



**NEW PRIMARY SCHOOL  
WATERBEACH NEW TOWN  
(FORMERLY WATERBEACH BARRACKS)  
CAMBRIDGESHIRE**

**NEW SCHOOL SPECIFICATION  
AND  
ACADEMY/FREE SCHOOL SPONSOR REQUIREMENTS**

**10 May 2021**

## Section A - Introduction

The Education Act 2011 changed the arrangements for establishing new schools and introduced section 6A (the ‘free school presumption’) of the Education and Inspections Act 2006, whereby when a Local Authority identifies the need to establish a new school it must, in the first instance, seek proposals to establish an academy. Cambridgeshire County Council (The Council) has identified the need to establish a new 3 form entry (FE)/630 place, mainstream, 4 to 11 mixed primary school in South Cambridgeshire to open in September 2023. A sponsor that can develop a first-rate educational institution will make a lasting impression on the lives of children and families of this fledgling community. This will be, first and foremost, what the Council members and officers will be looking for when they consider the proposals that come forward.

The Council welcomes proposals from all potential sponsors including for voluntary aided schools and academies with a faith designation. In February 2016 the Council's Children & Young People's Committee confirmed, within the context of its existing policies, that when proposals are received for the establishment of a new voluntary aided school or academy with faith designation, the Council will take into account whether there is:

- unmet local demand for additional relevant faith provision;
- an established trend where parental preference exceeds the number of places available and this is forecast for the foreseeable future;
- the potential for new denominational provision to alleviate demand on places in other schools in areas of high basic need.

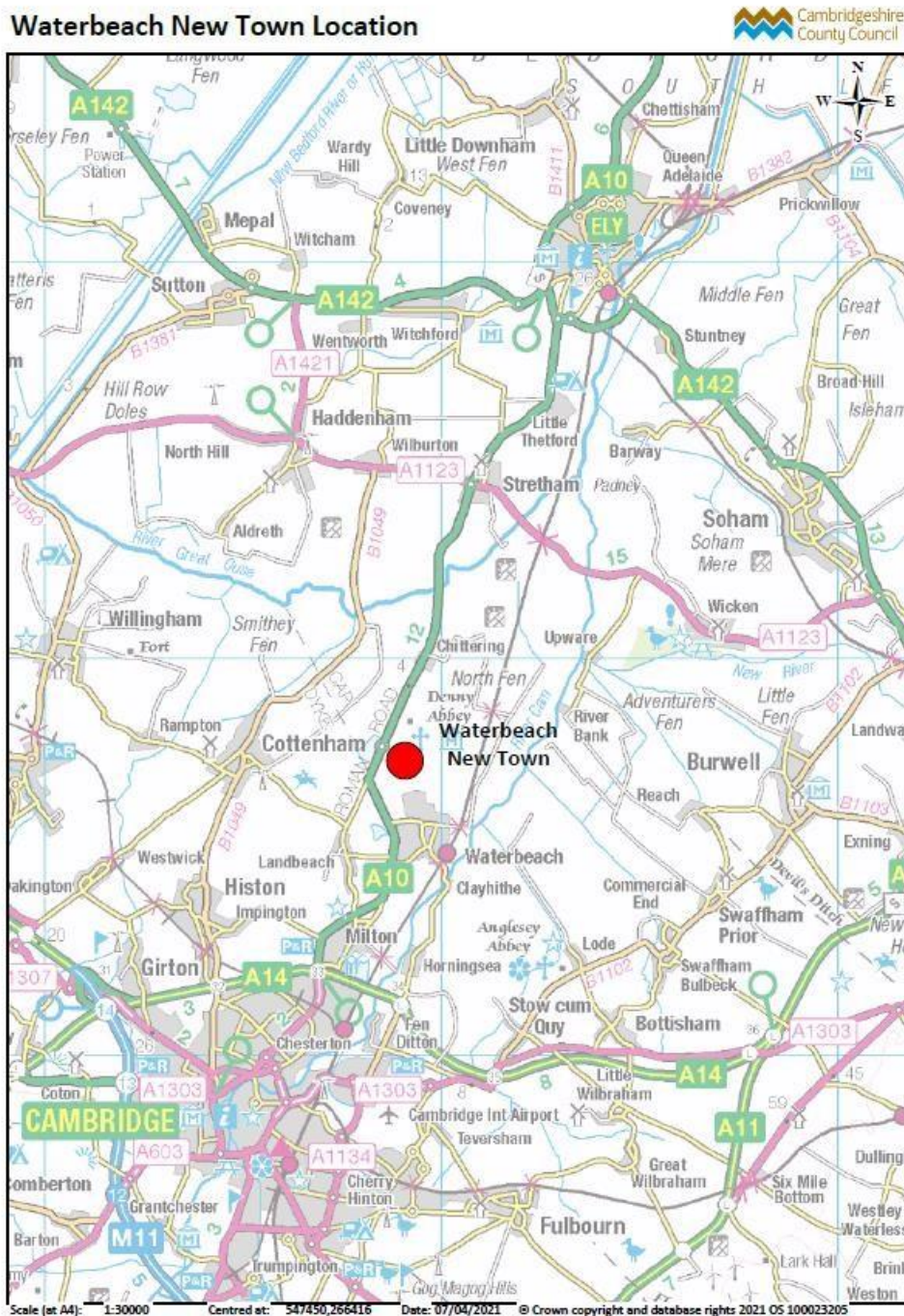
## Background

Cambridgeshire is one of the fastest growing counties in the country. A significant proportion of this growth is in and around Cambridge City, which has an historic centre and a worldclass reputation for education, research, and knowledge-based industries.

After recent developments on the edge of Cambridge City, such as Eddington and Trumpington Meadows, new settlements in the Cambridge Sub-Region were recognised as the next most sustainable locations for growth. As part of South Cambridgeshire District Council's (SCDC) Strategic Housing Land Availability and Sustainability Appraisal Process, land north of Cambridge on the former Waterbeach Barracks site, and adjoining land to the east, were identified as appropriate for a new town settlement, Waterbeach New Town (WNT), to address the housing shortage to the north of Cambridge City required by 2031.

WNT is situated to the north of Waterbeach Village, 3.1 miles from the northern edge of Cambridge and 9.3 miles to the south of Ely. It is located between the A10 road to the west, the London to Kings Lynn rail line to the east and south of the village of Chittering and is within the ward of Waterbeach. This wider context is shown on Map 1 below.

Map 1: Waterbeach New Town location in the wider context



The vision for the development is to “promote a sustainable and vibrant community that is inclusive and diverse with its own distinctive local identity which will be

*founded on best practice urban principles, drawing on the traditions of fen-edge market towns. It will be developed to maintain the identity of Waterbeach as a village close to the new town securing integration through provision of suitable links, with emphasis on connections by public transport, cycle and on foot.”*

WNT consists of two separate developments, Waterbeach New Town West (WNTW) and Waterbeach New Town East (WNTE). Across both development sites WNT will comprise:

- up to 11,000 new homes, a minimum of 30% will be affordable;
- 5 new primary schools, the first to be completed will open to pupils from September 2023;
- a new secondary school;
- relocation of Waterbeach Railway Station as part of the WNTE development;
- woodland with lake, including a Forest School with outdoor learning space;
- local shops;
- Waterbeach Military Heritage Museum;
- open public space;
- a health centre; and
- a direct walking and cycle link with Cambridge City.

Urban and Civic (U&C) will be responsible for developing the WNTW site, for which planning consent was granted in September 2019, and will deliver up to 6,500 new homes.

Development has already started, and the first occupation is expected in late 2022. It is likely to take 20 years for the development to be completed.

Royal London Waterbeach (RLW) will be responsible for developing the adjoining land to the east of the barracks and are expected to provide a total of 4,500 dwellings.

The Council has a statutory duty to provide a school place for every child living in its area of responsibility who is of school age and whose parents want their child educated in the statefunded sector. As part of meeting this duty the Council's approach to providing places includes:

- establishing all-through primary schools serving the 4-11 age range, although new schools have on-site accommodation for early years education provision (2 - 4 year olds);
- admitting children to Reception in the September following their fourth birthday; and
- commissioning primary schools as 2 forms of entry (FE) (60 children in each year group), or 3FE (90 children in each year group). Where appropriate, 4FE schools (120 children in each year group) may be established.

In addition, the Council has a statutory duty under the Childcare Act 2006 to secure:

- sufficient childcare to enable parents to work or to undertake education or training which could lead to employment (section 6) and
- free early years (EY) provision for all 3- and 4-year olds and those 2-year olds who meet income related eligibility criteria.

In Cambridgeshire, the majority of children attend non-maintained settings such as preschools and full day care provision to access their early years' education entitlement.

The Council is seeking to open a new primary school, with on-site EY provision for up to 78 children, to serve the first phases of the WNT development and meet its statutory duties in relation to the planned housing development. The school is expected to deliver high quality education and be responsive to the changing needs of the major housing development it will serve. The school will be a prominent building in phase 1 of the WNTW development. It will open in September 2023 with an initial capacity of 2 FE (420 places), with core facilities for a 3FE (630 place) school. It is expected that the school will expand in line with housing growth and the forecast increase in pupil numbers.

The school site and capital funding have been secured through the Section 106 (s106) developer contributions for the WNTW site, negotiated with the developer and SCDC.

## Existing educational provision

### Early Years Education and Childcare

There are several independent EY settings in Waterbeach and the surrounding area. Herons' pre-school (previously known as Waterbeach Toddler Playgroup), have relocated to the WNTW development from Waterbeach village, where they now occupy a former barracks building, re-purposed for them by U&C.

To meet the needs of the new WNT community there will be a need to secure additional capacity. It is envisaged that this will, in the first instance, be through the development of EY provision on the school site. However, other opportunities for private, voluntary and independent (PVI) EY providers will also be secured as part of the wider housing development.

### Primary Education Provision

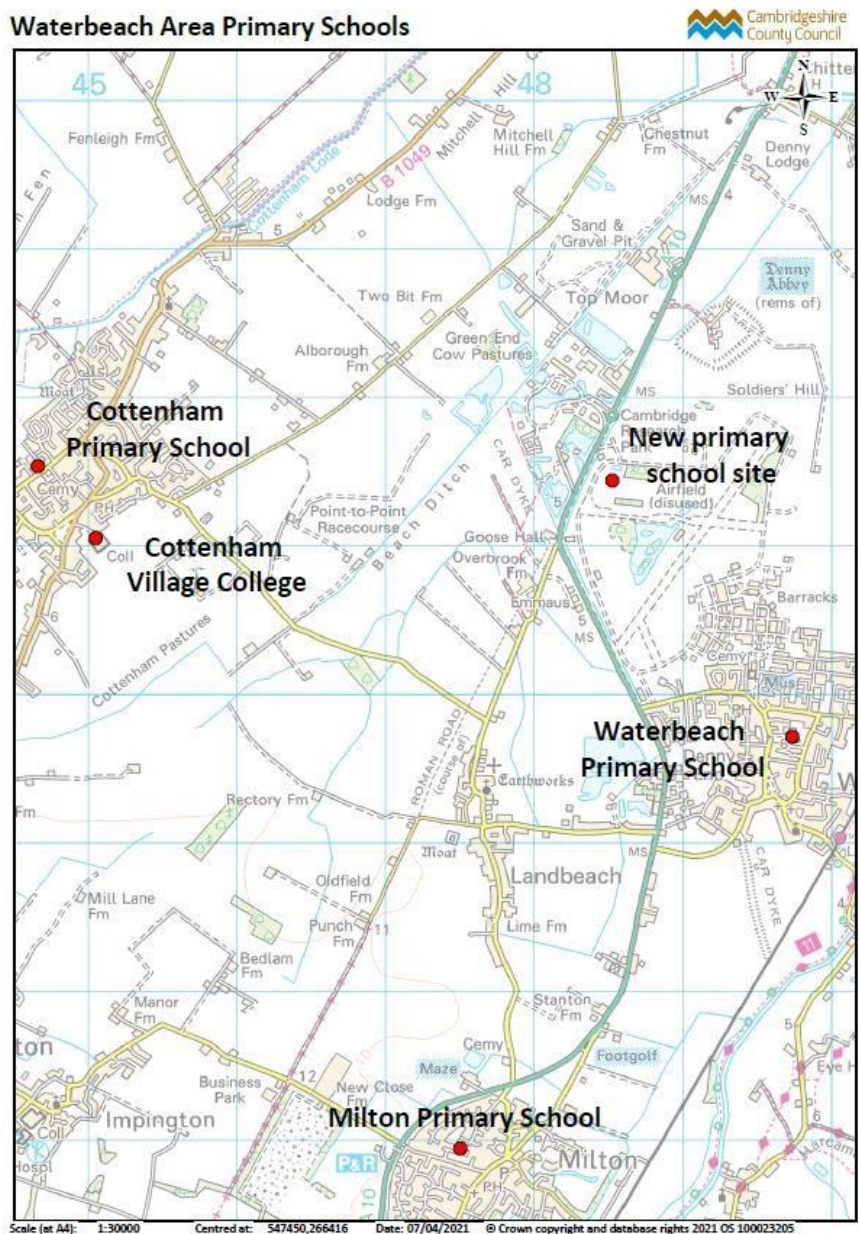
The existing village of Waterbeach is served by Waterbeach Community Primary school which is within 500 metres of the WNT development boundary. In addition to taking children from Waterbeach village, the school also serves the villages of Landbeach and Chittering. The school was expanded from 2FE/420 places to 3FE/630 places in 2019 in response to growing in-catchment demand, driven in large

part by a series of infill housing developments within the village, and is expanding from Reception upwards.

Waterbeach Primary is projected to have the capacity to meet the growing demand for primary school places until 2022/23. From this point the impact of the WNT development results in projected demand for primary school places, across all cohorts, exceeding the capacity of the school. Additional capacity is, therefore, required to meet the demand arising from the WNT development.

There are two further primary schools within proximity of the WNT development, Cottenham Community and Milton CofE primary schools. Map 2 shows the locations of these existing schools to the proposed new school site. Table 1 shows the current capacity of these schools.

**Map 2. Location of existing schools in relation to proposed new school site**



**Table 1. Current capacity of surrounding schools**

<b>Waterbeach Area – Primary School Places</b>	
Cottenham Community Primary	630 places
Milton C of E Primary	420 places
Waterbeach Community Primary	630 places

## Secondary Education Provision

Secondary age pupils in Waterbeach village are currently in the catchment area of Cottenham Village College.

As part of the WNT development there is an identified need for new secondary provision. The potential for up to two secondary schools has been secured through the planning process. The final pattern of secondary school provision will be determined by the demography of WNT as it is developed.

## Post-16 Provision

There is a wide range of post-16 education provision within the local area, this includes:

- two sixth-form colleges, Hills Road and Long Road in Cambridge;
- two further education colleges, Cambridge Regional College and the College of West Anglia;
- Cambridge Academy for Science and Technology which serves the 14-19 age range; and
- A number of school sixth forms, including, Parkside Community College and Netherhall School and Sixth Form in Cambridge, and also Impington Village College.

## Pupil Profile of the area

WNT falls within Cambridgeshire South locality which comprises Cottenham, Waterbeach and Willingham situated approximately 4 miles from the current development.

The following data covers the year 2019 as 2020 was an atypical year particularly with regard to recording Key Stage 2 (KS2) outcomes and the increase in levels of entitlement to free school meals (FSM) because of the coronavirus pandemic:

- 8.16 % of pupils are in receipt of **free school meals (FSM)**, the county average is 12.5%.

- *Black and Minority Ethnic (BME) groups constitute 11.82% of the population in this locality, below the average for Cambridgeshire which is 18.21%.*
- *SEN pupils make up 9.92%, the county average of 14.45%.*
- *End of Key Stage 2 attainment at the expected level for combined Reading, Writing and Maths is 73.51 % whereas Cambridgeshire’s average is 62.59%.*

## Process for identifying a preferred sponsor for the new school

The Education Act (2011) states ‘... that when a Local Authority identifies the need for a new school, that this school should be promoted as either an Academy or a Free School. It is required to publish a notice inviting proposals to this effect and to specify a date for academy/free school proposals to be received. After that date, it must forward all proposals received to the Regional Commissioner outlining the steps taken to secure applications from potential academy or free school sponsors or advise them of the fact that none have been received.’

The Council’s established procedure is to invite all potential sponsors whose proposals meet the Council’s shortlisting criteria (see application form) to attend a question-and-answer session with an Assessment Panel comprising County Councillors (Members), Council Officers (including education professionals) and a representative from the DfE. All proposals, with the exception of the financial plans, will be published on the Council’s website.

Following detailed consideration of all the information available to them, the Assessment Panel will reach a view on which, if any, of the applications received, they would prefer to see implemented. A report on the conclusions reached will then be presented to the Council’s Children and Young People’s (CYP) Committee. The Committee’s recommendation together with all the applications received, will be forwarded to the Regional Schools Commissioner (RSC): East of England and North-East London.

The RSC, on behalf of the Secretary of State, will consider the Local Authority’s assessments and recommendations before deciding which proposer, if any, is in the best position to establish and run the new school. The RSC will inform the Local Authority and the successful proposer of its decision, and the Local Authority will inform any unsuccessful proposers. The key milestones for establishing the new primary school for WNTW are set out below:

**Table 2. Timeline for presumption process**

<b>Waterbeach Primary School Timeline</b>
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Date	Action
17 <sup>th</sup> March 2021	Pre- Launch consultation begins – 4 weeks (excluding Easter hols)
28 <sup>th</sup> April 2021	Pre-Launch Consultation closes
10 <sup>th</sup> May 2021	Specification published and 8-week Competition launched
5 <sup>th</sup> July 2021 at 10am	Competition period concludes
w/c 12 <sup>th</sup> July 2021	Shortlisting takes place and shortlisted applicants informed by end of term
August 2021	Assessment period
Wednesday, 15 <sup>th</sup> September 2021	Assessment Panel
5 <sup>th</sup> October 2021	Recommendation of preferred sponsor to the CYP Committee
November 2021	“In principle” decision by RSC

The Council is, therefore, seeking proposals from appropriate sponsors to open this new primary school. This school would be deemed a free school. Proposers should complete the Council’s Free School Presumption application form which is available via the following link:

<https://www.cambridgeshire.gov.uk/residents/children-and-families/schools-learning/schoolchanges-consultations/new-primary-school-on-site-of-waterbeach-barracks-development>

If you have any queries please contact:

Robert Lewis (Area Education Officer)

[robert.lewis@cambridgeshire.gov.uk](mailto:robert.lewis@cambridgeshire.gov.uk)

[v.uk](http://www.cambridgeshire.gov.uk) or

Paula Durrant (0-19 Place Planning and Sufficiency Officer)

[paula.durrant@cambridgeshire.gov.uk](mailto:paula.durrant@cambridgeshire.gov.uk)

The deadline for submission of your completed application form together with a two-side executive summary of your proposal is **10am on 5<sup>th</sup> July 2021**.

**Please follow the instructions for submission set out on Page 2 of the application form.**

Section B - The School

**Opening date:**

The expected opening date is September 2023 in line with progress of the development. The school design has commenced with a contractor partner having been appointed. Due to time constraints the successful sponsor will only be able to influence the designs at a late stage in the process.

**Address:**

The school will be situated in the north western edge of the development as indicated by the red line on the plan below. It will be accessed from the first phase of the WNTW housing development.

**Map 3 – proposed primary school site within the WNTW phase 1 development**



**Capacity:**

The school will have the capacity to accommodate 2FE/420 places upon opening and will be expanded to provide 3FE/630 places in total.

**Published Admission Number (PAN):**

The school is expected to open to pupils in all year groups in September 2023. Upon opening the school will have the following places available in each group:

**Table 3. Proposed school organisation**

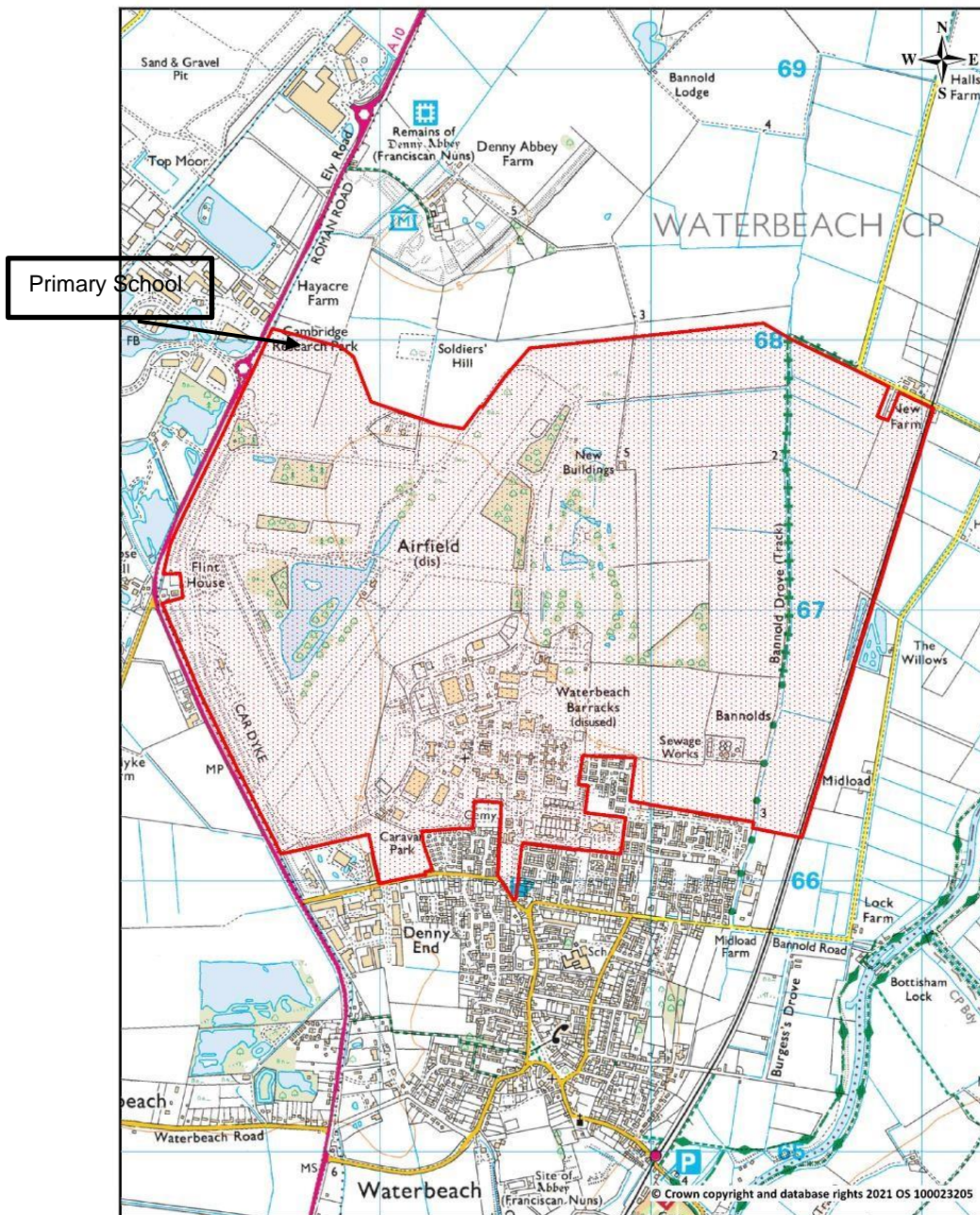
Key Stage 1			Key Stage 2			
Reception	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6
20	10	5	5	5	5	5

It is planned for the first phase of the school to grow and increase its PAN to 60, in line with demand from the development. The school will ultimately have a PAN of 90 when it becomes a 3FE/630 place school in line with the build-out of the first phase of the WNTW development.

**Proposed admissions arrangements:**

The school’s catchment area is expected to be the new town development serving the early residents of this new community. Map 4 below shows the school site in the context of the wider WNT development, both WNTW and WNTE, which it is envisaged the school will serve. As with other new communities, for example Cambourne and Northstowe, the Council considers that describing the catchment boundary as being the wider site, will ease the growth and expansion of this school, and future schools, within the new community without the need to redefine the catchment area after each phase of construction.

**Map 4 – WNT development boundary to serve as catchment area for the new school**



All potential sponsors are required to abide by the Codes of Practice on Admissions and Admission Appeals, participate in the Council's co-ordinated scheme for admissions and its Fair Access Protocol. With the exceptions of a Voluntary Aided school or Academy with a faith designation, the Council expects potential sponsors will adopt the same admission criteria used to determine priority for places in other areas of Cambridgeshire as follows: Children who have an Education, Health and Care Plan

(EHCP) that names the school will be admitted. NB. Those children with an EHCP that does not name the school will be referred to the Council's Statutory Assessment Team (SAT) to determine an appropriate place.

- 1. Children in Care (CIC), and Children previously in Care (CIC) but ceased to be so by reason of adoption, a residence order (now known as a child arrangement order) or special guardianship order*
- 2. Children who appear to have been in state care outside of England and ceases to be in state care as a result of being adopted.*
- 3. Children living in the catchment area with a sibling at the school (or partner infant and or junior school) at the time of admission.*
- 4. Children living in the catchment area;*
- 5. Children living outside the catchment area who have a sibling at the school (or partner infant and or junior school) at the time of admission;*
- 6. Children of members of staff, providing they have been employed for a minimum of two years and/or are recruited to fill a vacant post for which there is demonstrable skills shortage.*
- 7. Children who live outside the catchment area, but nearest the school as measured by a straight line.*

In cases of equal merit in each set of criteria, priority will go to children living nearest the school as measured by a straight line.

### **Age Range:**

The school will cater for children between the ages of 4 and 11. The Council's policy is to admit children into the Reception Year in the September following their fourth birthday.

### **Gender of pupils:**

Mixed

### **Early Years provision:**

In recognition of the need for addition EY and childcare places to serve the development, the Council is providing accommodation at the new school specifically for this purpose. The accommodation will comprise two rooms with a total capacity to provide up to 78 childcare places for 2 - 4-year olds, morning and afternoon to allow the provision to meet the demands of the growing community. The rooms may also be used by an out-of-school club where the Council or the school identify that there is sufficient demand to make the provision financially sustainable.

It is anticipated that the Council will expect to sub-lease back the pre-school area of the school buildings to retain control of the EY accommodation to ensure that appropriate and high-quality early years provision for 2-4 years olds can be secured to meet its sufficiency duties. At the appropriate time the Council will run a

competitive tender process for interested parties in order to identify a service provider. The timetable would be planned to ensure that EY provision would be in place and operational from the day on which the school opens. An application from the confirmed school sponsor would be welcomed, in due course, as part of the EY tender process.

Once a suitable EY provider has been identified the Council's Strategic Assets service will liaise with the provider to formalise their occupation by way of a lease or licence, prior to them taking occupation of the accommodation.

### **Provision for children with Special Educational Needs and/or Disability (SEND):**

In line with the 0-25 SEND Code of Practice (2014), schools must ensure all children and young people have access to a broad, balanced and appropriate curriculum that is inclusive of those with SEND. Additionally, as part of The Equality Act (2010) any reasonable adjustments to support children and young people with disabilities (whether of a physical, educational or mental health nature) to access the same provision as others should be made.

### **Community use / shared facilities:**

It is not planned for the school to have any dedicated community provision, in either the short- or long-term. There will be an expectation, from the Local Planning Authority, that the successful sponsor will enter into a Community Access Agreement with the South Cambridgeshire District Council. This would be to ensure that, where appropriate, elements of the school's site and/or accommodation may be made available for hire by community users and groups.

### **Transport arrangements:**

Access to the school will be along safe walking and cycling routes. Home to school transport assistance will only be provided in line with the Council's Home to School/College Travel Assistance Policy. The Council will work with the developer to ensure that there are available routes to the school as the development across the wider site progresses.

### **Equalities impact analysis:**

All potential sponsors are required to demonstrate their commitment to inclusion, to promoting equality and diversity and to eliminating unlawful discrimination and harassment.

### **Details of the site/ building, including details of ownership:**

The primary school site will be transferred to the Council by U&C, the WNTW developers, as part of the s106 agreement. The school will be delivered by the Council using its Construction Framework contract arrangements. The site will be leased to the successful sponsor on a 125-year lease, in line with DfE requirements.

It will be expected that the accommodation for EY will be sub-leased back to the Council.

## Section C - Vision

Applicants should take account of the relevant criteria in Appendix C of the free school presumption guidance:

[Establishing a new school: free school presumption - GOV.UK \(www.gov.uk\)](http://www.gov.uk)

As a minimum, please ensure you include the following in your application:

- A statement setting out your educational vision for ensuring all children benefit from the highest standards of teaching and are able to reach expected levels of progress
- Your inclusion strategy and pastoral support arrangements and the resources you will make available to ensure that you are able to meet the needs of all children, including Children in Care and those with SEND
- Plans for appropriate engagement with the local community and parents during the pre-opening period and into the future.
- How you will ensure the school is welcoming to all.

## Section D - Education Plan

Applicants should take account of the relevant criteria in Appendix C of the free school presumption guidance.

As a minimum please ensure you include the following in your application:

- Details of your curriculum plan which is consistent with the vision and context of the school.
- Your strategic plan for measuring and monitoring pupil performance effectively and setting challenging targets
- Details of your planned senior leadership and staffing structure at the point of opening the school and then as the school grows and develops to fill to its planned capacity.
- The arrangements which will be in place to manage senior leadership and staff performance.
- Details of enrichment and extended services, for example, breakfast clubs, sports clubs, homework clubs and music/art clubs
- Your plans for meeting your Education Safeguarding responsibilities, including the Prevent Duty
- Your plans with regard to PSHE.

## Section E - Capacity and Capability

Applicants should take account of the relevant criteria in Appendix C of the free school presumption guidance.

As a minimum please ensure you include the following in your application:

- The resources you would draw on and/or deploy to ensure that the school is ready to open on the date identified
- Clear evidence that you have the range of skills and abilities necessary to set up and then run a school effectively, including managing school finances; leadership; project management; human resources; safeguarding; and health and safety
- How the school would be organised and your plans for ensuring that there are robust governance arrangements in place to provide appropriate levels of support and challenge to the school's senior leadership team, including a diagram of the proposed structures
- What measures you would take to secure high quality teaching within the expected income levels and how you would manage underperformance and a commitment to children.
- How the school will respond to the demands of a growing community and especially the likely need to reorganise mid-year to meet demand for places as families move into the development.

## Section F - Funding and Costs

### Capital funding

The Council has negotiated s106 agreements with the developers in consultation with SCDC, whereby the school site will be provided to the Council by the developer. The capital cost of the building will be met by s106 funding (£13.5m total to deliver both phases of the school) secured for this purpose.

### Revenue funding

The successful sponsor of the school will need to enter into a revenue funding agreement with the Secretary of State for Education to be effective from the date of the school's opening. As this will be an Academy/Free School established to meet basic need, the Council will be responsible for funding the pre-opening revenue and post-opening diseconomies costs from the Growth Fund it has established with the agreement of Cambridgeshire Schools Forum using its Dedicated Schools Grant (DSG). This is in line with the framework set out by the Education and Skills Funding Agency (ESFA) in their published operational advice.

Based on the current local new school funding policy the Council will make a revenue contribution of up to £50,000 towards pre-opening costs of the school. These arrangements are reviewed on an annual basis by Cambridgeshire Schools Forum and, as such, are subject to change. The full policy, agreed by Cambridgeshire Schools Forum in November 2020 is available [here](#).



It is envisaged that this new school will be a recoupment Academy, meaning that an allocation will be made to the school from local DSG and local decision-making applies to the school's block revenue funding factors paid across by the ESFA.

## Section G - Impact and Equalities Assessments

As prescribed by section 9 of the Academies Act 2010 and section 149 of the Equality Act 2010, the Local Authority must assess the potential impact of any new school on existing educational provision in the area. The Local Authority must also consider whether the new school would impact on any groups with protected characteristics.

A link to the Equality Impact Assessment (EIA) A can be found here

<https://www.cambridgeshire.gov.uk/residents/children-and-families/schools-learning/schoolchanges-consultations/new-primary-school-on-site-of-waterbeach-barracks-development>