

**REPORT OF THE LEADER / CHAIRMAN OF THE CHILDREN AND YOUNG
PEOPLE'S COMMITTEE****NEW PRIMARY SCHOOLS AT BINGHAM AND EAST LEAKE****Purpose of the Report**

1. To seek in principle approval for new primary schools to be developed at Bingham and East Leake as a result of local housing growth, including the transfer of the land for these new schools from housing developers as already provided for in existing planning permissions.

Information

2. Nottinghamshire County Council (NCC) has a statutory duty to secure a sufficiency of school places for all children of statutory school age (5-16 years old) whose parents want them to be educated in a state-funded school. As the Local Authority's role shifts to that of being a 'commissioner' of school places, it will be necessary to work in a different way with a diverse range of providers and different models of governance. The future landscape of education provision in Nottinghamshire is expected to be a 'mixed economy' approach, characterised by a wide variety of schools, academies and other providers.

Bingham

3. The Bingham Primary planning area consists of Carnarvon Primary School and Robert Miles Infant and Junior Schools. See Plan 1 **appended** to this report.
4. Bingham is experiencing considerable additional housing growth with the recent start on site of the Bingham North housing area at Chapel Lane by Barratt/ David Wilson Homes to be known as Romans' Quarter. Outline approval was granted for an application submitted in 2010 for 1,050 homes along with the provision of a new primary school to be built directly by the developer or with funds made available to the County Council. A detailed application (17/02106/REM) has subsequently been granted and which provides for Phase 1 of the site which is for 317 of these dwellings which are now under development.
5. Provision exists within the terms of the Section 106 planning obligation agreement between Rushcliffe Borough Council and Barratt/ David Wilson Homes, which is attached to the planning permission (The Romans' Quarter Agreement), for funding to enable initial places made necessary by this development to be accommodated at Carnarvon Primary School.

This funding is now judged insufficient to create additional spaces, and planning and highway officers have indicated that site constraints make such expansion inappropriate.

6. Discussion with the Nova Education Trust and Equals Trust confirms that there is no capacity to expand either Robert Miles Infant or Junior Schools any further.
7. There is limited pressure on places at present, but this is anticipated to grow as more dwellings in the new development become occupied. Whilst officers consider short term options to deal with admissions into local schools, it is clear that there is now a need to progress the new school.
8. The Romans' Quarter Agreement also provides for a 1.1 ha site with capacity to expand to 1.5 ha, so it could accommodate a 210 rising to 315 place school. The Agreement provides either for the developer to build the school (at some point between occupation of the 150th and 250th dwelling) or for the land and contributions to be transferred as the development proceeds with the bulk coming prior to occupation of the 300th dwelling and the County Council becomes responsible for the development of the school. The contribution cited in the Romans' Quarter Agreement is £2.8m plus indexation since the agreement was signed. This is likely to be insufficient to cover the current cost of developing a 210 place school. It is understood that the developers wish to elect to transfer land and funding to enable the County Council to build the school.
9. Given the development of the Romans' Quarter has begun, the County Council is now able to exercise a right for the land to be transferred and this report is therefore seeking in principle approval for officers to progress this matter further with the developer and develop a programme of work to ensure the delivery of a new primary school at Bingham with funding contributed through The Romans' Quarter Agreement as development proceeds.

East Leake

10. East Leake Primary Planning Area consists of three schools: Brookside Primary, Costock CofE Primary, and Lantern Lane Primary as shown on Plan 2 **appended** to this report. In light of increased pressure for school places owing to the growth of new housing development, Brookside Primary has been expanded to take additional children, funded by housing developer contributions. A staged increase from a Planned Admission Number of 30 to 45 will make 105 places available between 2017 and 2021.
11. Despite this, there continues to be pressure on school places and demand in the planning area has started to increase at a faster rate than anticipated. In 2018 the Pupil Place Planning team was predicting that a new school in the East Leake planning area would be required in September 2022. However updated projections and housing trajectory information of 2019 suggest that a new school will be required in September 2021 to prevent a projected 56 place shortfall in primary places by this time unless action is taken.
12. One of the reasons for this continued pressure is the rate of house building in East Leake. The Greater Nottingham Core Strategy 2014 set a minimum target of 400 new homes that need to be built on new greenfield sites at East Leake up to 2028. However planning permission has since been granted on nine greenfield sites around the village that will deliver around 1,000 new homes in total, which means it has already been exceeded by around 600 homes.
13. The housing supply figures obtained from Rushcliffe Borough Council show that in the East Leake Primary Planning Area:

- in 2016/7 137 dwellings were completed
 - in 2017/8 171 dwellings were completed
 - over the period 2018-2023, 487 dwellings are projected to be built (with 35 beyond this).
14. Rushcliffe Borough Council is not allocating further housing sites at East Leake in light of this provision and on the basis of the impact on local facilities and services. Although permissions have been refused at East Leake some permissions have been granted on appeal. Several other applications have been made and are presently being considered by Rushcliffe Borough Council.
 15. In view of discussions which have taken place concerning a potential need for a new primary school in previous years, two housing sites have been approved which make provision for land for a new school. One is at Kirklees Road and another at Rempstone Road. Section 106 funding has already been secured as follows:
 - 14/01927/VAR. Land at Kirk Leys Road. Secured £801,069 for primary school provision. Land reserved also for school provision and for the County Council to be able to obtain the land within five years of commencement of development
 - 17/02292/OUT. Land off Lantern Lane, for 195 dwellings. The agreed contribution was £780,016 for primary and £538,512 for secondary
 - 16/01881/OUT. Land North of Rempstone Road for 235 dwellings. S106 secures £566, 727 for primary provision and £655,880 for East Leake Academy. Permission subject to condition to require the provision of land for school use.
 16. As a short term measure it is recommended that additional capacity be negotiated with the schools in the area and Pupil Growth Fund is used to fund the opening of the two existing additional classrooms at Brookside (currently not in use as class bases) which would provide $15 \times 2 = 30$ extra Key Stage 2 places. This should meet arrivals into Brookside catchment for the short-term.
 17. A long-term solution is that a third primary school needs to be built in East Leake and current projections indicate the need for this to be opened in September 2021. The County Council is able to exercise a right for land to be transferred to construct a new school as part of several planning approvals in East Leake and this report is therefore seeking approval for officers to progress this matter along with developing a programme of work to design, cost and construct a new primary school at East Leake with funding contributed through S106 agreements which are triggered as development proceeds.
 18. In terms of secondary places, place planning officers will revisit the impact of housing on East Leake Academy once the new 2019 projections are available and Rushcliffe Borough Council's updated five year housing projection is available.

Other Options Considered

19. Expansion of existing schools is not possible given physical capacity constraints.

Reason/s for Recommendation/s

20. To ensure future school places for primary age children in Bingham and East Leake.

Statutory and Policy Implications

21. This report has been compiled after consideration of implications in respect of crime and disorder, data protection and information governance finance, human resources, human rights, the NHS Constitution (public health services), the public sector equality duty, safeguarding of children and adults at risk, service users, smarter working, sustainability and the environment and where such implications are material they are described below. Appropriate consultation has been undertaken and advice sought on these issues as required.

Financial Implications

22. New Primary Schools will be funded through developer contributions and the School Places Capital Programme.
23. At Bingham owing to the historic nature of the relevant S106 it appears that the levels of funding identified in the S106 is insufficient to cover total costs of the provision of a new school, and as such it may be necessary to absorb the excess from the School Places Capital Programme.
24. At East Leake, the levels of expected S106 funding is insufficient to cover the total cost of new primary school provision and it may be necessary to absorb the excess from the School Places Capital Programme.

Implications for Service Users

25. The provision of additional school places within East Leake and Bingham will help to ensure pupils can be accommodated at their school of choice within their local community.

Implications for Sustainability and the Environment

26. The provision of schools serving their immediate local area will reduce the need to travel.

RECOMMENDATION/S

That the Committee:

- 1) agrees in principle the transfer of land to the County Council which has been reserved for school use in the Romans' Quarter development at Bingham
- 2) approves the strategy for funding to enable the development of a new primary school at Bingham, subject to any application for forward funding to be met from the School Places Capital Programme in accordance with the Council's financial regulations
- 3) agrees in principle the transfer of land to the County Council which has been reserved for primary school development at East Leake
- 4) approves the strategy for funding to enable the development of a new primary school at East Leake, subject to any application for forward funding to be met from the School Places Capital Programme in accordance with the Council's financial regulations.

Councillor Mrs Kay Cutts MBE
Leader of the Council

Councillor Philip Owen
Chairman of the Children and Young
People's Committee

For any enquiries about this report please contact:

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Constitutional Comments (AK 22/08/2019)

27. The recommendation falls within the remit of Policy Committee under its terms of reference.

Financial Comments (JPEG 22/08/19)

28. As the Section 106 contributions are unlikely to have been triggered prior to commencement of these works, it is proposed that these projects will initially be funded from the School Places Capital Programme budget. This is until such time that the Section 106 contributions are received from Rushcliffe Borough Council. This represents a risk to the Authority should the Section 106 funds not be received. Any capital investment above the sum received from developer contributions will be absorbed by the School Places Capital Programme.

Background Papers and Published Documents

Except for previously published documents, which will be available elsewhere, the documents listed here will be available for inspection in accordance with Section 100D of the Local Government Act 1972.

None.

Electoral Division(s) and Member(s) Affected

Leake and Ruddington	Cllr R Adair and Cllr A Brown
Bingham East	Cllr F. Purdue-Horan
Bingham West	Cllr N. Clarke

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