

Appendix G – Pupil Roll Forecasts and Site Appraisal

Site Option Assessment

Proposed Secondary School

South Leamington

October 2018

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Table of Contents

Summary of Secondary School Proposal	4
Secondary School Requirement	5
Glossary	6
Index of Sites	7
Myton Gardens	8
Site Plan.....	9
County Land, Europa Way.....	10
Site Plan.....	11
Harbury Lane Playing Fields	12
Site Plan.....	13
Land South of Grove Farm	14
Site Plan.....	15
Former Heathcote Sewage Works	16
Site Plan.....	17
Land South of Gallows Hill.....	18
Site Plan.....	19
Strawberry Fields	20
Site Plan.....	21
The Asps.....	22
Site Plan.....	23
Publication	24

Summary of Secondary School Proposal

Warwickshire County Council has the Statutory Responsibility to secure sufficient early years and childcare places and to ensure sufficient school and post 16 places exist to meet local demand. The proposed growth across South Leamington/Warwick requires a significant increase in the number of early years, school, and post 16 places available to accommodate those additional children generated as a result of the housing development across the area.

The allocation of land for education is dealt with under policy DS12 in the adopted Warwick District Local Plan. The history of the current allocation ED1 for secondary school provision was outlined during the Local Plan Examination under Matter 8. In brief the current land allocation was sized and located as to allow for the expansion of the existing Myton School. Based on the development proposed in the emerging Local Plan at that time it was expected that, in combination with a more modest expansion of the existing Campion School, there would be sufficient provision to accommodate the additional children generated by development. Following several additional housing developments gaining approval at planning appeal it became apparent that a new secondary school would be needed to provide the additional capacity required, and at the same time provide parental choice without any one school becoming unmanageably large. Therefore Warwickshire County Council has identified the need for a new Secondary School in the South Leamington/Warwick area to accommodate the growing demand for secondary school places.

The current allocation ED1 – Myton comprises of a 7 hectare site allocated for education as part of the development now known as Myton Green. The utilisation of this site for new Secondary education provision of a 1200 place secondary school (including 6th form) as required to meet the expected need would provide severe limitations to the accommodation delivered and likely result in a shortfall of necessary sports and recreation space as required for a secondary school.

The location of the school is also less than ideal given the configuration of new housing. A school that sits more evenly between Myton and Campion will improve accessibility, and impose a more balanced burden on the road network at peak times.

Warwick District Council supports the need to provide additional secondary school places. In helping to provide a new school the District Council would like to ensure enhanced and shared sports and leisure facilities for use by the wider community.

This paper sets out the criteria for the selection of an appropriate site for the proposed secondary school and provides an assessment of the suitability of the sites identified.

Secondary School Requirement

The proposed secondary school is intended to meet the need for school places arising as a direct result of the housing development across South Leamington/Warwick.

Secondary school pupil number forecasts, as shown in Table 1, continue to reflect the overall position as at the time of the local plan inspection with a shortfall of secondary school places expected from September 2019 and increasing year on year as larger primary school cohorts transfer to secondary and development progresses bringing more families into the local area.

Table 1 – Secondary pupil numbers forecasts (September 2018):

Planning Area	Academic Year	Year 7 Capacity – PAN	Year 7 Forecast Pupil Numbers	Available Capacity (4% target)	Total Capacity	Total Forecast Number On Roll	Available Capacity (4% target)
Leamington and Warwick	2018/19	1026	943	8%	5130	4769	7%
	2019/20	1026	1040	-1%	5130	5074	1%
	2020/21	1026	1038	-1%	5130	5267	-3%
	2021/22	1026	1129	-10%	5130	5547	-8%
	2022/23	1026	1156	-13%	5130	5803	-13%
	2023/24	1026	1223	-19%	5130	6090	-19%
	2024/25	1026	1277	-24%	5130	6278	-22%

Plans are currently being progressed to expand Champion School by 55 places per year group from 2020 as the first step to meeting the expected short fall, however this will still leave an increasing short fall of secondary school places as development progresses that will justify a new 1200 place secondary school opening from 2023, with additional interim measures being put in place at existing provision prior to this new school opening.

The new school will be a 1200 place Secondary School, including Sixth Form. The County Council intend to be able to provide an ‘all through’ education facility and so the site shall also be able to accommodate a 420 place Primary School and Early Years/Nursery provision and also allows for the inclusion of Special Educational Needs provision..

A site of approximately 10 hectares is required. An important consideration is to ensure that the location of the new school falls within a 3 mile walking distance from the intended pupil’s home locations.

The new school will be required to provide shared access to new sports and leisure facilities for the local community. These will be designed into the school requirement from the outset.

Site Review

A review of 8 potential sites has been undertaken and the findings are set out in the tables in the remainder of this report. The conclusion of the exercise is that the only site that is considered to be suitable, available and achievable is land south of Grove Farm (Site ED4).

Glossary

Site Details	
Site Size	The gross area of the site.
Source	This relates to the way in which the site became known e.g. County, District or Parish Council.
Suitability for Secondary School	
Location	<p>The location of the site in relation to settlements will impact on its sustainability in relation to access to public transport, jobs and services.</p> <p>Proposed Secondary School is intended to meet the need for school places arising as a direct result of the housing development across South Leamington/Warwick. Main consideration is ensuring location of the new school falls within a 3 mile walking distance from the intended pupil's home locations.</p>
Policy Restrictions	Current policy restrictions in either national, regional or local policy documents are noted.
Physical Constraints	<p>This includes physical aspects directly affecting the site such as flood risk, protected trees and woodland, public footpaths, ground contamination, access difficulties, overhead power lines.</p> <p>A site of approximately 10 hectares is required for a 1200 place Secondary School (including 6th Form) plus room for longer term expansion should it be required, and a 420 place Primary School and Early Years/Nursery provision , as well as Special Education Needs provision. The 10 hectares includes the required indoor and outdoor sports facilities/playing fields.</p>
Potential Impacts	This is the impact of potential development on the surrounding area such as on areas of high landscape value, Conservation Areas, potential Sites of Interest for Nature Conservation (SINCs), Nature Reserves, high quality agricultural land or on adjoining land use activities
Environmental Conditions	This includes aspects of the site's location which may impact on the learning environment such as proximity to areas which are the source of noise or atmospheric pollution or which are of poor environmental quality as well as, for example, the remoteness of the site in terms of access to public transport, jobs and services
Overall Suitability	Where any of the above constraints cannot reasonably be overcome the site may be considered to be unsuitable either totally or in part. Where there is a current designation, such as Green Belt, the site may be assessed as "potentially suitable".
Availability	This is informed through contact with the owner/developer. In some cases, availability may depend upon the relocation of an existing use.
Achievability	This is only assessed in the case of sites with some element of suitability. The main consideration will be whether the development would be viable, taking into account the measures needed to secure a suitable development.

Index of Sites

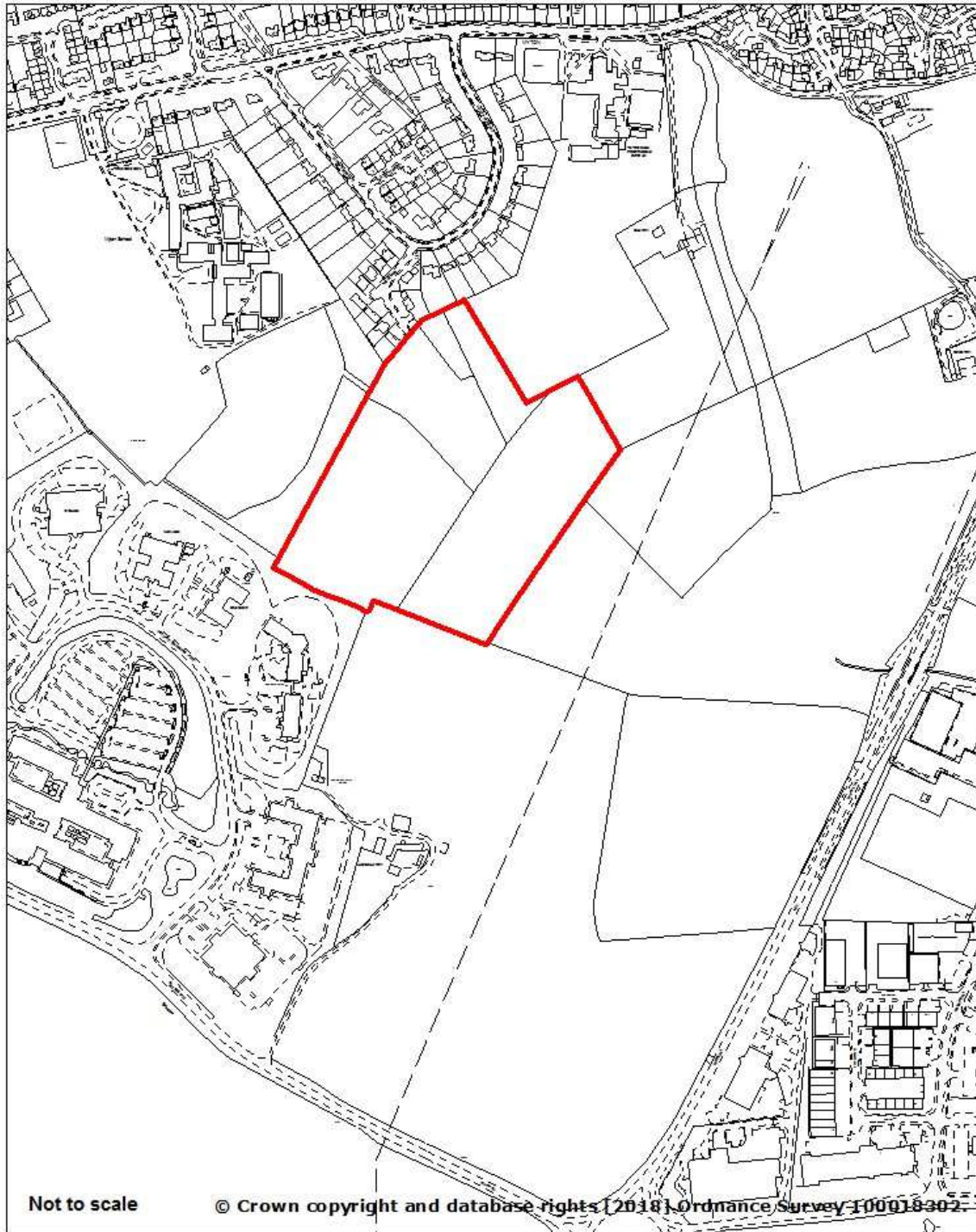
Site Ref	Site Name	Site Area
ED1	Education Site, Myton Gardens	7.5 Ha
ED2	County Land, Europa Way	24.6 Ha
ED3	Harbury Lane Playing Fields	17.5 Ha
ED4	Land south of Grove Farm	16.6 Ha
ED5	Heathcote Sewage Works	13.2 Ha
ED6	Land South of Gallows Hill	21.7 Ha
ED7	Strawberry Fields	13.9 Ha
ED8	The Asps	57.7 Ha

Myton Gardens

Site Ref	ED1	Site Name	Education Site, Myton Gardens
Site Size	7.5 Ha	Settlement	Warwick
Source	WDC	Land Type	Greenfield
Adjacent/Overlapping Site		Myton Gardens (H01)	

Suitability for Secondary School	
Location	Adjacent to Warwick Leamington urban area. Immediately adjacent to Myton School.
Policy Restrictions	Education use (ED1)
Physical Constraints	Site area does not meet the minimum required by County Council. Proximity to existing Myton School likely to be problematic. Access to be provided by adjacent residential development.
Potential Impacts	Site is allocated for Secondary educational use, but the S106 would allow for other education/community sport use. Proposed use is for SEND Provision, Primary School and associated facilities.
Environmental Conditions	Satisfactory.
Overall Suitability	Site not large enough for standalone secondary school. Proximity to Myton School likely to be problematic.
Availability	
Land is being transferred to Warwickshire County Council.	
Achievability	
Not achievable as site does not meet minimum size requirement.	

Site Plan



Site Area: 7.5 ha

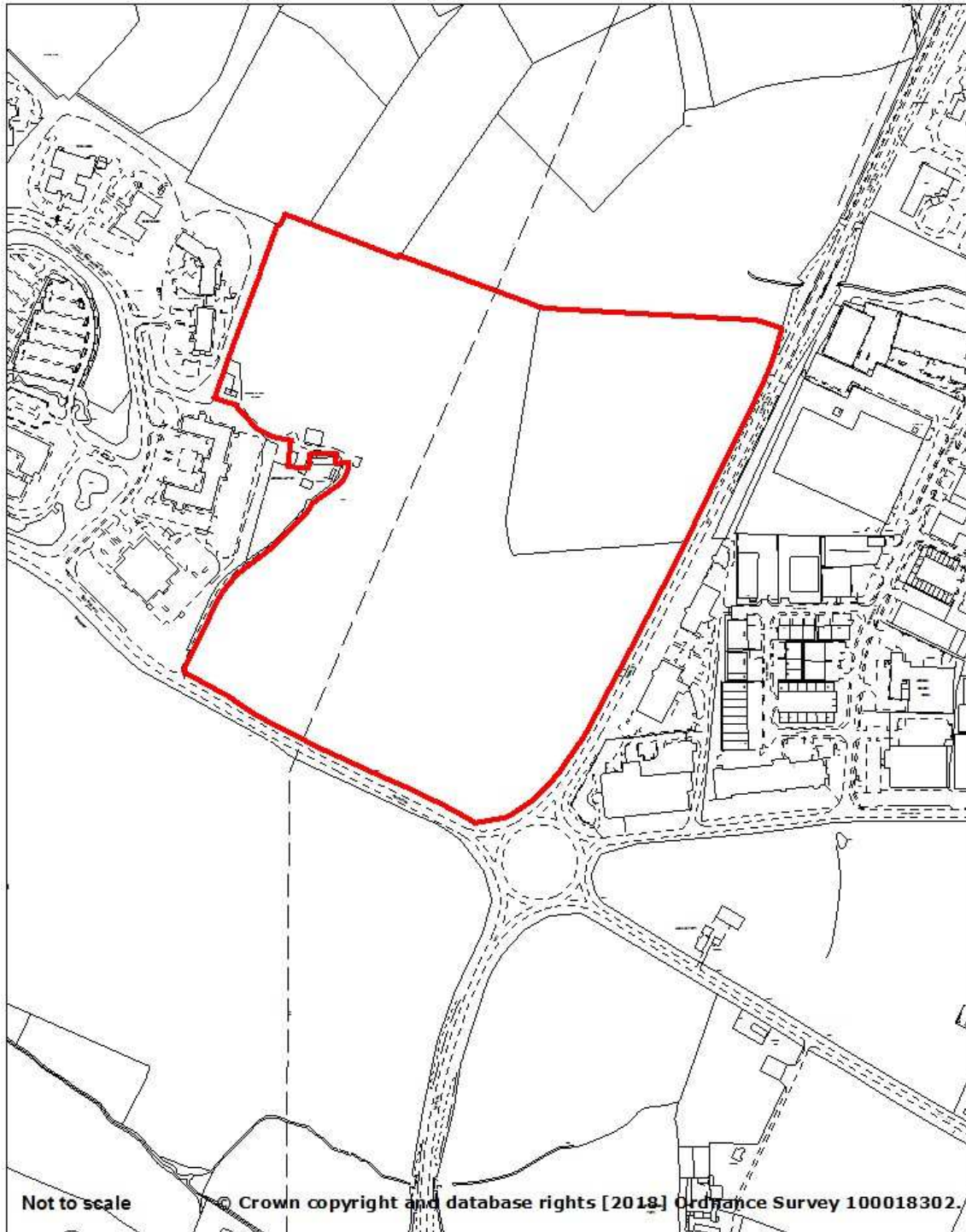
	ED1 Education Site, Myton Gardens		
	Scale: 1:5000 @A4 Drawn By: AJ	Date: 25 September 2018	
Riverside House, Milverton Hill, Royal Leamington Spa, Warwickshire. CV32 5HZ		Tel: 01926 410410	

County Land, Europa Way

Site Ref	ED2	Site Name	County Land, Europa Way
Site Size	24.6 Ha	Settlement	Warwick
Source	WDC	Land Type	Greenfield
Adjacent/Overlapping Site	Myton Gardens (H01) and Land south of Gallows Hill (H46A)		

Suitability for Secondary School	
Location	Adjacent to Warwick/Leamington urban area.
Policy Restrictions	Allocated for Residential (H01) and Education (ED1) uses. Site has planning consent for residential and other uses (Planning Ref: W/14/0967) and is currently proposed relocation site for football stadium to facilitate G & T site.
Physical Constraints	Overhead power lines 33KV. Some land also required for dualling of Europa Way.
Potential Impacts	Impact on Heathcote Hill Farmhouse (Grade II Listed Building) to south west of site. Loss of Housing allocation and potential impact on 5 year housing supply. Loss of opportunity to re-locate football stadium and knock-on loss of G&T site.
Environmental Conditions	Satisfactory
Overall Suitability	Potentially Suitable as part of comprehensive development with land to the north. However, potential loss of G&T site unacceptable. Proximity to Myton School likely to be problematic.
Availability	
Development agreement being finalised. Not available.	
Achievability	
Loss of Housing and linked G&T site means that this site is not achievable.	

Site Plan



Site Area: 24.6 ha

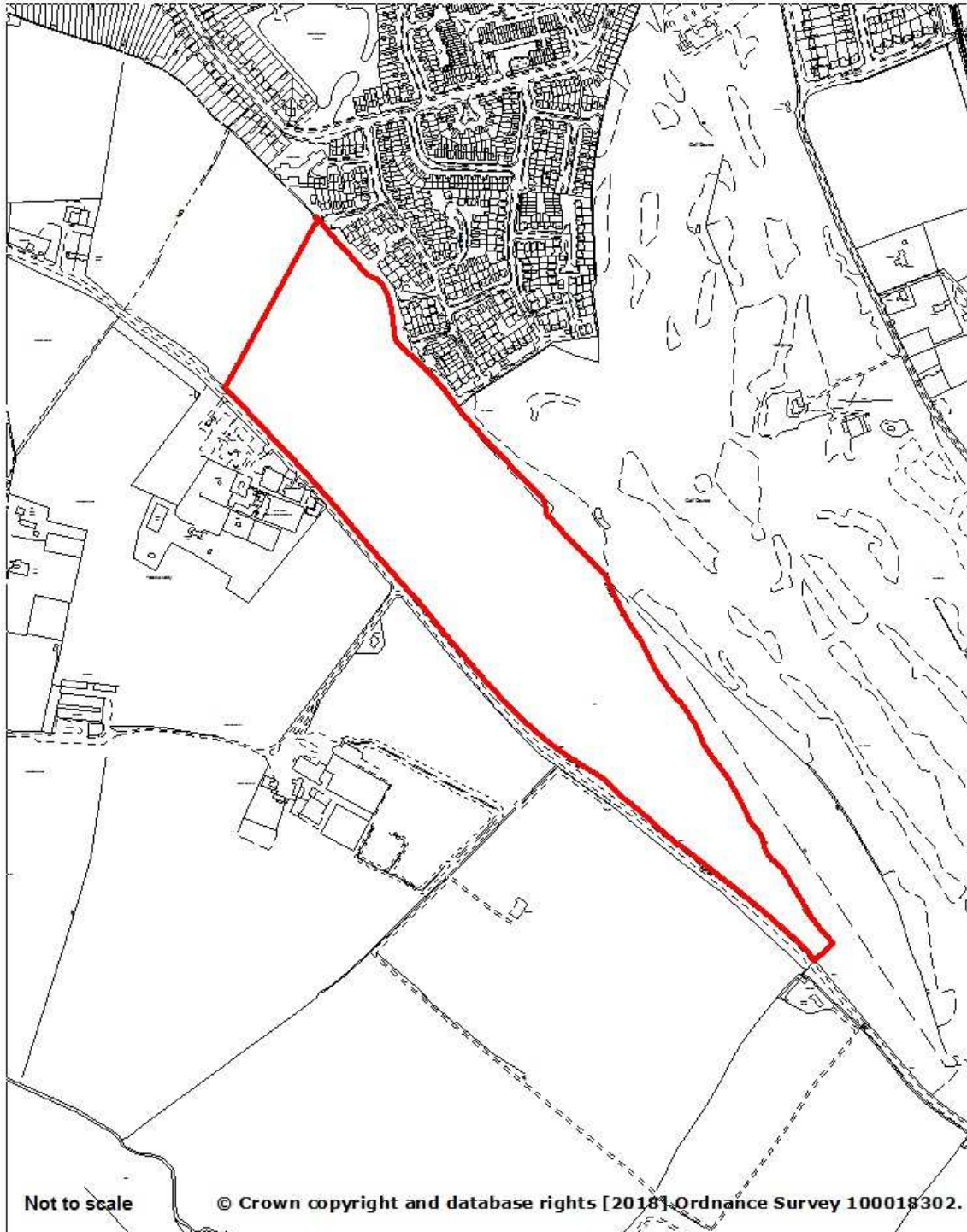
	ED2 County Land, Europa Way		
	Scale: 1:5000 @A4 Drawn By: AJ	Date: 25 September 2018	
Riverside House, Milverton Hill, Royal Leamington Spa, Warwickshire. CV32 5HZ		Tel: 01926 410410	

Harbury Lane Playing Fields



Site Ref	ED3	Site Name	Harbury Lane Playing Fields
Site Size	17.5 Ha	Settlement	Whitnash
Source	BTPC	Land Type	Existing Playing Fields and woodland
Adjacent/Overlapping Site		Woodhouse Farm	

Suitability for Secondary School	
Location	Adjacent to new development and to Whitnash urban area.
Policy Restrictions	Policy HS2 of the Local Plan protects Open Space, Sport and Recreation Facilities.
Physical Constraints	None. However, land has a restrictive covenant that restricts the use of the site to Open Space, Sport and Recreation. Not well configured in relation to distribution of new housing development
Potential Impacts	Loss of Open Space, woodland, Sport and Recreation Facilities.
Environmental Conditions	Satisfactory.
Overall Suitability	Potentially suitable, subject to amendment to housing designation. Would require replacement site for Open Space/Recreation use.
Availability	
Site not available due to restrictive covenant.	
Achievability	
Given Local Plan Policy and Restrictive Covenant this site is not achievable.	

Site Plan



Site Area: 17.5 ha

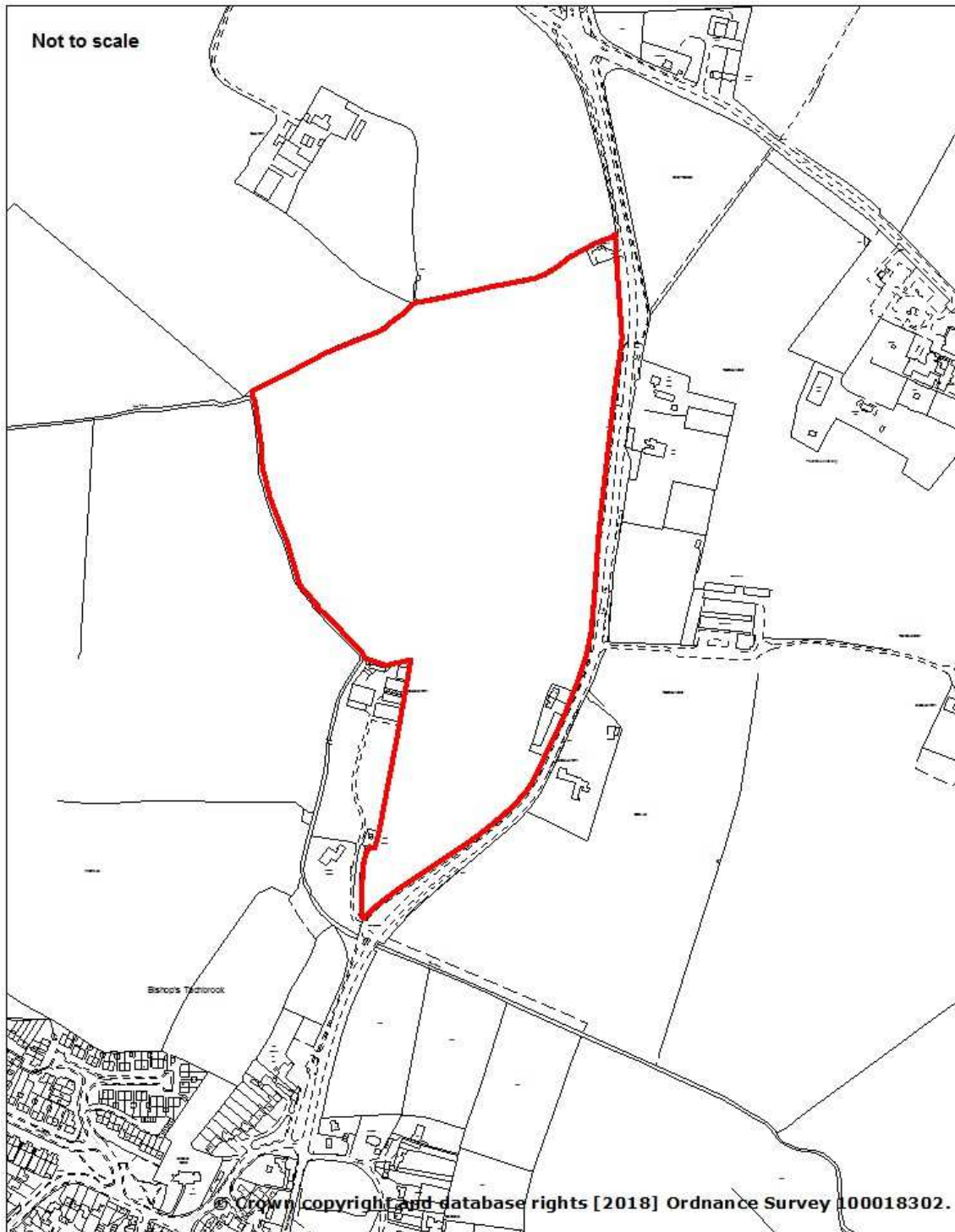
	ED3 Harbury Lane Playing Fields		
	Scale: 1:6000 @A4 Drawn By: AJ	Date: 26 September 2018	
Riverside House, Milverton Hill, Royal Leamington Spa, Warwickshire. CV32 5HZ		Tel: 01926 410410	

Land South of Grove Farm

Site Ref	ED4	Site Name	Land south of Grove Farm
Site Size	16.6 Ha	Settlement	Bishop's Tachbrook
Source	WDC	Land Type	Greenfield
Adjacent/Overlapping Site	Grove Farm; Woodhouse Farm; Severn Trent Land; Lower Heathcote Farm		

Suitability for Secondary School	
Location	Adjacent to new development, Warwick/Leamington and Whitnash urban area.
Policy Restrictions	Part Open Countryside, part Tach Brook Country Park (DS13). Policy HS2 of the Local Plan protects Open Space, Sport and Recreation Facilities.
Physical Constraints	Nothing significant. Adjacent to Tach Brook.
Potential Impacts	Impact on Tach Brook Country Park and open countryside of medium/high landscape value. Impact on Tachbrook Mallory House on Oakley Wood Road.
Environmental Conditions	Satisfactory
Overall Suitability	Potentially suitable, subject to planning application to address policy constraints and overcome/mitigate loss of land allocated for county park
Availability	
The owner has entered into an Option Agreement with AC Lloyd for development of the site, subject to securing planning consent. AC Lloyd has confirmed that they would be prepared to make the site available for secondary school use subject to securing an acceptable planning consent for additional residential development at Grove Farm.	
Achievability	
The site is understood to be achievable, although the scale of the total development proposal would require confirmation through a planning application and would require s106 contributions towards improved infrastructure and services. It would also require alterations to existing s106 obligations relating to the Country Park designation.	

Site Plan



Site Area: 16.6 ha

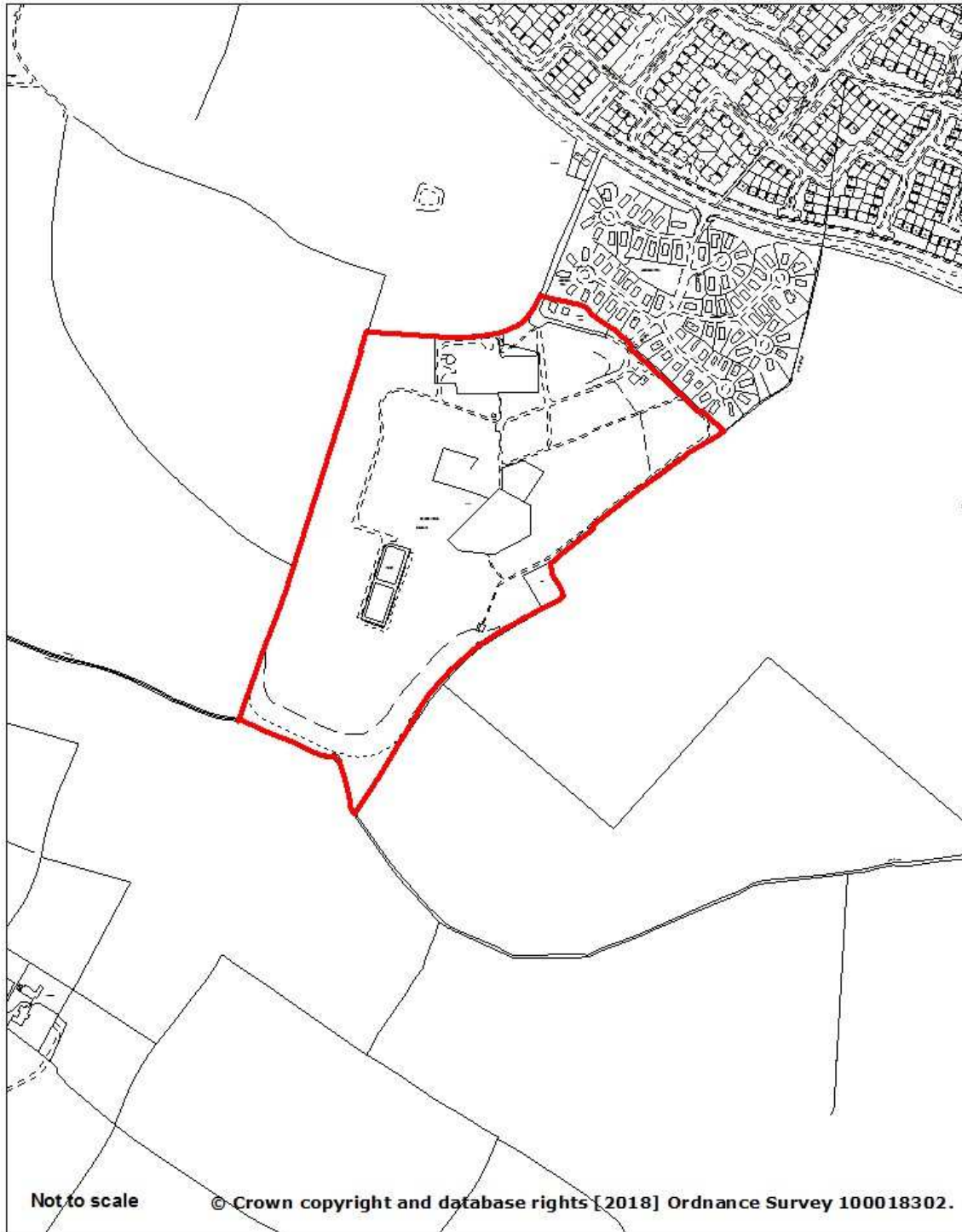
	ED4 Land South of Grove Farm		
	Scale: 1:5000 @A4 Drawn By: AJ	Date: 25 September 2018	
Riverside House, Milverton Hill, Royal Leamington Spa, Warwickshire. CV32 5HZ		Tel: 01926 410410	

Former Heathcote Sewage Works

Site Ref	ED5	Site Name	Former Heathcote Sewage Works
Site Size	13.2 Ha	Settlement	Bishop's Tachbrook
Source	WDC	Land Type	Previously developed land
Adjacent/Overlapping Site		Lower Heathcote Farm, Grove Farm	

Suitability for Secondary School	
Location	Adjacent to new development and to Warwick/Leamington urban area.
Policy Restrictions	Allocated for residential development (H02).
Physical Constraints	Former sewerage works. Ground remediation required.
Potential Impacts	Loss of allocated housing land.
Environmental Conditions	Satisfactory.
Overall Suitability	Potentially suitable, subject to amendment to housing designation.
Availability	
Owner has confirmed their intention to develop for residential use.	
Achievability	
Given residential allocation and landowner intention proposal for secondary school is not achievable.	

Site Plan



Site Area: 13.2 ha

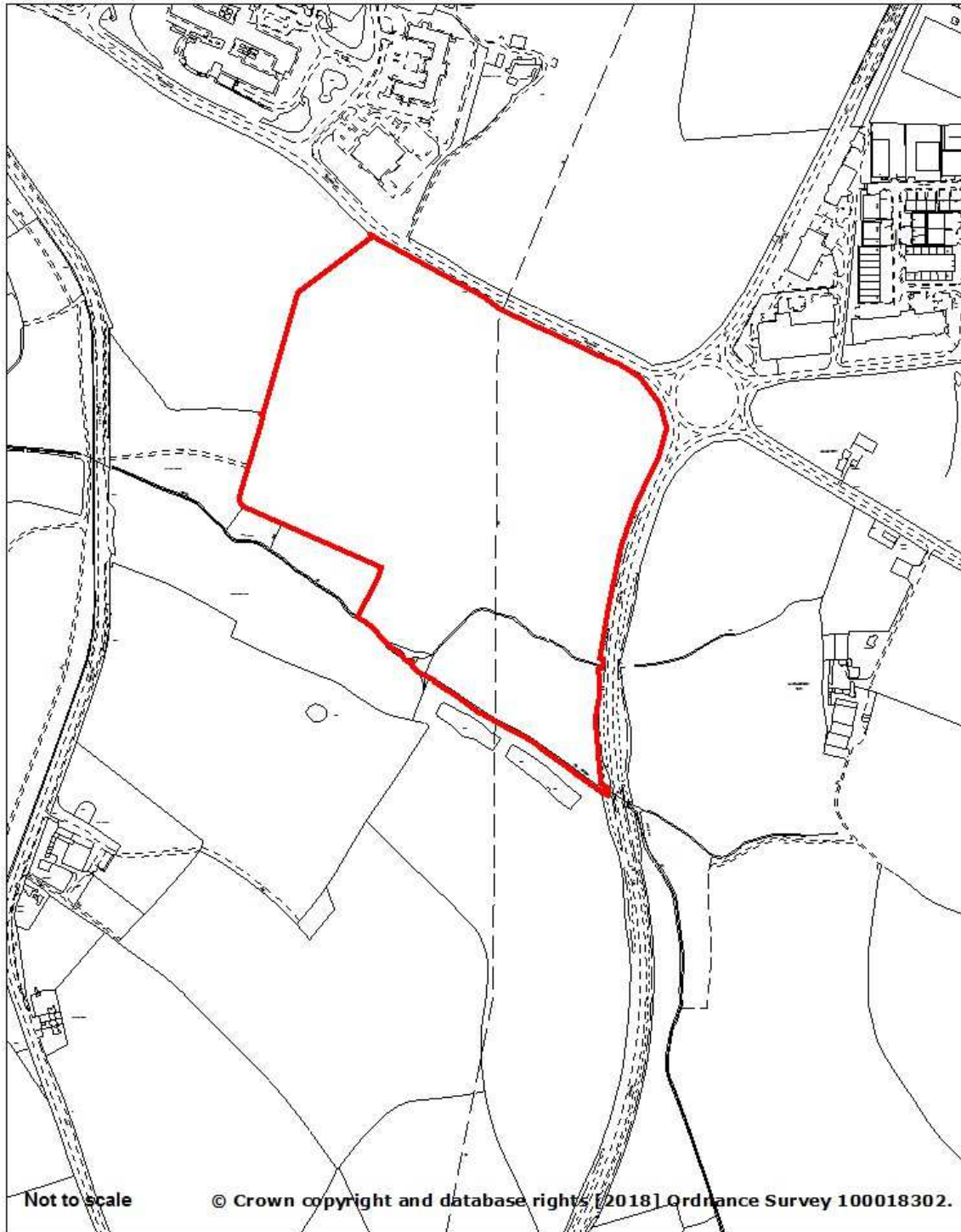
	ED5 Former Heathcote Sewage Works		
	Scale: 1:5000 @A4 Drawn By: AJ	Date: 25 September 2018	
Riverside House, Milverton Hill, Royal Leamington Spa, Warwickshire. CV32 5HZ			Tel: 01926 410410

Land South of Gallows Hill

Site Ref	ED6	Site Name	Land South of Gallows Hill
Site Size	21.7 Ha	Settlement	Warwick
Source	WDC	Land Type	Greenfield
Adjacent/Overlapping Site	Strawberry Fields, The Asps and land north of Gallows Hill		

Suitability for Secondary School	
Location	Adjacent to sites allocated for residential development
Policy Restrictions	Land is allocated for housing (part of H46A)
Physical Constraints	Small section of Flood Zone 2 and 3A to the south of site. Overhead power line 33kv.
Potential Impacts	<p>Loss of part of Housing allocation (H46A).</p> <p>Impact on settings of nearby Warwick Castle and the associated Registered Park and Gardens of Special Historic Interest to the south, both Grade I assets. Impact on the approach to the defensible town of Warwick including the conservation area and several Grade I & II buildings.</p> <p>Impact on potential SINC to the south of the site (New Waters & Nursery Wood). Impact on area of high landscape value.</p>
Environmental Conditions	Landfill to south of site.
Overall Suitability	Not suitable due to impact on 'The Setting of Heritage Assets' and loss of housing land.
Availability	
Owner has secured planning consent for residential development (Application Ref: W/14/0681) and has started construction of site access and infrastructure.	
Achievability	
Not achievable.	

Site Plan



Site Area: 21.7 ha

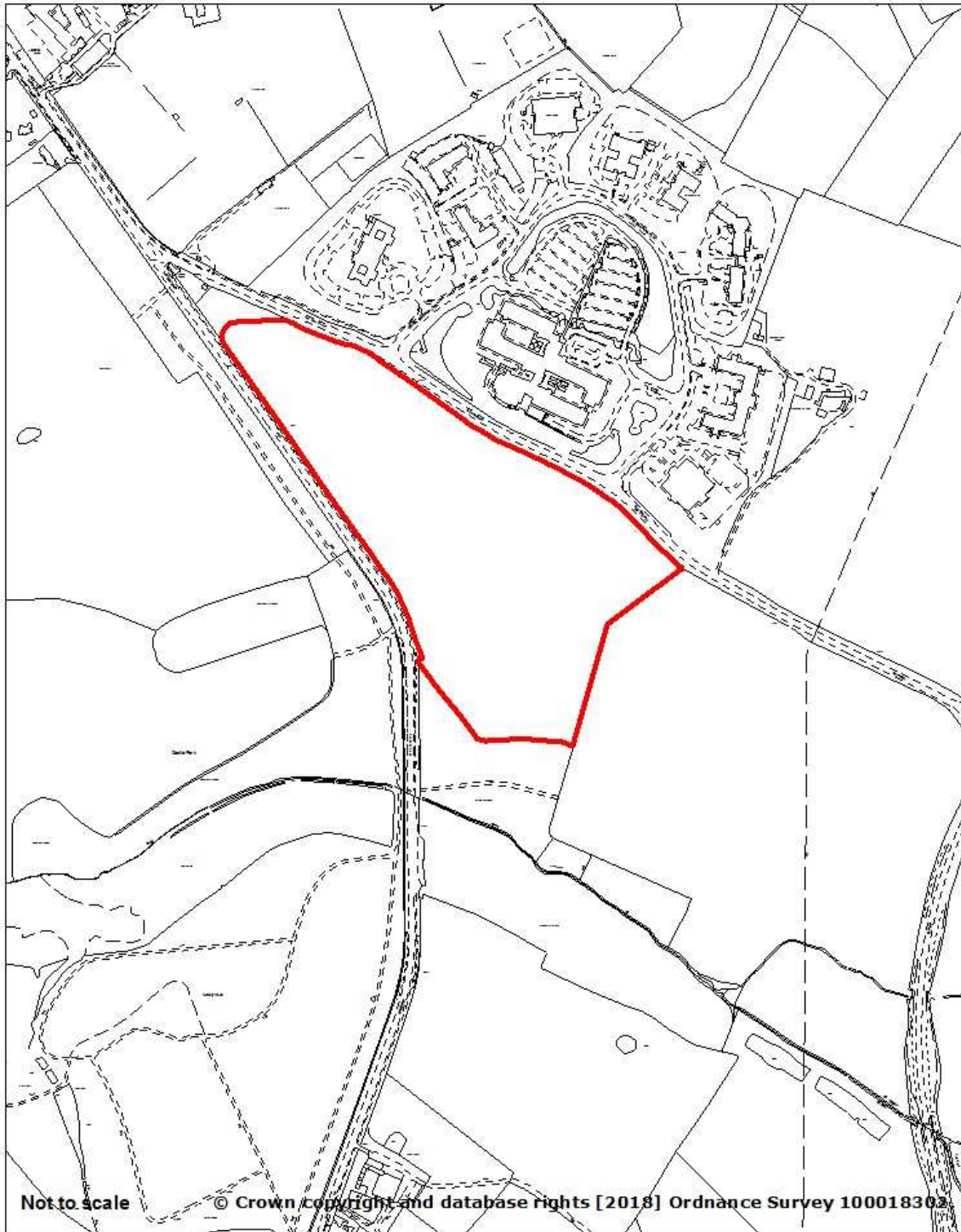
	ED6 Land South of Gallows Hill		
	Scale: 1:6000 @A4 Drawn By: AJ	Date: 25 September 2018	
Riverside House, Milverton Hill, Royal Leamington Spa, Warwickshire. CV32 5HZ		Tel: 01926 410410	

Strawberry Fields

Site Ref	ED7	Site Name	Strawberry Fields
Site Size	13.9 Ha	Settlement	Warwick
Source	BTPC	Land Type	Greenfield
Adjacent/Overlapping Site		Land south of Gallows Hill	

Suitability for Secondary School	
Location	Adjacent to Warwick urban area
Policy Restrictions	Allocated for residential development (part of H46A)
Physical Constraints	None
Potential Impacts	<p>Loss of part of Housing allocation (H46A).</p> <p>Impact on settings of nearby Warwick Castle and the associated Registered Park and Gardens of Special Historic Interest to the south, both Grade I assets. Impact on the approach to the defensible' town of Warwick including the conservation area and several Grade I & II buildings.</p> <p>Impact on potential SINC to the south of the site (New Waters & Nursery Wood). Impact on area of high landscape value.</p>
Environmental Conditions	Landfill to south of site
Overall Suitability	Potentially suitable, subject to change of use.
Availability	
Owner is promoting site for residential development (Planning Ref: W/18/1435 which was approved by Committee 9/10/2018).	
Achievability	
Not achievable. Owner is promoting site for residential development.	

Site Plan



Site Area: 13.9 ha

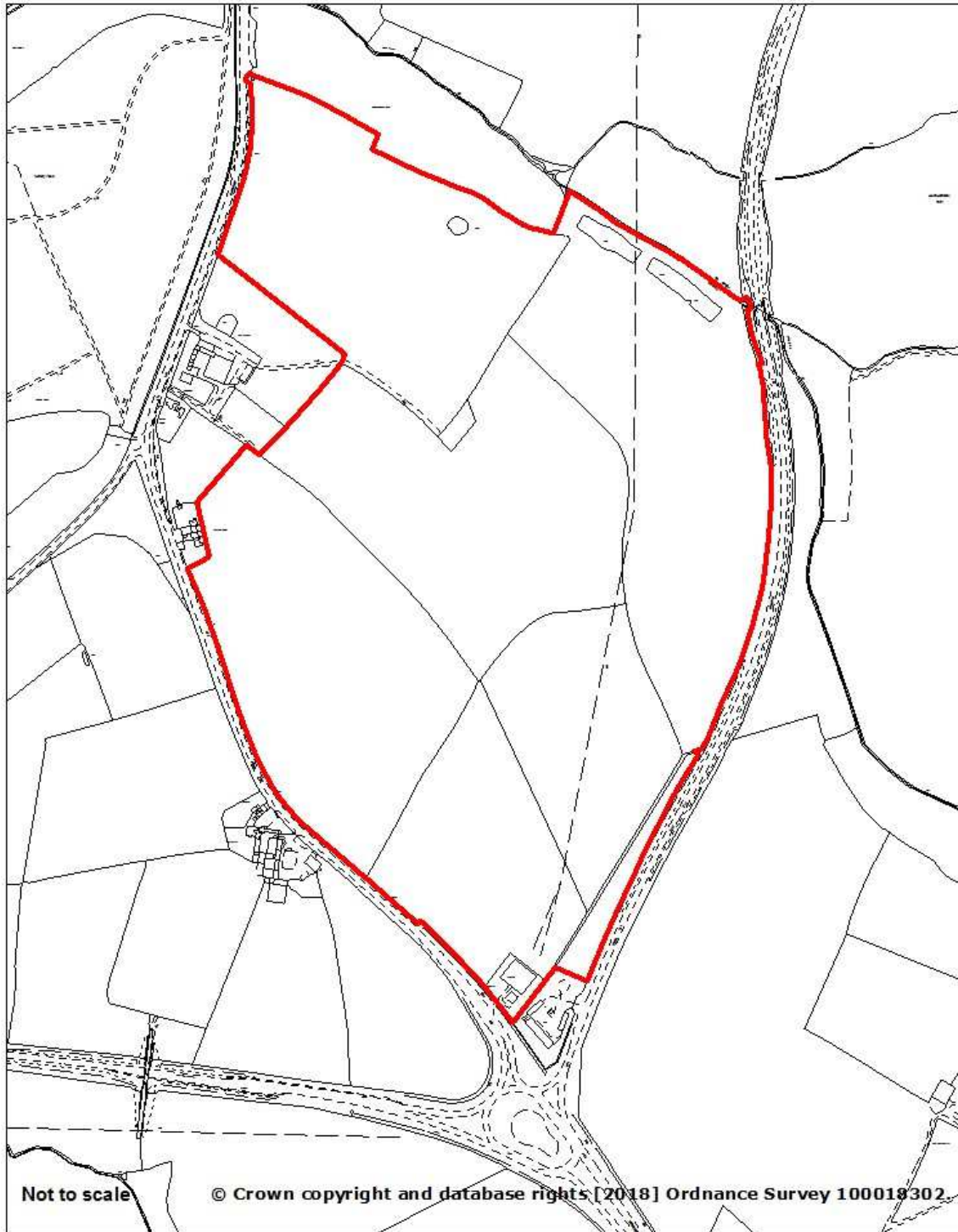
	ED7 Strawberry Fields		
	Scale: 1:6000 @A4 Drawn By: AJ	Date: 25 September 2018	
Riverside House, Milverton Hill, Royal Leamington Spa, Warwickshire. CV32 5HZ		Tel: 01926 410410	

The Asps



Site Ref	ED8	Site Name	The Asps
Site Size	57.7 Ha	Settlement	Bishop's Tachbrook
Source	WDC	Land Type	Greenfield
Adjacent/Overlapping Site		Land south of Gallows Hill (H46A)	

Suitability for Secondary School	
Location	Open countryside and not currently adjacent to built up area.
Policy Restrictions	Site is allocated for residential development in the Local Plan (H46B).
Physical Constraints	Overhead power line 33kV traverse the site.
Potential Impacts	<p>Impact on Warwick Castle Registered Park and Gardens of Special Historic Interest. Impact on New Waters and Nursery Wood potential SINC adjacent to northern boundary. Impact on the Aspens Grade II Listed Building to west of site.</p> <p>The Asps is considered to be a significant element in the setting of Warwick Castle Park which in turn forms part of the wider experience of Castle Bridge, Warwick Castle, St Nicholas Church and the Warwick Conservation Area.</p> <p>Loss of S106 & S278 obligations for improvements to Europa Way Corridor.</p>
Environmental Conditions	Landfill to the north of site.
Overall Suitability	Not suitable.
Availability	
Site has outline planning consent for residential development, Park & Ride, etc. (Application Ref: W/14/0300).	
Achievability	
Not achievable. Owner is promoting site for residential development.	

Site Plan



Site Area: 57.7 ha

	ED8 The Asps		
	Scale: 1:6000 @A4 Drawn By: AJ	Date: 25 September 2018	
Riverside House, Milverton Hill, Royal Leamington Spa, Warwickshire. CV32 5HZ		Tel: 01926 410410	

Publication

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