

Statement of Common Ground EDUCATION

Lodge Farm

Prepared by:

Barbak Consultants

On behalf of:

St Modwen Properties Plc

And by:

Infrastructure and Regeneration

Warwickshire County Council

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THIS STATEMENT OF COMMON GROUND HAS BEEN AGREED BY:

WARWICKSHIRE COUNTY COUNCIL

Signed 

Name..... Janet Neale

Dated.....21st January 2018

ST MODWEN PROPERTIES PLC

Signed 

Name.....Barbak Yamini

Dated.....21st January 2018

1. INTRODUCTION

- 1.1 This Statement of Common Ground ("**SoCG**") has been prepared by Barbak Consultants on behalf of St Modwen Plc ("**Promoter**") in relation to a site known as Lodge Farm, near Onley.
- 1.2 This SoCG supports the vision and delivery document submitted by the Promoter of the Lodge Farm ("**LF**") in the Rugby Borough Council emerging Local Plan Policy DS10. References to "the **Parties**" in this SoCG means the Promoter and the County Council ("**WCC**").
- 1.3 This SoCG sets out a written statement of factual information about the Proposal, which is not disputed by the County Council.

2. BACKGROUND

- 2.1 The Proposal is for up to 1500 dwellings on a new development on land at Lodge Farm, near Onley in the administrative area of Rugby Borough Council.
- 2.2 For the purposes of pre-school and school provision the Proposal provides for an additional 1500 dwellings.
- 2.3 As an early response, the County Council identified that was no local schools' infrastructure and requested provision of two to three forms of entry of primary school with early years facilities and contributions towards, Secondary Education, Sixth Form Education, Primary Special Needs Education and Secondary Special Needs Education. It sought a site for a primary school. The response advised insufficient surplus secondary school and sixth form capacity and thus a contribution to provide additional places was necessary. Finally, the response advised that there was no surplus capacity at any of the Special Schools in the County and a development of 1500 homes was likely to yield a demand for 35 SEN places. A contribution was sought.
- 2.4 Significant work with the County Council's Education colleagues clarified in more detail how school pupil numbers are likely to build up against the planned trajectory of dwelling delivery. It became clear that the peak number of pupils would not exceed two forms of entry and a two form entry primary school with early years provision was the appropriate mitigation, though capacity to expand to meet other local need is allowed for. Secondary school provision would be made at the new secondary school proposed for the larger development at Rugby South West. (Table 1)

3. Number of Children by age, at July each year																						
Year	Age of Children																	Total pupils			Completions	
	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	Pri	Sec		16+
2023	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	8	5	0	24
2024	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	3	2	35	23	2	101
2025	8	9	9	9	9	9	9	9	9	9	9	8	8	8	8	8	7	4	61	40	5	178
2026	12	12	12	12	12	12	12	12	12	12	12	11	11	12	12	12	10	8	87	58	8	254
2027	14	15	16	16	16	16	16	16	16	16	16	15	15	15	15	15	14	12	114	75	11	331
2028	17	18	19	20	20	20	20	20	20	20	20	18	18	18	18	19	18	16	140	92	14	408
2029	20	21	22	23	23	24	24	24	24	24	24	22	22	22	22	22	22	20	166	109	18	485
2030	22	23	25	26	27	27	27	28	28	28	28	25	25	25	25	25	25	23	191	126	21	562
2031	24	26	27	28	30	30	31	31	31	31	31	28	28	29	29	29	29	27	216	143	24	638
2032	26	28	29	31	32	33	34	35	35	35	35	32	32	32	32	32	33	31	239	160	27	715
2033	28	30	32	33	35	36	37	38	38	39	39	35	35	35	36	36	36	34	262	177	30	792
2034	30	32	34	35	37	39	40	41	42	42	42	39	39	39	39	39	40	38	282	194	33	869
2035	32	34	36	37	39	41	42	44	45	45	46	42	42	42	42	42	43	41	302	211	36	946
2036	38	40	42	43	45	47	48	50	51	52	53	49	49	49	49	49	49	47	346	245	41	1022
2037	40	42	44	45	47	49	50	52	54	55	56	51	52	52	53	53	55	50	362	261	45	1099
2038	42	44	46	47	49	51	52	54	56	57	59	54	55	56	56	56	58	56	378	278	49	1176
2039	44	46	48	49	51	53	55	56	58	60	61	56	58	58	59	59	62	60	393	291	52	1253
2040	46	47	49	51	53	55	57	58	60	62	63	59	60	61	62	63	65	63	408	304	55	1330
2041	45	47	49	51	53	55	57	58	60	62	63	59	60	62	63	63	68	66	407	306	57	1406
2042	43	45	47	49	51	53	55	57	58	60	62	57	59	60	62	63	68	68	395	300	58	1440
2043	42	43	45	47	49	51	53	55	57	58	60	56	57	59	60	62	67	68	383	293	58	1440

Table 1: The application of the RBC area pupil yields by year of age for each year of development

3 COMMUNITY INFRASTRUCTURE CONCEPT

3.1 Amongst other things, Policy DS10 makes provision for the Primary School.

3.2 The draft Local Plan envisages Lodge Farm delivering at a minimum (baseline) rate of 80 dwellings per annum from 2023 (25 in the first year) through to 2042. Table 2

Year	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Delivery	25	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	35	0
Dwellings	25	105	185	265	345	425	505	585	665	745	825	905	985	1065	1145	1225	1305	1385	1465	1500	1500
Population	63	266	468	669	870	1071	1271	1470	1669	1868	2066	2264	2461	2657	2853	3049	3244	3439	3633	3723	3705
Av Hsehold Size	2.53	2.53	2.53	2.53	2.52	2.52	2.52	2.51	2.51	2.51	2.50	2.50	2.50	2.50	2.49	2.49	2.49	2.48	2.48	2.48	2.47
0-4	5	20	34	49	62	75	88	99	110	120	130	140	150	175	185	194	204	213	214	208	202
Primary Phase	8	35	61	87	114	140	166	192	217	241	264	286	307	353	372	390	408	425	428	418	409
Secondary Phase	5	23	40	58	75	92	109	126	143	160	177	194	211	245	261	277	292	306	310	305	299
Sixth Form	0	2	5	8	11	14	18	21	24	27	30	33	36	41	45	49	52	55	57	58	58

Table 2: Dwelling delivery: Average Household Size: Overall Population: Pre-school and School Age Numbers by Education Phase

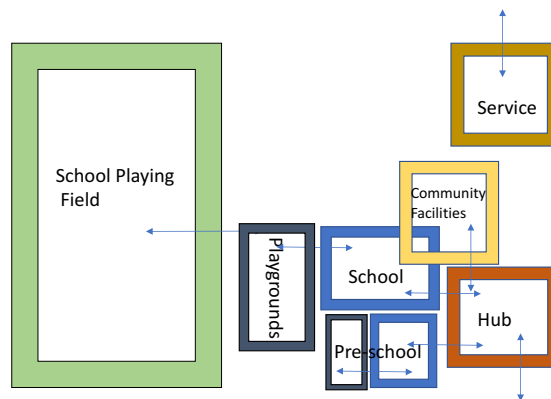
3.3 Population growth in the development is likely to be of the order of 200 persons per annum and sustainable community facilities will need to be in place early on but at a scale proportionate to the population. Table 3

Year	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
GP	0.05	0.19	0.34	0.49	0.64	0.73	0.93	1.07	1.22	1.36	1.51	1.65	1.8	1.94	2.08	2.23	2.37	2.51	2.65	2.72	2.72
GP Consulting Room			1	1	1	1	1	1	2	2	2	2	2	2	3	3	3	3	3	3	3
Treatment Room						1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Primary School	Hall / Office etc																				
Classrooms	2	3	3	4	4	7	7	7	8	10	10	12	12	14	14	14	14	14	14	14	14
Nursery		1 room						2 room							3 room						

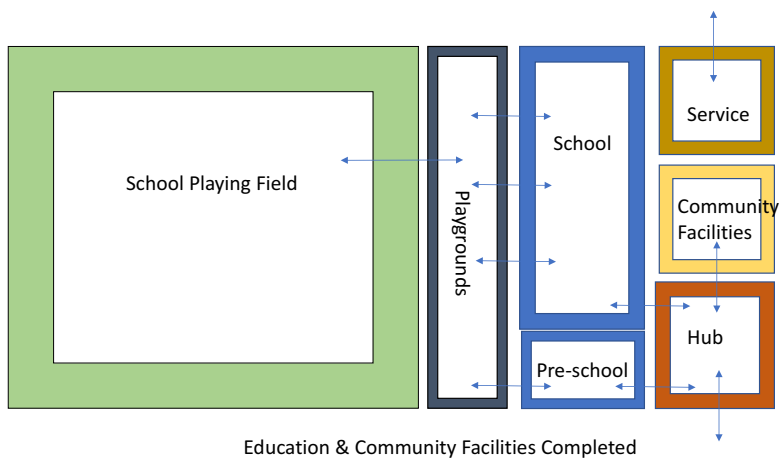
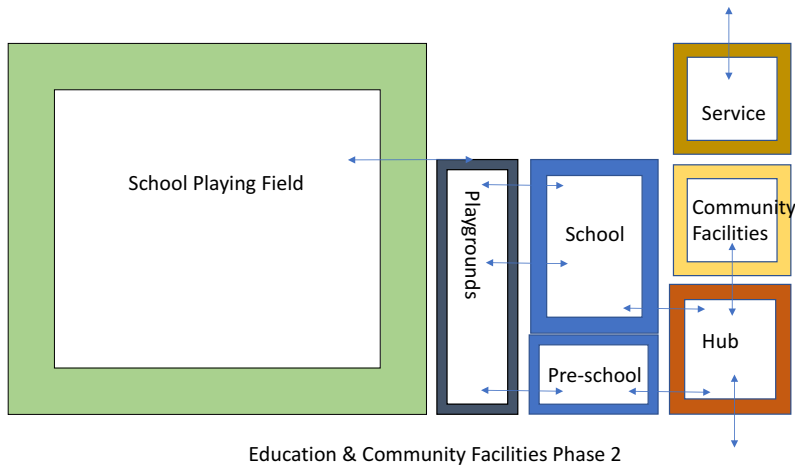
Table 3: Health & Education: Physical Accommodation Needs by Year of Development

3.4 As far as it is possible whilst not compromising any safeguarding issues, the community infrastructure will be designed on an integrated basis so that early provision of space can be safely used for another community purpose, whilst maintaining in full at all times the necessary area for the school.

SCHEMATICS



Education & Community Facilities Phase 1



3.5 The Hub is conceived as the physical access to all of the community facilities: pre-school; school; health; information; etc., thus creating a location for social engagement from the outset. It will act as the Social Incubator for the new community: generating social capital.¹

4 COMMUNITY INFRASTRUCTURE PROVISION (EDUCATION)

4.1 It is proposed that ultimately the core community facility will be based on circa 3,000m² of built space on 2.2ha of land.

¹ To be a community, it needs to be an amalgamation forming a vibrant, multi-dimensional network. As a new emergent and emerging community, the growing physical infrastructure interacts with the growing population in a variety of ways. The Hub provides the natural heart.

- 4.2 This will allow other community facility providers, for example, public library, if static provision is required (by the County Council), youth outreach, and volunteer run facilities to be located in the community facility area and/or the Hub.

LODGE FARM					
		Site (ha)	Building (m2)	Parking	
	Primary School	1.84	2072	40 spaces	752m2
	Medical Centre	0.085	450	10 spaces	265m2
	Police Office	0.01	25	2 spaces	50m2
	Community Hub	0.025	150	2 spaces	50m2
	Pre-School	0.0845	280	8 spaces	250m2
	Float	0.1555			
		2.2	2977		1367

- 4.3 It is hoped that the emerging community will see the opportunities – community café, post sorting office (for receiving undeliverable parcels and packages), etc., all of which can be found space within the community area/hub. It should also allow for community activities and community functions.

5 MATTERS AGREED BETWEEN THE PARTIES

5.1 The description set out in paragraph 2 of this SoCG.

5.2 The Rugby Borough Council Planning Obligations SPD March 2012 Section 8 Education amended by such updates to the calculator attached as Appendix 1 and taking into account the scaling impact of a twenty-year delivery at paragraph 2.4, above.

5.3 Education

5.3.1 The Parties agree that the County Council is the Local Authority (for Education and Children's Services) is the strategic planner for schools and school places with a statutory duty to secure sufficiency and diversity of provision for its area.

5.3.2 The Parties agree that the County Council has requested:

- a) the provision of additional places for Early Years Education;
- b) a site for a primary school;
- c) the provision of additional primary school places;
- d) contributions for the provision of additional secondary and sixth form places;
- e) contributions for the provision of primary school and secondary school special education needs places;

5.3.3 The Parties agree that Lodge Farm being delivered over a two decade period needs special measures to ensure a sustainable provision throughout and the shared use of developer provided premises, subject to proper safeguarding, is the correct delivery model.

5.4 Planning Obligations

5.4.1 The Parties agree that planning obligations will be due provided that they are demonstrably necessary for the development in planning terms, directly related to the Application and fairly and reasonably related in scale and kind to the development – in this case as the development grows.

- 5.4.2 The Parties agree that the RBC SPD identifies a pupil yield, per year of age from new developments, per 100 dwellings, but that due to the extended development period there is a scaling factor that indicates a reduced requirement for school places. That, on the equivalent basis, the need arising is 2 forms of entry (that is, a peak of just under 420 primary school places required rather than the 482 places indicated without scaling).
- 5.4.3 Assuming an average dwelling mix, the applicable 1500 qualifying dwellings proposed equates to:
- f) 52 pre-school child places
 - g) 420 primary pupil places
 - h) 350 secondary pupil places (including sixth form)
 - i) 12 special school places for primary pupils with Special Education Needs
 - j) 17 special school places for secondary pupils with Special Education Needs
- 5.4.4 The Parties agree that they will agree a primary school and a pre-school delivery trajectory that provides sufficient primary school and pre-school places to match the delivery of housing and that the initial minimum requirement is the equivalent to the smallest currently operating state-funded primary school in the County.
- 5.4.5 The Parties agree that for 1500 qualifying dwellings a financial contribution that is, at the current cost multiplier:
- k) £TBA for Secondary and Sixth Form Education;
 - l) £TBA for Primary SEN Education;
 - m) £TBA for Secondary SEN Education; plus
- 5.4.6 The Parties agree that Rugby has a diverse secondary school provision and that as all secondary school provision; existing and proposed, is more than 3 miles away, the opportunities for school choice underwritten by the County school transport arrangements are very wide. The Parties agree that WCC, in meeting its statutory obligations to increase opportunities for parental choice of school may need to apply the contributions under 5.4.5 (k) at different locations. Further, the Parties agree that that may require a school site(s) where not landlocked to expand and may involve a contribution to address this.
- 5.4.7 The Parties agree that the calculated sums (varied only by the number of qualifying dwellings) for the cost multipliers are indexed using the BCIS All-in Tender Price Index.
- 5.5 The Parties agree that the current cost multiplier, which mirrors the multiplier used by the Department for Education for funding new pupil places, on a per pupil place basis, is, because of parity with public funding, fair and reasonable.
- 5.6 The Parties agree that the request made by WCC is a fair and reasonable assessment of the of the education needs arising out of the development.
- 5.7 The Parties agree that the Promoters proposals offer a proportional provision at each stage of development of an innovative new garden village

6 MATTERS NOT YET AGREED BETWEEN THE PARTIES

None