

**Ledsham Road / Ledsham Garden Village  
PROPOSED NEW PRIMARY SCHOOL**

**INFORMAL CONSULTATION ON LAUNCH OF  
A FREE SCHOOL PRESUMPTION  
COMPETITION**

**27 April 2026 to 25 May 2026**



# Cheshire West & Chester Council

## **INFORMAL CONSULTATION ON LAUNCH OF A FREE SCHOOL PRESUMPTION COMPETITION**

### **LOCAL AUTHORITY CONSULTATION REGARDING A NEW PRIMARY SCHOOL FOR LEDSHAM ROAD / LEDSHAM GARDEN VILLAGE**

*A consultation was previously carried out in 2023, however the presumption process was paused. Due to the time-lapse, the Council is carrying out the consultation again. This consultation is non-statutory and is an informal means of gathering local views on school characteristics and the school offer.*

#### **Introduction**

Under section 14 of the Education Act 1996 the Local Authority has a statutory duty to ensure that there are sufficient and suitable primary and secondary school places for children resident in its area.

The Ledsham Road development in Ellesmere Port West, also known as Ledsham Garden Village, comprises of up to 2,000 new dwellings. This development has been identified in the Cheshire West & Chester Local Plan, which was adopted in 2015 and leads additional development up to 2030. The strategic development site at Ledsham Road includes provision of a new Primary School.

There is a Section 106 Agreement\* associated with the planning application, which identifies the developer's commitments to deliver infrastructure for the area. As part of the Section 106 agreement, Cheshire West and Chester Council have secured the land required to build the school and a financial contribution towards the build costs, as well as additional costs for a the now completed expansion of Sutton Green Primary School taking it from a Published Admission Number (PAN)\*\* of 40 to 45.

\*A Section106 agreement is a legal obligation entered into by a housing developer and a local authority, through which a developer contributes financially to reduce the impact of a development proposal by providing local services, in this case, a new school.

\*\* A Published Admission Number (PAN) is the maximum number of pupils an admission authority will admit to each of its school year group.

#### **What is the Free School Presumption?**

The Free School Presumption process is the main route by which councils establish new schools in order to meet the need for additional places, both in terms of basic need and the need for diverse provision within their areas.

All new schools established through the presumption process are classified as free schools. This reflects the fact that 'free school' is the Department for Education's term for any new

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provision academy. Academies are state-funded schools that are independent of council control and receive their funding directly from the government.

By law, all new schools in England must be opened as free schools, set up and run by a Trust. The process by which councils establish a new free school, and the Secretary of State appoints a Trust to run it, is known as the Free School Presumption.

## Why do we need a new primary school?

Cheshire West & Chester Council consistently monitors school places to ensure there are sufficient places for all school age children. An analysis of the latest pupil forecasts has identified the need to provide additional primary school places in the Ellesmere Port West Planning Area in response to the additional pupils from the new housing development.

It is projected that the 2,000 dwellings proposed for the Ledsham Road site are likely to yield approximately 368 children aged 4-11 who will require school places in the local area. Strategic housing developments forecast annual build rates, to which we apply forecast annual pupils expected. The actual dwellings that are occupied and the children that arise from them can fluctuate. The council continually monitors children arising from new housing. It must be noted, larger developments can take many years to build out, and in some cases, this will be driven by the economy. Building a school in stages will assist in managing the places needed at the time, whilst ensuring the sustainability of existing schools.

The Councils planning department has provided the housing trajectory for the development. The building trajectory for the next five years (i.e., from 2025/29) is shown below, along with the anticipated pupil yield:

	2025	2026	2027	2028	2029
No. dwellings	56	101	67	72	81
No. of primary pupils	12	22	15	16	18
Cumulative No. of primary pupils	12	34	49	65	83

Based on forecast need and the timeline to deliver a new School, it is anticipated that the new school will be required to open at the earliest, September 2028.

Initially the school will open as a 210 place (1 Form Entry) mainstream primary school, with the intention to have a further 105 places (0.5 Form Entry) expansion as the housing development progresses and the pupil place need arises. The school will accommodate mixed genders. The school will have a 26 place pre-school and will be expected to

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accommodate children aged 3-11 years. Additionally the school will also have a 10 place Special Educational Need Provision (SEN).

As part of the Section 106 agreement for the development of the Ledsham site, developers are committed to deliver supporting infrastructure to the area. The developer has agreed to the allocation of a site for the building of a new primary school.

The new school would be built in accordance with the specifications described by the Department for Education (Building Bulletin) and under consultation with Cheshire West and Chester Council.

The map below shows the position of the existing primary schools in the Ellesmere Port West Planning Area and the location of the Ledsham Road housing development (area shaded grey):



The location of the new school is central in the development and can be seen below:

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## Proposed catchment area and admission arrangements for the new school

Admission arrangements, which may include a catchment area for the new primary free school, would ultimately be decided by the sponsoring Trust. The Council will however strongly expect a collaborative approach when determining these arrangements in order to ensure cohesion and sustainability of the local primary school economy and that any proposed arrangements reflect local needs.

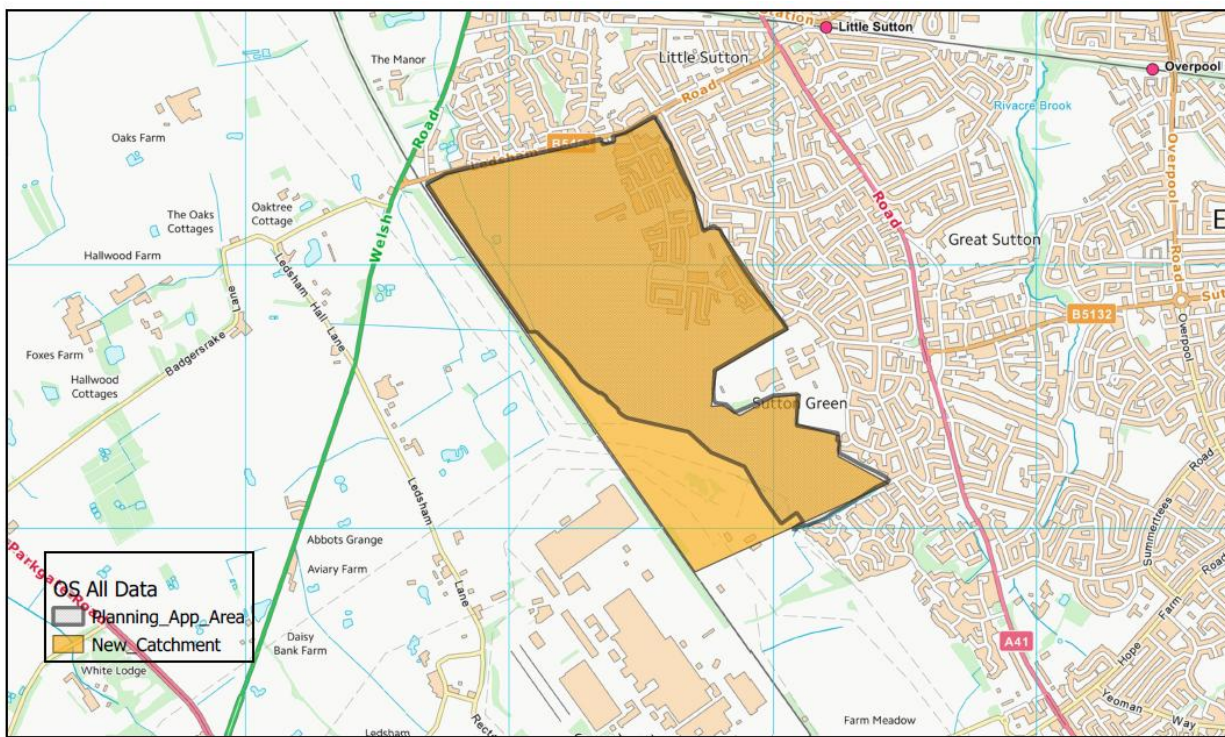
A school's catchment area is a defined area which has been determined for the school to serve. The Council is proposing to establish a new catchment area for the new school. The proposed catchment area for the new school is within an area at the development at Ledsham Garden Village. This area currently overlaps school catchment areas for Sutton



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Green Primary and Capenhurst Primary. The proposed new catchment area for the new school at Ledsham Garden Village will be to serve the new development only, however the existing school catchment areas for Sutton Green Primary and Capenhurst Primary will remain and will become shared catchment areas for the new school.

Proposed catchment area for the new school:



## The consultation process and indicative timeline for opening a new primary free school

The council is conducting a local, informal consultation with neighbouring schools, parents, and key stakeholders prior to the initiation of a Free School Presumption. This consultation is in accordance with the Department for Education guidance.

The Council is responsible for the specification of the new free school. Local good or outstanding schools that are interested in submitting a proposal to run a new school will need to have or acquire academy status and be an approved sponsor.

Further details on the Free School Presumption process can be found: [Establishing a new academy: free school presumption - GOV.UK \(www.gov.uk\)](http://www.gov.uk/government/guidance/establishing-a-new-academy-free-school-presumption)

The Free School Competition is expected to be open Summer 2026.



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Please note that this is not the formal statutory consultation which the Trust will be required to undertake at a later date.

As per the timeline published below, this consultation will run for 4 weeks from 27 April 2026 to 25 May 2026.

We very much hope that you will let us know your views as your feedback will help us formulate and finalise the specification for the new school.

Ways in which you can provide your feedback:

- Complete the electronic survey at: <https://www.smartsurvey.co.uk/s/LedshamRoad/>
- Alternatively feedback can be provided in writing and returned to: School Organisation, Ledsham consultation, The Portal Wellington Rd, Ellesmere Port CH65 0BA.

A FAQ is published on the Council's consultation page. If you have further questions please send to: [schoolorganisationandconsultations@cheshirewestandchester.gov.uk](mailto:schoolorganisationandconsultations@cheshirewestandchester.gov.uk)  
Where possible, further questions will be answered within an updated FAQ.

**All feedback will need to be completed and returned to us no later than 23:59hrs on Monday 25 May 2026.**

All feedback received during the informal consultation period will be considered and used to formalise the specification for the new primary school. Once the specification has been agreed we can then progress publishing the specification inviting Trusts, Free Schools or Academy Providers to submit proposals to run the school. It is anticipated this will be Summer 2026.

Once proposals are received and have been evaluated, the Council will provide its assessments of each proposer to the Secretary of State, including the Councils recommended sponsor and all scoring for each proposal. The Department for Education Regional Director, on behalf of the Secretary of State, will then make the final decision on the most suitable proposer to take forward the new free school. The Council will work with the successful proposer, the Department for Education and the housing developer to open the new school at the earliest September 2028.

The table below shows the indicative dates for the free school presumption process and associated activities: -

Action	Date
Informal consultation closes	25 May 2026

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Council gathers feedback and formalises the school specification	June 2026
Council publish Free School specification and launch Free School Competition	Summer 2026
Preferred sponsor appointed	Spring term 2027
New School open (at the earliest)	September 2028

