

Lesham Road Primary School

Pre-Planning Consultation

Introduction

This consultation seeks your views on the proposed design and layout of a new primary school to serve the Ledsham Garden Village housing development near Ellesmere Port, and will run from Monday 2 February to Monday 2 March 2026.

Although the new school has already been approved in principle as part of the masterplan for the Lesham Garden Village development, the detailed design of the proposed 1.5 Form Entry (FE) primary school (including external appearance, landscaping, site layout and scale) needs to be considered formally by way of a Reserved Matters planning application.

Before the application is submitted to Cheshire West and Chester Council, we would like to share the design with the local community and key stakeholders so that we may have the opportunity to consider any comments and ideas fed back to us, prior. Then we will finalise the design and submit the Reserved Matters planning application in early spring 2026.

This is not a consultation regarding the education need; this is a consultation for planning purposes on the school building within the development. An education consultation has already taken place and when a free school provider is appointed there will be further consultation carried out by the provider.

Why do we need a new primary school?

In line with the Council's statutory duty to ensure sufficient school places, and in response to recent government changes to childcare provision, the Council has confirmed the need for additional primary and early years places to serve the growing Ledsham Garden Village community. The Council also recognises the Department for Education's recent commitment to improving the accessibility and availability of places for children with Special Educational Needs and Disabilities (SEND).

With significant progress now being made on housing delivery within Ledsham Garden Village, and following a detailed review of projected pupil demand, the Council proposes to establish a new 1.5 Form Entry (FE) mainstream, mixed primary free school, providing 315 places for pupils aged 3 to 11, alongside a 26-place nursery and a 10-place SEND Provision. Subject to approvals, the anticipated opening date for the school, nursery and SEND Provision is September 2028.

The school building will be built in two phases, the first being a 1 FE (210 place) building with the ancillary spaces (such as hall, kitchen, dining etc) for a 1.5 form entry/315 pupil place school, with a target opening date of September 2028. The second phase will then proceed once pupil numbers determine it, this will add the extra accommodation for the additional 0.5 form entry, 105 pupils.

Site context

The Ledsham Road development, located within the Ellesmere Port West planning area and known as Ledsham Garden Village, comprises planning approval up to 2,000 new dwellings. This site is identified as a strategic development site within Cheshire West and Chester's Local Plan, adopted in 2015, which sets out anticipated growth through to 2030. As part of this strategic site, the provision of a new primary school has always been a fundamental element of the masterplan to ensure sufficiency of school places in Ellesmere Port.

As part of their legal obligations for planning, the housing developer is committed to deliver supporting community infrastructure to the area in the form of a new primary school. To secure delivery of this provision, a Legal Agreement between the Council and the developer (Redrow) has been established. This agreement includes:

- Transfer of land required for the construction of the new school
- A financial contribution towards the build costs of the new school
- Additional funding to support the recently completed expansion of Sutton Green Primary School to meet interim demand.

The new school would be built in accordance with the specifications set out by the Government's Department for Education and under the supervision of Cheshire West and Chester Council.

The school site

The school will be situated within the Ledsham Garden Village development and will primarily serve families residing in this area. The site is a 1.32 Hectare plot accessed off Kellerman Road, which acts as a spine road for this part of the Garden Village, linking to Leamington Road and Historian Way which serve the development off Ledsham Road to the north.

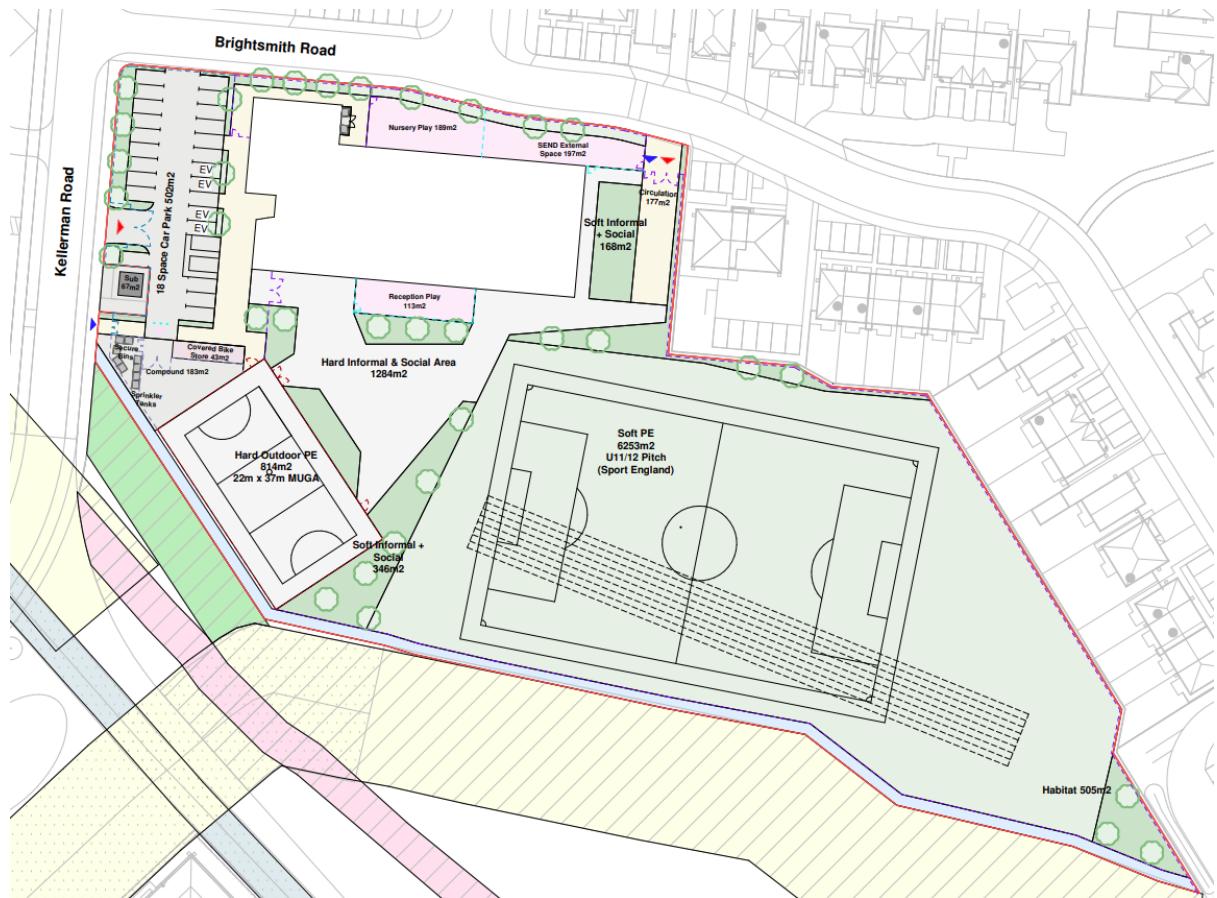
The proposed school site is bound by Brightsmith Road to the north, Kellerman Road to the West and residential properties to the east. To the south, the site is broadly an undefined field area. A series of service easements (legal rights held by a utility company to access underground pipes) define the extent of the school site and remaining land to the south which cannot be included in the secure line of the school. This land will remain in the control of Redrow as public open space.

Once all phases of the surrounding Ledsham Garden Village housing development are complete, the school would sit centrally within the development with new homes surrounding the school and would be located close to the new community playing pitches, community building and mini supermarket. The school would be served by excellent pedestrian and cycle connections within the development and beyond.

School building design

The school's proposed layout is a linear two-storey design, with a central corridor running through the ground and first floors. The school building is positioned at the northern aspect of the site, with the car park to the north-west defining the secure boundary. Separate and secure

play spaces are allocated for Nursery, SEND and Reception. This layout ensures that each ground floor classroom – including the SEND provision - has direct access to secure outdoor play areas, promoting a safe and engaging learning environment. The principal communal play spaces, including soft and hard PE courts are sited south of the building therefore benefiting from a sunny southern exposure.



Proposed Site Layout

The rectangular school plan provides a statement frontage to the site corner. Soft and hard landscaping and the inset teaching wing provide separation and privacy from the residential properties opposite. A hierarchy of fencing and landscaping to the car park and school frontage provide an attractive welcoming approach to the school, and form a buffer zone between the school, and adjoining roads.

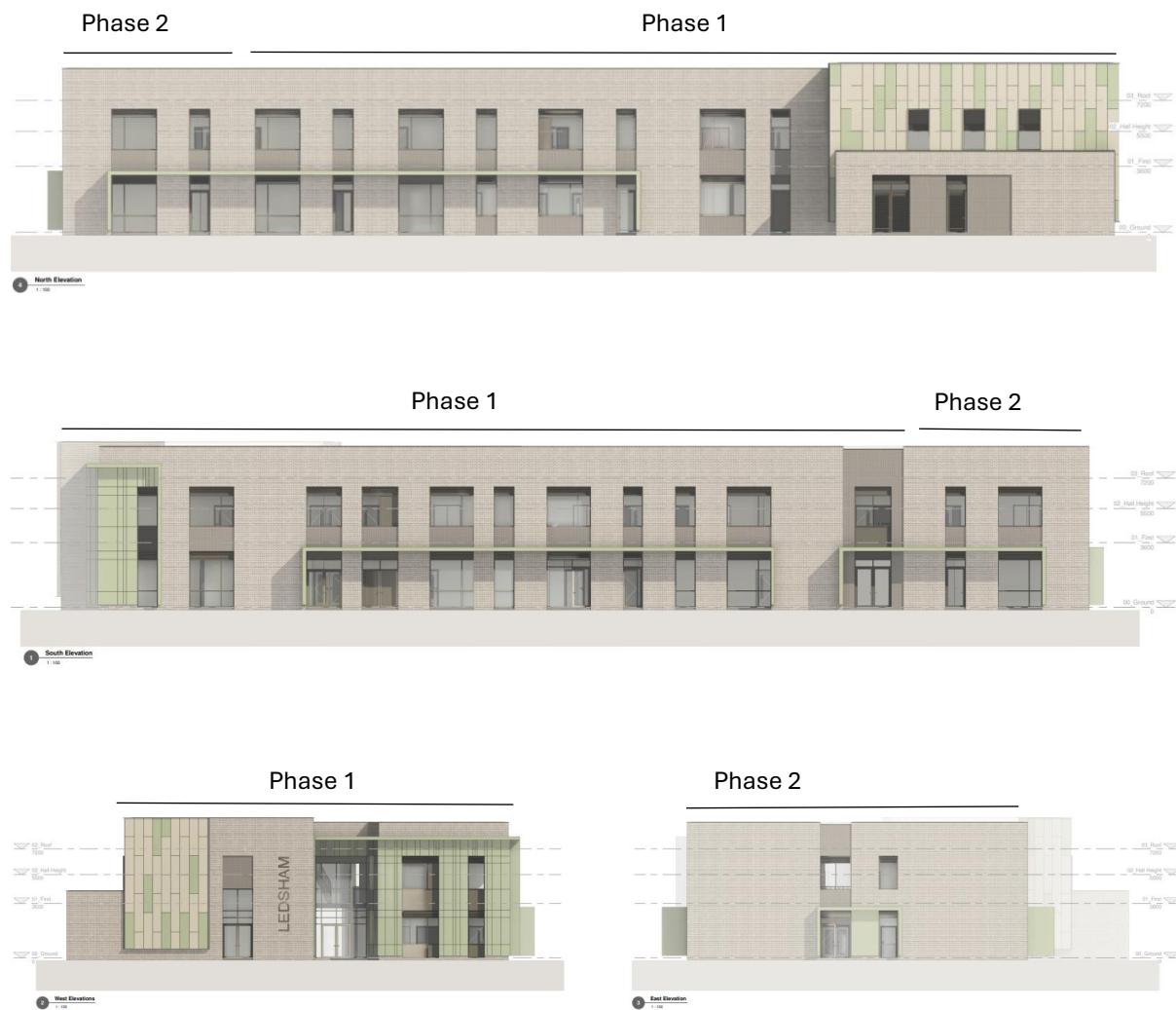
The building itself is designed with durability and aesthetics in mind. The main material used is a buff brick, giving the school a warm and inviting appearance. This brickwork is accompanied with featured cladding principally to the frontage at the corner of Brightsmith Road and Kellerman Road. The light tones are chosen to impart a calm, and welcoming environment, creating a feature building at the heart of the community, whilst providing a contemporary and complementary contrast to the neighbouring housing development vernacular of red brick and white render, along with complementing the nearby community building design.

At the western end of the building, the main entrance is clearly marked by its distinctive cladding features. This section uses light green fibre cement cladding panels for the external walls and a canopy at the entrance to assist wayfinding to reception. This is complemented by

a light green and beige pattern cladding cube that makes a feature of the school hall and reinforces a strong presence for the building on the corner of Kellerman and Brightsmith Road.

Canopy roofs at the ground floor level provide sheltered outdoor play spaces for the youngest pupils, encouraging outdoor activities regardless of the weather. This also acts as a solar shading system for the classrooms on the southern side of the building, where the canopy helps to reduce glare and ensure a comfortable indoor environment.

The exterior areas would include extensive tree planting, a multi-use games area (MUGA) and an under 11/12 age grass pitch, plus outdoor learning, seating, habitat and play areas together with staff parking and cycle storage. Between the school and adjoining Kellerman Road and Brightsmith Road, soft landscaping strips are proposed to soften the street scene and create a welcoming environment.



Elevation view of Ledsham Road School Development



Entrance View



Playground view



Brightsmith Road view

School Operator

We are holding a tender process to appoint an Academy Trust operator of the proposed new school as set out in the government's Department for Education Free School Presumption process. The presumption process is the main route by which Councils establish new schools. More information about the free school presumption can be found on the [Gov.UK website](#).

This process is a statutory requirement and will be managed in partnership with the Council. It is entirely separate from the planning application process and building design stages. However, the timing of the presumption process will run concurrently with the planning and construction phases to ensure the school is ready to open on time. Decisions regarding governance and operation will remain distinct from the planning approval process.

A decision on who will run the proposed school is currently expected to be announced early 2027.

School admissions

We will work with the appointed Academy Trust to balance the availability of places against local demand. This will require a flexible approach based on the pace of house building in the area.

The Academy Trust will also be expected to work with the Council to manage the availability of places, to ensure that the new school does not impact on surrounding schools and ensure that children moving onto the Ledsham Garden Village development can access a place. More information regarding the Admissions Arrangements will be available as part of free school specification that will be published later in 2026.

School travel planning

The school operator would be required to develop a 'School Travel Plan' and take proactive steps to address road safety issues and improve air quality, reduce car journeys and ensure facilities and initiatives are provided to promote active travel that encourages walking, wheeling and cycling by both staff and pupils.

Community use of the school

The school operator would be required to ensure that the new school plays a key role within the Ledsham Garden Village community and the wider local economy. The school will be expected to provide access for community groups to both internal and external facilities and submit a community use policy for approval from the Council.

Within the school's design the multi-use games area (MUGA) and hall positioning allow for community use outside of school hours.

How can I feedback my views?

You can complete our online survey:

<https://www.smartsurvey.co.uk/s/LedshamGardenVillage/>

Please note: all surveys must be completed and submitted by midnight on Monday 2 March 2026.

Alternatively, you can attend one of our two drop-in sessions at the Redrow Ledsham Garden Village Sales Centre, Historian Way, off Ledsham Road, Ledsham, Cheshire, CH66 4DF

- Thursday 12 February 2026 from 2 – 7pm
- Tuesday 24 February 2026 from 2 – 5pm