

Appendix 1: Update on specific Infrastructure Requirements – September 2017 update

1. Education

- 1.1 The provision of school places and the development of new schools require a targeted approach to ensure they are delivered and available at the appropriate time. Collaborative working and close monitoring of development will ensure that schools are delivered and operational at the appropriate time in the development process.
- 1.2 Heathcote Primary School (the first of three primary schools serving the southern sites) opened in September admitting Reception and Year 1 pupils. Initially this is a one form entry school although has the expansion capability to take a second form as and when required.
- 1.3 Discussions with the developer at Grove Farm regarding the location and layout requirements regarding a second primary school are ongoing, although development will not take place until growth numbers require.
- 1.4 Current government policy is that all new primary schools should be two form entry, or at least have the potential to expand to two form if pupil numbers require. The initial provision plan for Kenilworth had been 2 x one form entry primary schools and thus this plan is now being reconsidered with capacity for a 1 x two form entry primary school provision being incorporated in the plans for Southcrest Farm

Secondary Education

- 1.5 The timing of the delivery of secondary school places is also critical. The successful implementation of school construction projects to provide pupil places associated with development South of Warwick and Leamington, Kenilworth and at Kings Hill will be a priority. The approach for secondary education in each of these three areas is set out below:

South of Warwick and Leamington

- 1.6 The County Council is proposing a three phase approach to meeting the education requirements of development across this area:
 - Phase 1 (up to September 2018) involves filling existing school places
 - Phase 2 (2018 to 2022) involves expanding Campion School (due by 2019) and over time filling the resulting capacity
 - Phase 3 (2022 onwards) involves new school provision at Europa Way.
- 1.7 Funding of the first two phases through to 2022 will be met from approved Section 106 developer contributions. Section 106 agreements have already been secured to contribute to the overall strategy. Although

trigger points mean that the receipt of the S106 income can take some time, the phased delivery of the proposal means that substantial funding will be available to deliver the project. The phased approach also ensures that pooling restrictions can be avoided by ensuring the contributions are made to specific infrastructure projects within the overall strategy and enables the County Council to guard against over-provision.

- 1.8 The District and County Council are confident that the proposals are viable and can be funded. The land is already set aside for the proposals and the timing of Section 106 contributions enables phase 1 and phase 2 to be achieved. Phase 3 (a new school) will also benefit from Section 106 contributions from developments completed after 2018. However, it is likely that some additional funding will be required. The Central Government 'Free School Programme' (or any successor of this programme) is likely to offer an additional potential source of funding.

Kenilworth

- 1.9 It is intended that the current secondary school at Kenilworth (currently delivered over split sites) is relocated to land at Southcrest Farm. It is anticipated that this will be delivered and operational in September 2020.
- 1.10 The school are currently in the process of preparing a planning application and are also involved in the work on the emerging development brief for East of Kenilworth. In terms of funding the school, discussions continue with the school, land owners and WCC to help deliver the project and a bid to the government's Housing Infrastructure Fund is also being pursued. The appointment of Andrew Cornfoot as Site Delivery Officer for Kenilworth will help ensure the project moves forward.
- 1.11 Potential sources of funding for the school are as follows:
- Sale of land occupied by the existing school for housing
 - CIL/Section 106 contributions
 - Department for Education / EFA funding
 - The Housing Infrastructure Fund

Kings Hill & South Coventry

- 1.12 As a result of the addition of up to 4,000 new houses in Kings Hill, there will be a need for the equivalent of two new primary schools (a total of five form entries) located on site and a new secondary school. Coupled with the adjacent developments in and around Westwood Heath, this may rise to six or seven forms at secondary age. There are on-going pre-application discussions with all parties to ensure the appropriate provision takes place. Emerging plans include on-site provision for a secondary school and the two primary schools. The education authorities are

carefully appraising the proposals to ensure that the right facilities are provided without detrimentally impacting on existing provision.

2. Primary Health Care, GP Facilities

- 2.1 South Warwickshire CCG continues to seek S106 contributions towards the expansion of existing GP places. This will see the expansion of existing premises as well as the delivery of new buildings to support the merger of existing practices.
- 2.2 South Warwickshire Foundation Trust request S106 funding to cover running costs rather than capital build.

3. Transport and Highways

A452 Europa Way Corridor

- 3.1 A project board has been convened to ensure that the phased development of the Corridor is co-ordinated, effective and minimises disruption. The full improvement scheme is likely to take a minimum of six years.
- 3.2 First phase of the works are the access works to Gallows Hill and Heathcote Farm developments funded through S278. This is due to commence in Jan/Feb of 2018 and is likely to last 10 months.
- 3.3 Phase 2 is scheduled to be works related to the Catesby scheme, again funded through S278.
- 3.4 The remaining schemes have been subject to concept design for the whole corridor and a detailed project plan is being drawn up to identify their sequencing whilst also ensuring that the corridor remains navigable during the improvement works.

A46 Stoneleigh Rd and Dalehouse Lane roundabout

- 3.5 The County Council and Coventry City Council have provisional agreement from the Department for Transport (DfT) to formally agree the reallocation of Growth Deal 1 funding to deliver improvements at the A46 Stoneleigh junction. Any balance of funding which is required for the scheme is expected to be sourced from HS2 Ltd, S106 / CIL monies or locally held capital funds. The scheme is planned for delivery in mid-2019.
- 3.6 A project board has been established to work on the delivery of this scheme. The board is supported by a Project Manager and WCC's highways design team are in the process of working up proposals. Survey work for ground conditions, topography, archaeology and ecology is underway/ scheduled with a view to preparing a planning application for the scheme later this year.

4. Other Infrastructure Proposals

Indoor Sports / Leisure

- 4.1 Phase 1 of the development of both Newbold Comyn and St Nicholas Park leisure centres is now complete;
- Newbold Comyn centre opened to public on 4 September 2017
 - St Nicholas Park centre is due to be open to the public, ahead of schedule, on 21 September 2017.
 - Phase 2 works in both centres will continue until Spring 2018

Playing Pitches

- 4.2 The Playing Pitch Strategy will be refreshed, the conclusions of which are due in autumn 2018. This will assess the current projected requirements for playing pitches throughout the District, along with timelines and potential costs.