodate the impact of these developments. Therefore we raised with Wyre the need for a new 1FE (210 pupils) primary school site to be secured within Garstang and Surrounding primary planning area to deal with impact of these developments:

Planning Ref	Planning Application	Number of dwellings	Yield claimed
15/00891	Garstang Country Hotel & Golf Club	95	13
15/00928	Land off Calder House	45	17

16/00625	Land off Garstang Road (West side of Holly House Barn)	72	27
16/00241	West of A6	269	102
15/00420	Garstang Road, Bowgreave	46	11
16/00144	Daniel Fold Farm Phase 2	66	25
16/00807	Land rear of Shepherd's Farm, 771 Garstang Road	34	13
TOTAL		627	208

Based on LCC's request, Wyre BC identified a potential school site on the A6 corridor, which is within the land known as West of Cockerham Road (SA1/16). As a 1FE (210) primary school site is being sought to deal with a yield of 208 pupils from 7 developments, this would be considered to meet the tests of CIL in scale and kind.

However the dwelling mix has an impact on the yield of the developments, hence this is a position that will need to be recalculated as further dwelling information is provided to LCC in accordance with our Education Contribution Methodology. If at a later stage any secured site is deemed unnecessary to mitigate the collective impact of this strategic site, this position would be conveyed to the owners/developers and the school site would not be transferred.