

# Derby Housing Market Area: Education Position Statement Update

October 2015





## Introduction

- 1.1 Amber Valley Borough Council, Derby City Council and South Derbyshire District Council share a Housing Market Area (HMA). The Housing Market Area is known as the Derby HMA. The three Derby HMA planning authorities are working together to agree strategies, known as Local Plans, for deciding where future housing and other development should take place up to 2028.
- 1.2 This paper has been prepared to support the preparation, examination and delivery of the three Derby HMA Authorities Local Plans by demonstrating that the impacts of housing growth on school places have been thoroughly assessed. Also, that the need for new education infrastructure has been identified and planned for through proposed allocations and relevant policies in the respective local plans and associated Infrastructure Delivery Plans (IDPs).
- 1.3 The Local Plans for the three HMA authorities have been developed in an aligned manner since 2009, but they are now at different stages in the Plan making/examination process. Currently the position is that:
  - Amber Valley submitted their plan for examination in December 2013 and hearings were held in March and May 2014. This resulted in the examination of the Local Plan being suspended. Further work is being carried out and hearings are due to resume later in 2015.
  - South Derbyshire submitted its Local Plan on the 8th August 2014 and hearings were held in November and December 2014. The Examination is currently suspended pending further work and a District and HMA Level with hearings due to resume in September 2015.
  - Derby City Council approved the Local Plan Part 1: The Core Strategy for 'Regulation 19' consultation in November 2014. Consultation on this plan was intended to take place at the beginning of 2015. However, in light of the additional work justifying the overall Derby HMA Strategy requested by the Planning Inspectorate during consideration of Amber Valley and South Derbyshire's Core Strategies, and following legal advice, the City Council has decided to delay publishing its plan until this work has been carried out and the findings considered. Regulation 19 consultation and Submission of the Plan will now take place during Autumn/Winter 2015.
- 1.4 One of the key issues related to the identification of future housing sites has been the need to ensure that there are adequate school places to accommodate the proposed level and location of residential growth.
- 1.5 Each local authority with responsibility for education is required to secure sufficient primary, secondary and post 16 school places to meet the needs

of the population of their area, under s.13 Education Act 1996. The statutory duty for ensuring sufficient provision of school places within Amber Valley Borough Council and South Derbyshire District Council rests with Derbyshire County Council. Derby City, as a Unitary Authority, has its own responsibility in regards to school places. The provision of places includes all categories of schools, including academies and free schools.

- 1.6 Officers within the School Place Planning teams of Derbyshire County Council and Derby City Council have been working closely with Planning Officers from the three local planning authorities for a number of years to establish how school places could be provided for each of the proposed developments. This has given the School Place Planning teams the opportunity to begin to develop a strategic approach to pupil place planning alongside the emerging Local Plans.
- 1.7 The issue of school places will require continued consultation with the schools likely to be affected through extensions or new schools that are built within their locality. Derbyshire County Council and Derby City School Place Planning teams will continue to lead these discussions with schools and many updates and discussions have taken place already.

## Background

- 2.1 The Inspectors considering the soundness of the Amber Valley and South Derbyshire Local Plans have confirmed that they consider the objectively assessed need (OAN) for new homes for the Derby HMA should be maintained at 33,388 for the period 2011-2028. The number of new homes to be built is split across the three HMA authorities as follows:

HMA Authority	No. New Homes
Amber Valley	9,770*
Derby City	11,000
South Derbyshire	12,618*
<b>Total</b>	<b>33,388</b>
* The figures stated above are based on the housing target ranges agreed separately by Amber Valley and South Derbyshire to meet their apportionment of Derby's unmet housing need. These are both currently subject to consultations on Sustainability Appraisal.	

- 2.2 The proposed new housing would be developed over the whole plan period up to 2028. However, it is essential that a strategy is in place for dealing with pupil place requirements to ensure that the LEA's are able to continue to meet their statutory duty for the provision of sufficient school places and to demonstrate the deliverability of the respective HMA Authority's Local Plans.

- 2.3 Derby has seen an unprecedented increase in primary school place applications. Pupil projections, particularly in Derby City, show an increasing trend in pupil numbers. Following a primary school expansion programme, which was implemented from September 2014, it is anticipated that there will be sufficient primary school places to accommodate population growth based on birth data and trends. The expansion programme, however, cannot deal with further significant growth as a result of new housing. As these primary pupils move through to school secondary there will be a requirement for additional capacity by 2019 even without the housing growth described above.
- 2.4 Within the County, these pressures are not as pronounced, but there are specific schools in Amber Valley and South Derbyshire which cannot be expanded further. It should be noted that some areas within the County fall within normal areas of City schools.
- 2.5 For information, Derby City Council's and Derbyshire County Council's pupil yield formulae are different due to different population demographics, resulting in the City having slightly higher pupil yield than the County (see table 1 below). These formulae are used throughout the paper to calculate the relevant number of pupils generated by each site.

<b>Derby City</b>	
<b>Primary</b>	28 pupils per 100 houses and 7 pupils per 100 flats
<b>Secondary</b>	20 pupils per 100 houses (11 – 16 year olds)
<b>Derbyshire County Council</b>	
<b>Primary</b>	20 pupils per 100 houses
<b>Secondary</b>	20 pupils per 100 houses - made up of: 15 pupils per 100 houses (11-16) 6 pupils per 100 houses (16-18)

**Table 1: City and County Pupil Yield Formula**

- 2.6 This paper considers the primary and secondary school place implications arising from housing growth separately across the three geographical areas that make up the HMA:
- Derby Urban Area (DUA) - including all of Derby City and areas of South Derbyshire and Amber Valley contiguous with the City boundary
  - Remainder of Amber Valley
  - Remainder of South Derbyshire
- 2.7 Many sites being allocated in the respective Local Plans across the HMA have been the subject of planning applications or have gained planning permission already. Therefore, an education solution to providing sufficient school places to serve the development has been found, or a solution may

have been established prior to an application being determined as a result of the on-going dialogue between Planners and Education Officers.

- 2.8 Therefore, not all of the housing sites that form part of the potential supply being considered by all of the three Local Plans are considered in this paper. This paper considers only those sites that are being allocated as part of respective authorities Local Plans (Part 1) and for the sake of consistency the pupil numbers arising from each site are based on the number of homes being allocated, not the number of homes included in any existing or subsequent planning permissions. Planning permissions will continue to be granted for other windfall sites outside of this process; this needs to be taken account of when finding solutions to education places.
- 2.9 In most cases, the preferred solution to a need for additional school places is an expansion of the normal area school. However, there may be a need to propose normal area boundary changes particularly when new schools are built. This would always be kept to a minimum as any change will cause some disruption. Any boundary change would necessitate a public consultation which would be included in the annual Admissions Consultation process. This consultation must last for a minimum of 6 weeks and take place between 1 October and 31 January.
- 2.10 Where expansions or new schools are required as a result of development, a section 106 agreement (or CIL if adopted) would be signed to secure monies as a contribution to fund the changes required based on the number of pupils each site is calculated to generate. Further details on costs and funding approaches are set out in the following sections.

## **Primary Education**

- 3.1 The City and the County use different thresholds for requiring the provision of a new primary school on site, which is in line with different pupil yield calculations. As a guide sites over 750 new dwellings in the City are likely to require a new one form entry primary school on site whereas sites of over 1,000 dwellings in the County would be likely to trigger the same requirement. Developments of a smaller scale may also trigger a need for a new primary school if the existing normal area school is expected to have no surplus capacity and is unable to expand.
- 3.2 Under current regulations, any new primary school would be an academy or a free school and would be subject to consultation and a competition process for the management of the school. The cost of building any new primary school, land acquisition or expansion of an existing school will be expected to be funded through section 106 monies or Community Infrastructure Levy.
- 3.3 Department for Education (DfE) guidance estimates that the cost for a new one form entry (210 place) primary school to be built is a minimum of £3.25

million (excluding cost of site) and the land area required would be between 0.94 and 1.09 hectares<sup>1</sup>.

## **Derby Urban Area**

- 3.4 Derby has seen an unprecedented increase in school place applications; this will need to be considered when analysing the impact of the proposed housing developments. Pupil projections show an increasing trend in pupil numbers. Following a primary school expansion programme, which was implemented from September 2014, it is anticipated that there will be sufficient primary school places to accommodate population growth based on birth data and trends. The expansion programme, however, cannot deal with further significant growth as a result of new housing
- 3.5 Therefore, there will be a need for several new primary schools to be built in order to help accommodate the growth over the period to 2028 in the DUA. These are set out in Table1 below and illustrated at Figure 1.
- 3.6 There are a number of proposed housing sites within the DUA where it could be difficult to accommodate pupils at primary level. Some of these issues have been resolved in part or in full since the last version of this position paper was published (September 2014) and therefore an update is given.
- 3.7 The table below details the sites within the DUA and identifies what approaches either have been taken or could be taken to address education needs from each of the sites. Where it is appropriate, sites have been grouped together. The analysis is at a point in time (June 2015) and discussions and applications are on-going, but some solutions exist already.

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<sup>1</sup> [DfE: Building Bulletin 103, 2014](#)

<b>Derby Urban Area (DUA): Approaches to securing primary school places</b>			
<b>Site(s)</b>	<b>No. Homes</b>	<b>No. Primary Pupils</b>	<b>Approach</b>
Castleward & DRI (DCC)	1,200	336	A new primary school has been secured as part of the Castleward development. The new primary school could be expanded potentially to accommodate other developments. Existing schools should be capable of accommodating pupils generated in the interim period.
City Centre	1,000	<70	The majority of the developments expected to come forward in the City centre are apartment schemes, which generate a significantly lower pupil yield than family housing or no yield at all in the case of student accommodation. It is therefore considered that existing schools should be able to accommodate the limited number of school age children arising from these developments.
Land off Holmleigh Way (DCC)	40	8	This broad location is made up of 4 sites either side of Swarkestone Road – 2 in DCC, 2 in SDDC. Of these the Chellaston Fields site (SDDC), has planning permission and includes provision for land to build a 1 form entry primary school which will serve the 4 new development sites in this area.  The school will be delivered alongside the first phase of development at the Chellaston Fields site. Interim solutions will need to be found if the other surrounding sites come forward sooner. Derby City and Derbyshire County Council will continue to work with existing primary schools to identify sufficient capacity as an interim measure.
Land west of Holmleigh Way (SDDC)	150	30	
Woodlands Farm (DCC)	60	17	
Chellaston Fields (SDDC)	500	100	
Fellowlands Way (DCC)	200	56	The site falls within the normal area of Chellaston Infant and Chellaston Junior Schools which are full and unable to expand. Following consultation, from September 2016, the development will be removed from the normal area of Chellaston Infant and Chellaston Junior School and will be temporarily added to the catchment area of Oakwood Infant and Oakwood Junior Schools.



			This is an interim solution as pupil numbers from this site will eventually be accommodated at the new Primary School to be provided as part of the development on the eastern side of Boulton Moor (see below).
Onslow Road, Mickleover (DCC)	200	56	The site falls within the normal areas of Ravensdale Infant and Junior Schools which are already large schools with limited scope for expansion. The development is not large enough to necessitate a new school on site. However, a new primary school has been negotiated as part of the proposed Hackwood Farm development at the northern end of Station Road. The new school at Hackwood Farm may provide capacity to accommodate pupils generated from Onslow Road although this may require an expansion. Derby City will continue to work with existing primary schools to identify sufficient capacity as an interim measure, should this site comes forward ahead of the Hackwood Farm site.
Hackwood Farm (DDC)	400	112	A new primary school has been negotiated on the Derby portion of the site to serve the wider development and potentially Onslow Road.
Hackwood Farm (SDDC)	290	58	
Osmaston Regeneration Area (DCC)	600	168	The sites are within the normal area of Osmaston Primary School. Osmaston Primary School may have some capacity to accommodate pupils generated from earlier stages of redevelopment. However it has limited scope to expand further. An expansion of another local primary school may be required to accommodate pupils generated by development later in the redevelopment process.
Wragley Way (SDDC & DCC)	1,950	390	The level of growth within South Derbyshire creates the need for one 2 form entry primary school to be built. The portion of the site within the City already has planning permission for 130 dwellings and generates 37 pupils. Pupils from the Wragley Way site within the City could be accommodated within the new school(s) once built if there is insufficient capacity within the City. In the interim, pupils will need to be accommodated at one or more existing local schools which may require some
Wragley Way (DCC)	180	50	

			expansion.
Manor Kingsway (DCC)	700	196	An expansion of a local school is likely to be required.
Rykneld Road (DCC)	900	252	A new primary school will be provided on site and will need to be delivered as early as possible in the development schedule due to the constrained capacity of existing schools in this area. Discussions with the developer are currently on-going regarding this matter.
Former Mackworth College (DCC)	220	62	The scale of pupils expected from the site could be accommodated either through existing capacity or through an expansion to Reigate Primary School (normal area school).
Boulton Moor (SDDC)	1,948	390	<p>The sites are identified for a total of 2,748 dwellings of which 1,058 in South Derbyshire already have planning permission. The housing will generate in the region of 614 primary school pupils of which 224 will be generated from the 800 dwelling site within Derby and 390 from the three South Derbyshire sites.</p> <p>A 1 form entry primary school will be provided as part of the South Derbyshire site with planning permission. This will require expansion to a 2 form entry to serve the additional sites in South Derbyshire. This school currently has to be provided following the completion of the 284 dwellings currently being built out. A further primary school will be provided on the site within the City and will need to be delivered as early as possible in the development schedule due to the constrained capacity of existing schools in this area. Discussions with the developer are currently on-going regarding this matter.</p> <p>Derby City and Derbyshire County Council will continue to work with existing primary schools to identify sufficient capacity as an interim measure</p>
Boulton Moor (DCC)	800	224	
Sinfin Lane & Goodsmoor	700	196	Pupils arising from these sites are likely to necessitate an expansion of a local primary

Road (DCC)			school.
Brook Farm (DCC)	275	77	The site is likely to require an expansion of a local primary school.
Lime Lane, Oakwood (DCC)	200/250	56/70	The site is likely to require an expansion of a local primary school.
Highfields Farm (SDDC)	1200	240	The site will provide a new 1 form entry primary school. In the early stages of the development, there will need to be an interim solution to address pupil places as the school will not be provided in the first phases of development.
Radbourne Lane (AVBC)	500	100	The site falls within the normal area of Kirk Langley CE Primary School. The site has permission for 500 dwellings which will generate 114 pupils. An additional 70 dwellings is being proposed as an extension to this site which would generate a further 14 pupils. The normal area primary would not have sufficient capacity to accommodate the additional pupils.
Radbourne Lane extension (AVBC)	70	14	

**Table 2: DUA Housing Sites and Primary School Provision**

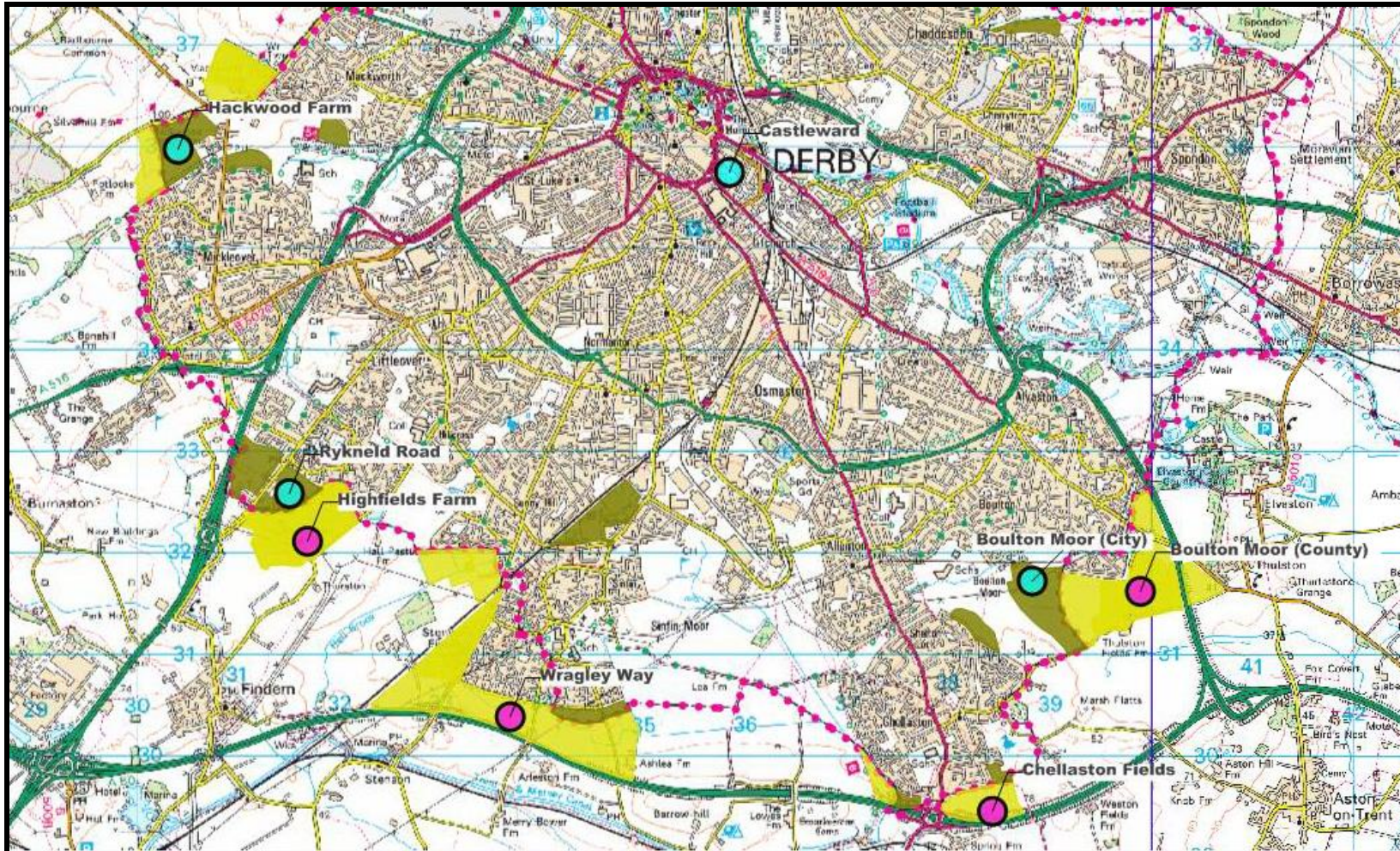


Figure 1: Indicative Sites for New DUA Primary Schools

## **Outside the DUA**

- 3.8 Outside of the DUA, within the remainder of Amber Valley and South Derbyshire, sites of over 1,000 new houses are likely to require a new one form entry primary school, although consideration would be given to the expansion of existing schools first where possible. Any new school will be an academy or a free school and would be subject to consultation and the competition process.

## **Amber Valley**

- 3.9 In general terms, primary school places within the Borough are less constrained than those within the Derby Urban Area. However, the increase in housing numbers on some sites and addition of new potential development sites could affect schools not considered previously.
- 3.10 The additional sites being considered by Amber Valley are:
- Chesterfield Road, Alfreton – 300 dwellings
  - Somercotes Hill, Somercotes – 200 dwellings
  - Lily Street Farm, Derby Road, Swanwick – 600 dwellings
  - Derwent Street, Belper – 120 dwellings
  - Asher Lane, Ripley – 170 dwellings
  - Butterley Hall, Ripley – 120 dwellings
  - Hall Road, Langley Mill – 60 dwellings
- 3.11 Below is a table that indicates either the known solution or expected solution to the growth in pupil numbers from each of the sites.

<b>Amber Valley (Non-DUA): Approach to securing primary school places</b>			
<b>Site</b>	<b>No. Homes</b>	<b>No. Primary Pupils</b>	<b>Approach</b>
Outseats Farm, Alfreton	500	100	The site is within the normal area for Croft Community Infant School and Leys Junior School. It is anticipated that expansion of Copthorne Infant and Leys Junior Schools will address demand for places from this development.
Land North of Denby	1800	360	The site currently falls within the normal areas of Street Lane, Denby Free CE, Kilburn Infant and Junior Primary Schools. A new 2 form entry primary school will be provided on the site. However, there will need to be an interim solution as the site is developed.
Newlands/Taylor Lane, Heanor	500	100	The two sites fall across the normal areas for Howitt Primary Community School, Aldercar Infant and Nursery School and Langley Mill Junior School. This number of pupils will require an expansion to the local primary schools.
Coppice Farm, Ripley	360	72	The site falls within the Waingroves Primary School. This number of pupils will require an expansion to Waingroves Primary School.
Hall Road, Langley Mill	60	12	The site lies in the normal areas of Aldercar Infant and Nursery School and Langley Mill Junior School. There may be a need to provide additional infant places at Aldercar Infant and Nursery School.
Chesterfield Road, Alfreton	300	60	Within the normal areas of Copthorne Infant School and Leys Junior School. The level of proposed housing development would require expansion to existing schools. Both the normal area infant and junior schools could expand but this would be subject to developer contributions towards the provision of additional school places.
Somercotes Hill, Somercotes	200	40	The site is within the normal areas of Somercotes Infant School and Somerlea Park Junior School. Expansion to both of the normal area primary schools would be required to accommodate the additional pupils.
Lily Street Farm, Derby Road,	600	120	The site is within the normal area of Swanwick Primary School,. The school

Swanwick			would not have sufficient capacity or be able to expand to accommodate the additional pupils. A full feasibility study to understand whether it is appropriate to seek provision of a new or a replacement primary school for this community is being undertaken.
Derwent Street, Belper	120	24	The site is within the normal area of Belper Long Row Primary School. The proposed level of development could be accommodated within the existing school site, subject to analysis of school numbers at the point of a planning application and developer contributions towards the provision at the school where necessary.
Asher Lane, Ripley	170	34	The site is within the normal area of Swanwick Primary School. The normal area primary school would not have sufficient capacity or be able to expand to accommodate the additional pupils. A full feasibility study to understand whether it is appropriate to seek provision of a new or a replacement primary school for this community is being undertaken.
Butterley Hall, Ripley	120	24	The proposed site is within the normal area of Ripley St John's CE Voluntary Controlled Primary School. The proposed development would require the provision of additional primary school places at Ripley St Johns CE Voluntary Controlled Primary School which would need to be funded via developer contributions.

**Table 3: Amber Valley Housing Sites and Primary School Provision**

## **South Derbyshire**

- 3.12 There are a number of housing sites within South Derbyshire where the provision of additional primary school places will be difficult and therefore new schools will be required in some locations. The areas of particular concern within the District are at Swadlincote and Woodville. Hilton is an area of concern, but permission was granted in March 2015 for a new primary school alongside 485 dwellings.
- 3.13 The table below indicates the expected approach for providing primary school places for each of the allocated sites in the area of South Derbyshire outside of the DUA:



<b>South Derbyshire (Non-DUA): Approaches to securing primary school places</b>			
<b>Site</b>	<b>No. Homes</b>	<b>No. Primary Pupils</b>	<b>Approach</b>
Land N of William Nadin Way/West of Depot, Swadlincote	600	120	<p>This covers three sites that total 600 dwellings and would therefore generate around 120 pupils. A planning application for part of the wider site was approved subject to the signing of a s106 agreement in June 2015.</p> <p>The 2 sites to the west and northwest fall within Stanton Primary School normal area which has no current capacity but has the ability to expand subject to receiving s106 monies. The site to the east and closest to Swadlincote town centre falls within Newhall Infant and Nursery School and Newhall Community Junior School which has the ability to expand subject to receipt of s106 monies.</p>
Broomy Farm, Woodville	400	80	<p>Broomy Farm is to be allocated for 400 dwellings which will generate 80 pupils.</p> <p>The site relates to the normal areas of four schools: Woodville Infant and Junior Schools, Hartshorne CE Primary School and Eureka Primary School. Woodville Infant and Junior Schools are currently at capacity on a shared site with no room at all for expansion. Expansion of Eureka Primary School will be undertaken to accommodate the growth from this site subject to receipt of s106 monies.</p>
Land in the vicinity of Church Street/Bridge Street/Moat Street	350	70	<p>The Church Street site has planning permission for 305 dwellings which would generate 61 pupils. The site falls within the normal area of St George's Primary School which is adjacent to the site. Currently, St George's Primary School is at capacity and has no room to expand, but as part of the</p>

			application additional land has been offered to allow for the school to expand appropriately, accommodating the additional growth.
Land at Aston Hall Hospital, Aston on Trent	100	20	<p>The site has permission for a care retirement village and 74 dwellings and will therefore generate 15 pupils.</p> <p>The site is within the normal area for Weston on Trent CE Primary School. As the site now has permission an education contribution has been sought to address the need for primary school places that will be generated from the site.</p>
Willington Road, Etwall	114	23	<p>This site is for around 100 dwellings which will generate 20 pupils.</p> <p>The site falls within the Etwall Primary School normal area. This scale of growth can be accommodated at Etwall Primary School with s106 funding for expansion.</p>
Longlands, Repton	100	20	<p>This site is for around 100 dwellings which will generate 20 pupils.</p> <p>The site falls within the Repton Primary School normal area. This scale of growth can be accommodated at Repton Primary School subject to receipt of s106 funding for expansion.</p>
Hilton Depot, The Mease, Hilton*	485	97	<p>The primary school in Hilton has reached a number on roll of 781 which is in excess of its net capacity of 770 pupils. This is due to significant amounts of house building in the village since the early 2000's. As this is excessively large for a primary school and generates particular pressures, it was clear that should any development take place in Hilton then a new primary school would be required.</p> <p>A site for 375 dwellings was suggested as an allocation which has since gained planning permission for 485 dwellings which will generate a further</p>

			97 pupils. As part of the application a new 1 form entry primary school will be built on site. This will have an impact on the existing school within Hilton which will be managed by the County Council in terms of normal area changes.
Land NE of Hatton	400	80	The proposed development at Hatton for 400 dwellings would affect Heath Fields Primary School with places to be found for around 60 additional pupils. Heath Fields Primary School is nearing capacity but does have the potential to expand through the addition of new classrooms subject to the receipt of s106 funding.
Drakelow Park	2,239	448	Drakelow has permission for 2,239 dwellings which will in total generate 448 pupils. Sufficient primary school places will be provided on site through the building of a 2 form entry school.

**Table 4: South Derbyshire Housing Sites and Primary School Provision**

\*Please note the figures used to arrive at the pupil yield for this site are based on the higher planning permission numbers given the significant increase above the local plan allocation.

## Secondary Education

- 4.1 Derby City uses a pupil yield of 20 secondary aged pupils per 100 dwellings, whilst Derbyshire County Council uses a pupil yield of 15 secondary and 6 post 16 pupils per 100 dwellings. As with primary schools the preferred method of accommodating growth in pupil numbers from housing developments is by expanding existing schools. However, as set out in the introduction to this paper the scale of growth in the HMA, particularly around the DUA, combined with the pressure on secondary school places due to growth in the existing population, means that options for a new secondary school need to be explored.
- 4.2 As a guide a new site of over 6,000 new homes would generate the need for a 1,200 place secondary school. Unlike primary schools the threshold for the requirement of a new secondary school is unlikely to be triggered from development from a single site. Accordingly, the strategic view of places at existing secondary schools needs to be taken into account in planning future provision of places, including the number of available and projected places and the ability of existing schools to expand.
- 4.3 The potential to expand a school requires analysis of land capacity for new building. There must be consideration of the number of forms of entry and how that would affect schools in terms of timetabling and curriculum planning, and in addition, sixth form numbers would need to be considered.
- 4.4 Any new secondary school would be an academy or a free school and would be subject to consultation and a competition process for the management of the school. It is not possible for either City or County Education Officers to direct expansion of provision at Academies, and therefore full consultation with the schools will need to be undertaken along with public consultation on any change to normal areas.
- 4.5 Whilst the cost of expanding an existing secondary school due to housing growth could reasonably be expected to be met through developer contributions (section 106 monies), the cost of a new secondary school, including land acquisitions is likely to be significant and beyond the scope of what s106 monies could reasonably deliver without affecting the viability of housing developments.
- 4.6 Department for Education (DfE) guidance estimates that the cost for a new 1,200 place secondary school to be built is a minimum of £25.5 million (excluding cost of site) and the land area required would be between 6.25 and 7.33 hectares<sup>2</sup>.

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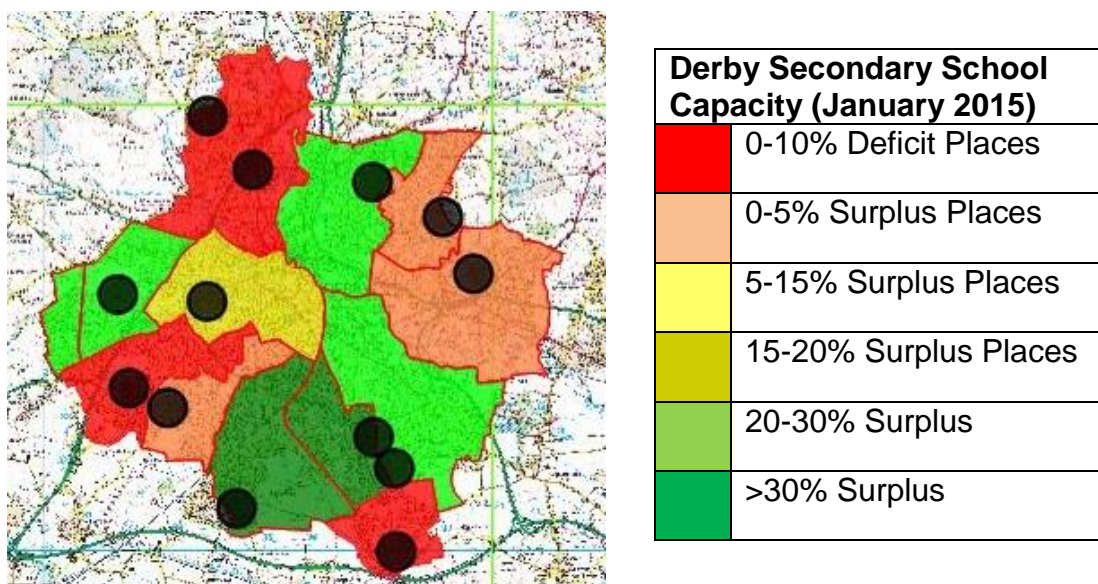
<sup>2</sup> [DfE: Building Bulletin 103, 2014](#)

4.7 The issue of funding a significant piece of infrastructure, such as a new secondary school, is further complicated by the limited capital funding available from LA's, the fact that DfE funding for a new school is only available to academy's or free schools and changes to rule surrounding the pooling of s106 contributions from more than 5 developments which came into force in April 2015 but dating back to April 2010.

**Derby Urban Area**

4.8 The impact of the proposed level of housing development across the DUA will affect all secondary schools within the City along with those schools in the County that serve the edge of the City.

4.9 The availability of places at existing secondary schools within Derby, taken as a snapshot in time, as part of the school census at January 2015, is shown on the map at Figure 2. It is of note that available places will reduce further as the higher primary school numbers currently being experienced feed through into secondary schools. A number of the City secondary schools are at capacity or it is projected that they will be at capacity by around 2019. Many have a limited potential to expand. The feasibility of expansion of some City schools has been undertaken to establish what additional capacity can be achieved.



**Figure 2: Derby Secondary School Capacity (January 2015)**

4.10 John Port School in South Derbyshire and The Ecclesbourne School in Amber Valley, both of which serve the DUA area, are at or near capacity currently. John Port School, in Etwall south west of Derby is already the largest secondary school in the County. It is approaching capacity and is projected to remain so for the next five years. Furthermore, this is an Academy and agrees a capacity with the Secretary of State and cannot be

required to change that number by the Local Authority. However, the School has indicated to the County Council that it would consider expansion. This is the subject of on-going discussion and is dependent on securing section 106 monies for capital investment.

- 4.11 The Ecclesbourne School in Duffield, North West of Derby occupies a constrained site with very limited possibility of further expansion.
- 4.12 The number of dwellings being planned across the DUA as part of the three HMA authorities' Local Plans is around 18,000. Some of these new homes have been built since 2011, some have planning permission and some will come forward in the respective authorities' Part II Local Plans or outside of the plan making process (windfalls).
- 4.13 Of the remaining new homes to be allocated as part of the three authorities' Part 1 Local Plans, more than 10,500 will be located around the southern edge of the DUA. Assessing these sites there will be around 2,100 pupils generated using the City and County standard formulae. Therefore, capacity would need to be found for this level of secondary pupil growth up to 2028. It is quite clear that alongside any expansion to existing schools that can occur there will be the requirement for at least one new secondary school within this southern part of the DUA to address the shortfall in capacity. The location and normal area of any new secondary school would need to be subject to very careful consideration between the two local authorities.
- 4.14 Derby City Council and Derbyshire County Council are working closely together with South Derbyshire District Council in order to bring forward a proposal for a new secondary school. On 21 January 2014, a paper was put to Derbyshire County's Cabinet to outline the pressure on secondary school places if the proposed housing developments within the HMA Local Plans were approved. The report received approval to initiate planning for the expansion of pupil places in South Derbyshire. Following discussions with the Planners and Education Officers at the City Council, it became clear that there is no appropriate site for the building of a new secondary school within the City. Therefore, possible sites within South Derbyshire are being explored in greater detail.
- 4.15 In the meantime the City Council's Cabinet noted on 14 March 2014 the scale of education infrastructure required and that work including feasibility studies and consultation with schools would be undertaken as part of developing a strategy for dealing with the school place planning implications of housing growth. Furthermore, the City Council Cabinet approved, in January 2015, the principle of the medium-long term plans for the expansion of Murray Park School, Mickleover and City of Derby Academy, Sinfin as part of the emerging sustainable secondary school strategy to respond to housing growth in the west and south of the City.

- 4.16 A further report was approved by the County Council's Cabinet in February 2015 to undertake consultation on possible locations for a new secondary school in South Derbyshire to serve housing growth within the southern DUA. The consultation ended on 3<sup>rd</sup> April 2015 and sought views on 4 broad locations for a new secondary school at:
- Findern;
  - Sinfin;
  - Boulton Moor; and
  - Melbourne
- 4.17 Following the end of the consultation period, the County Council are now in the process of reviewing the consultation responses and updating their assessment of the initial four locations in light of the consultation comments made. This will include an assessment of any new locations submitted through the consultation. Following this process the County intend to identify a preferred and a reserve site for the new secondary school. Derbyshire County Council Cabinet will consider the outcomes of the consultation, the additional assessment undertaken including new locations, and be asked to decide formally on a preferred and a reserve site. Approval will also be sought to do more work on the preferred and reserve sites, including on transport impacts.
- 4.18 It is intended that a site or sites for the new school in South Derbyshire will form part of South Derbyshire's Local Plan Part 2 consultation and subsequent document, following notification from Derbyshire County Council.
- 4.19 Introducing a new secondary school and expanding existing schools will mean that normal areas will have to change but as the location of the new school and expansions are as yet unknown it is difficult to list the solutions by sites. Instead, the table below sets out the sites, the number of pupils expected to arise from each development and the normal area the sites currently sit within. The sites are grouped by normal areas to see where pressures exist.

<b>Broad Locations / Strategic Sites</b>	<b>No. Homes</b>	<b>*No. Secondary Pupils, secondary/post-16 split (County sites)</b>	<b>Current Normal Area</b>
<b>Land South of Chellaston:</b>			
Land off Holmleigh Way (DCC)	40	8	Chellaston Academy (Noel Baker School from September 16)
Land west of Holmleigh Way (SDCC)	150	30	Chellaston Academy (Noel Baker School from September 2016)
Woodlands Farm (DCC)	60	17	Chellaston Academy
Chellaston Fields (SDDC)	500	75/30	Chellaston Academy has taken a decision to remove the site from its catchment area from September 2015.
<b>Sinfin, Stenson Fields and Osmaston:</b>			
Sinfin Lane & Goodsmoor Road (DCC)	700	140	City of Derby Academy
Osmaston Regeneration Area (DCC)	600	120	Merrill Academy
Wragley Way (DDC)	180	36	City of Derby Academy
Wragley Way (SDDC)	1,950	293/117	Chellaston Academy/City of Derby Academy/John Port Academy
Stenson Fields	500	75/30	City of Derby Academy from September 2015
<b>Boulton Moor (DCC and SDDC):</b>			
Fellow Lands Way (DCC)	200	40	Noel-Baker School from September 2015
Boulton Moor (DCC)	800	160	Noel-Baker School
Boulton Moor (SDDC)	1,948	292/117	Noel Baker School
<b>Mickleover, Mackworth and Littleover:</b>			
Onslow Road (DCC)	200	40	Murray Park School
Hackwood Farm (DCC)	400	80	Murray Park School/John Port Academy



Hackwood Farm (SDDC)	290	58	Murray Park School/John Port Academy
Mackworth College (DCC)	220	44	Murray Park School
Manor Kingsway (DCC)	700	140	The Bemrose School
Ryknel Road (DCC)	900	180	Littleover Community School
Primula Way (SDDC)	511	77/31	John Port Academy
Highfields Farm (SDDC)	1200	180/72	John Port Academy
Radbourne Lane (AVBC)	500	75/30	The Ecclesbourne School
Radbourne Lane Extension (AVBC)	70	10/5	The Ecclesbourne School
<b>City Centre:</b>			
Castleward & Former DRI Site (DCC)	1,200	240	The Bemrose School
City Centre	1,000	<30	The Bemrose School
<b>Chaddesden and Oakwood:</b>			
Brook Farm (DCC)	275	55	Lees Brook Community School
Land South of Mansfield Road, Oakwood (DCC)	200	40	Da Vinci
<b>DUA Total</b>			
<b>Non DUA Sites With Potential to Impact on DUA Secondary Solution:</b>			
Former Aston Hall Hospital (SDDC)	100	15/6	Chellaston Academy
Land NE of Hatton (SDDC)	400	60/24	John Port Academy
Willington Road, Etwall (SDDC)	114	17/7	John Port Academy
Longlands, Repton (SDDC)	100	15/6	John Port Academy
Land off the Mease, Hilton (SDDC)	485	73/29	John Port Academy

**Table 5: Derby HMA Sites and Secondary Normal Areas**

\* These figures are based on each of the Local Authority's respective pupil yield figures

## **Outside the DUA**

- 4.20 Outside the DUA and the specific schools described in the previous section the secondary school picture is generally less constrained. In most instances capacity for pupils from the housing sites can be created by expanding existing schools. The specific circumstances for Amber Valley and South Derbyshire are set out below.

### **Amber Valley**

- 4.21 Secondary school places for sites to be allocated can be provided through existing surplus capacity at existing schools or the expansion of existing schools.
- 4.22 As previously listed in paragraph 3.10 there are a number of new sites that have been included and could have an impact across secondary schools that have previously not been considered or may have a greater cumulative impact on secondary schools that had been considered. The anticipated approach to provide secondary places to serve pupils arising from the housing sites in Amber Valley are set out below.

<b>Amber Valley (Non-DUA): Approach to securing secondary school places</b>				
<b>Broad Locations / Strategic Sites</b>	<b>No. Homes</b>	<b>No. Secondary Pupils</b>	<b>No. Post 16</b>	<b>Approach</b>
Chesterfield Road, Alfreton	300	45	18	The site is within the normal area of Alfreton Grange Arts College which has a current net capacity of 1,036 pupils and is projected to have 611 pupils on roll in five years. It is proposed to replace the existing school with a building with a capacity of 700 pupils and the additional pupils from this proposed site could be accommodated in the new school
Outseats Farm, Alfreton	500	75	30	Secondary school places can be provided through existing surplus capacity at existing schools or the expansion of existing schools.
Somercotes Hill, Somercotes	200	30	12	These sites fall within the normal area of Swanwick Hall School. The additional 970 dwellings being planned for within the normal area of Swanwick Hall School would generate approximately 146 secondary and 9 post-16 pupils. The scale of development would require expansion of Swanwick Hall School. The school includes a listed building and any expansion would be subject to funding from developer contributions and an architect's feasibility study to understand how the school could be reconfigured and expanded to provide the places required to accommodate the additional pupils arising from the scale of proposed development in the area.
Lily Street Farm Derby Road, Swanwick	600	90	36	
Asher Lane, Ripley	170	26	11	
Coppice Farm, Ripley	360	54	22	Secondary school places can be provided through existing surplus capacity at existing schools or the expansion of existing schools.
Land North of Denby	1800	270	108	It is likely that secondary school provision will be provided by extending the existing John Flamsteed School adjacent on to the site. The precise way in which secondary school places will be provided for the new residents will require on-going liaison with the education authority.
Newlands/Taylor Lane, Heanor	500	75	30	Secondary school places can be provided through existing surplus capacity at existing schools or the expansion of existing schools.

Derwent Street, Belper	120	18	8	The site is within the normal area of Belper School and Sixth Form Centre which has a current net capacity of 1402 pupils and is projected to have 1179 pupils in five years. The scale of development in the area could be accommodated at the existing school subject to analysis of pupil numbers at the point of an application and developer contributions towards additional provision where necessary.
Butterley Hall, Ripley	120	18	8	The site is within the normal area of Mill Hill School, which has a current net capacity of 1348 pupils and is projected to have 658 pupils on roll in five years. The normal area school could accommodate the additional secondary and post 16 pupils from development at this site without the need for additional places to be provided.
Hall Road, Langley Mill	60	9	4	The site is within the normal area of Aldecar Community Language College, which has a current net capacity of 1173 and is projected to have falling pupil numbers with 603 pupils on roll in five years.

**Table 5: Amber Valley Housing Sites and Secondary School Provision**

## **South Derbyshire**

- 4.23 Outside of the DUA the three remaining secondary schools in South Derbyshire are located in Swadlincote and are under differing amounts of pressure. The William Allitt School is a popular and successful school but the current site is too small without any further numbers being added, so an alternative solution needs to be found for developments in the normal area of this school. Granville Community School and The Pingle School both have some capacity and the ability to expand.
- 4.24 The anticipated approach to provide secondary places to serve pupils arising from the housing sites in South Derbyshire are set out below.

<b>South Derbyshire: Approach to securing secondary school places</b>				
<b>Site</b>	<b>No. Homes</b>	<b>No. Secondary Pupils</b>	<b>No. post-16</b>	<b>Approach</b>
Land N of William Nadin Way/West of Depot, Swadlincote	570	85	34	<p>This covers three sites which all have planning permission (subject to signing of a s106 agreement) for a total of 570 dwellings.</p> <p>The 2 sites to the west and north west fall within The William Allitt normal area which has no current capacity and can't expand easily but can adapt some classrooms subject to receiving s106 monies. The site to the east and closest to Swadlincote town centre falls within The Pingle normal area which has the ability to accommodate this level of pupil growth.</p>
Broomy Farm, Woodville	400	60	24	<p>The site has a current planning application in for 400 dwellings which will generate around 80 secondary and post-16 pupils which Granville Community College will be able to accommodate within its existing capacity.</p>
Land in the vicinity of Church Street/Bridge Street/Moat Street	350	52	21	<p>The Church Street site has planning permission for 305 dwellings. An education contribution has been agreed which could be used for either The Pingle or Granville Community College.</p>
Land at Aston Hall Hospital	100	15	6	<p>The site has permission for a care retirement village and 74 dwellings and will therefore generate 15 pupils.</p> <p>A s106 contribution has been agreed for the number of pupils generated.</p>
Willington Road, Etwell	114	17	7	<p>This site has been granted permission for 100 dwellings and a further application has been received to increase that by another 100 dwellings.</p> <p>The site falls within the John Port Academy normal area which has room to accommodate this level growth through expansion with s106 monies.</p>

Longlands, Repton	100	15	6	
Hilton Depot, The Mease, Hilton*	485	72	29	A site for 375 dwellings was suggested as an allocation which has since gained planning permission for 485 dwellings which will generate a further 97 pupils.  The site falls within the John Port Academy normal area which subject to s106 monies is able to accommodate this level of growth.
Land NE of Hatton	400	60	24	This site sits within the normal area of John Port Academy which subject to s106 monies is able to accommodate this level of growth.
Drakelow Park	2,239	334	134	This site has planning permission and an education contribution was secured through the s106.

**Table 6: South Derbyshire Housing Sites and Secondary School Provision**

\*Please note the figures used to arrive at the pupil yield for this site are based on the higher planning permission numbers given the significant increase above the local plan allocation.

## **Next Steps**

- 5.1 Education and Planning colleagues from the respective authorities will continue to work together on this process to inform the additional work required to test the appropriateness of the preferred and reserve secondary school site and identify which options, for wider education provision, can be considered further. Key decisions and further work are likely to focus on:
- The degree to which expansion of schools within the City may contribute to the need for additional new secondary and post 16 pupil places;
  - The timing of the delivery of the new secondary school, though it is understood that presently this will not be within the first 5 years of the respective Local Plan, plan periods, i.e. not before 2016;
  - Assessing the size of new school required;
  - Assessing the cost of the delivery of the new school, including land acquisition;
  - The availability of developer funding, through either s106 or CIL, and other available funding mechanisms to plug the likely funding gap.
  -
- 5.2 Further work will be undertaken with Head Teachers and School Governors. This is particularly important due to many of the involved schools being academies and therefore setting their own admissions policies and normal areas.