

Bath & North East Somerset Council

MEETING/ DECISION MAKER:	Cllr Michael Evans, Cabinet Member for People & Communities	
MEETING/ DECISION DATE:	On or after 29 October 2016 (for single Member decision)	EXECUTIVE FORWARD PLAN REFERENCE: E 2910
TITLE:	Whitchurch Primary School Purchase of Land for Expansion	
WARD:	All	
AN OPEN PUBLIC ITEM		
List of attachments to this report: Appendix 1 – Land Valuation Report dated 31 March 2016		

1 THE ISSUE

- 1.1 Whitchurch Primary school will need to expand by 105 places to accommodate pupils generated from new housing development in the area. The current site is small and in order to expand the school an area of adjacent land (1.4ha), independently valued at £21,000, is to be purchased.
- 1.2 The scheme to increase the size of the school is projected to be required in 2018-19/2019-20. In order to expand the school and deliver the additional school accommodation when required, the land purchase must be completed in advance of that date.

2 RECOMMENDATION

- 2.1 The Cabinet Member is asked to approve a capital budget of £30,000 from S106 developer contributions received, to purchase the land from the Whitchurch Royal British Legion.

3 RESOURCE IMPLICATIONS (FINANCE, PROPERTY, PEOPLE)

- 3.1 S106 Education and Youth Contribution (£72,457.50) for housing development at Orchard View, Sleep lane, Whitchurch (11/02193/FUL) received 6 October 2014 towards expanding or enlarging primary school provision.
- 3.2 The expansion of Whitchurch Primary school is noted as an Emerging Capital Scheme at Appendix 2 agreed in the Council's 2016-17 Budget Report.

4 STATUTORY CONSIDERATIONS AND BASIS FOR PROPOSAL

- 4.1 The Council's statutory duty to provide sufficient school places for its area (Section 14 Education Act 1996), Children, Equalities, Planning, Social Inclusion, Property, Impact on staff, sustainability.

5 THE REPORT

- 5.1 The Whitchurch Strategic Housing Site Allocation in the Core Strategy will result in the need to increase capacity at Whitchurch Primary school by 105 places.
- 5.2 To enable the school to expand, the acquisition of an additional area of land is required and this is identified in the Masterplan.
- 5.3 In addition to the housing development at Orchard View, the three further full planning applications for the Whitchurch Strategic Housing Site have been submitted.
- 5.4 The scheme will increase the size of the school from a one form entry (210 pupils) using 7 classrooms to a 1.5 form entry (315 pupils) using 11 classrooms. A new 4 classroom block and associated facilities is to be provided by 2018-19/2019-20.
- 5.5 Details of the full scheme to expand the school will be included in the Council's 2017-18 Budget Report.

6 RATIONALE

- 6.1 The Council retains the legal responsibility for pupil place planning in its area and in order to do this effectively must find solutions for the delivery of additional school places where required.
- 6.2 S106 Developer Contributions have been received to expand or enlarge primary school provision in the area.
- 6.3 The land purchase will enable the school expansion to be delivered when the places are needed providing sufficient places in the area.

7 OTHER OPTIONS CONSIDERED

- 7.1 The 4 developers to jointly purchase the land direct from the Whitchurch Royal British Legion. Any delays to purchasing the land could impact on the deliverability of the school accommodation.

8 CONSULTATION

- 8.1 The School Organisation Manager is supportive of the proposal and has reviewed this report.
- 8.2 A PID was presented to and approved by Divisional Directors on 27th September 2016.
- 8.3 The Strategic Director for People & Communities has been consulted, is supportive of the project and has reviewed this report.

9 RISK MANAGEMENT

9.1 A risk assessment related to the issue and recommendations has been undertaken, in compliance with the Council's decision making risk management guidance. The significant risk identified is:

9.2 Delay in purchasing the land could impact on the deliverability of the school accommodation.

Contact person	<i>Anne Leach</i>
Background papers	<i>Whitchurch Masterplan https://isharemaps.bathnes.gov.uk/data.aspx?requesttype=parse&template=DevelopmentControlApplication.templ&basepage=data.aspx&Filter=^refval^='15/03406/CONSLT'&history=776e152a5db4414c97a8f6ff7a972f7e&SearchLayer=DCApplications Core Strategy http://www.bathnes.gov.uk/sites/default/files/sitedocuments/Planning-and-Building-Control/Planning-Policy/Core-Strategy/core_strategy_-_adopted_interactive_version.pdf</i>
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