

Derbyshire County Council

Children and Younger Adults - Development

Consultation on the Provision of a New Primary School at The Avenue, Wingerworth

Context

North East Derbyshire District Council has been working with the Homes and Community Agency (HCA) to bring forward the development of the former coking site known as The Avenue, Wingerworth. This project has been progressing for approximately ten years, dealing with site contamination and other significant issues in bringing forward this land for development.

Housing Development at The Avenue, Wingerworth

This site has the potential to deliver 1,000 dwellings together with community facilities, highway improvements, and employment opportunities. The site is within the ownership of three groups who are working together to deliver the whole scheme. 1,000 houses would be expected to produce a need for 200 primary school places. In addition to housing proposed for The Avenue site, there is a development at Mill Lane of 178 houses that is adjacent to the Avenue site, and that would be expected to yield 36 pupils for the new school on the Avenue. The HCA has brought forward its planning application first which identifies 467 dwellings together with a site for a new one-form entry primary school.

The Avenue site is close to Hunloke Primary School (approximately 0.4 miles) and to Tupton Primary School (approximately 1 mile). The current capacity, number of children and forecasts of these schools is set out below.

		Forecast admissions to reception						forecast total roll						
		2015	2016	2017	2018	2019	2020	2015	2016	2017	2018	2019	2020	
School Name	Published AdR	R	R	R	R	R	R	Total	Total	Total	Total	Total	Total	Capacity
Hunloke Park Primary School	40	35	29	29	23	32	31	214	214	206	208	203	218	280
Tupton Primary School	40	32	31	26	33	32	30	199	205	202	201	210	225	267
total	80	67	60	55	56	64	61	413	419	408	409	413	443	547
Number of places forecast to be available each year									128	139	138	134	104	

These schools taken together have a number of places available that is forecast to decline to 104 by 2020. These forecasts do not take into account housing development at the Avenue or elsewhere in the area. It is clear that

they do not have sufficient capacity to accommodate the eventual demand for primary school places that will arise from the Avenue development (210+ places) when it is complete. In addition, the site is self-contained on one side of the busy A61 and the HCA's vision has been of a community identity centred on a primary school.

The developer has discussed the educational requirements of this proposal with County Council officers who have identified the need for a new school based on the Authority's Developer Contributions Protocol which states that the normal response to a development of over 1,000 houses is a new school of at least one-form of entry. The HCA has proposed to provide a site for a new one-form entry primary school as part of the development.

Design and construction of the new school will be funded by Section 106 contributions from the developers. At present, two S106 agreements have been secured as set out below:

Development	No of houses	No of children	Total S106 agreed	payments
Mill Lane	178	32	£812,075	£812,075 on completion of 50% of approved dwellings
HCA	469	94	£1,421,130	<ol style="list-style-type: none"> 1. £934,518 – 35th property 2. £194,563 – 105 property 3. £194,563 – 175th property 4. £97,486 – 245th property

The Mill Lane contribution is currently expected to be received around summer 2018, but this will be subject to how quickly houses are selling. By that time, 89 houses will be complete. These will be expected to yield 18 children requiring primary school places. From the table above, it is clear that there should be sufficient places in other local primary schools at that time.

Information from the HCA indicates that the trigger of 35 properties for its first contribution may be reached by autumn 2017. At that point, around 6 primary-aged children may be living within the development. From the table above, it is clear that there should be sufficient places in other local primary schools at that time.

It is expected that by the time funds are received from either Mill Lane or the HCA site, the remaining housing sites on The Avenue will have received planning permission, and agreed S106 contributions towards the new school. The Authority will then know the ultimate size of the school and the funds available to build it.

Timing of the new school

Careful consideration will need to go into the timing of the delivery of the new school. If it is opened too early, there will not be sufficient children to ensure viability of the new school and it will require funding support from the Authority. In addition, it may attract children from neighbouring schools and therefore having a negative financial effect on them. This would not be good value for money of public expenditure on education. On the other hand, the school needs to be delivered in time to ensure there is not an overall shortage of places. A decision on starting procurement of the new school and seeking a sponsor of the new school will be the subject of a further Cabinet report which will be informed of the actual pace of housing development.

The rate of building of these developments is key to the decision on the timing of the new school. The figures below are the current estimate of the likely pace of development. They will be kept under review.

	Total figure	Summer 2016	Summer 2017	Summer 2018	Summer 2019
Mill Lane	houses	30	30	30	30
	children	6	12	18	24
HCA	houses		30	70	110
	children		6	14	22
Total primary aged children		6	18	32	46

By summer 2019, there may be around 46 children living on these developments. Our current forecasts indicate that there will be sufficient places in neighbouring schools at that time. It is therefore not proposed that the new school will open before that date.

Subject to the outcome of this initial discussion, there will be further consultation on the proposal to address the normal area (catchment area), the stages of opening a new school, how the new school would work alongside the existing school amongst other issues.