

LEICESTERSHIRE COUNTY COUNCIL

(including as the LOCAL EDUCATION AUTHORITY (LEA) for LEICESTERSHIRE)

Charnwood Local Plan Examination - Response to Matters, Issues and Questions

MATTER 6 – URBAN AREA POLICIES, SITE SELECTION, SUSTAINABLE URBAN EXTENSIONS AND HOUSING SITE ALLOCATIONS

EDUCATION

1. The purpose of this document is to confirm the extent and nature of the Leicestershire County Council's ("the County Council") request for Section 106 education contributions required in respect of early years, primary, secondary, and special education. Specifically, the document addresses the matters, issues, and questions in respect of the Local Plan:
 - HA12, Land at Gynsill Lane and Anstey Lane
 - HA15, Loughborough Urban Centre
 - HA32, Shepshed Urban Area
 - HA49, Land off Cotes Road, Barrow upon Soar
 - Policies DS1 and DS3 Service Centres of Anstey, Sileby and Barrow upon Soar

2. This report should be read in conjunction with the following documents:
 - The County Council response for Education contributions to Charnwood Borough Council for the various housing developments forming part of the Local Plan as referenced above.
 - The Leicestershire County Council Planning Obligations Policy approved by the County Council Cabinet 25th June 2019 ("LPOP") – available via the following link. <https://www.leicestershire.gov.uk/environment-and-planning/planning/developer-contributions>
 - The DfE guidance published in November 2019 entitled 'Securing Developer Contributions for Education'. It is expected that a revised version of the document may be consulted upon by the DfE prior to the Local Plan Examination https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/843957/Developer_Contributions_Guidance_update_Nov2019.pdf

KEY PRINCIPLES

3. The County Council and Charnwood Borough Council have worked closely together throughout all stages of the local plan preparation process to inform and shape policy development. The two authorities have worked to ensure that early years and school places (including SEND) will be available to serve the developments proposed in the local plan, having regard to:
 - anticipated future requirements for primary, secondary, specialist (SEND) and early years places
 - the capacity of existing schools to accommodate new growth
 - assessments of the scope for school expansion, and where new schools are required
 - the thresholds for pupil numbers to enable new schools, based on the yields of children arising from housing developments
 - The expected housing trajectories relative to each development area to help inform the timing for delivery of additional places
 - the statutory walking distances for school age children
4. The Councils' aim is to ensure that children living in a settlement are able to attend appropriate schools or educational settings in that development (or nearby to it) and will therefore avoid temporary arrangements for out of settlement placements. In order to achieve this, it has been agreed that the timely availability of new school places is of paramount importance.
5. Where it has been agreed between the respective authorities and land promoters/developers that a new school is required, it is acknowledged that sufficient time must be allowed for the new school to be built. The land on which any new primary or secondary school is to be located must be made available in an accessible and serviced condition no less than two years before the expected point at which the additional places are required.
6. In order to achieve the above the respective parties have agreed a delivery strategy which sets out (amongst other matters) a funding mechanism to enable forward funding and equalisation of costs such that each developer pays a fair and equitable Section 106 contribution, considering all land acquisition and build costs.
7. Leicestershire County Council is not required to forward fund the provision of school places arising from new housing development nevertheless has agreed to provide a certain amount of funding to enable the early development of new primary school provision relevant to rural service centres and to recognise the challenges that smaller scale housing development in these localities presents.
8. It has been agreed as part of the delivery strategy that developers will fund transport costs to other schools and any temporary accommodation if school places are not

available when expected. This is in addition to seeking financial contributions towards building the school within the settlement.

ISSUE 1 – WHETHER THE URBAN AREA POLICIES ARE JUSTIFIED AND WILL BE EFFECTIVE IN MEETING DEVELOPMENT NEEDS

6.13 LUA2 – North East of Leicester (Thorpebury) - Is Policy LUA2 justified and effective, including in relation to the requirement for three primary schools to be provided

9. The SUE was allocated in the Charnwood Core Strategy (November 2015) and comprises an allocation of 4500 dwellings. Primary yield evidence submitted on 11th June 2015 identified a requirement for 1080 primary places to be delivered via three new primary schools comprising two 2x Form Entry Schools, of 420 pupils each and a 1x Form Entry School of 210 pupils, and a small amount of offsite provision for 30 places. It should be noted that the Section 106 includes a review mechanism which, dependent on the houses built, could amend the education solution to two primary schools, one of 3 FE (630 places) and one of 2 FE (420 places).
10. The Section 106 Agreement requires the establishment of an Educational Liaison Group comprising the owners, the Local Education Authority, and the Borough Council to assist decision making and delivery, to ensure that school places are made available at the right time.

ISSUE 4 – HOUSING ALLOCATIONS

HA1 & HA12 - Which sites are expected to contribute to the costs of new primary schools on Sites HA1 and HA12? Will this be expected to cover land and build costs, and should this be made clear in the site requirements? What mechanism will be used to share the cost of a new primary school amongst the developers of other sites?

HA1. Land South-East of Syston

11. The local plan allocates a large-scale development of 960 dwellings on site HA1, Land South-East of Syston. The policy includes provision for a new 2 Form Entry Primary School on land within the allocated site boundaries to serve the development and also other housing developments which it would serve.
12. The policy states that the reasonable costs of making this provision are to be shared amongst the developments that it would serve. The two largest allocations in the locality are for 270 dwellings at HA2, Barkby Road, Syston and 195 dwellings at HA3, Land north of Barkby Road, Syston.

13. In addition, should other residential developments come forward they would be expected to make contributions towards educational provision in accordance with the council's Developer Contributions Policy.
14. Detailed delivery arrangements are being progressed through discussions with developers. Charnwood Borough Council envisages that, similar to the development of the new school in Barrow upon Soar, that site owners would make available a parcel of serviced land for the primary school to the County Council with contributions sought from other developments through an equalisation agreement so that land and build costs are equitably shared.

HA12. Land at Gynsill Lane and Anstey Lane

15. Policy HA12 makes provision for a site for a new 1 Form Entry Primary School located on land within the allocated site boundaries of a size and specification which meets the council's requirements or contributes to the reasonable costs of the provision of a new 1 Form Entry School within an available walking distance of the site. Similar to developments in other Service Centres the County Council and the Borough Council would expect the reasonable costs of making this provision to be shared amongst the developments that it would serve.
16. The cross-boundary nature of this site adds a degree of complexity to the delivery arrangements, but the Borough Council has been working closely with the developers as well as the three planning authorities (Leicestershire, Leicester City and Blaby DC) and two local education authorities (Leicestershire and Leicester City) to secure agreement for delivery arrangements.

Is the requirement for a new primary school within the site allocation justified?

17. The local plan allocates 260 dwellings on site HA12, Land at Gynsill Lane and Anstey Lane, Glenfield. This is part of a larger site which straddles the boundaries of Blaby District and the City of Leicester, and as such the impact on local schools has had to have regard to schools in neighbouring authorities.
18. The nearest primary school in Charnwood closest to the development area is Anstey Latimer Primary School however the school has no capacity to extend beyond its present maximum of 420 places due to the constrained nature of the site and location on the flood plain of the Rothley Brook. The school is also bisected by a public footpath which limits its education functionality.

HA15. Which sites are expected to contribute to the costs of a new primary school on Site HA15? Will this be expected to cover land and build costs, and should this be made clear in the site requirements? What mechanism will be used to share the cost of a new primary school amongst the developers of other sites?

HA15, Land south of Loughborough

19. The local plan allocates 723 dwellings on Site HA15, Land South of Loughborough. The policy includes the provision of a new 2 Form Entry Primary School located on land within the site boundaries.

20. In addition, the following sites would be expected to contribute to the reasonable costs of the provision for the school:

Local Plan Site Reference	Name of Site	Number of Dwellings
HA16	Laburnam Way	422
HA17	Moat Farm, Land south west of Loughborough	205
HA19	Park Grange Farm, Newstead Way	15
HA20,	Land off Beacon Road	30
HA24	Southfields Council Offices	163
HA29	Southfields Road Car Park	33

21. The named sites would be expected to make contributions towards educational provision in accordance with the Developer Contributions Policy of Leicestershire County Council.

22. Detailed delivery arrangements are being progressed through discussions with developers and the Local Education Authority. The Borough Council envisages that the site owners would make available a parcel of serviced land for the primary school to the County Council with contributions sought from other developments through an equalisation agreement so that land and build costs are equitably shared.

HA32. Which sites are expected to contribute to the costs of a new primary school on Site HA32? Will this be expected to cover land and build costs, and should this be made clear in the site requirements? What mechanism will be used to share the cost of a new primary school amongst the developers of other sites?

HA32, Land off Tickow Lane (south)

23. The local plan allocates 300 dwellings on Site HA32, Land off Tickow Lane South. The policy includes the site for a new 3 Form Entry Primary School located on land within the allocated site boundaries of a size and specification which meets Leicestershire County Council's requirements. It is expected that the reasonable costs of making this provision would be shared amongst the developments it would serve.

Local Plan Site Reference	Name of Site	Number of Dwellings
HA30	Land off Fairway Road	100
HA31	Land north of Ashby Road	190

HA32	Land off Tickow Lane, South	300
HA33	Land at Oakley Road	133
HA34	Land off Tickow Lane (north)	394
HA35	Land north of Hallamford Road and west of Shepshed	250
HA36	20 Moscow Lane	49
HA37	Land rear of 62, Iveshead Road	68
HA39	Land fronting Ashby Road and Ingleberry Road	151
HA40	Land to the west of the B591 / Ingleberry Road and north of Iveshead Lane	174
HA41	Land south of Ashby Road Central	49
HA42	32 Charnwood Road, Shepshed	15

24. The above developments comprise 1873 dwellings that equate to a pupil yield of 562 places (this recognises that the County Council applied increased pupil yields of 30 pupils per 100 dwellings following a review in 2019)

25. The named sites would be expected to make contributions towards educational provision in accordance with the Developer Contributions Policy of Leicestershire County Council.

26. Detailed delivery arrangements are being progressed through discussions with developers and the Local Education Authority. The Borough Council expects that the site owners would make available a parcel of serviced land for the primary school to the County Council with contributions sought from other developments through an equalisation agreement so that land and build costs are equitably shared.

HA49. What effect would the provision of a new school have on the surrounding area and on education provision for the community?

HA49, Land off Cotes Road, Barrow upon Soar

27. The Local Plan allocates land at HA49, Land off Cotes Road, Barrow upon Soar to provide a site for a new 1 Form Entry Primary School. Ongoing delivery discussions with the various site promoters have resulted in the identification of an alternative site on HA48, Land off Willow Road for the new primary school and which has the benefit of early release of the site.

28. Current provision in Barrow is provided by the Hall Orchard C of E Primary School. The local authority has worked in partnership with the school over a number of years to increase the size of the school on a phased basis. This is to meet increased births and the demand of housing that has already been granted planning permission. The final

phase to increase the school to 3FE (630 places), which is the maximum that could be accommodated on this site, is programmed to be completed by 2023/24.

29. There is no other primary school within a two-mile walking distance of the proposed developments. Primary schools in the surrounding villages are either full or forecast to be full due to current housing growth and rising births in their own catchments.
30. The current pupil forecast for Barrow Hall C of E Primary School suggests that there may be 32 primary places available in the early stages of construction (subject to year group required), and this may be of help with transition arrangements. However, if the forecast increases and these places are no longer available then additional funding will be required for temporary accommodation and/or transportation costs whilst the new school is constructed, in keeping with the delivery strategy agreed between the respective parties.
31. The land and build costs of the school will be shared between the five developments that it will serve.
32. The new 1FE primary school will be established as an Academy (Free) School through the DfE free school presumption process. The County Council (as the Local Education Authority) and all Academies (as own admission authorities) are required to promote through their admissions policies good diversity and choice for school places – this is in accordance with the National Code for School Admissions. The availability of primary school places to match the timing of the developments within Barrow upon Soar will ensure that those families moving to the area will have good access to school places either at first time admission stage (entry to the foundation year) or as a mid-term admission outside of the normal transfer cycle.
33. In establishing new schools', the County Council and the Regional Schools Commissioner (on behalf of the Secretary of State for Education) will place considerable emphasis on;
 - maximising use of the school buildings as a community resource through lettings arrangements
 - developing strong partnership and collaborative arrangements between schools in the locality as a means of sharing knowledge and expertise
 - seeking to align teaching and learning through the delivery of a rich curriculum offer to recognise the needs of the community it serves.