

DERBYSHIRE COUNTY COUNCIL**CABINET****14 September 2017****Report of the Strategic Director for Children's Services****PROVISION OF A NEW PRIMARY SCHOOL TO SERVE THE HIGHFIELDS FARM DEVELOPMENT, FINDERN – (YOUNG PEOPLE)****1. Purpose of Report**

To seek Cabinet approval to consult on a proposal for the establishment of a new primary school at Highfields Farm, Findern.

2. Information and Analysis

Under the South Derbyshire District Council Local Plan, there are 1,200 houses planned for a site at Highfields Farm, Bakeacre Lane, Findern. The housing would generate the need for 240 primary pupil places, and in line with the Council's 'developer protocol', funding for a new 1-form entry primary school was secured from the developer by means of a S106 agreement that was signed in 2015. The sum is stipulated in the agreement but with the option for the developer to either build the school to the Council's standards or transfer the responsibility for the build to the Council. The developer is detailed in the S106 as Taylor Wimpey Developments Limited, David Wilson Homes Limited and Miller Homes Limited. Earlier this year, Miller Homes Limited notified the Council that it did not wish to carry out the build.

Housebuilding has started on site and 130 houses have been delivered to date. The projected number of houses and children over the next 5 years are as follows:

Highfields Farm	Year of completion					
	17/18	18/19	19/20	18/19	19/20	20/21
houses	130	130	130	130	130	130
pupils	26	26	26	26	26	26
cumulative pupils	26	52	78	104	130	156

The site is currently in the normal area of Findern Community Primary School. The school has undergone expansion to accommodate the first tranche of children from the development but further expansion is limited. Details of the school numbers are included below:

School	NOR	Net capacity	Admissions number	Year group sizes September 2016						
				R	1	2	3	4	5	6
Findern Community Primary School	183	210	30	30	28	27	31	25	23	19

Other developments are taking place in this area that will add to the demand for primary places. The Authority now needs to commence the design of the new school and to carry out an initial consultation on the proposal to open a new school.

There is broad guidance from the Department for Education (DfE) on the process to be followed to establish a new school ([The Free School Presumption](#), July 2015, DfE). The presumption arrangements require the Authority to seek proposals to establish a free school where they have identified the need for a new school in their area. The following are the key stages of the process.

Stage	Timescale
Consultation	4 weeks
Cabinet approval on whether to launch the formal process	2 months
The Authority must notify the Secretary of State of their plans to seek proposals for a new school as soon as the need for a new school has been agreed.	
Advertise for proposals for a new school and await responses	4 weeks
Authority evaluation of proposals	2 months

Cabinet authority for recommendation of a proposal to the DfE	2 months
DfE evaluation of proposals and notification of successful proposer	2 months
Conclusion of funding agreement by DfE	3 months

The development at Highfields Farm is progressing quickly and the anticipated build rate is 130 houses per year. The timing of the new school will be decided based on the funding available, the rate of house building and occupation and places available in other schools in the vicinity, with a view to ensuring the best interests of the education service as a whole. There is an indication however that the new school could be required as early as September 2019. The commitment of funding to design, the initiation of the formal sponsor selection and the opening date of the new school will all be subject to later Cabinet decisions.

The purpose of this consultation is to establish the principle of the proposal of a new school which will enable subsequent decisions to be taken in a timely way. A copy of the proposed consultation papers is attached as Appendix 1. The consultation would take place between 28 September 2017 and 2 November 2017.

3. Financial Considerations

The developer at Highfields Farm is making a site available for a one-form entry primary school together with the funds for the County Council to deliver a one-form entry primary school. Section 106 contributions have been agreed by the developer. The trigger for payments under the Section 106 are tied to the procurement process.

The agreement provides for a payment of £3,300,000 (subject to indexation). The phase payments are due as follows:

- 10% on receipt of written notice that the Council has determined to build a new primary school. This notice could be given if the Council decides to go ahead with this proposal after this consultation.
- 45% on written notice that the Council has determined to invite written tenders for the new school.
- 45% on written notice that the Council has determined the tender process.

4. Social Value Considerations

The new school provides primary education for the pupils generated by the new developments and will deliver facilities to the current standards in the new community close to their homes.

5. Other Considerations

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

6. Background Papers

A file is available within the Children's Services' Development Section.

7. Officer's Recommendations

That the Authority undertakes a consultation in relation to the proposal to provide a new primary school.

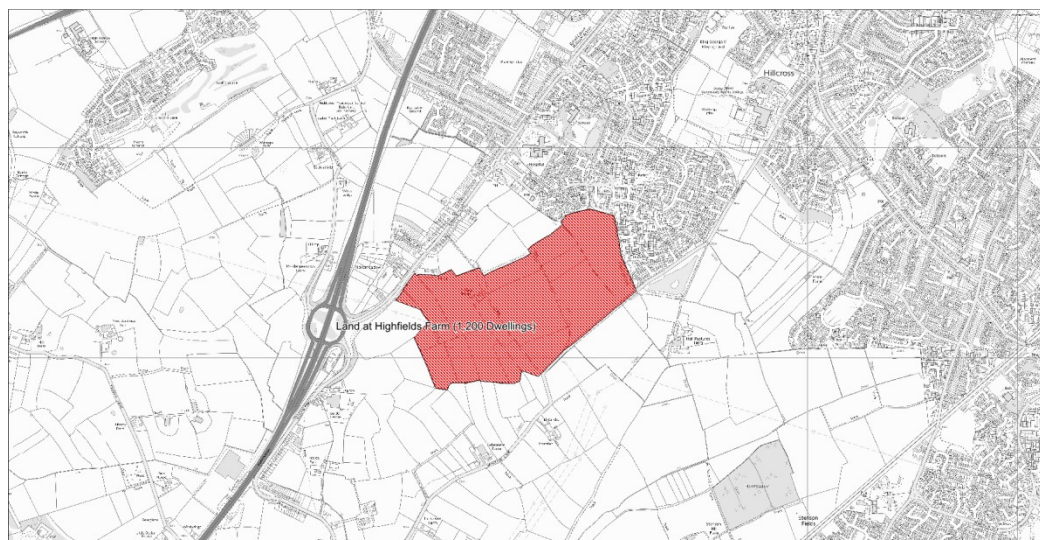
Jane Parfremment, Strategic Director for Children's Services

Appendix 1

Derbyshire County Council Consultation on the Provision of a New Primary School in the Highfields Farm Area

Context

In 2009, South Derbyshire District planners considered an application for 1,200 new houses at Highfields Farm, Findern in Derbyshire. This application was approved by a Planning Inspector at Public Inquiry. There is a S106 Agreement associated with the planning application which identifies the developer's commitments to deliver infrastructure for the area.



Housing Development at Highfields Farm

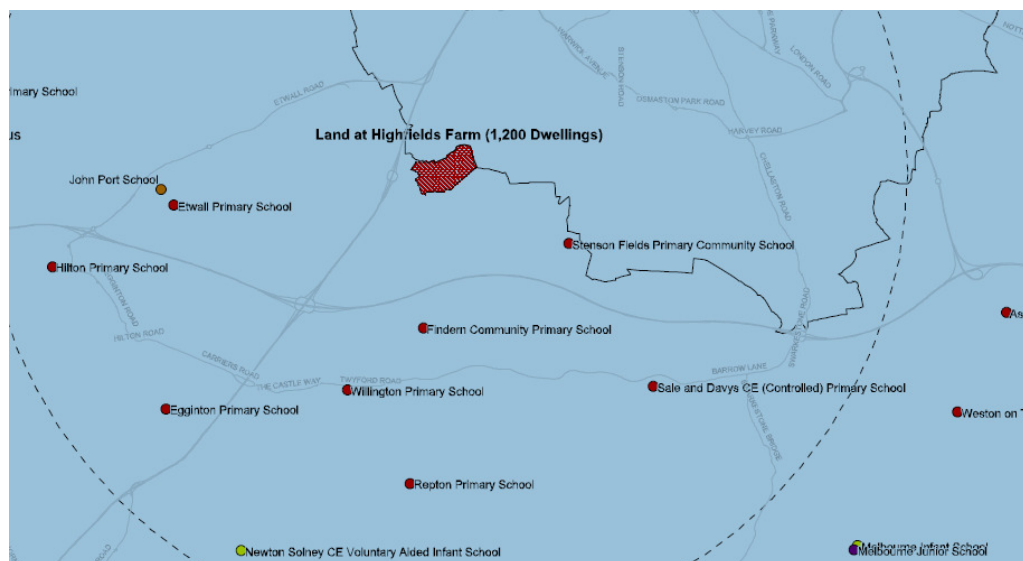
The number of houses being proposed at Highfields Farm would indicate a potential demand for 240 primary-aged pupil places, 180 secondary-aged pupil places, and 72 post-16 pupil places. The developer of the site at Highfields Farm has agreed to make available land and contribute towards the cost of building a new primary school to serve the new housing development. The developer is making a contribution towards the provision of secondary places for pupils from this development based on the number of secondary and post-16 pupils generated by the development, less the available space in the normal area secondary school using the normal multiplier of £17,176.17 per secondary pupil and £18,627.90 per post-16 pupil.

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Primary School Provision in the Findern area



Primary Schools in the Highfields Farm Area

School	PAN	Capacity	Number on Roll	Forecast for 2022
Newton Solney Infant School	23	69	60	66
Egginton Primary School	10	70	68	52
Etwell Primary School	40	280	279	279
Findern Primary School	30	210	183	217
Hilton Primary	110	770	792	718
Repton Primary	30	248	233	228
Sale and Davys Primary School	15	105	113	112
Stenson Fields Primary School	40	340	359	402
Willington Primary School	30	210	214	210

Resident Population Data for the Findern Normal Area

Age 2	Age 3	Age 4	Age 5	Age 6	Age 7	Age 8	Age 9	Age 10	Age 11
15	16	18	17	12	22	17	16	19	16

The normal area of the school would be the Highfields Farm development, but the detailed admissions arrangements would be decided by the Academy Sponsor chosen to operate the school.

Design

The design of the new primary school would be to Building Bulletin 103, the official guidance from the Department for Education (DfE) on the facilities to be built for all schools. Derbyshire County Council is responsible for the design and will ensure that the design meets all requirements and is fit for purpose.

Process and Timescale

The process to deliver a new primary school is a complex one with a variety of deadlines to meet for information, consultation and action. The Education and Inspections Act 2006 requires any Local Authority to seek proposals for the establishment of a Free School/ Academy if it thinks a new school needs to be established in its area. The Local Authority manages the process and works with the sponsor and the developer to establish the new provision. The timescale for this process would follow this indicative calendar –

Consultation	September - November 2017
Cabinet approval on whether to launch the formal process	Cabinet Meeting January 2018
The Authority must notify the Secretary of State of its plans to seek proposals for a new school as soon as the need for a new school has been agreed.	
Advertise for proposals for a new school and await responses	February 2018

Authority evaluation of proposals	April/May 2018
Authority recommendation of a proposal to the DfE	July 2018
DfE evaluation of proposals and notification of successful promoter	September 2018
Conclusion of funding agreement	December 2018

Issues for Consultation

There is a need to consider the issues arising from the proposed housing development and its impact on the local community and existing school(s). Derbyshire County Council would welcome your views on the principle of providing the primary school places that are required in a new primary school at Highfields Farm.

Consultation Questions

1. Do you agree that a new school is required to serve the development at Highfields Farm?
2. Do you agree that the Authority seek to open the new school in September 2019 or as soon as possible afterwards?
3. Do you have any other comments to make on this proposal?

Any comments in response to this consultation should be sent by 2 November 2017 to:–

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Telephone Sue Pegg on 01629 536040 (Direct line) or E-mail
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The outcome of this initial consultation will be reported to Elected Members as detailed in the timetable above, and Cabinet will make a decision on whether to progress the proposal or not.

On-going Consultation

If Elected Members decide to proceed with the proposal for a new primary school, there will be further consultation on the proposal to address the normal area (catchment area) of the new primary school, the stages of opening a new school, and how the new school would work alongside the existing schools – amongst other issues. Under the Education and Inspections Act 2006, the presumption is that any new school that is opened would be a Free School / Academy. The Local Authority would work to appoint a sponsor for the school and with that sponsor to establish the design and ethos of the new provision.