

Impact of housing developments on primary places

Table 11 shows the impact on primary school places capacity of the residential development that is allocated in the Local Plan over the period covered by the Local Plan (2023-2040). The number of dwellings includes commitments (planning permissions) that are not under already construction and Local Plan allocations and uses a base date of 31 March 2023.

	Impact of planned housing developments						Commentary	Actions Required
	2023/24 to 2027/28		2028/29 to 2032/33		2033/34 to 2039/40			
	No. of dwellings	Pupil yield	No. of dwellings	Pupil yield	No. of dwellings	Pupil yield		
Area 4 – Jarrow	8	2	411	113	890	243	358 additional primary places will be required. It is projected that the additional pupils in the north and east could be accommodated within existing schools. However, the 328 additional places needed in the south, from one proposed development site, would require additional places.	A minimum of the equivalent of a one form entry school. i.e. 210 additional places would be needed to supplement the places available in existing schools. This would require a new primary school to be established within the south of this planning area. If the size of the proposed development is increased and/or the number of places available in existing schools reduces, this would require a one and a half form entry school i.e. 315 additional places.
Area 5 – Hebburn	170	46	367	100	165	45	191 additional primary places will be required. There is sufficient capacity to accommodate the developments in the south of the planning area, but it will be necessary to increase the capacity at one of the schools in the north of the planning area.	An additional half form of entry 105 additional places is needed to accommodate the additional demand. The closest school to the larger development is an Infant school, which is the feeder school for the nearby junior school. The capacity at both schools would
								need to be increased by 15 additional places in each year group to accommodate the increase in demand for places, i.e. 45 additional places in the infant school and 60 additional places in the junior school.

Fellgate alone requires 328 additional places

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9.21 To ensure that the impact of housing developments is adequately mitigated the following are considered:

- DfE pupil yield factors, using DfE average yield multipliers:

1. Primary places - an additional place for every 4 properties
2. Secondary places - an additional place for every 8 properties
3. Nursery places – based on the Childcare sufficiency evidence
4. Special Educational Needs and Disability (SEND) places – based on forecasted demand for places

Points 1 + 2: Take a look at the new developments in Jarrow and Hebburn and note whether :-

- a) There are more than one primary school age child per 4 properties
- b) There are more than one secondary school age child per 8 properties

Table 12: Impact of planned development on secondary school places

	Impact of planned housing developments						Commentary	Actions Required
	2023/24 to 2027/28		2028/29 to 2032/33		2033/34 to 2039/40			
	No. of dwellings	Pupil yield	No. of dwellings	Pupil yield	No. of dwellings	Pupil yield		
Area 8 – Hebburn / Jarrow	178	26	788	112	1055	152	Because of the pressure on places in this planning area, with all three schools having no, or little capacity in the lower year groups and all three having limited capacity in most other year groups, it is necessary to plan for the combined pressure of 290 additional places.	Allowing for limited vacancies in the three existing schools currently, an expansion of 300 additional places i.e. 60 per year group, to an existing school, or 150 additional places at two schools would be required to meet the additional demand for places.

STC state that secondary schools have no or little capacity in lower year groups, and all three having limited capacity in most other year groups. Yet they plan only 290 additional places in Jarrow and Hebburn. Fellgate alone is proposed to have 1200 houses built. Is an estimate of 290 places accurate or should it be far higher?

Reference	Local Plan Page No.	Local Plan Chapter	Policy or Paragraph	Main Modification
				The site will also deliver a mix of housing types and tenures, including approximately 300 affordable units and opportunities for self-build homes where appropriate. The Strategic Housing Market Assessment (2023) recommends a split of 25% affordable home and 75% market homes. However, the SHMA recognises that this will be subject to viability testing. The Local Plan Viability Testing Report (2023) concludes that 25% affordable housing provision for this site is sustainable. <u>Social and Community Infrastructure</u> A new Local Centre shall be provided to serve both new and existing communities in the area through the location <u>provision</u> of community services, local scale retail, food and drink, <u>primary</u> school and opportunities for a <u>primary</u> health care provision. <u>The primary health care provision shall be agreed with the local Integrated Care Board (ICB) (or any successor body) and delivered to a specification agreed with the ICB and either delivered directly by the developer or through payment of a financial contribution sufficient to ensure its delivery.</u> The Local Centre is to be located to coincide with sustainable transport routes, accessibility to the existing Fellgate estate and the green infrastructure network. <u>An assessment of the likely education requirements for this site by the Council has indicated that the site should make provision for land to accommodate a new primary school. The school will be delivered to a specification agreed with the local authority and either delivered directly by the developer or through payment of a financial contribution sufficient to ensure its delivery.</u> The Council is also working with partners to assess potential options for health provision.
Please note: The school MAY NOT be delivered by the developer but by a financial contribution. At what stage in the development would it therefore be built? Would it even be built on the development itself?				