

CITY OF BRADFORD METROPOLITAN DISTRICT COUNCIL
APPLICATION BY CEG LAND PROMOTIONS LTD
(PINS REF: APP/W4705/V/18/3208020)
CALLED IN FOR DETERMINATION BY THE SECRETARY OF STATE

Education – Burley Development Out Line Plan

A. Summary Statement

The below document will cover

1. **Introduction** – Background of concerns and outline of existing school performance.
2. **Current State Summary** – Review of current capacity across Primary and Secondary education.
3. **What are the proposals from the Appellant to resolve recognised educational capacity issues** – Review of what the current proposals are from both the Appellant and CBMDC.
4. **Summary** – Conclusion based on the review of documentation and other research into the impact of 500 additional houses being built on the Green Belt at Sun Lane.
5. **Appendices**

1. Introduction

I, Simon Hoare (BA Hons) wish to cover the impact of Education in Burley and Wharfedale in line with the proposed CEG development application at Sun Lane. I'm not appearing as an expert in this field but as a concerned resident.

Having lived in Burley in Wharfedale for 40 years I have had been afforded the great experience of attending Burley Woodhead, Burley Oaks (then Burley Middle) and Ilkley Grammar School.

As a father I've also seen my two children flourish in the high quality of education provided at both Burley Oaks and Ilkley Grammar School.

This experience isn't something that has been gained by conducting surveys or trawling the internet for sound bites and statistics. It's about actual personal experience.

Today I'd like to talk about the impact that building 500 homes at Sun Lane will have on the existing school infrastructure. In addition, I will explore what provision the Appellant and BMDC have previously and are currently intimating could be in place to resolve the issue of a high intake of children from the proposed development for both Primary and Secondary education.

In Burley we are very lucky to have access to quality education at both Primary and Secondary level the evidence of which is covered below by the latest Ofsted ratings

Burley Oaks – Ofsted rating 1 Outstanding (1/11/2007, last interim report on 7/1/2007)

Burley and Woodhead – Ofsted rating 2 Good (26/9/2017)

Ilkley Grammar School – Ofsted rating 1 Outstanding (29/3/2017)

St Marys Menston – Ofsted Rating Outstanding (26/11/2014)

We are all aware of the importance of Education and quality schooling as a key decision maker for families wanting the move to an area, in this case Burley. In fact, Rightmove has a School checker which shows local schools and Ofsted results as part of their on line search engines. A key indication of the importance of this subject to families.

The building of 500 additional homes in Burley in Wharfedale will add considerable strain on existing school resource in which there is no capacity.

Whilst the total figures are debatable what is clear is that an additional 500 homes will seriously impact an already struggling system.

In this case it is only fit and proper that we have absolute commitment and clarity from both the Appellant and BDMC to ensure the existing education provision is either maintained or even improved in relation the proposed development at Sun Lane.

2. Current State Summary

School resourcing and places are under pressure in Burley and Ilkley. The current state of play is.

Primary

Burley and Woodhead Capacity – 210 Current head count 216

(<https://www.getthedata.com/school/burley-and-woodhead-cofe-primary-school-107313>)

Burley Oaks Capacity 420 Current Head Count 428

(<https://www.getthedata.com/school/burley-oaks-primary-school-132221>)

Secondary

Total Capacity 1960 Total Current Head Count 1688

(<https://www.getthedata.com/school/ilkley-grammar-school-136905>)

“New PAN capacity of 300 from Sept 2018 work through the School over the next 4 years”

(point 2 extract from Ilkley Grammar School e mail 22/3/2019)

“We could not accommodate a further increase in our PAN unless we further increased the number of classrooms or moved some of our current provision offsite”

(point 3 extract from Ilkley Grammar School email 22/3/2019)

St Marys – Menston

Total Capacity 1096 Total Current Head Count 1196

(<https://www.get-informationschools.service.gov.uk/Establishments/Establishment/Details/139351>)

The issues with current education capacity have been recognised by the appellant as evidenced below

2.4 This comprehensive master planning exercise has demonstrated that the Planning Application can deliver

“A new primary school to address acknowledged education issues in the area”

(section 2.4 Land West of Burley – in- Wharfedale Statement of Case 7/9/2018)

3. What are the proposals form the Appellant and BDMC to resolve recognised educational capacity issues?

Primary

From the original presentation boards that CEG presented at the Queens Hall we have:

“We know that local school places and capacity is an important issue and we have been liaising with the Local Education Authority as we have formulated our plans.”

“We will deliver a new on site primary school as part of the proposals. This will not only accommodate children in this development, but also assist in alleviating any existing or future capacity issues.”

(Section 8 Exhibition Boards Land West of Burley-in-Wharfedale A High quality housing and community development)

The we being CEG delivering a Primary School was questioned at CMBDCs Regulatory and Appeals committee hearing on 11th January 2018.

“The determination of the application was deferred at the meeting on 11th January 2018 to allow for some further information to be provided on the mechanisms for the delivery of a Primary School on site”

(section 1.4 Land West of Burley – in- Wharfedale Appellant Statement of Case 7/9/2018)

As part of the Original application CEG did commit to “deliver” a school to cover Primary provision. Which was part of the applications consideration of Very Special Circumstances for building on Green Belt. The “we” as referenced on the exhibition boards can only relate to CEG.

This point is referenced below

Consideration of Very Special Circumstances

“Facilitating the delivery of a new Primary School within the development to address a serious and pressing issue in Burley in wharfedale”

(section 4.12 Point 4, Land West of Burley – in- Wharfedale Appellant Statement of Case 7/9/2018)

There appears to be a change in approach by the Appellant from “delivering” a Primary School looking through the available documentation. The current situation is covered below.

“To safeguard an area of land within the site for the provision of an up to 2 form entry Primary School and to offer this land to City of Bradford MDC if requested in order to deliver the school. The area of land identified for the school will be reserved for a minimum period of 10 years and will be transferred to the Council at the appropriate time at a cost of £1”

“To establish A Primary School Delivery Partnership whose terms of reference and remit will be to seek to deliver the new school in the most appropriate way and most appropriate time.”

(Section 106 agreement, 5.6 Primary School, Land West of Burley – in- Wharfedale Appellant Statement of Case 7/9/2018)

The appellant's language has changed through the documentation from "we will deliver" (section 8 Exhibition Boards) to "Facilitating the delivery" (section 4.12 Point 4, Land West of Burley – in-Wharfedale Appellant Statement of Case 7/9/2018) and to "Safeguard and Area of land" (Section 106 agreement, 5.6 Primary School, Land West of Burley – in- Wharfedale Statement of Case 7/9/2018)

This approach is referenced in similar language by CBMBC

"The safeguarding of an area of land of an area of land within the site for provision of an up to two form entry Primary School, reserved for a minimum period of 10 years and will be transferred to the Council at the appropriate time at a cost of £1"

"The Establishment of a Primary School Delivery Partnership to greatly assist in the delivery of a primary school on site"

(5.04 Statement of Case By The City of Bradford Metropolitan District Council)

An interesting point is also the proposed site of the School within the interior of the recently discovered roman camp, articulated below.

"The inclusion of the southern part of the camp and its perimeter within the grounds of the school has been designed in such a way as to make it a make this part of the camp a cultural heritage resource"

(6.16 Statement of Case By The City of Bradford Metropolitan District Council)

In summary the appellant and CBMDC have agreed that land will be made available to the council for £1. It appears that the school would be delivered through a "Primary School delivery partnership"?

Secondary Education

The complexity of looking at the impact of the proposed development on secondary education predominately Ilkley Grammar School is a harder issue to address given its wider catchment area including Burley, Ilkley and Addingham.

However, there is clear evidence to suggest that additional expansion will be required above and beyond the recent new build on site at IGS which can't expand its current 300 PAN without further development. This issue is referenced by the appellant below.

"Discussions with Bradford Council have confirmed that the level of planned housing in Wharfedale is not sufficient to sustain a further secondary school. It is therefore the Councils preference for financial contributions to be made to deliver on or off site expansion of existing provision."

"The Council has indicated that they would require a contribution of around £1.2m which in this case would be directed towards the expansion of Ilkley Grammar School to allow it to accommodate additional pupils. Such a contribution would allow the delivery of new classrooms, amenity areas and wider facilities to allow it to take on additional pupils, or contribute towards a longer term investment in future expansion of the school."

(Section 8 Exhibition Boards Land West of Burley-in-Wharfedale A High quality housing and community development)

We have established that the Appellant will not be funding the construction of a Primary School directly then we need to look at how the construction of a primary school and increased provision for secondary education will be funded.

In both cases funding would come through CIL as outlined below.

5.0 Community Infrastructure Levy (CIL) Contributions (21/3/2017)

5.2 £100 per sq.m

5.3 “This payment will be used for the purposes on the list of infrastructure projects identified in CBMDC’s CIL Regulation 123 list, which of relevance to this application includes: Primary and Secondary Education; off-site green infrastructure and public realm; off-site recreation space; off-site habitats mitigation measures; offsite public realm; sustainable travel measures beyond those directly related to the site; and public health facilities”

(section 5.0,5.2.5.3, Land West of Burley – in- Wharfedale Appellant Statement of Case 7/9/2018)

It remains to be seen if finance from the CIL can adequately cover the urgent requirement for education provision in relation to this development and also cover the other CIL requirements as listed above.

4. Summary

We have looked at the clear evidence for increased capacity within both primary and secondary education and the potential catastrophic impact the additional 500 house at Sun Lane would have of the system today.

In addition, we have looked at the available information from the appellant and CBMDC on how they would tackle this key issue.

If we can assume that the building of houses at Sun Lane would come before both additional primary provision in the form of a new school and secondary education in terms of the expansion of IGS then it’s only right that we look into the potential impact on existing residents.

What is the impact on residents at Holme Grove and Endor Crescent if 500 homes are built at Sun Lane? Its highly likely that residents living in Burley for many years could be “trumped” by the geographical location of the proposed Sun Lane development

“When demand exceeds places in any one of the above criteria, the distance between home and school, measured by straight-line from the main entrance of the home to the main entrance to the school building, will be used to decide who is to be given a place; those living nearest being given the available places”

(Ilkley Grammar School Admissions Including Admissions Policy paragraph 1 page 4)

We could be faced with the reality of families already living in Burley with the expectation of going to Ikley Grammar School being let down by a lack of due care and attention to our existing community needs.

From a Primary perspective how would the additional existing two over capacity schools cope “until” the new School is built? Again what is the consideration for existing residents and the impact of existing pupil’s educational standards if the only option is to continue to grow class sizes?

If as parent and a community our most precious resource are our next generations, it's our duty to provide them with is quality education in a safe enviroirment. We as existing residents have this today!!!

What we don't have is an unprecedented level of housing development that could and will impact of the existing educational structure. We need to see concrete and detailed plans driven by CBMDC and the appellatnt which have total clarity of the provision required.

Based on the way in which the delivery of education provision has altered and has been somewhat watered down over the period of time since the application was submitted, the very special circumstances that are being portrayed in CEG's case should be limited in weight and do not clearly outweigh the harm by definition to the green belt. The application should therefore fail.

5. Appendices

1. Appellants Statement of Case – Land West of Burley in Wharfedale Statement of Case
APP/W4705/V/18/3208020, CEG Land Promotions LTD, 7 Sept 2018 – Not required on file.
2. Statement of Case By The City of Bradford Metropolitan District Council
Planning Inspectorate Reference: APP/W4705/V/18/3208020 – Not required on file.
3. Exhibition Boards Land West of Burley-in-Wharfedale A High quality housing and community development – Slide 8 supplied as a hard copy.
4. Ilkley Grammar School e mail 22/3/2019 – Supplied as a hard copy.
5. Ilkley Grammar School Admissions Including Admissions Policy paragraph 1 page 4 –
Supplied as a hard copy.
6. <https://www.getthedata.com/school/burley-and-woodhead-cofe-primary-school-107313> -
Link to capacity data supplied
7. <https://www.getthedata.com/school/burley-oaks-primary-school-132221> - Link to capacity
data supplied.
8. <https://www.getthedata.com/school/ilkley-grammar-school-136905> - Link to capacity data
supplied.
9. [https://www.get-
informationschools.service.gov.uk/Establishments/Establishment/Details/139351](https://www.get-informationschools.service.gov.uk/Establishments/Establishment/Details/139351) - Link to
data capacity supplied.