

DERBYSHIRE COUNTY COUNCIL
CABINET MEMBER FOR CHILDREN AND YOUNG PEOPLE
6 JANUARY 2015

Report of the Strategic Director for Children & Younger Adults

SITE NOTIFIED FOR EDUCATION ON MILL LANE IN CODNOR

1. **Purpose of Report** To seek approval to the de-notification of an area of privately-owned land identified as part of a future site for Codnor Primary School.

2. **Information and Analysis**

2.1 Codnor Primary School has 239 pupils on roll with a net capacity of 258 and is located on Whitegates, Codnor. The projected number of pupils at this school for the foreseeable future is around 245. The site area of the school is 8862m².

2.2 Land on Mill Lane, Codnor, (shown on the attached plan) was notified in the Amber Valley Local Plan in January 1978 as playing fields for Codnor Primary School. Approximately half of the site is part-owned by Derbyshire County Council and the other part of the site is in private ownership. The total area of the notified site is 9512m².

2.3 The detached playing fields have been maintained in a minimal way only as the distance from the school makes their use infrequent and limited. It takes over 15 minutes to walk from the school in Whitegates to the field in Mill Lane and the route is along the busy A610 passing a number of shops making safeguarding and supervision of pupils a significant issue.

2.4 Recent proposals for housing development in Codnor have led the County Council to review options for the use of this land and its notification of the site. The size of the whole area is less than would be required to replace and enlarge the existing primary school, and it is clear that the school utilises the field behind its current buildings as a playing field and not this detached area.

2.5 If large-scale housing development is proposed and approved in the Codnor area, it is more likely that the County Council would exercise its option to seek a developer's provision of a new site and funding to deliver a new school.

2.6 The owner of the part of the notified site not owned by the Authority has employed a consultant to review the position regarding the notification of his land as he wishes to develop and expand his current business. His expansion relies on using his land that is notified but this is not possible without a change to the notified status. The outcome of this review has identified the limited options for future educational use of the site, and the County Council has been asked to make a commitment to purchase the land or to de-notify it.

2.7 At the recent public inquiry on the Amber Valley Borough Council's Core Strategy, the lack of immediate plans for the educational use of notified sites led to comment that the Local Authority needs to have clear identifiable plans for the use of notified sites and should not limit their potential for alternative development.

2.8 The Council is not in a position to purchase the privately-owned area of the notified site and in any event, given its limited benefit to the school, such a purchase could not be supported.

2.9 In view of all of these factors, it is recommended that the privately owned area be de-notified whilst retaining the land owned by the County Council as detached playing fields for the use of the school.

3. Financial Considerations None relating directly to this report.

4. Legal Considerations

The Cabinet Member must be satisfied that the de-notification of the site is appropriate on educational grounds.

5. Other Considerations

In preparing this report the relevance of the following factors has been considered – prevention of crime and disorder, equality of opportunity, health, human rights, human resources, environmental, property and transport considerations.

6. Key Decision?

No

7. Call-in

Is it required that the Call-in period be waived in respect of the decisions being proposed within this report? No.

8. Background Papers

A file is held in the Children and Younger Adults Development Team office which holds information on the response to the consultation.

9. Strategic Director's Recommendation

That the Cabinet Member agrees to Amber Valley Borough Council being asked to de-notify the area of land (as identified by the shaded area on the plan attached to the report) as privately owned, on the basis that it is no longer required for future educational use.

Ian Johnson

Acting Strategic Director for Children & Younger Adults

Appendix 1 – Map of Notified Site



