

Education Capacity Overview Statement

In Support of

Planning Application in Principle

At

Main Street, Dechmont, West Lothian

Prepared by Clarendon Planning & Development Ltd

on behalf of John Macfarlane & Colin Macfarlane

July 2014



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Section 1

Introduction

1.1

This Education Capacity Overview Statement has been prepared on behalf of the landowners of Main Street, Dechmont by Clarendon Planning and Development, Chartered Town Planning Consultants, in support of a proposed Planning Application in Principle at Dechmont, West Lothian.

1.2

The purpose of this report is to provide an overview of the education capacity within the relevant school catchment area and the impact that this new development will have on existing and planned education provision within the area and associated impact on site capacity and delivery. **The report provides the basis for an education planning strategy to be discussed with West Lothian Council.**

1.3

The proposed residential development capacity is yet to be fully confirmed through detailed design but an indicative site layout has been prepared to accompany the PPP application and provides for approximately 120 No. houses being a mix of 2, 3 and 4 bedroom houses and cottage flats.

Section 2

Methodology & Approach

2.1

This assessment utilises information relating to school rolls and capacity contained within West Lothian Council's '2012 Base School Forecasts' update (report dated February 2014 with forecasting data base date of 18th December 2013). It is considered that this provides the Council's most up to date information taking into account committed housing sites and therefore a separate assessment of agreed Housing Land Audit sites has not been undertaken at this stage. Additionally, the report also refers to information relayed at a meeting with West Lothian Council Education Service on 24th April 2014 and acknowledges the West Lothian Local Development Plan background paper, 'Delivering Infrastructure in West Lothian' (forming part of the Main Issues Report documents approved for public consultation between August and October 2014).

2.2

The assessment examines existing school capacities and rolls within the relevant catchment area followed by an assessment of the impact of proposed housing at Dechmont and any implications for site delivery. In particular, the following key points will be examined:-

- confirmation of the catchment of non-denominational and denominational primary and secondary schools
- confirmation of the pupil capacities, current school rolls and spare capacity of each school
- indication of pupil places generated by the proposed housing, utilising the Council's average child per house ratio and an indicative programme for the proposed site
- confirmation of whether both committed housing land supply and the proposed site can be accommodated within existing school capacity or whether new capacity is required
- the level and timing of developer contributions for providing additional school capacity if required and potential solutions where issues exist

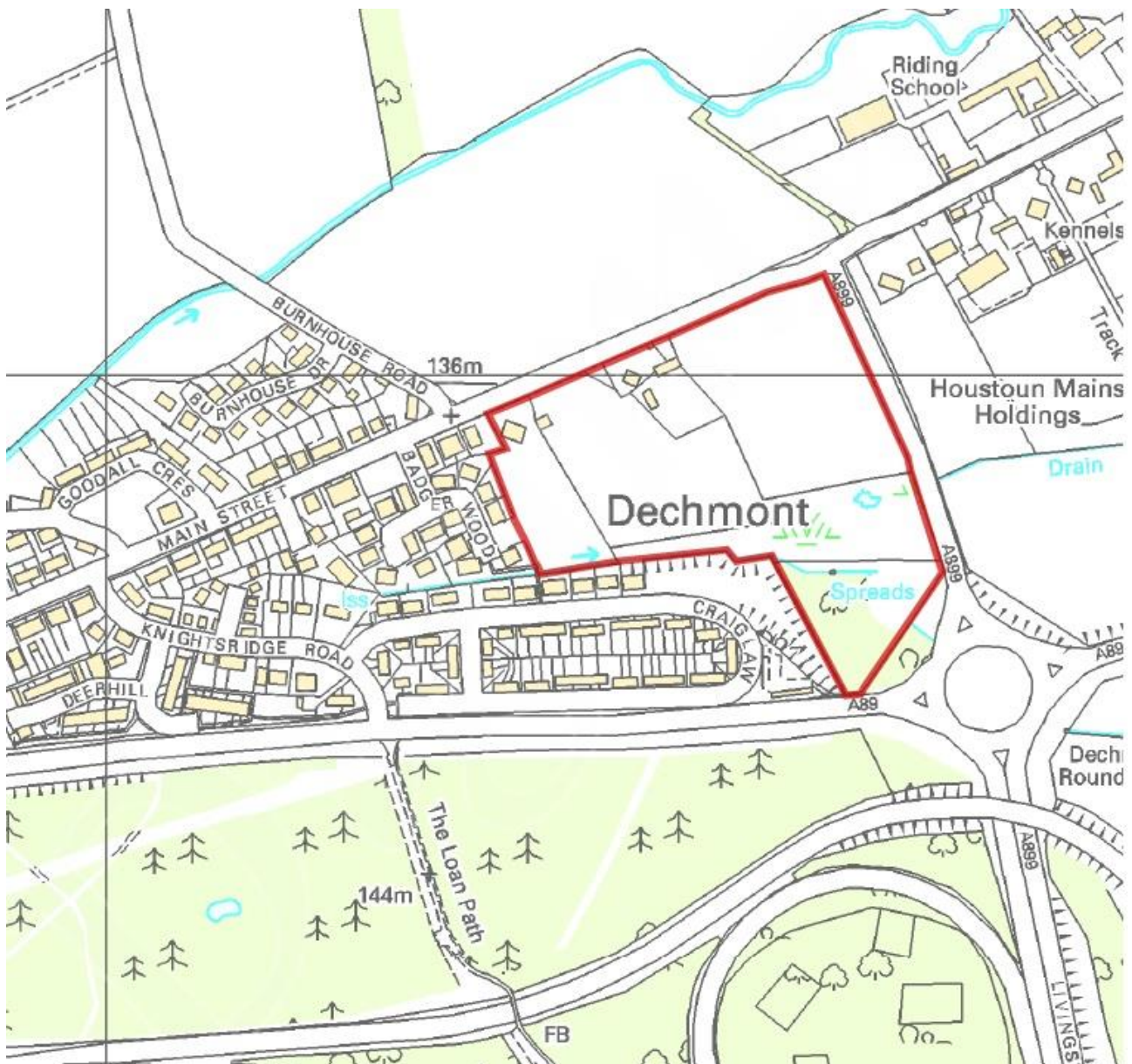
Section 3

Proposed Development

3.1

The representation addresses educational capacity requirements for a residential development proposal at Main Street, Dechmont. The location of this site is highlighted on **Figure 1** below, which forms the Proposal of Application Notice (PAN) boundary delineated in the PAN submitted to West Lothian Council (PAN Ref.0042/PAC/14), received on 14th January 2014 (subject to agreed boundary amendment with WLC).

Figure 1 – Location Plan



3.2

The proposal is for residential development and associated uses with the proposed application to be in principle with a supporting indicative site layout. Therefore, the site capacity is yet to be determined via detailed site assessment and design. For the purposes of this appraisal, an approximate capacity of 120 No. units comprising 2, 3 and 4 bedroom houses and cottage flats will be utilised. An indicative programme for the site (**Table 1**), based upon planning consent and construction lead-in times, is provided below:-

**Table 1 – Indicative Programme
(based on Housing Land Audit
timescales)**

Main Street, Dechmont	2013/14	2014/15	2015/16	2016/17	2017/18	Total
Housing Units Per Annum	0	0	18	36	36	
Completions within 5 Year Effective Land Supply Period:						90
Completions post-5 Year Effective Land Supply Period: (based on 150 unit indicative site capacity)						30
<i>Based on PPP submission June 2014, approval October 2014, detailed approval Spring 2015</i>						
<i>Based on 36pa (3pcm) sales rate</i>						

Section 4

Education Requirement

4.1

For the purpose of consistency with West Lothian Council's the calculations, site capacity will be assessed utilising formulas contained within the Council's '2012 Base School Forecasts' report (dated February 2014).

4.2

Given the requirement for greenfield sites to focus on delivery of family housing but also allow for a mix of house types and urban form (as outlined on Page 107, Paragraph 7.38 of the *Adopted West Lothian Local Plan* with reference to new Core Development Areas), the proposed site would have to accommodate a range of housetypes. The supporting indicative site layout for approximately 120 No. units demonstrates a mixed density approach with terraced, semi-detached and detached house plus cottage flats.

4.3

Utilising West Lothian Council's own 'average ratio' formula, as set out within the Council's '2012 Base School Forecasts' report (Appendix 5, Section 5), provides for the following average child per house ratios based upon their medium-term forecast:-

• Non-denominational Primary School	0.3156
• Denominational (RC) Primary School	0.0927
• Non-denominational Secondary School	0.1706
• Denominational (RC) Secondary School	0.0597

4.4

Based on this formula, the site would generate the following educational requirement (pupil numbers rounded to nearest whole number):-

• Non-denominational Primary School	38 pupils
• Denominational (RC) Primary School	12 pupils
• Non-denominational Secondary School	21 pupils
• Denominational (RC) Secondary School	8 pupils

Section 5

Education Capacity Appraisal

Catchment Area Schools

5.1

The site at Dechmont is within the catchment areas of the following schools, indicated on **Figure's 2-5 below**. West Lothian's policy on free school transport is based on **walking distance thresholds of 1.5 miles for Primary Schools and 2 miles for Secondary Schools**.

5.2

Dechmont Infant School, Main Street, Dechmont EH52 6LJ

The site is under 800m (< 1/2 mile) from the school, i.e. within short walking distance via safe route along Dechmont Main Street. This school caters for P1-P3 pupils only and there is no Primary School for P4-P7 pupils at present. There is limited space for physical on-site expansion but options exist for expansion of Primary accommodation within Dechmont, which were discussed at our meeting with West Lothian Council on 24th April 2014, including:-

- Extension of Infant School to create full P1-P7 single-stream Primary with potential utilisation of adjacent land
- Inclusion of Dechmont Community Centre within proposals to allow for combined Primary School/Community Centre accommodation
- New Dechmont Primary School within Bangour Hospital site on western edge of Dechmont; it is understood that the NHS are willing to transfer land at zero value

These options may all require formal public consultation for the creation of a new catchment area, as per the Schools (Consultations) (Scotland) Act 2010. It is noted that this process can take approximately 12 months and is subject to committee approval.

A proposed strategy taking the above into consideration is included within this report.

Figure 2a – Dechmont Infant School Catchment (courtesy of West Lothian Council website 5/5/14)

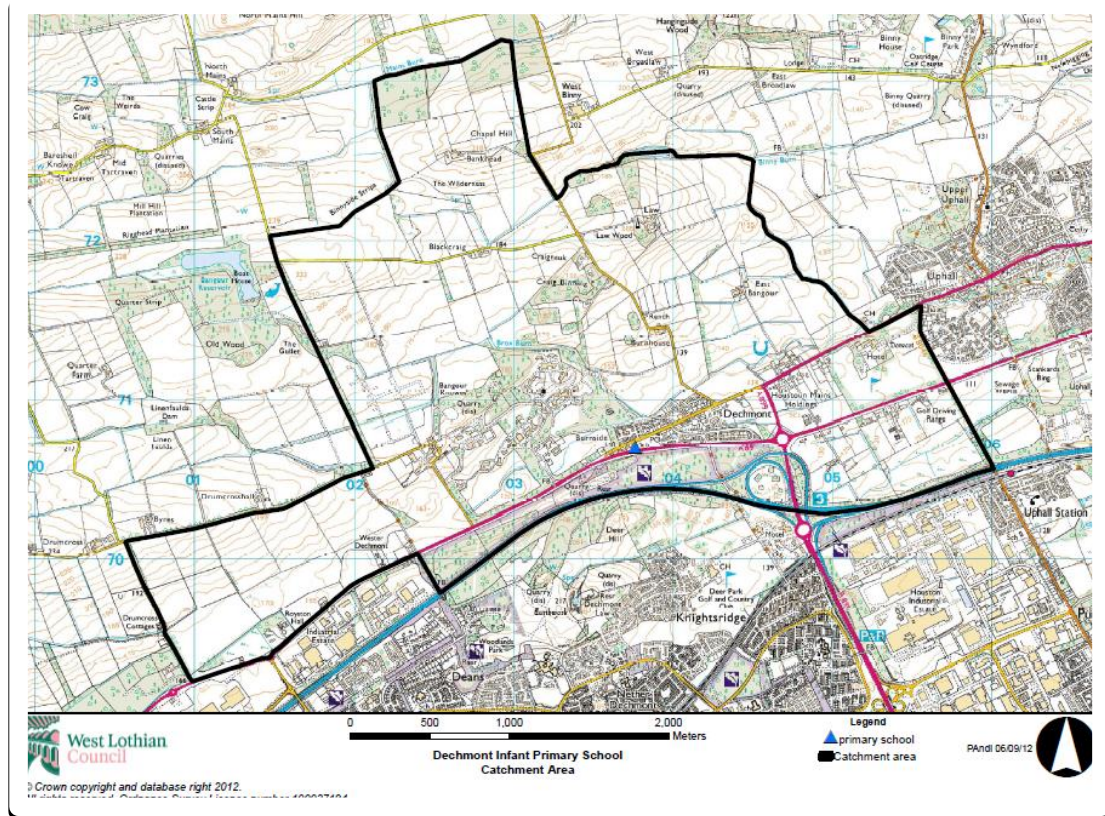


Figure 2b – Dechmont Infant School Aerial Image (courtesy of Google Earth)



5.3

Broxburn Academy, Cardross Road, Broxburn EH52 6AG

The site is just over 2 miles from school, via the A999 through Uphall and Broxburn, therefore eligible for free school transport. There is some scope for limited on-site expansion, as indicated by West Lothian Council at meeting on 24th April 2014. The creation of a new catchment Primary School at Dechmont and its associated roll would need to be accommodated within calculations for the Academy’s additional space requirement.

Figure 3a – Broxburn Academy Catchment (courtesy of West Lothian Council website 5/5/14)

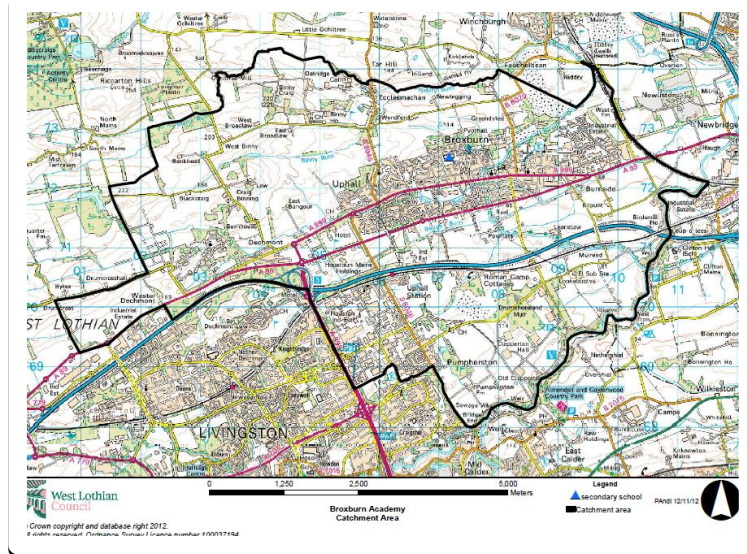


Figure 3b – Broxburn Academy Aerial Image (courtesy of Google Earth)



5.4

St.Nicholas RC Primary School, West Main Street, Broxburn EH52 5RH

The site is just over 2 miles from school, via the A899 through Uphall and Broxburn, therefore eligible for free school transport. There is scope for on-site expansion, as indicated by West Lothian Council at meeting on 24th April 2014.

Figure 4a – St.Nicholas RC Primary School Catchment (courtesy of West Lothian Council website 5/5/14)

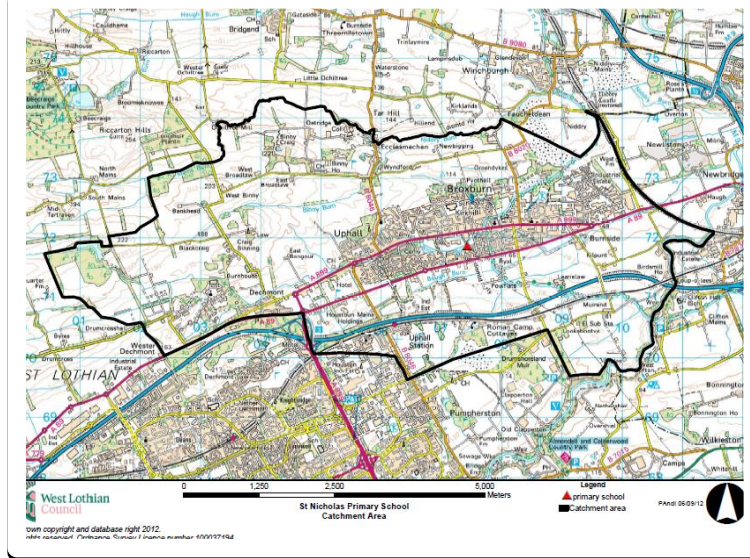


Figure 4b – St.Nicholas RC Primary School Aerial (courtesy of Google Earth)



St.Margaret's RC Academy, Howden South Road, Livingston EH54 6AT

The site is just over 3 miles from school, via either the Livingston road network or Core Path network and is therefore eligible for free school transport. There is scope for on-site expansion, as indicated by West Lothian Council at meeting on 24th April 2014 but RC Secondary School provision is currently subject to review and agreement of catchment area boundary changes including joint-agreement between West Lothian and Edinburgh. Whilst West Lothian Council's *Supplementary Planning Guidance 'Denominational Secondary Education Infrastructure' (June 2009)* outlines planned extensions for St.Margaret's, the ability to accommodate requirements is also subject to provision of a new RC Secondary School at Winchburgh, linked to the Community Growth Area. The legal agreement attached to the planning approval at Winchburgh requires a new school once 550 houses have been completed on the site, which is programmed by 2018/19 (as per the 2013 Housing Land Audit).

Figure 5a – St.Margaret's RC Secondary School Catchment (courtesy of West Lothian Council website 5/5/14)

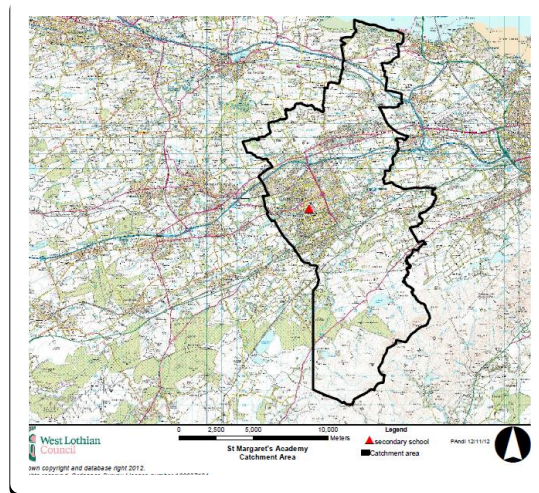


Figure 5b – St.Margaret's RC Secondary School Aerial (courtesy of Google Earth)



5.6

As per the Council's 2012 Base School Forecasts (February 2014), the **current capacities** and **forecast roll for 2015** (being year of first proposed completions at Main Street, Dechmont) of these schools is contained in **Table 2** below:-

Table 2 – Catchment Area Schools Capacity

School	Capacity	2015 Roll	Occupancy Rate
Dechmont Infant School	47	17	36%
Broxburn Academy	1,210	852	70%
St.Nicholas RC Primary School	387	384	99%
St.Margaret's RC Academy	1,100	1,128	103%

5.7

Additionally, Table 3 notes the Council's future forecasting of school rolls for the 12 year period between 2012 and 2023*, providing the following (green indicates within current capacity, red indicates exceeding current capacity):-

Table 3 – Catchment Area Schools Forecast Rolls 2012-2023

School	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Dechmont Infant (cap.47)	14	18	20	17	11	11	14	18	16	17	20	22
Broxburn Academy (cap.1,210)	905	851	819	852	873	916	959	1024	1072	1114	1177	1205
St.Nicholas RC Primary (cap.387)	365	375	380	384	376	386	402	405	411	419	435	456
St.Margaret's RC Academy (cap.1,100)	1097	1116	1091	1128	1160	1154	1167	1205	1218	1244	1270	1305

*based upon Base 'Auditable' & Local Plan housing sites - it should be noted that WLC Education forecasting of new housing differs from the 2013 Housing Land Audit

5.8

Table 4 provides future forecasting of Primary and Secondary intakes in order for impact on maximum class size to be determined, including catchment (C) and non-catchment (NC) placements. As above, green indicates within capacity, red indicates exceeding capacity.

Table 4 – Catchment Area Schools Primary 1 / Secondary 1 Forecast Intakes 2012-2023

School		2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Dech Inf (P1 limit: tbc)	C	5	8	7	3	1	7	6	6	6	6	6	8
	NC	2	2	1	0	0	1	1	1	1	1	1	1
Brox Aca (S1 limit: 220)	C	162	132	139	192	165	177	182	206	205	219	219	198
St.N's RC (P1 limit: 60 – 2 cl)	C	50	60	59	57	50	54	58	60	62	63	65	67
	NC	0	0	0	0	0	0	0	0	0	0	0	0
St.M RC (S1 limit: 200)	C	198	200	202	211	217	178	200	237	220	227	221	216

Existing Space Requirement based on 2012 Base School Forecast

5.9

The *2012 Base School Forecasts* provides up to date information and therefore can be assumed to contain reference to all existing committed housing sites included within the Housing Land Audit and Local Plan allocations. As noted above, whilst the WLC Education Service's calculation of forecast housing completions differs from that of the agreed Housing Land Audit, an initial review can be based on Tables 2, 3 and 4 above.

5.10

In terms of **Table 2**, it is clear that there are short-medium term capacity issues within both St.Nicholas RC Primary and St.Margaret's RC Academy. As detailed within **Table 3**, St.Nicholas' is currently operating close to capacity, which will be exceeded from 2018 onwards whilst St.Margaret's is essentially operating at over-capacity at present. However, there is spare capacity within both the Dechmont Infant School and Broxburn Academy with the latter not nearing its limit until 2023.

5.11

When allowing for assessment by P1/S1 intake (Table 4), both Dechmont Infant School and Broxburn Academy can sustain committed development, whilst St.Nicholas's exceeds intake capacity by 2020 and St.Margaret's exceeds intake capacity every year from 2014-23 (with exception of 2017 and 2018).

5.12

In terms of existing committed housing (based on WLC Education Service housing forecasting), non-denominational capacity exists but additional accommodation is required for RC schools. This is reflected in current financial contribution requirements for all housing sites of approximately £3,500 per unit towards St.Nicholas' and £2,000 per unit towards St.Margaret's.

West Lothian – Planning for Education Approach

5.13

The Council's *Supplementary Planning Guidance 'Planning for Education'* sets out the process by which to assess educational capacity demand. In this regard, the existing educational capacity within the catchment area is assessed to confirm whether capacity is or will become available or whether there is potential to amend the catchment area. Thereafter, developer contributions will be sought to improve educational infrastructure in line with adopted Local Plan policies and Supplementary Planning Guidance, whereby phasing of proposed housing through planning condition may be applied to align with new capacity timing.

5.14

West Lothian Council's Education Service will only support windfall housing sites where a reasonable expectation of capacity exists to accommodate both committed housing and the proposed windfall housing. Should non-committed housing sites be approved, the Education Service will look for an 'Educational Review' Section 75 agreement to specify the rate and scale of housing development to match available educational infrastructure with appropriate financial contributions secured.

5.15

As of 2012, West Lothian will not seek financial contributions for educational infrastructure for units of ‘less than 3 habitable rooms’, i.e. 1 bed or studio units.

Proposed Housing Requirement based on 2012 Base School Forecast

5.16

Based on the above and the proposed housing programming for Main Street, Dechmont, with completions from 2015/16 onwards, we can derive the following impact.

Non-denominational Primary (Dechmont Infant School)

- 38 pupil space requirement (Section 4.4) cannot be accommodated in total as of 2015 forecast roll (17) and the current school does not provide P4-P7 places
- Based on forecast P1 intakes and proposed housing completion programming (Section 3.2), Table 5 below outlines the proposed space per year requirement for Main Street from 2015/16 to 2018/19, equating to 6-12 spaces per annum, with a peak overall intake of 20 in 2017

Table 5 – Dechmont Infant School – Adding Main Street Site to Proposed P1 Intakes

School		2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Dech Inf (P1 limit: tbc)	C NC	5 2	8 2	7 1	3 0	1 0	7 1	6 1	6 1	6 1	6 1	6 1	8 1
Add Main Street		0	0	0	6	12	12	10	0	0	0	0	0
Total		7	10	8	9	13	20	17	7	7	7	7	9

(whilst this equates to 40 pupil spaces not 38, all yearly figures are rounded up)

- Given the lack of current capacity for P4-P7 pupils, an alternative solution is required but the above assessment provides a basis for the extent of additional spaces required over the course of the site’s development period and given the forecast school roll from 2015 onwards, there is scope to utilise existing capacity to a certain extent

RC Primary (St.Nicholas)

- 12 pupil space requirement (Section 4.4) cannot be accommodated in total as of 2015 forecast roll
- Based on forecast P1 intakes and proposed housing completion programming (Section 3.2), Table 6 below confirms the proposed space per year requirement for Main Street from 2015/16 to 2018/19 can be accommodated for the first 3 years with intake capacity only marginally exceeded in 2018

Table 6 – St.Nicholas RC Primary School – Adding Main Street Site to Proposed P1 Intakes

School		2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
St.N's RC (P1 limit: 60 – 2 cl)	C NC	50 0	60 0	59 0	57 0	50 0	54 0	58 0	60 0	62 0	63 0	65 0	67 0
Add Main Street		0	0	0	2	4	4	3	0	0	0	0	0
Total		50	60	59	59	54	58	61	60	62	63	65	67

(whilst this equates to 13 pupil spaces not 12)

- Therefore, it is considered that **a continuation of the financial contributions approach currently taken for RC Primary provision in this catchment is appropriate** with adequate timescales for required extensions to be provided

Non-denominational Secondary (Broxburn Academy)

- 21 pupil space requirement (Section 4.4) could be accommodated in total as of 2015 forecast roll as there are forecast to be 358 spare places at that date
- Based on forecast S1 intakes and proposed housing completion programming (Section 3.2), Table 7 below confirms the proposed space per year requirement for Main Street from 2015/16 to 2018/19 can be accommodated without exceeding the 220 pupil S1 intake limit

Table 7 – Broxburn Academy – Adding Main Street Site to Proposed S1 Intakes

School		2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Brox Aca (S1 limit: 220)		162	132	139	192	165	177	182	206	205	219	219	198
Add Main Street		0	0	0	4	7	7	6	0	0	0	0	0
Total		162	132	139	196	172	184	188	206	205	219	219	198

(whilst this equates to 24 pupil spaces not 21, all yearly figures are rounded up)

- It is considered that there would be **sufficient space to accommodate the additional space requirement at Broxburn Academy** based on the proposed phasing and **financial contributions should only be sought based upon demonstrated additional requirements of a new Dechmont Primary School**

RC Secondary (St.Margaret's Academy)

- 8 pupil space requirement (Section 4.4) cannot be accommodated in total as of 2015 forecast roll
- Based on forecast S1 intakes and proposed housing completion programming (Section 3.2), Table 8 below confirms the proposed space per year requirement for Main Street from 2015/16 to 2018/19 contributes nominally to the continued over-capacity of St.Margaret's, i.e. 2 – 3 spaces per annum

Table 8 – St.Margaret's RC Academy – Adding Main Street Site to Proposed S1 Intakes

School		2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
St.M RC (S1 limit: 200)	C	198	200	202	211	217	178	200	237	220	227	221	216
Add Main Street		0	0	0	2	3	3	2	0	0	0	0	0
Total		198	200	202	213	220	181	202	237	222	227	221	216

(whilst this equates to 10 pupil spaces not 8, all yearly figures are rounded up)

- Therefore, it is considered that **a continuation of the financial contributions approach currently taken for RC Secondary provision in this catchment is appropriate** whilst a long-term solution continues to be investigated by West Lothian Council

Potential Solutions for Dechmont ND Primary Education

5.17

Whilst it is considered that financial contributions can address RC education requirements for the proposed housing at Main Street, Dechmont, further consideration is required for ND education. The above assessment demonstrates that Broxburn Academy can sustain the additional space requirements but it is appreciated that should a new primary school be brought forward at Dechmont, the associated Secondary capacity needs would require further assessment as to whether an on-site extension to the Academy (and associated financial contributions) may be required.

5.18

In terms of ND Primary education at Dechmont, as outlined in Section 5.2 above, it is considered that there are three main options:

- Extension of Infant School to create full P1-P7 single-stream Primary
- Combined Primary School/Community Centre accommodation
- New Dechmont Primary School within Bangour Hospital site

5.19

However, given that these options may all require a formal consultation process to provide for a new school catchment area, consideration should be given to a 2-stage process. In this regard, current arrangements allow for Primary School pupils to attend either Kirkhill Primary (Broxburn) or Uphall Primary and their current and forecast capacity should be assessed.

5.20

Uphall Primary School (Crossgreen Drive, Uphall EH52 6DS) is 1.5 miles from site, via the A899 and Ecclesmachan Road, therefore on the threshold border for free school transport if applicable. **Kirkhill Primary School (Rashierigg, Broxburn EH52 6AW)** is just under 2 miles from site, via the A899 through Uphall and Broxburn, therefore free school transport would be available in terms of general West Lothian standards. The undernoted plans highlight the existing catchment areas for these schools along with existing aerial images.

Figure 6a – Uphall Primary School Catchment (courtesy of West Lothian Council website 5/5/14)

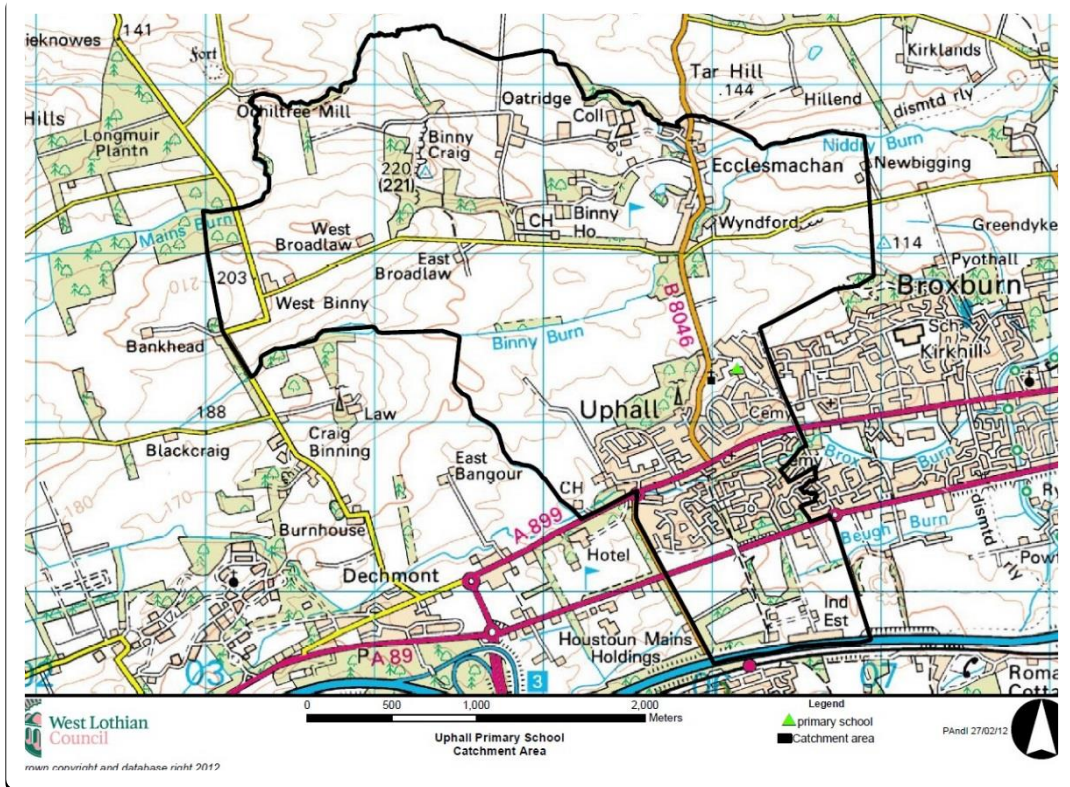


Figure 6b – Uphall Primary School Aerial (courtesy of Google Earth)



Figure 7a – Kirkhill Primary School Catchment (courtesy of West Lothian Council website 5/5/14)

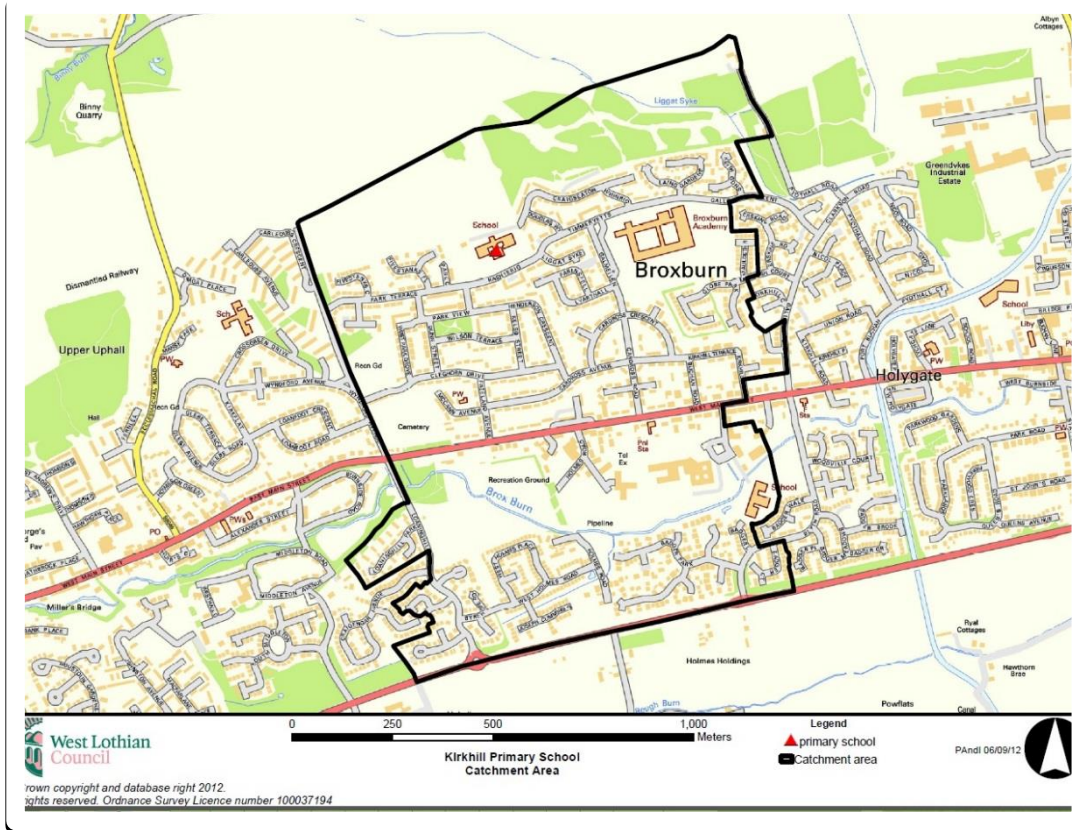
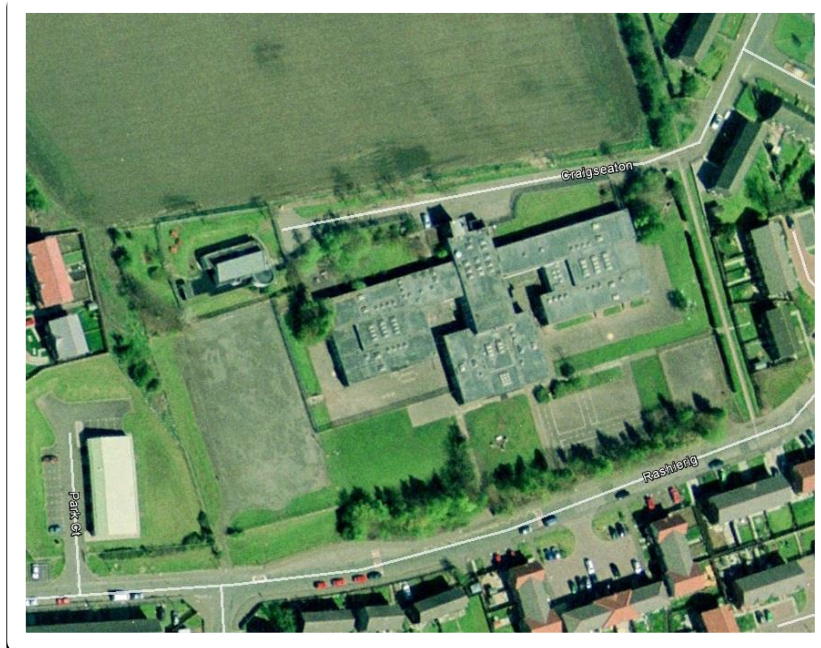


Figure 7b – Kirkhill Primary School Aerial (courtesy of Google Earth)



5.21

The existing capacity and proposed school roll at 2015 (year of first proposed completions at Main Street) are noted in Table 9 below, as per the Council's *2012 Base School Forecasts – Base AULP (February 2014)*. This indicates existing capacity in both schools which could theoretically be utilised to accommodate the 48 ND pupils generated by the Dechmont site.

Table 9 – Uphall Primary & Kirkhill Primary School Capacities and Rolls

School	Capacity	2015 Roll	Occupancy Rate
Uphall Primary School	314	387	81%
Kirkhill Primary School	213	387	55%

5.22

Table 10 below notes the Council's future forecasting of school rolls for the 12 year period between 2012 and 2023, utilising the same base information. This indicates both schools are forecast to have spare capacity until 2023 with Uphall not exceeding 82% capacity (70 spare spaces) and Kirkhill not exceeding 64% capacity (steadily decreasing roll until 2020), therefore providing sufficient space to accommodate the 38 ND primary pupils generated.

Table 10 – Uphall Primary & Kirkhill Primary School Forecast Rolls 2012-2023

School	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Uphall PS (cap.387)	300	310	307	314	310	317	315	309	305	301	295	303
Kirkhill PS (cap.387)	249	237	236	213	207	202	209	208	205	206	210	211

5.23

Table 11 below notes future forecasting of Primary 1 intakes in terms of maximum class size including catchment (C) and non-catchment (NC) placements. Based on the proposed site programming for Dechmont of 18-36-36-30 from 2015/16 onwards, both Uphall Primary and Kirkhill Primary have an element of spare capacity on an annual basis throughout the proposed development period.

Table 11 – Uphall Primary & Kirkhill Primary Schools Primary 1 Intakes 2012-2023

School		2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Uphall PS (P1 limit: 30 - tbc)	C	29	25	27	26	26	26	26	26	26	27	27	27
	NC	3	4	2	2	2	3	3	3	3	3	3	3
Sub-total		32	29	29	28	28	29	29	29	29	30	30	30
Kirkhill PS (P1 limit: 60 -tbc)	C	55	51	50	51	36	45	47	46	46	46	45	44
	NC	11	10	7	6	5	10	9	8	8	8	8	8
Sub-total		66	61	57	57	41	55	55	54	54	54	53	52
Uphall & Kirkhill Combined (P1 limit: 90 – tbc)		98	89	86	85	69	84	84	83	83	84	83	82
Add Main Street		0	0	0	6	12	12	10	0	0	0	0	0
Total		98	89	86	91	81	96	94	83	83	84	83	82

5.24

When utilising the spare capacity at Uphall and Kirkhill Primary Schools to accommodate the pupil product from the proposed Dechmont site, the combined annual P1 intake is exceeded only marginally in Year 1 (2015/16), i.e. 1 pupil space, and can be comfortably accommodated in Year 2 (2016/17). The annual intake would be exceeded by 6 pupils in 2017/18 and 4 pupils in 2018/19.

5.25

The marginal exceeding of annual intake capacity at Kirkhill and Uphall Primary Schools does not take into account existing capacity at Dechmont Infant School noted in Section 5.16 above, which could accommodate the additional 1-6 pupils per annum.

5.26

The above assessment indicates that pupil space requirements generated by the Dechmont proposal could be accommodated by a combination of Dechmont Infant School and current arrangements for Dechmont pupils to attend Uphall and Kirkhill Primary Schools. It is considered that a proportional financial contribution towards transport costs would cater for this option.

5.27

However, it is accepted that a long term solution for Dechmont requires a new ND Primary School and as such, it is considered that a two-stage approach is adopted to accommodate pupils generated by the housing proposal. This would be based on the following:-

- Should planning approval be granted in 2014 with house completions from 2015/16 onwards as indicated above, the space requirement for both 2015/16 and 2016/17 could be accommodated within existing arrangements as noted above – the space requirement for 2017/18 and 2018/19 could potentially be accommodated by utilising an extension to existing Infant School accommodation
- However, as a ‘Stage 2’, the need for additional space from 2017/18 would allow sufficient time for a catchment area consultation to be initiated in 2014 and completed in 2015. Construction of new school options noted above (redevelopment of existing site or new school) could take place between 2015 and 2017, thereby allowing additional capacity for 2017/18
- Should planning approval be granted in 2015, in line with post-consultation Proposed LDP timescales (an approach taken by both City of Edinburgh and Scottish Borders Councils), the revised programme would be 2015/16 for the catchment area consultation and 2016/17 or 2016-18 for new school completion, depending on required construction timescales
- Funding for the new ND Primary School would be facilitated by financial contributions from the proposed development site and other sites coming forward within the new catchment area (including redevelopment of Bangour Hospital site), including both existing and proposed LDP sites
- Level of financial contributions towards new ND Primary School would require to take into account existing RC Primary/Secondary contributions and overall impact on development viability

Section 6

Summary

- **The proposed development at Dechmont may provide for an upper end of approximately 120 units including a range of housetypes with estimated completions of 18-36-36-30 from 2015/16 onwards**
- **Based on West Lothian average child per house ratios, this generates space requirements for 38 ND primary pupils, 12 RC primary pupils, 21 ND secondary pupils and 8 RC secondary pupils**
- **West Lothian Council's 2012 Base School Roll Forecast has been utilised to determine the 2015 forecast rolls and occupancies, being the year of first proposed house completions at Dechmont – this indicates 36% occupancy at Dechmont Infant School (P1-P3 only), 70% occupancy at Broxburn Academy, 99% occupancy at St.Nicholas RC Primary and 103% occupancy at St.Margaret's RC Academy**
- **West Lothian forecasting confirms capacity exists at Dechmont Infant School and Broxburn Academy throughout the 2012 to 2023 period but capacity is exceeded at St.Nicholas' from 2018 onwards (2020 onwards based on Primary 1 intakes) and at St.Margaret's throughout this period**
- **Existing committed housing sites can therefore be accommodated within non-denominational schools and current arrangements for financial contributions towards RC Primary and Secondary schools will allow for expansion in the medium term**
- **The additional space requirement for the Dechmont site from 2015/16 generates 6-12 ND Primary places per annum, 2-4 RC Primary places per annum, 4-7 ND Secondary places per annum and 2-3 RC Secondary places per annum**
- **The requirement can be accommodated at Broxburn Academy whilst additional impact on St.Nicholas' and St.Margaret's is minimal and**

therefore can be addressed by a continuation of financial contribution requirements

- **ND Primary space requirements can be accommodated if utilising a combination of spare capacity at Dechmont Infant School (P1-P3) and nearby Uphall Primary and Kirkhill Primary, which both have forecast capacity and are currently utilised by the Dechmont area**
- **However, the longer term need for a new Dechmont Primary School is accepted which may involve either a redevelopment of the existing Infant School or a new-build school**
- **It is considered that a two-stage approach to education capacity may be appropriate whereby the Dechmont site can be accommodated within existing school capacity as noted above for the initial 2-3 years (subject to financial contributions) whilst a catchment consultation is undertaken to allow for agreement and construction of a new primary school which will increase capacity from 2017/18 onwards (phasing can be conditioned in planning approval if required)**
- **Financial contributions towards the new school are considered acceptable but require to take into account existing RC school contributions to ensure the proposal remains economically viable**