

WARWICK DISTRICT LOCAL PLAN

Examination Statement

Matter 8 – Other Proposed Site Allocations

Policy DS12 Land for education Southcrest Farm (ED2)

Statement Prepared by:

Savills

For:

GLEESON DEVELOPMENTS LTD

Respondent Reference Number: 5117

Introduction

- 1.1 Savills acts on behalf of Gleeson Developments Ltd (Gleeson).
- 1.2 Gleeson controls the land at Southcrest Farm, to the east of Kenilworth. The land is identified in the Proposed Modifications as Allocation ED2. Representations have previously been submitted to the Council highlighting the lack of constraints on this land, its suitability for residential and or educational development and its deliverability. Technical surveys have been produced for the site which demonstrate its deliverability.
- 1.3 Discussions with Kenilworth School & Sports College (the School), its Agent Arup and the District Council have taken place over a number of years. To date no agreement is in place.
- 1.4 The Issue identified by the Inspector in respect of Matter 8 is:

“Whether the proposed site allocations for education, a country park, a community hub and outdoor sport are justified, effective and consistent with national policy.”

- 1.5 In relation to Site ED2 only the education element of this issue is relevant. Using the same numbering as in the Matters and Issues document we set out below a response to the questions that are relevant to our case. Representations were duly submitted to the Submission Draft Plan and Proposed Modifications. This statement should be read in conjunction with these representations especially in relation to the issue regarding the designation of land at Southcrest Farm under Policy ED2 and DS11.
- 1.6 Under Matter 7b of the Examination into the Warwick District Local Plan the education issue was discussed. However, we repeat some of that information in this statement for clarity.

Questions

1) What is the justification for the proposed allocation? What options were considered and why was this site chosen?

- 1.7 The Council has not to date provided any evidence to justify the proposed school relocation on to site ED2 within the Local Plan evidence base. Furthermore, no information on the alternative sites and options to accommodate the secondary/sixth form education needs has been provided to date.
- 1.8 Notwithstanding the above, Gleeson has had discussions with the School and Arup and other locations have been mentioned for possible school sites. However, we have not seen any written reports or site assessments.

1.9 It is understood that the School and Arup will be providing such written information in its Hearing Statements. Gleeson has simply not seen such information and will not be able to comment on it. We, therefore, reserve our position on this aspect until after the Statements are published.

1.10 Based on the lack of evidence to date there is no justification for the proposed allocation.

1.11 We attach at Appendix 1 of this statement a report by Education Facilities Management (EFM) that also addresses the questions under Matter 8.

2) What are the potential adverse impacts of developing the site? How could they be mitigated?

1.12 It is inevitable that any development will have some impact on local road networks. However, following an initial transport review of the land at Southcrest Farm a series of measures has been identified that will effectively mitigate the increased level of traffic generated from the development. The review also concluded that safe and adequate access can be provided off Glasshouse Lane.

1.13 Development at Southcrest Farm will not have any impact upon the threat of flooding of homes and businesses in the area and drainage from the site is possible via the local drainage network.

1.14 The land currently has limited ecological potential due to the farming activities on the site. Any new development will be able to enhance the habitat through improved open spaces and landscaping. Any development will work with the existing network of hedgerows and trees to provide high quality spaces for wildlife.

1.15 Any development around an existing settlement such as Kenilworth must respect the character and appearance of the environment in to which it will be built. Southcrest Farm is well screened from the existing urban area by wide grass margins and existing trees and hedgerows. The overall visual impact on existing residential areas to the west will be minor.

1.16 Please refer to the statement at Appendix 1 by EFM which refers to the impacts of the proposal on education provision.

3) What are the infrastructure requirements/ costs and are there physical or other constraints to development? How would these be addressed?

1.17 From the technical work carried out there are no exceptional physical constraints to development at Southcrest Farm.

1.18 The desk-based work undertaken by Arup thus far indicates a slope across the site which results in the potential need for terracing to provide level playing fields.

4) How does the proposed allocation relate to proposed housing sites in terms of phasing, funding etc.

1.19 It is acknowledged there is limited or no capacity at the existing secondary school to accommodate children from the proposed housing growth in the catchment area. As such the additional secondary education capacity will need to be provided early in the plan period. The Council implied – at the Matter 7b session – that it is likely that temporary interim education measures will need to be put into place due to estimated delivery times for the new school. This could include temporary accommodation on the existing school sites and / or pupils attending schools outside of Kenilworth.

1.20 This question was explored in part at the Matter 7b sessions. The Council confirmed that the relocation of the school on to ED2 was dependant upon the sale of the two existing school sites (H09 and H12) for funding. However, it was also stated by the Council that bridge funding had been identified, yet no details have been provided in writing.

1.21 Policy DS11 washes over site ED2 and states that any land not used for education purposes will be available for residential development. This position was confirmed by Mr Barber at the Matter 7b session.

1.22 Moreover, Policy DS15 requires a Development Brief to be prepared for the H06 and H40 sites to enable comprehensive development, including the provision of necessary infrastructure (which includes the secondary school). Gleeson supports the principle of a comprehensive approach to development, as this delivers high quality and integrated design.

1.23 Policy DS12 does not take account of the benefits of the comprehensive approach to urban design set out in Policy DS15. Applying a rigid location to the school could result in an inefficient use of land, for example, there are existing high quality and well established playing fields with in the wider development area. It makes little sense to build on these and re-provide playing fields at a greater cost elsewhere. Furthermore, as yet there has been no substantive justification given by the Council for the proposed location of the school at Southcrest Farm apart from proximity to the secondary school. Urban design principles should be applied as set out in the criteria listed in Policies BE1 and BE2 as noted in the commentary for Policy DS15.

1.24 The housing allocations in and around Kenilworth will fund the new school via S106 money, or CIL, assuming pooling restrictions would not apply. The housing is therefore integral to provision of the new school.

1.25 Therefore, if the new school site does not come forward for what ever reason, sites H09 and H12 cannot be relied upon to deliver the 380 dwellings within the plan period. Accordingly, the Local Plan allocations / policy for the existing two school sites should be amended to acknowledge that these sites can only come forward subject to the school relocating. Policy should allow Southcrest Farm to be considered suitable for this housing if the new school does not come forward.

5) Is the proposal realistically viable and deliverable? How will it be funded?

1.26 We have raised questions regarding the viability and deliverability of the proposed Secondary School on the site in both representations on the Proposed Modifications and in Matter 7b Examination Statements. No information has been provided by the Council, County Council or School to confirm the viability or deliverability of the secondary school nor how it would be funded. Furthermore, no information has been provided regarding any fall back option should the site not come forward.

1.27 Land Agents at Savills have previously advised that the release of the existing School sites for residential development would provide insufficient funds to pay for the relocation and there would also be significant cash flow problems as the existing sites could not be released prior to the new school being available for use.

1.28 Whilst discussions are taking place between the School, Arup and the landowners regarding purchase of the land, no offer has been received to date nor a land area agreed. Negotiations are therefore at a very early stage and there is no agreement in place to acquire the land. It is not certain if the school relocation is realistically viable and/or deliverable.

1.29 Please refer to the statement at Appendix 1 by EFM which refers to the matters of viability and deliverability in more detail.

6) What is the expected timescale for development?

1.30 This is a matter for the Council, County Council or School to address. However a date of September 2020 was put forward by the Council in the Matter 7b sessions for opening of the school.

In addition to the above, for ED2 at Southcrest Farm, Kenilworth:

7) What would be the effect of the proposal on the purposes of including land within the Green Belt?

1.31 We have no comments on this question.

8) What would be the effect on the openness of the Green Belt?

1.32 We have no comments on this question.

9) Are there exceptional circumstances which justify altering the Green Belt? If so, what are they?

1.33 As per Policy DS19 of the Local Plan, the National Planning Policy Framework Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan.

1.34 No exceptional circumstances have been provided by the Council to justify altering the Green Belt for educational needs on this site. Such evidence must be detailed and include why the schools need to amalgamate on to one site and an assessment of reasonable alternative locations and options for provision of the secondary educational needs. Moreover, there is no wider educational strategy in place to assess how such development fits for example with the Strategic allocation at Kings Hill.

1.35 Without this evidence the proposed allocation of ED2 fails the tests in the NPPF as no exceptional circumstances exist to release the land from the Green Belt.

1.36 In contrast, the Council has already (under its Matter 7b statements) set out exceptional circumstances to justify the release of the land at Southcrest Farm for housing development – to meet the housing needs of the local area.

Appendix 1: Matter 8 Education Issues Report by Education Facilities Management (EFM)

Warwick Local Plan Examination

Matter 8 – Other proposed site allocations

Policy DS12 – land for education

ED2 – Southcrest Farm, Kenilworth

Education Issues Report

for

Gleeson Developments Ltd

Examination Session: Thursday 1 December 2016

Jan Kinsman



1. Introduction

- 1.1 EFM is appointed by Gleeson Developments Ltd (Gleeson) to advise on education matters arising from Warwick District Local Plan proposals, in particular relating to secondary education and matters raised by the June 2016 Main Modifications in Kenilworth and the surrounding area.
- 1.2 Representations prepared by Savills for Gleeson, on Matter 7b – Proposed Housing Site Allocations – Kenilworth, included our initial Education Issues Report. That report noted that housing on the scale now proposed could support a new secondary school. For the purposes of that report it was accepted that additional education capacity would be required.
- 1.3 A meeting was held on 10 October 2016 involving Warwick District Council (the District), Kenilworth School and its advisor, Arup, Warwickshire County Council (the County), ATLAS, and Gleeson with its advisors. The purpose of the meeting was to discuss the evidence available to support the proposed allocation of Southcrest Farm for educational uses.

2 Background

- 2.1 Matter 8 seeks to understand the justification, implications and practicability of the proposed allocations. A number of pertinent questions are posed.
- 2.2 I am instructed that discussions have taken place between the District, Kenilworth School and Gleeson Developments regarding the possibility of relocating the school. However, I understand that no agreement has been reached on the terms under which the land at Southcrest Farm might be made available.
- 2.3 My understanding is that the project to relocate Kenilworth School has been driven by the school itself and the District. The County, while charged with the duty to secure sufficiency of education provision under the Education Act 1996, has presumably been content for the school and the District to develop the proposals that have been put forward.
- 2.4 Kenilworth School is a foundation school, so it is funded by the local authority but the governing body has greater freedom in the running of the school than if the school were a community school. Importantly, the ownership of the land and buildings lies with the school – in this case, I believe with the Kenilworth Education Trust. Kenilworth School has announced its interest in becoming an academy and this would bring further independence from the County.
- 2.5 The meeting on 10 October provided an opportunity for the promoters of the allocation to provide Gleeson with the evidence supporting the allocation. Various matters were discussed, but I believe it is fair to say that no

substantive evidence was presented at that meeting. It was stated that the County is supportive of the proposals in principle, and that further information would be provided in response to the Inspector's questions. Information at such a late stage in the process does not support transparency and openness, in my view.

- 2.6 I have separately sought information from the County, and have been provided with some basic information that I have been able to consider.
- 2.7 My starting point is that the relocation and expansion of an entire secondary school is a huge undertaking, requiring substantial public funds from one source of another, and I would expect to see how such a project sits within the context of a more strategic plan for secondary education in the wider area.
- 2.8 Kenilworth School is the only secondary school in Kenilworth. Its priority area (catchment) covers the town and surrounding villages and rural area in all directions, including up to the borough boundary with Coventry (which is unitary authority). However, it is not the only school serving the town as there are also Trinity Catholic School and three grammar schools – as shown in Appendix 1. These other schools serve a much wider area than Kenilworth School and it is understood most Kenilworth-resident secondary age children attend Kenilworth School.
- 2.9 The remaining information in this section was included in our initial Education Issues Report and is reproduced here for ease of reference.
- 2.10 As of January 2016, Department for Education figures show the capacity of the school as 1,704 and the number of pupils on roll being 1,739. It is reasonable to expect that any significant amount of additional housing within its catchment will lead to extra pressure on places and require additional capacity to be created. The County's figure for the schools Net Capacity is 1800 – reference Appendix 2, Information from the County.
- 2.11 There are a substantial number of sites allocated within Kenilworth School's catchment, including the sites in and around the town, a number of the more rural sites and Kings Hill Lane (H43). I understand that the total number of dwellings proposed in the catchment, within the plan period to 2029, is about 4,500 - with the prospect of an additional 2,200 at H43 beyond the plan period.
- 2.12 Of the 4,500 dwellings, sites H06 and H40 would provide for 1,400, H43 would provide 1,800 and 1,300 would come from other sites. Based on WCC's usual expectations, 4,500 dwellings could support a new five to six forms of entry school.
- 2.13 Kenilworth School currently operates on two separate sites, with the main school located on site H09 (allocated for 250 dwellings) and the Sixth Form College located on site H12 (allocated for 130 dwellings). The realisation of

380 dwellings on these sites is predicated on the full relocation of Kenilworth School to ED2.

- 2.14 ED2 was initially identified under Policies DS11 and DS12 in the Publication Draft of the plan (LP10).
- 2.15 In the Submission Version, ED2 was deleted from DS11. DS12 deals with allocation of land for secondary education - namely ED1 (partly overlapping with site H01, ED1 is the existing school with adjacent land to facilitate expansion) and ED2 (Southcrest Farm).
- 2.16 Primary school requirements are detailed in Policy DS11.
- 2.17 The 2016 Proposed Modifications (LP25PM) include additional housing sites H40 and H43 (Kings Hill Lane) in Policy DS11. For H40 "New Secondary School" is noted; while for H43 "potentially land for secondary school provision;" is noted. There is no corresponding site in Policy DS12, for H43.

3 The Inspector's Questions

- 3.1 I consider three of the Inspector's questions below.

Q1) Justification and Other Options

- 3.2 The first consideration is whether there is, in principle, a justification for additional secondary education provision.
- 3.3 As stated in our initial Education Issues Report, in view of the substantial housing site allocations within the Kenilworth School catchment, there is an expectation that additional secondary education provision will be required. This is considered further in the following paragraphs.
- 3.4 Already nine forms of entry at intake, Kenilworth School could not accommodate all of the additional demand within the plan period - even if rebuilt and expanded on a new site as proposed. The overall scale of provision is such that a new secondary school has to be considered.
- 3.5 Based on the information for Kenilworth School in Appendix 2, provided by the County, a number of out of catchment pupils have been able to obtain places at the school in previous years, but expected future demand from within catchment indicates this may not be possible in future. The figures for September 2016 allocations have now been published, and confirm that the last allocated place was to a catchment area resident. The County's forecasts, excluding future development that does not have consent, shows modest but increasing demand for places at Kenilworth School.
- 3.6 Appendix 2, Impact of Housing, shows total demand from proposed allocation sites in the Kenilworth catchment amounts to 1,218 secondary

school places, plus 239 sixth form places (over eight forms of entry). This includes 2,200 dwellings at Kings Hill Lane (2) beyond the plan period. In my view, it is reasonable to take the further development beyond the end of the plan period into account for secondary education planning purposes. Even without that housing, the figures would be 818 secondary places and 161 sixth form places (over five forms of entry).

- 3.7 The above information provides reasonable justification for additional provision. The second consideration is where and how that additional provision should be made.
- 3.8 In my view, a comprehensive and considered strategy should be in place, which supports the choice of location(s) for additional provision.
- 3.9 It is understood the County's thinking is that a new school will be required to support development at Kings Hill Lane (H43) - for which there is no Policy DS12 allocation, although there is a reference in H43 to the potential need. The intended size of that new school has not been confirmed.
- 3.10 As there is currently no evidence available to the contrary, it appears the possibility of relocating and expanding Kenilworth School is a locally driven opportunistic proposal, rather than the outcome of a strategic review of provision. At the meeting on 10 October it was stated that a variety of options had been considered but no details were made available, and it is understood that these options relate to the location for a relocated school rather than alternative responses to need.
- 3.11 At present, details of other locations considered are unknown, as are the reasons for rejecting them. For example, has the possibility of reusing the sports pitches that already exist within proposed allocation H06 been considered?
- 3.12 At the very least, it should be understood how the KS proposal will sit alongside the likely new school at Kings Hill Lane. At present there is no information available.
- 3.13 At present there is therefore an "evidence gap" about the context and purpose for the relocated school. It is assumed this gap will be filled by the further information being provided by others.
- 3.14 I consider there are a number of options available that would not require the full relocation of Kenilworth School, including:
- a) Relocate the Sixth Form College to the main school site and provide more all weather sports pitches (as these count for double grass pitches when assessing site capacity),
 - b) Relocate the Sixth Form College to the main school site and provide sports pitches off site,

- c) Relocate the Sixth Form College to ED2, potentially with some other additional accommodation,
 - d) Rely on the Kings Hill Lane secondary school to meet additional needs.
- 3.15 The main point about the options above is that they enable existing education infrastructure to remain in use, and are consequently far less costly. The suggestion to rely on the Kings Hill Lane school would work particularly well if it were under the same leadership as Kenilworth School and the schools shared the same priority area.
- 3.16 One of the difficulties that may arise for the new Kings Hill Lane school is that it could struggle to become viable in the early years, as the H43 housing will take many years to build out. Being in competition with Kenilworth School, as it potentially would be, would exacerbate this.
- 3.17 In summary in response to this question, there is justification for additional secondary education provision. However, there is currently a lack of evidence to support the particular solution and location proposed.

Q4 Relationship to Housing Sites and Phasing and Funding

- 3.18 The physical relationship with the proposed housing sites in Kenilworth town appears reasonable. However, that is not to deny that other sites could be equally, or more, suitable as the location would ideally minimise overall travel for all pupils.
- 3.19 In terms of phasing and funding, the location appears easy to access, although other locations may also be similar. However, the key issues appear to be timing and funding.
- 3.20 So far as funding from the proposed housing allocations is concerned, it has been indicated that there is a pressing need for the school to bring forward the project as soon as possible. Access to the ED2 site appears straightforward if terms can be agreed. Funding is very unlikely to be upfront however, as the main housing allocations H06 and H40 are large sites. It is normal for secondary education funding to be phased through a substantial period for large sites. Full payment would be likely before the completion of the development, however.
- 3.21 There is some information about potential funding costs in the January 2015 Draft Infrastructure Delivery Plan. An extract appears at Appendix 3, for ease of reference. This shows an expected cost of £38.2m, with development contributions through s106 of £9.6m and “other funding” of £39.2m – there is a note about uncertainty in some figures that leads to the apparent surplus of funding indicated.
- 3.22 Based on preliminary design work, Arup has provided indicative cost ranges for the new school. For a school with capacity for 1,800 pupils, similar to the

capacity of the existing school and sixth form, the cost range is £37m to £42.5m. For a school with capacity for 2,100 pupils the cost range is £40m to £45m.

- 3.23 The increase in capacity from 1,800 pupils to 2,100 pupils is available at a relatively modest cost increase. An additional 300 pupils (17%) adds an additional £3m (7.5%). This is likely to be because the core facilities for the 1,800 pupil school would not require significant enhancement to cater for the additional 300 pupils.
- 3.24 The expected additional demand from 2,180 dwellings on proposed sites in Kenilworth is 473 – see the top half of the table on the second page of Appendix 2. The lower half of the table shows the sites to the north of the town – presumably on the basis these sites would be associated with the new Kings Hill Lane school. Perhaps it is being assumed that this new school would also cater for some of the existing pupils from Kenilworth School, thus freeing up places for town residents – however, this is not clear and no figures have been provided to demonstrate this.
- 3.25 At the Matter 7b hearing on 19 October, the Council provided an indication of the secondary education contribution figures it expected (indicatively) from sites H06 and H40. These sites make up about two thirds of the 2,180 proposed dwellings in Kenilworth town. The figures indicated were £2.53m from H06 and £2.13m for H40. This amounts to £4.66m on which basis all of the Kenilworth sites (including the existing school sites) might contribute about half as much again (£2.33m) making a total of £8m. The Council's oral evidence on 19 October was that infrastructure costs would not impact on the viability of sites H06 and H40.
- 3.26 I have my doubts about the use of s106 funding for secondary education once CIL charging is in place – and even before that only five obligations can be accumulated for one particular project (due to the CIL Regulation 123 pooling restriction). There was brief mention on 19 October of potential funding through CIL, which I understand is still being considered – and I believe is a more appropriate way to fund secondary education provision.
- 3.27 I also note that the additional cost for the 300 pupil additional capacity is up to £3m, on which basis the contribution being sought from development looks excessive. However, an alternative calculation can be based on the number of pupils expected compared with the total capacity of the school $473/2100 \times £42.5m$, which gives a figure of £9.57m – but begs the question of what happens to about 173 existing pupils. Based on this calculation, the figures provided on 19 October appear to be understated.
- 3.28 Overall, in response to this question, I consider there is a lack of clarity about what funding is expected of development and how that will be secured. Access to ED2 appears straightforward, however, subject to agreement on terms.

Q5 Viability, Deliverability and Funding

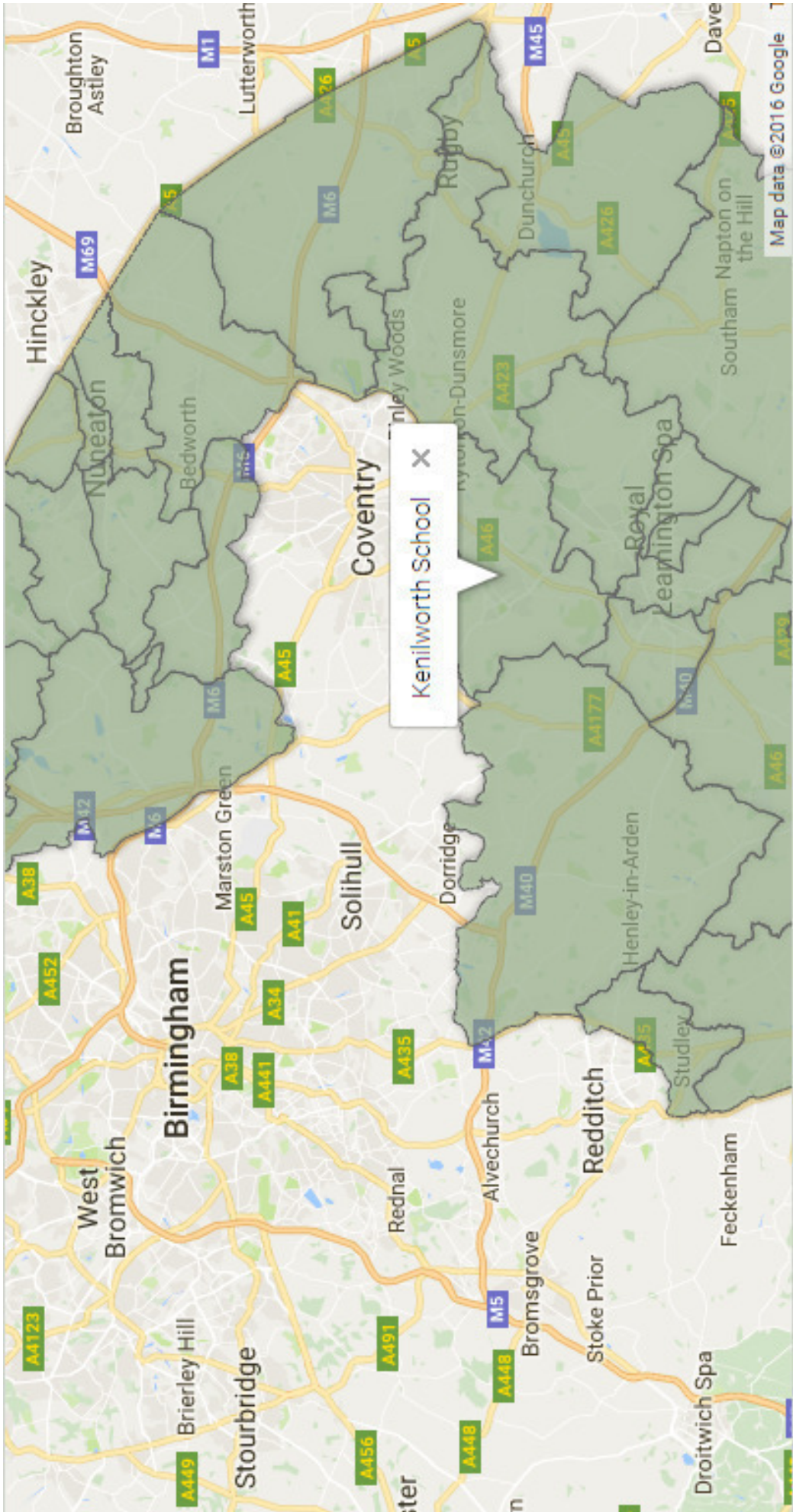
- 3.29 In my view, the really key point is that the project to relocate Kenilworth School will be a very expensive exercise, which will place considerable burden on the public purse one way or another – as I see it. The outcome would be a modern fit for purpose building. However, much of the funding will be used simply to re-provide accommodation, facilities and equipment that is currently working well as evidenced by the results and reputation of the school. It is unclear whether the project will be considered worthwhile when considered against other funding demands and the spending constraints of these straightened times.
- 3.30 In addition and following on from the points made in the above section, and what was said in my earlier report for Matter 7b, I do have concerns about whether a figure £38m is realistic. I note that figure excludes planning costs; s106, s278 etc; utility costs and land purchase. These items will clearly add to costs.
- 3.31 I am involved in a project in West Berkshire, and that authority's April 2016 IDP states a cost of £49m for "Secondary school places plus sixth form required, equivalent to 6FE. Land and build costs". The West Berkshire IDP is available at the following web page:
<http://info.westberks.gov.uk/index.aspx?articleid=29223>
- 3.32 The proposed relocated Kenilworth School at 2,100 pupils would be 75% larger than the proposed West Berkshire school. On that basis the school could cost about £85 (£49m x 1.75) – double Arup's mid range figure. Whilst I do not necessarily accept the West Berkshire figure, and that figure includes items excluded from the Arup figures, the wide difference between these two figures gives cause for concern.
- 3.33 No detailed information has been provided about funding to date. The development funding element was discussed in the previous section of this report, and requires clarification. Reference to "other funding" is unhelpful. However, it is envisaged that the disposal of the existing school sites will provide a large proportion of the funding required.
- 3.34 Since the existing buildings will need to stay in use until replacement accommodation is ready, there would be significant cash flow implications and therefore a significant forward funding requirement. No evidence has been provided to demonstrate how this forward funding might be achieved.
- 3.35 In addition, whatever option is chosen should ensure the landowner is adequately compensated.
- 3.36 Overall on the matter of viability, phasing and funding there is a lack of clarity and firm evidence from which conclusions can be drawn. There are issues

about value for money, the real cost of the project and the need for forward funding. There is insufficient evidence on which to judge these aspects.

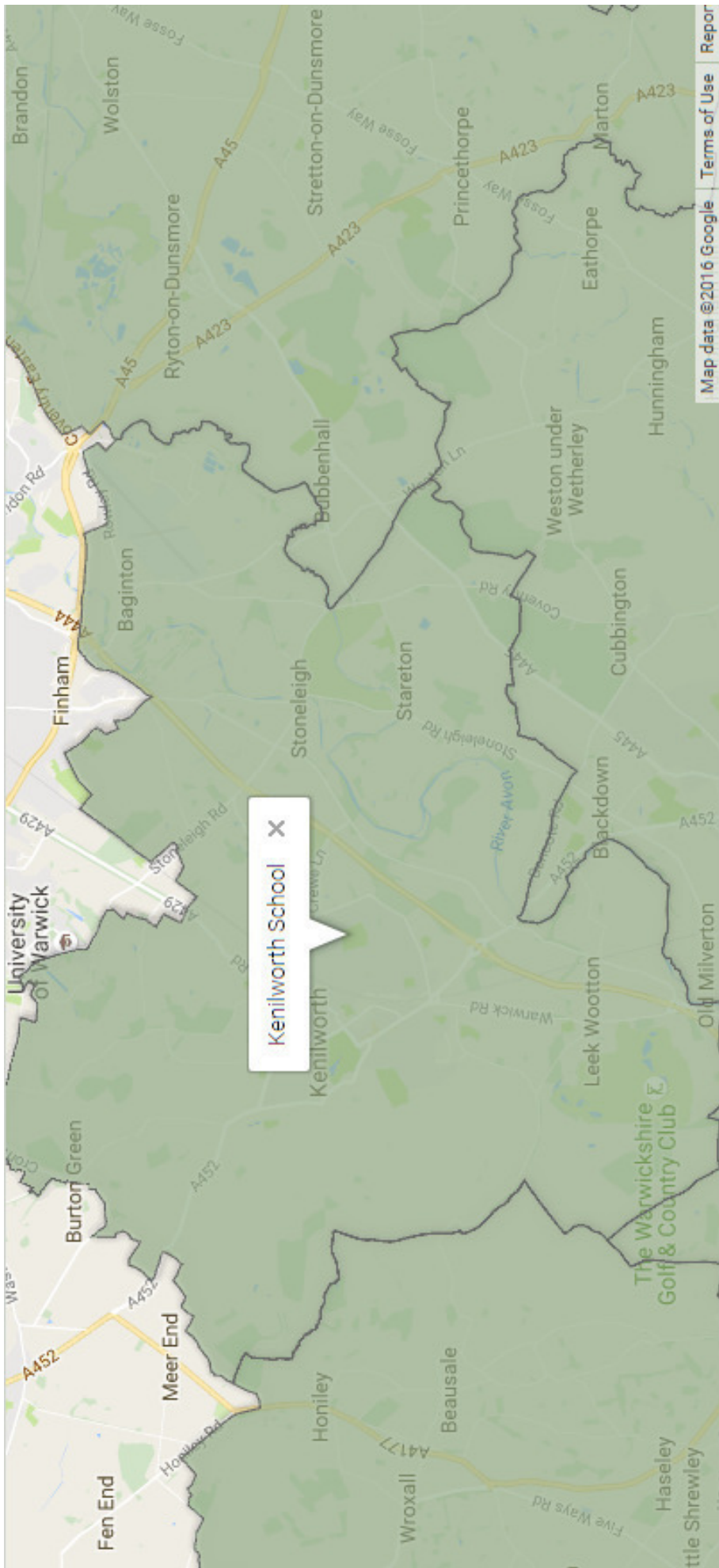
- 3.37 The evidence currently available appears to understate the cost of delivering the school – and certainly some costs have not yet been included in the indicative cost figures. The relationship between the cost of providing more places and what development is (indicatively) being expected to fund through s106 requires clarification.

4 Conclusions

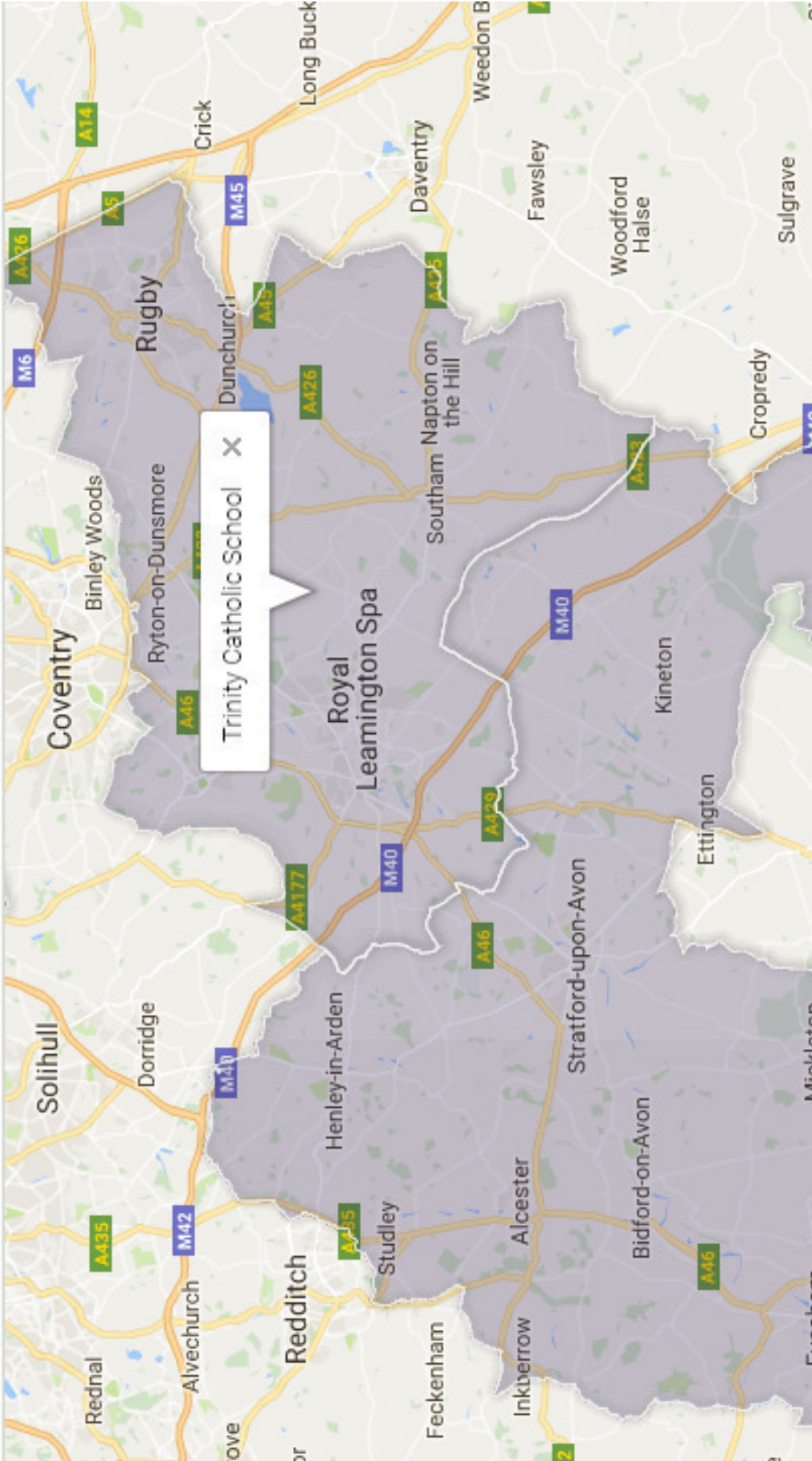
- 4.1 Additional secondary education provision will be required to support housing growth in the Kenilworth area. Within the plan period additional demand for over five forms of entry is indicated, which would support a new school. Kenilworth School is already full beyond capacity and could not expand sufficiently, and a new secondary school is understood to be necessary at Kings Hill Lane (H43).
- 4.2 It has not been demonstrated that there is an overarching strategy that has considered the interaction between the new school and the proposed relocation of Kenilworth School. Furthermore, There is a lack of evidence supporting the particular solution and location proposed.
- 4.3 There is a lack of clarity about the funding expected from development and how that will be secured.
- 4.4 A substantial proportion of project cost is required to replace existing infrastructure at public expense, and it is uncertain whether this will be considered value for money. There is also lack of evidence about the overall cost of the project, and there is a need for significant forward funding.
- 4.5 In view of the above, it is concluded that the allocation of ED2 is a possible scenario rather than a certainty. As such a less specific policy may be appropriate, such as that used in Policy H43.



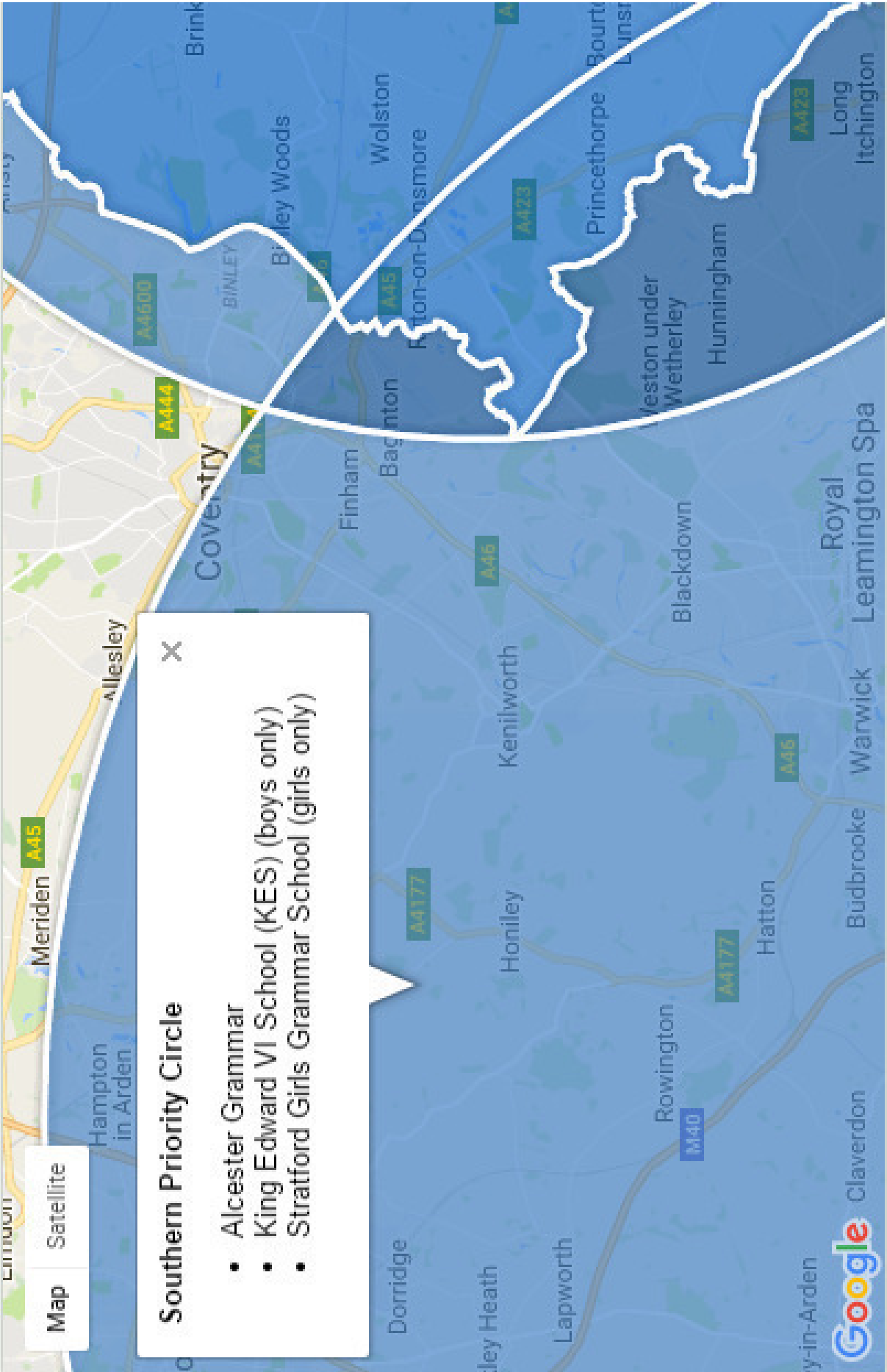
WARWICKSHIRE SECONDARY SCHOOLS PRIORITY AREAS



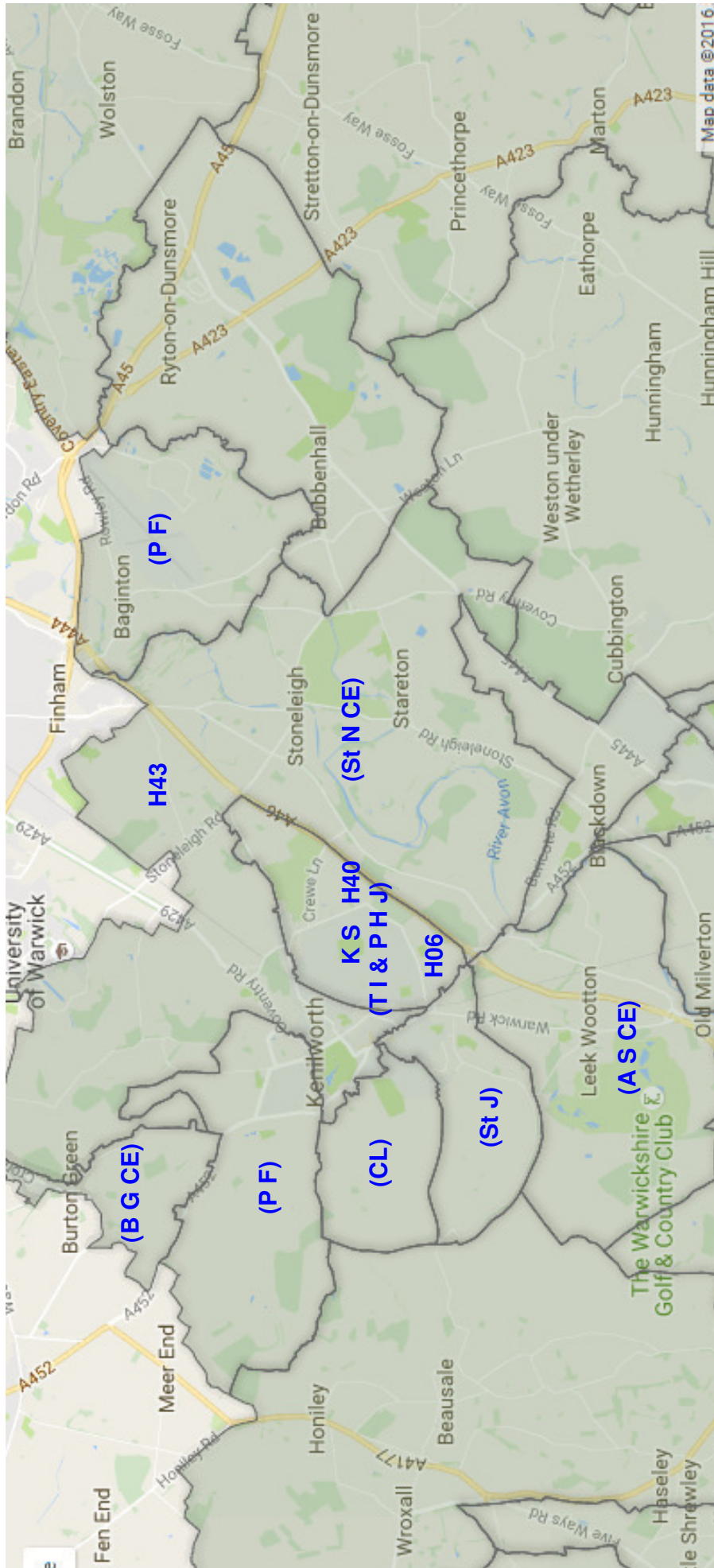
KENILWORTH SCHOOL PRIORITY AREA AND LOCATION



CATHOLIC PRIORITY AREAS



GRAMMAR SCHOOL PRIORITY AREAS



PRIMARY SCHOOLS PRIORITY AREAS

Primary school name initials in brackets for primary schools that share the Kenilworth School priority area.

Kenilworth School

Catchment Area of Residence of Kenilworth School Pupils – October 2015

Catchment Area	Year Group						Total
	7	8	9	10	11	12 & 13	
Kenilworth School Catchment	243	220	202	203	223	267	1358
Warwickshire Other Catchment	11	26	15	25	11	68	156
Out of County	19	47	35	37	26	66	230
Total	273	293	252	265	260	401	1744

**Approximately 25 pupils per year group 7-11 attend another Warwickshire school whilst residing in the Kenilworth catchment area*

Historically, a relatively small proportion of the school population has resided outside the Kenilworth catchment area – between 11% and 25% in year groups 7 to 11. Initial 2016 figures would suggest none or very few pupils living outside the catchment will be offered a place for Year 7 September 2016 with the year group filling from the Kenilworth area. This pattern is expected to continue as similar fluctuating larger primary cohorts move into secondary.

Current Forecasts for Kenilworth School (excluding Local Plan housing)

School	Year	NCA	PAN	Yr 07	Yr 08	Yr 09	Yr 10	Yr 11	Yr 12	Yr 13	Total
Kenilworth School and Sports College	Sep-16	1800	270	274	275	298	256	266	222	166	1756
	Sep-17	1800	270	271	277	283	300	257	227	185	1801
	Sep-18	1800	270	288	274	285	285	301	222	191	1845
	Sep-19	1800	270	271	291	282	287	286	250	185	1851
	Sep-20	1800	270	287	274	299	283	287	240	214	1883
	Sep-21	1800	270	277	289	281	300	283	240	204	1872
	Sep-22	1800	270	270	279	296	282	300	237	203	1866

Impact of Housing

Warwick Local Plan Sites January 2016 in Kenilworth Catchment area

Ref	Site	Dwellings	Pri Pupils	Sec Pupils	6th Pupils
H09	Kenilworth School Site	250	64	45	9
H12	Kenilworth 6th Form	130	33	24	5
H06	East of Kenilworth (thickthorn)	760	194	138	27
H07	Crackley Triangle (included)	90	23	16	3
H40	East of Kenilworth (South Crest)	640	163	116	23
H41	East of Warwick Rd, Kenilworth	100	25	18	4
H37	Leek Wootton - Car park East of The Hayes	5	1	1	
	Leek Wootton - Former Policy HQ	115	29	21	4
H24	Burton Green - Burrow Hill Nursery	90	23	16	3
	Total	2180	555	395	78
H08	Oaklea Farm, Finham	20	5	4	1
H42	Westwood Heath	425	108	77	15
H43	Kings Hill Lane (1)	1800	459	327	64
H43	Kings Hill Lane (2)	2200	561	400	78
H19	Baginton - Land north of Rosswood Farm	80	20	15	3
	Total	4525	1153	823	161
	Grand total	6705	1708	1218	239

Draft Infrastructure Delivery Plan

January 2015

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1. Introduction

Purpose and Background

- 1.1. This Infrastructure Delivery Plan (IDP) sets out the Infrastructure requirements to support the proposals in the Draft Local Plan through until 2029. It has been prepared in consultation with infrastructure providers to ensure that the plan not only provides new homes and employment, but that developments are properly supported by high quality infrastructure which allows these new places to function as thriving communities and locations for successful businesses.
- 1.2. The IDP is a 'living document' which will evolve as more information becomes available through detailed planning applications, funding discussions and infrastructure costs re-profiling. The IDP should be read in conjunction with the Local Plan policies, which sets out a positive approach to supporting development across the District.
- 1.3. This edition of the IDP builds upon the work published in April 2014, and includes the following updates:
 - A greater spatial analysis of transport infrastructure, better linking highways, public transport, cycling and pedestrian infrastructure requirements to key development areas;
 - A refinement of cost profiles and financial details, and
 - New content clarifying the position with regards to s.106 contributions and potential Community Infrastructure Levy (CIL) projects.

Infrastructure Type / Project	Project Detail	Scheme Grading	Total Cost New Estimate	Estimate of Funding Type			Total CIL / s.106 / s.278	Estimate of Other Funding
				CIL	s.106	s.278		
	entering/exiting along Rowley Road/Bubbenhall Road.							
Transport Infrastructure Total			£57,950,000				£43,250,000	£14,700,000
	Telecommunications							
Te1	High Speed Broadband							
	Funding is already in place to achieve 95% coverage for high speed broadband in line with targets. No further infrastructure required							
	Utilities: Electric and Gas							
U1	High Voltage Electricity Transmission System							
	The existing transmission system will have the capacity to accommodate the additional demand							
U2	High Pressure Gas Transmission System							
	The existing transmission system will have the capacity to accommodate the additional demand							
	Utilities: Water and Sewage							
U3	Sewage and Water							
	Sewern Trent Water's investment plans for drainage, sewerage and sewage treatment mean that the development proposals can be accommodated. This situation will be reviewed annually with Severn Trent Water							
	Utilities: Waste							
W1	Household Waste and Recycling	2	£576,326	£461,061			£461,061	£115,265
	Waste: Sub Total		£576,326	£461,061	£0		£461,061	£115,265
	SOCIAL INFRASTRUCTURE							
	Education: Primary Schools							
E1a	New Primary Schools	1	£3,849,415		£3,849,415		£3,849,415	
E1b	New Primary Schools	1	£2,775,300		£2,775,300		£2,775,300	

Infrastructure Type / Project	Project Detail	Scheme Grading	Total Cost New Estimate	Estimate of Funding Type			Total CIL / s.106 / s.278	Estimate of Other Funding	
				CIL	s.106	s.278		Other	
E1c	New Primary Schools	1	£3,849,415		£3,849,415		£3,849,415		
E1d	New Primary Schools	1	£2,775,300	£2,775,300			£2,775,300		
E1e	New Primary Schools	1	£2,775,300		£2,775,300		£2,775,300		
E2a	Expansion of existing schools	1	£1,000,000		£1,000,000		£1,000,000		
E2b	Expansion of existing schools	1	£1,000,000		£1,000,000		£1,000,000		
E2c	Expansion of existing school	1	£500,000		£480,420		£480,420		£19,580
E3	Village schools								
	Primary Schools - Sub Total		£18,524,730	£2,775,300	£15,729,850		£18,505,150		£19,580
	Education: Secondary Schools								
E4	South of Warwick: Southern Sites	1	£27,188,678		£13,176,082		£13,176,082		£14,400,000
E5	Whitnash East	1	£8,150,000		£8,150,000		£8,150,000		
E6	Kenilworth*	1	£38,194,534		£9,600,000		£9,600,000		£39,176,700
									EFM Appendix

Infrastructure Type / Project	Project Detail	Scheme Grading	Total Cost New Estimate	Estimate of Funding Type			Total CIL / s.106 / s.278	Estimate of Other Funding	
				CIL	s.106	s.278		Other	
E7	Other Sites	2		£2,500,000			£2,500,000		
	Secondary Schools Sub Total		£73,533,212	£2,500,000	£30,926,082		£33,426,082		£53,576,700
	Education: 0-5 Provision								
E8	District-wide facilities	2	£1,170,000	£1,170,000			£1,170,000		
	Education: Special Educational Needs Provision								
E9	District-wide facilities	1	£1,340,000	£1,340,000			£1,340,000		
	School Transport								
E10	Contribution to school transport		£1,868,776	£1,025,290	£843,486		£1,868,776		
	Education Other : Sub Total		£4,378,776	£3,535,290	£843,486		£4,378,776		£0
	Health: Acute and Community Health Services								
H1	Warwick Hospital	1	£12,000,000	£3,990,264	£4,009,736		£8,000,000		£4,000,000
H2	Warwick Hospital	2	£12,000,000	£4,000,000	£0		£0		£8,000,000
H3	Stratford Hospital		£40,000,000	£0	£0		£0		£40,000,000