



## **CHARNWOOD LOCAL PLAN 2021-2037**

### **Education Infrastructure Evidence**

Leicestershire County Council

Children and Family Services Department

November 2022

## 1. INTRODUCTION

- 1.1. This document sets out Leicestershire County Council's approach to securing developer contributions towards the delivery of Education infrastructure required to meet the pupil yield from identified development sites pending the adoption of a new Charnwood Local Plan (2021-2037) (hereafter referred to simply as "the Plan").

This document should be read in conjunction with the CBC Local Plan Education Infrastructure Solution table which identifies the site locations proposed in the plan and the Education Provision Solution for the pupils that will be yielded from the developments.

- 1.2. Leicestershire County Council is the Education Authority for the County of Leicestershire and as a result of the Education Act, 2006, has a duty to secure a sufficient supply of school places in its area. Subsequent legislation, enacted through the Academies Act 2010 and Education Act 2011, means that the County Council has become a commissioner rather than a provider of new schools. It has the duty to set out the characteristics of education provision and including new schools, where applicable, needed for a new community in order that providers may identify their capacity to provide this. The County Council also has a duty to ensure the sufficiency and quality of early years childcare provision within the terms set out in the Childcare Acts 2006 and 2016.
- 1.3. In terms of new developments, the County Council will seek contributions from housing developers to meet the cost of Education infrastructure arising as a consequence of development to ensure that education (including primary, secondary, post-16 and SEND) and early years provision remains sustainable. Leicestershire County Council will use its Planning Obligation Policy (2019, or as updated in any subsequent policy document), along with guidance set out in the National School Delivery Cost Benchmarking Report, that is produced on behalf of the Department for Education, as the basis for determining the scale of developer contributions.

<https://www.leicestershire.gov.uk/sites/default/files/field/pdf/2019/8/16/Planning-Obligations-Policy.pdf>

## 2. EDUCATION INFRASTRUCTURE CALCULATIONS

2.1 The CBC Local Plan Education Infrastructure Solution table also sets out the solutions that will be required for all phases of Education that pupils from the development sites. The phases of Education are:

- Primary
- Secondary
- Post 16
- Specialist Provision

2.2 This table has been prepared with the following considerations in mind:

- The impact of planning applications that have been approved for development sites already in the plan and those approved that sit outside the plan.
- The impact of planning applications that are yet to be determined and may have an impact on Education infrastructure. These include development sites already in the plan and those approved that sit outside the plan.
- The current financial challenges facing Leicestershire County Council for the foreseeable future in covering shortfalls in developer contributions towards the delivery of additional pupil places.
- Where a site capacity has been increased to meet Leicester City's unmet need, solutions are based on the unmet need allocation.
- Consultation responses required to support the requirement for additional Education infrastructure will continue to be provided until the plan is adopted. Responses will be CIL compliant based on the following:
  - Existing pupil capacity in local schools.
  - Pupil Forecast data.
  - Cumulative effect of multiple development sites in the same location.
  - Ability to extend an existing school.
  - The statutory walking distances for children of school age.
  - The likely agreement for an existing school to be willing to increase the capacity of the school.
  - Costs will be based on the current yield rates, cost multiplier or construction costs at the time the application is granted planning permission. These figures may change over the time of the planning application process.
  - Possible impact of Education provision in neighbouring Education authorities.

- The pupil yield rates per 100 dwellings with two or more bedrooms used are as follows:

<b>Sector</b>	<b>Yield</b>
Primary	30.0
Secondary 11-16	16.7
Post 16	3.3
Special: (Primary)	0.363
(Secondary)	0.4

- Where an extension to a school is required the cost multipliers below will be used to calculate the developer's contribution:

<b>Sector</b>	<b>Cost Multiplier</b>
Primary	£18,356
Secondary 11-16	£17,876
Post 16	£19,327
Special: (Primary)	£65,664
(Secondary)	£81,531

The cost multipliers are under constant review and will be confirmed at the time a planning application is submitted.

- Any other information that will support the Education infrastructure needs.

### 3.0 EDUCATION PROVISION SOLUTIONS

- 3.1 Solutions are based on either the expansion of an existing local school or the delivery of a new school. Some solutions are presented based on the cumulative impact of several developments in the same area. Eg: HA1 to HA6 will collectively deliver a new school in the Syston area.
- 3.2 Where a new school is required, there will be the need for land of an appropriate size to be provided to develop the school upon. The land must meet the expectation of LCC's Land Specification Requirements for Schools. Information will be provided at the time a consultation response is provided following the submission of a planning application.
- 3.3 Due to inflationary cost increases for the construction of new schools, our latest figures for the delivery of different sized primary schools are as follows:

<b>Forms of Entry</b>	<b>Total Building Cost</b>
1FE	£8,944,771
1.5FE	£11,727,692
2FE	£14,467,918
2.5FE	£16,537,518
3FE	£19,362,603

Total building cost figures will be reviewed at the time of the planning application being submitted prior to determination of the application.

- 3.4 LCC will be happy for the construction of a new school to be undertaken by a developer providing it meets LCC's specification for school buildings.

### **Additional Primary School Places**

- 3.5 Additional Primary School Places will be provided by either extensions to existing local schools or new primary schools. CBC Local Plan Education Infrastructure Solution table shows the solution for each site. New Primary Schools required are shown in the table below:

<b>Policy Ref</b>	<b>Site Name</b>	<b>Location</b>	<b>Provision</b>
<b>HA1</b>	Land South East of Syston	Syston	2 Form Entry Primary School
<b>HA12</b>	Land at Gynsill Lane & Anstey Lane	Glenfield	Reserve Site for 1 Form Entry Primary School*
<b>HA15</b>	Land South of Loughborough	Loughborough	2 Form Entry Primary School
<b>HA32</b>	Land at Tickow Lane South	Shepshed	3 Form Entry Primary School
<b>HA43</b>	Land West of Anstey	Anstey	1 Form Entry Primary School
<b>HA48</b>	Land off Willow Road	Barrow upon Soar	1 Form Entry Primary School
<b>HA59</b>	Land to the rear of Derry's Garden Centre	Cossington - to also serve Sibleby	0.5 Form Entry Extension to Cossington Primary School

\* Part of a wider cross boundary development including parcels of land in the City of Leicester and Blaby District. The cost of the school would be shared amongst all parts of the development.

### **Secondary Schools**

- 3.6 It is agreed that additional Secondary School places can be provided at existing schools and that funding for expansion will be provided through developer contributions, this may require additional land to be secured, the cost of which will be met by developer contributions as necessary.

**Early Years**

- 3.7 It is agreed that new provision will be developed in each locality either attached to schools and/or placed separately in community hubs. Funding will be provided by developer contributions.

**Special Education Needs and Disabilities (SEND)**

- 3.8 Wherever possible new provision will be attached to existing or new, primary, or secondary schools in each locality accepting there will be circumstances where some pupils with specialist needs may need to attend special schools or specialist provisions further afield.