



Development Management Plan (Regulation 18 stage)

Infrastructure Needs Evidence: Education

June 2016

1. Introduction

Purpose

- 1.1 This evidence paper has been prepared to support preparation of the Development Management Plan (DMP) Regulation 18 consultation document.
- 1.2 The primary purpose of the paper is to bring together the outputs of school place projections (prepared by Surrey County Council (SCC)) and sensitivity testing of child yield assumptions on the potential population growth that could be generated by urban extensions (carried out by Reigate & Banstead Borough Council (RBBC)). It is intended to assist an understanding of the education infrastructure needs which could arise from new development anticipated over the plan period. It considers needs across the borough, and tests the effects of both urban growth and potential growth from urban extensions.
- 1.3 The paper, its findings and recommendations, are intended to inform the preparation of the Development Management Plan, including the infrastructure/land requirements which will be placed on any future site allocations within the urban extensions broad locations defined in the adopted Core Strategy.

Summary of findings

Primary

SCC projections

- 1.4 The SCC projections of primary school need suggest the following:
 - The Banstead catchment maintains a surplus of places – albeit a declining one – throughout the period to 2024-25 and is unlikely to require additional forms of entry over the plan period.
 - Pressure is greatest in the Redhill/Reigate catchment. The projections indicate a need for an additional 60 places (2 forms of entry) at YR R and YR 3 based on urban growth, in addition to the expansion projects already approved for the 2016/17 academic year. The potential urban extension sites are projected to have a relatively modest effect at YR R, generating a need for only 6 additional places but a greater impact at YR 3 where demand is for an additional 19 places by the end of the plan period.
 - There will be a need for an additional 2 forms of entry at YR R and YR 3 in the Horley catchment as a result of urban growth: this will be addressed by the proposed 2 form entry school in the North West Sector. The potential urban extension sites have a very modest impact on school place needs, generating additional demand for only 2 places at YR R over the long term and none at YR 3.

Sensitivity testing

- 1.5 Sensitivity testing in relation to child yield assumptions from potential urban extension development suggests that:
 - In the Redhill/Reigate catchment, long-term demand arising from the potential urban extensions could be greater than under the SCC projections, with between

39 and 63 additional places required at YR R and YR 3 (i.e. up to 2 forms of entry in addition to the needs arising from urban growth).

- For the Horley catchment, additional demand arising from the urban extensions (in addition to that generated from urban growth) could be between 8 and 13 places at YR R and YR 3.

1.6 As additional demand in the Banstead area only arises from urban growth, no further sensitivity testing has been carried out.

Recommendations

1.7 The sensitivity testing carried out suggests that SCC projections of the additional place needs generated by the urban extensions should be treated as a minimum for the purposes of plan making.

1.8 Recognising the existing pressure in the system, the limited scope for expansion of existing schools and the potential for greater future demand in the longer term (as indicated by the sensitivity testing), it is recommended that:

- The suitability and availability of identified sites in the Redhill/Reigate urban area to accommodate a new two-form of entry primary school in the short term is explored, particularly those in public ownership, and consideration given to whether an allocation could be made.
- If sites for urban extensions are allocated to the East of Redhill, a site capable of accommodating a two-form of entry primary school (i.e. at least 0.8ha) is identified and safeguarded as part of the allocation.

Secondary

SCC projections

1.9 The SCC projections of secondary school need suggest the following:

- As a result of proposed urban growth, the Banstead catchment is likely to require 1 additional form of entry during the plan period, and most likely within the relatively short term.
- Urban growth in the Redhill/Reigate catchment is projected to generate a need for an additional 10 forms of entry (300 places) at YR 7 by 2022. Potential urban extension sites are projected to generate demand for a further 27 places at YR 7 (i.e. a further 1 FE) over and above this baseline urban growth.
- By 2021-22, at least 60 additional places at YR 7 will be required in the Horley catchment as a result of urban growth. The effect of the potential urban extension sites is relatively modest, with the projections suggesting demand for an additional 5 places by 2025-26.

Sensitivity testing

1.10 Sensitivity testing in relation to child yield assumptions from potential urban extension development suggests that:

- In the Redhill/Reigate catchment, demand of between 25 and 35 additional places (1 FE) could be required as a result of the potential urban extension sites by the end of the plan period. However, the sensitivity testing covers a longer time-frame

and suggests that demand would continue to grow beyond the plan period to between 36 and 58 places (i.e. up to 2 FE).

- Within the Horley catchment, additional demand arising from the potential urban extension sites could be between 6 and 8 places by the end of the plan period, broadly consistent with the SCC modelling. As with the Redhill/Reigate catchment, demand continues to grow beyond the plan period to between 7 and 12 places over the longer-term.

1.11 As additional demand in the Banstead area only arises from urban growth, no further sensitivity testing has been carried out.

Recommendations

1.12 Within the Banstead and Horley catchments, additional demand (1 FE and at least 2FE respectively) is likely to be capable of being met through extensions to existing secondary schools within the respective areas.

1.13 Within the Horley catchment, the additional demand could be met by expanding existing secondary provision (Oakwood School).

1.14 In Redhill/Reigate, whilst expansion of existing schools may address some of the additional demand, a new school will be required in the medium term. It is therefore recommended that the proposed new 6 FE free school (planned to be delivered by 2018), and therefore any site which is selected for it, should be capable of expanding to 8 or 9 forms of entry in the longer term, and that the DMP (policies and/or allocations) should be supportive of these longer term needs.

2. Primary Sector

Background

Approach

- 2.1 The assessment of needs in the primary sector focusses on place demands at the two main key stages YR R (Early Years Foundation Stage (EYFS)) and YR 3 (Lower Key Stage 2 (KS2)).
- 2.2 For the purposes of the analysis, the SCC education planning areas have been grouped into broad catchments as follows:
 - Banstead: includes Banstead & Woodmansterne and Tadworth, Walton & Preston planning areas
 - Redhill/Reigate: includes Redhill, Reigate, Merstham and Earlswood & Salfords planning areas
 - Horley: includes Horley planning area
- 2.3 The SCC outputs are derived from demographic forecasting software called 'Edge-ucate' which creates pupil projections using birth data (from ONS), housing data (supplied by Reigate & Banstead) and pupil movement data/migration data (from the School Census). The SCC modelling covers the period to 2024/25 and assesses demand arising from urban growth and potential urban extensions.
- 2.4 The RBBC sensitivity testing outputs look ahead to 2031/32 for YR R and 2034/35 for YR 3. It uses locally derived assumptions of the number of children which will be "yielded" by new housing developments. The sensitivity testing focusses on the demand which could potentially arise from urban extension development, with the child yield assumptions applied to the housing which could be delivered through the potential urban extension sites. Further detail about the assumptions and process adopted in the RBBC sensitivity testing is set out in paragraphs 2.24-2.30.

Current situation

Current demand

- 2.5 There were 1,747 applications for a reception year place in primary schools in Reigate & Banstead in 2015. This demand was split as follows across different catchments:

Table 1: Current primary place demand (2015-16)

	YR R places	YR 3 places
Banstead	488	499
Redhill/Reigate	944	869
Horley	315	306
Borough	1,747	1,674

Source: SCC Education

Available places

- 2.6 The table below shows, for each of the broad catchments, the current level of primary places available at YR R and YR 3. This incorporates expansions proposed for the 2016-17 year.

Table 2: Existing primary school place provision (2016-17 academic year)

Broad Area	PAN (EYFS – YR R)		PAN (KS2 – YR 3)	
	State	Independent	State	Independent
Banstead	505	95	515	95
Redhill/Reigate	900	76	947	76
Horley	300	0	300	0
Borough	1,705	171	1,762	171

Source: SCC, Independent Schools Council

- 2.7 This shows that across the borough, and taking account of planned expansions, there will be a total of 1,705 YR R places and 1,762 YR 3 places available in state schools for the 2016/17 academic year. There are also an estimated 171 places in independent schools at both YR R and YR 3.
- 2.8 Based purely on the demand revealed by the applications above, there were insufficient permanent places in the state school network in Reigate & Banstead in YR R to serve the demand, hence the recent use of “bulge” classes. There is slight surplus of spaces in the Banstead catchment and a deficit of places in the Redhill/Reigate and Horley catchment. SCC is working with a number of free-school providers to explore options for addressing the deficit to avoid long-term reliance on “bulge classes”. Once places in the independent sector are factored in, there is sufficient provision.
- 2.9 At YR 3, there are currently sufficient places within the state school network to serve demand.

Effect of urban growth

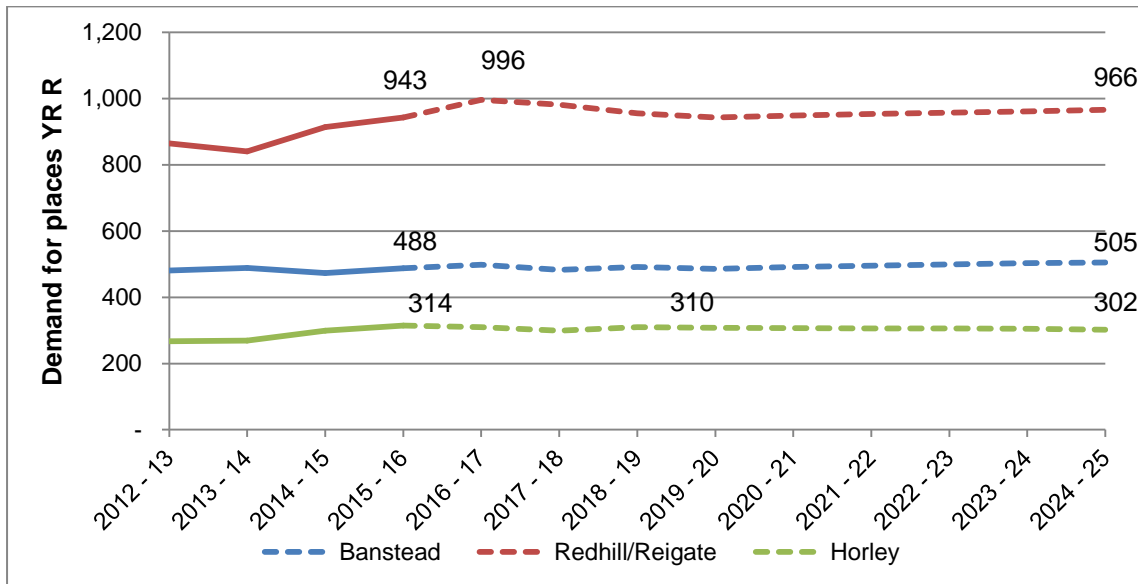
- 2.10 SCC has modelled the impact of planned and projected urban growth over the plan period on primary school place needs. This considers demand at the two primary key stages: YR R (EYFS) and YR 3 (KS2).
- 2.11 The modelling factors in all existing permissions for housing development and further anticipated housing growth within the urban area over the remainder of the plan period. This includes an allowance for windfalls and specific identified housing sites (inc. Horley North West Sector).

KS1 – Reception Year

- 2.12 The results of the modelling for urban growth are shown in Charts 1 and 2 below.
- 2.13 These indicate that demand for YR R and YR 3 primary school places will increase across the majority of catchments; however, the increase is more marked in some locations.
- 2.14 Within the Horley catchment, demand at YR R stays relatively static over the projection period, showing a modest decline to around 302 places by the end of the projection period. At YR 3, demand rises relatively rapidly to 357 places in 2018-19 (51 additional places), before reducing to around 333 places in 2024-25.
- 2.15 In the Banstead catchment, demand for YR R places rises steadily across the projection period to 2024-25, from 488 places to 505 places (increase of 32 places). The effect of urban growth at YR 3 is more modest, with a maximum rise of 10 additional places which falls to only 2 additional places (501 in total) by 2024-25.
- 2.16 The greatest additional pressure for places is experienced in the Redhill/Reigate catchment area. In YR R, place needs rise rapidly from 943 places in 2015-16 to a

peak of 996 places in 2016-17 (over 50 additional places). This demand then subsides somewhat, with needs at the end of the projection period for 966 places (additional 23 places from current). At YR 3, demand rises rapidly from 869 places in 2015-16 to over 1,000 places in 2019-20 (additional 137 places). This pressure then reduces somewhat, with needs at the end of the projection period standing at 961 places (additional 92 compared to 2015-16).

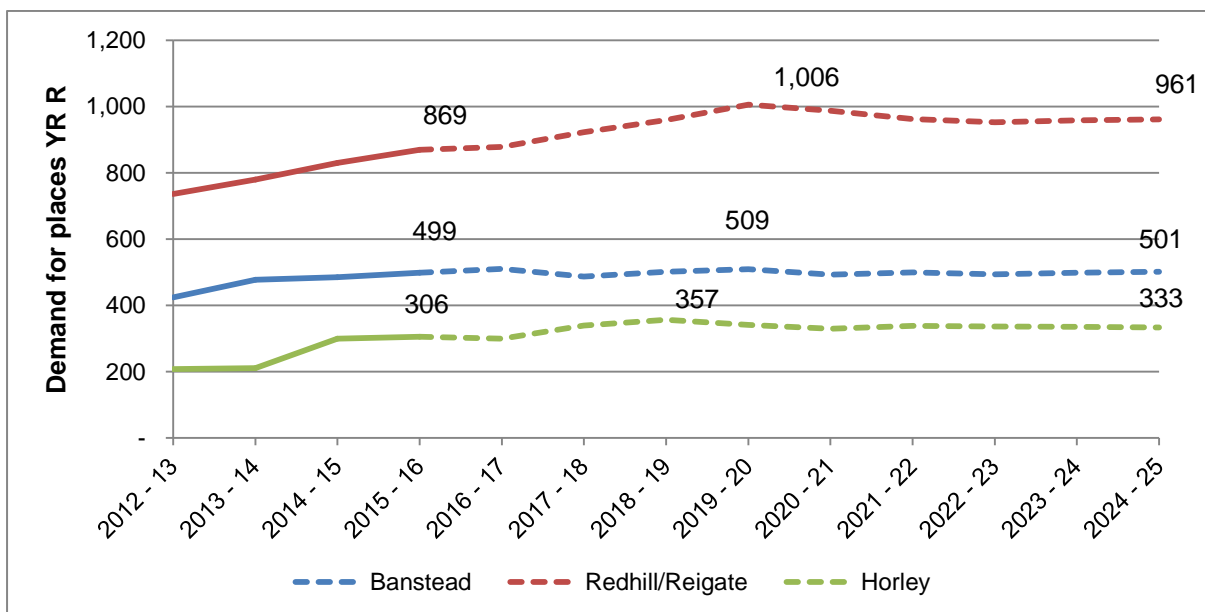
Chart 1: YR Reception place demand based on urban growth – all catchments (SCC modelling)



Source: SCC Education

KS2 – Year 3

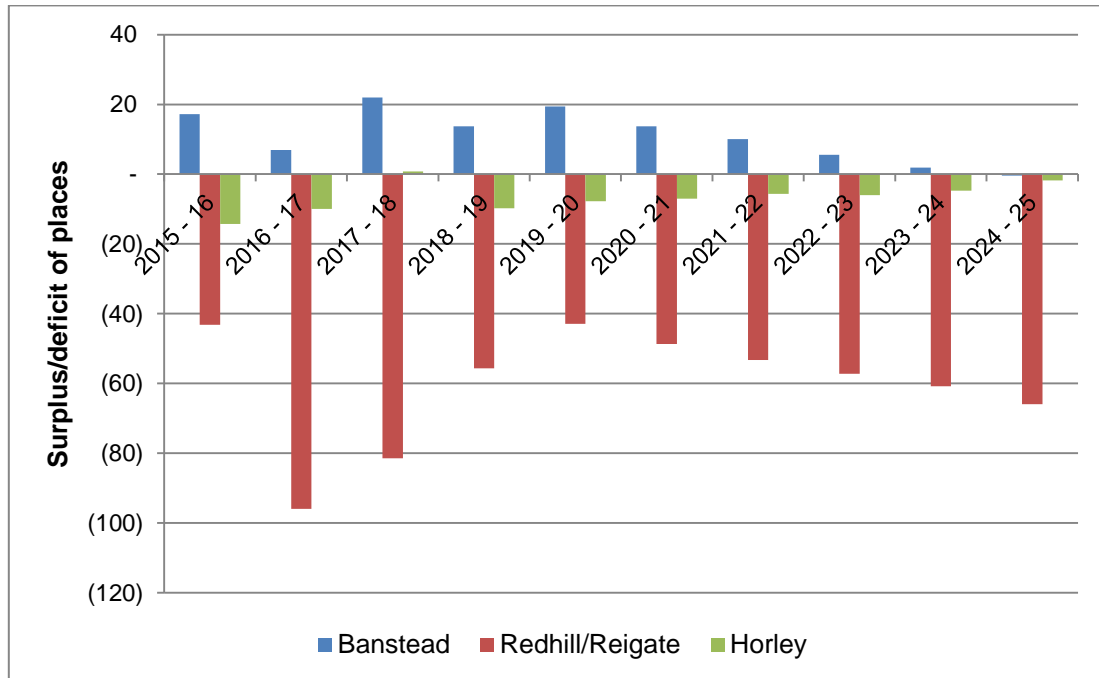
Chart 2: YR 3 place demand based on urban growth – all catchments (SCC modelling)



Source: SCC Education

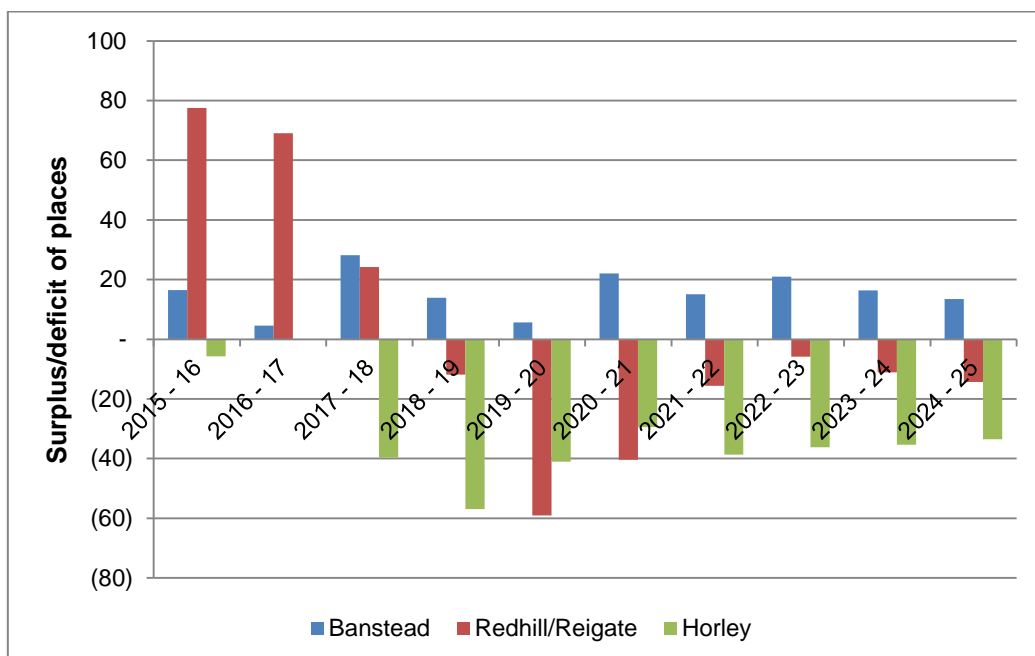
2.17 Charts 3 and 4 compare the projected demand for places to the current number of available places (2016/17 PAN) to identify the level of surplus/deficit in places in each catchment of the borough.

Chart 3: Surplus/deficit of places – YR R (SCC modelling)



Source: SCC Education/RBBC analysis

Chart 4: Surplus/deficit of places – YR 3 (SCC modelling)



Source: SCC Education/RBBC analysis

2.18 The modelling suggests the following trends for each of the catchments:

Banstead area

- YR R - the current surplus experienced in the Banstead area remains initially but then steadily declines from 2019-20 onwards, reaching a small deficit by 2024-25.
- YR 3 – A surplus remains throughout the projection period.

Redhill/Reigate area

- YR R - There is a deficit of YR R places throughout the projection period, peaking at a deficit of just under 100 places in 2016/17 but remaining consistently around 60 places.
- YR 3 – the initial surplus of places in the catchment falls rapidly, reaching a steep deficit of around 60 places in 2019-20. This then improves to a more modest deficit of around 15 places by 2024-25.

Horley area

- YR R - shows a deficit of places (c. 10-15 places) in the early part of the projection period; however, this closes during the latter stages.
- YR 3 - deficit rises to around 60 places in 2019 – 2021 but otherwise remains around 30-40 places; however, It is worth noting that the planned 2 form of entry school in the North West Sector (60 places) will help address this deficit.

Effect of potential urban extensions

County Council Assessment

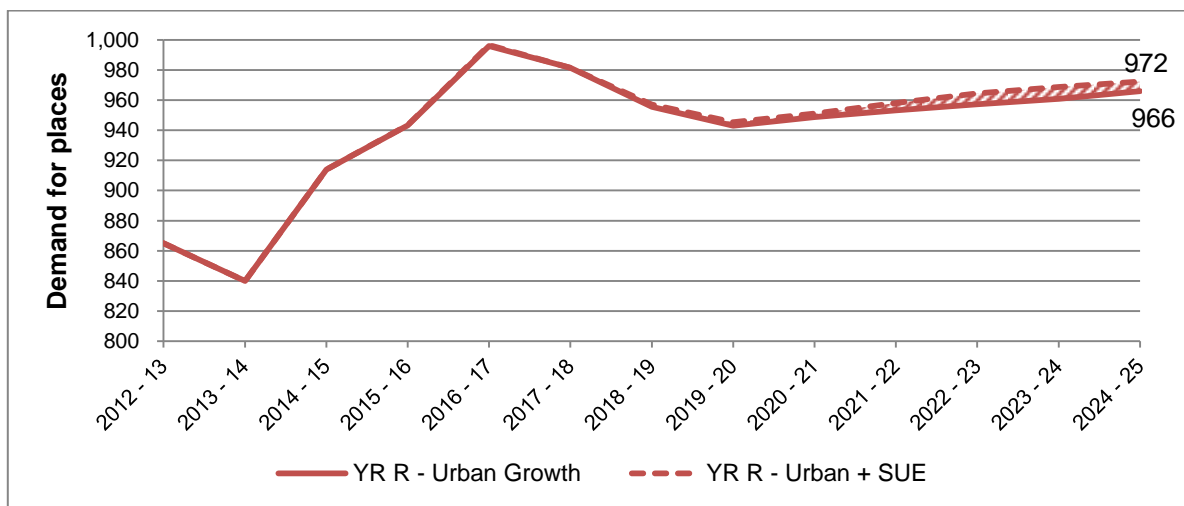
- 2.19 SCC has modelled the impact of potential sustainable urban extension development over and above projected urban growth over the plan period on primary school place needs.
- 2.20 This modelling takes account of the capacity of shortlisted sites options across the Redhill/Reigate and Horley areas. The Core Strategy does not include broad areas of search for urban extensions in the north of the borough therefore the modelling has no impact on needs within the Banstead catchment.
- 2.21 It should be noted this approach has been adopted for the purpose of testing infrastructure requirements only and should not be taken as representative of the Council's final or preferred position in relation to site allocations. An assumption of how sites may be phased, should they be allocated, has also been made based on local knowledge of delivery trends and the Council's expected land supply position; however this should not be taken to be indicative of the Council's preferred strategy.

Table 3: Assumed delivery phasing for potential urban extension shortlisted sites

Year	Number of homes delivered (Redhill/Reigate)	Number of homes delivered (Horley)
2019/20	60	75
2020/21	60	75
2021/22	70	65
2022/23	170	0
2023/24	200	0
2024/25	225	0
2025/26	165	0
2026/27	130	0
Total	1,080	215

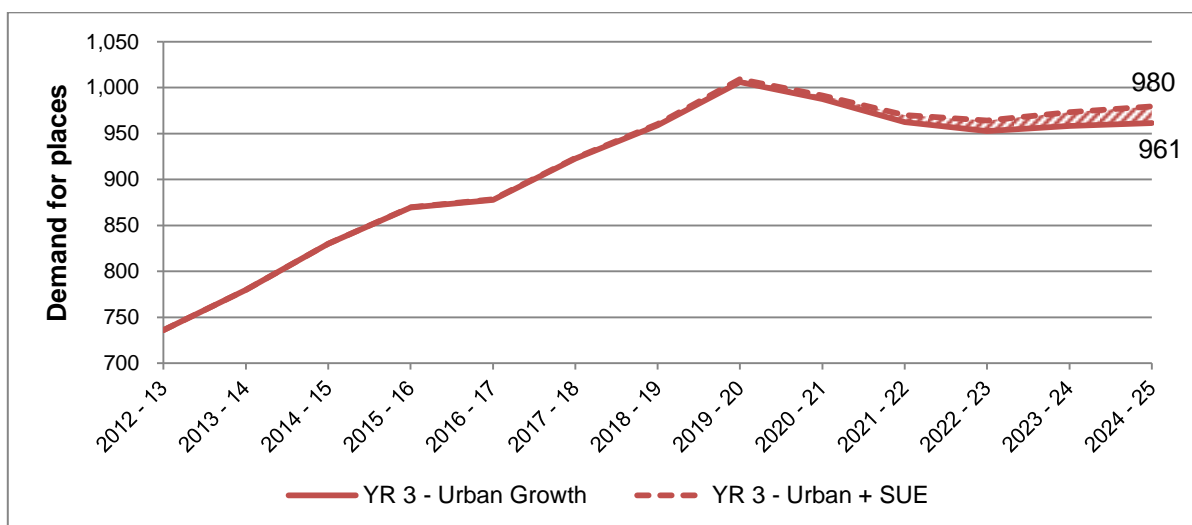
2.22 The outputs of the County Council modelling are shown in the charts below.

Chart 5: Impact of potential urban extensions on YR Reception place demand – Redhill/Reigate catchment (SCC modelling)



Source: SCC Education

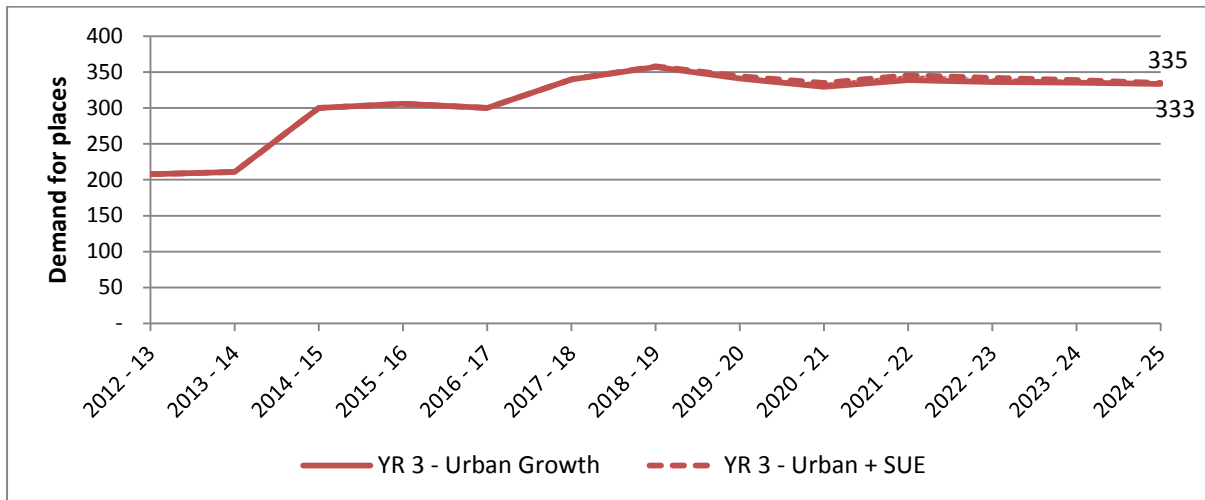
Chart 6: Impact of potential urban extensions on YR 3 place demand – Redhill/Reigate catchment (SCC modelling)



Source: SCC Education

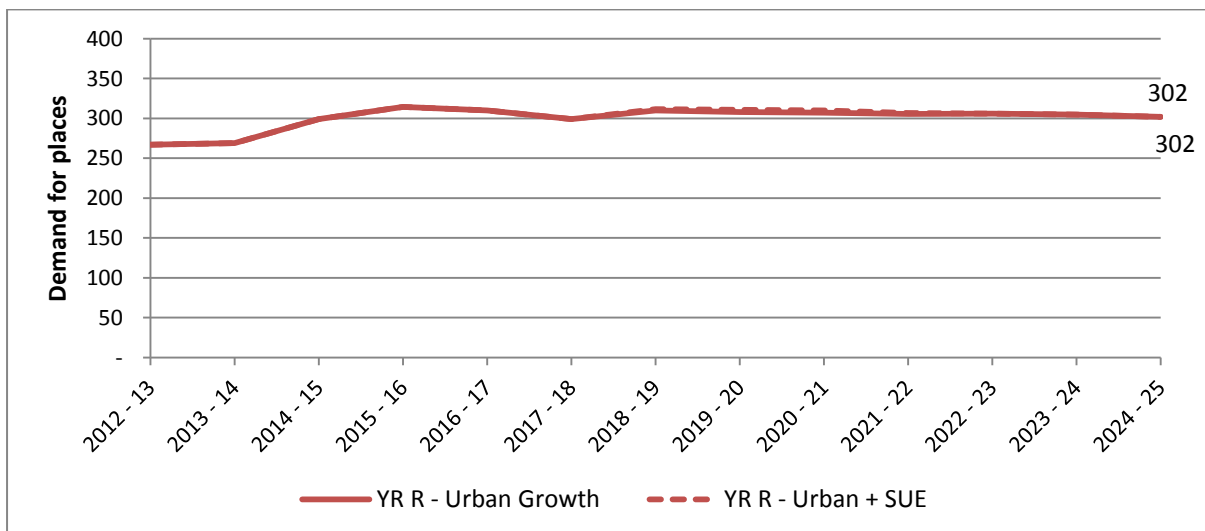
2.23 The SCC modelling suggests that the potential urban extension shortlisted sites in the Redhill/Reigate area will create a demand for a peak of 8 additional places before reducing to an additional 6 places by 2024-2025 at YR R, over and above baseline urban growth. At YR 3, the impact of the potential urban extension shortlisted sites is forecast to be much greater, with an additional 19 places generated by 2024-2025.

Chart 7: Impact of potential urban extensions on YR Reception place demand – Horley catchment (SCC modelling)



Source: SCC Education

Chart 8: Impact of potential urban extensions on YR 3 place demand – Horley catchment (SCC modelling)



Source: SCC Education

2.24 Within the Horley catchment, the impact of the potential urban extension shortlisted sites demonstrated by the SCC modelling is more modest. This shows an additional demand peaking at 7 places before falling back to 2 places at YR R by 2024-2025 and no additional long-term demand at YR 3 (although there is a short period where 3 additional places are required).

Sensitivity testing of effect of potential urban extension development

Approach and assumptions

2.25 Three sensitivity tests have been used to understand the possible impact of higher child yields arising from new development than projected by the SCC modelling. These are based on different assumptions about the occupation and household composition of potential urban extension sites, drawn from local experience, local demographics and household patterns in the 2011 Census. The analysis uses the same phasing and delivery as above.

- Scenario 1: Based on the average household composition across the Redhill, Reigate and Horley areas (for example the average number of children of different ages per 1,000 households across all of the wards)
- Scenario 2: Based on the highest number of children of different ages per 1,000 households seen across the catchment areas
- Scenario 3: Based initially on the average household composition across major new housing developments (Watercolour and Horley North East Sector) with the number of children aged under 1 per 1,000 households (representative of birth rates) falling over time, as has been experienced over time in more established developments such as Royal Earlswood

2.26 As above, each of the scenarios represents a different set of assumptions regarding the number of children of different ages yielded per 1,000 households. These are set out in the table below:

Table 4: Child yield assumptions (per 1,000 households)

Age group	Scenario 1 (per 1,000 households)	Scenario 2 (per 1,000 households)	Scenario 3 (per 1,000 households)
Age under 1	36.23	43.65	Initially 100.78 Long term 58.58
Age 1	36.11	50.65	80.10
Age 2	35.45	43.88	59.43
Age 3	34.70	42.17	43.93
Age 4	34.28	40.86	67.18
Age 5	31.31	40.53	41.34
Age 6	28.75	37.56	36.18
Age 7	31.06	42.83	46.51
Age 8	27.97	37.56	28.42
Age 9	26.92	37.23	28.42
Age 10	27.59	36.61	36.18
Age 11	28.17	44.72	15.50
Age 12	30.14	53.49	31.01

Source: ONS Census 2011/RBBC analysis

2.27 What is notable from these sets of assumptions is the difference in the household composition of the existing stock in the borough with that of new homes. Across almost all child age groups, and particularly ages 5 and under, households in-migrating into new homes in the borough have significantly greater ratios of young children of primary school age.

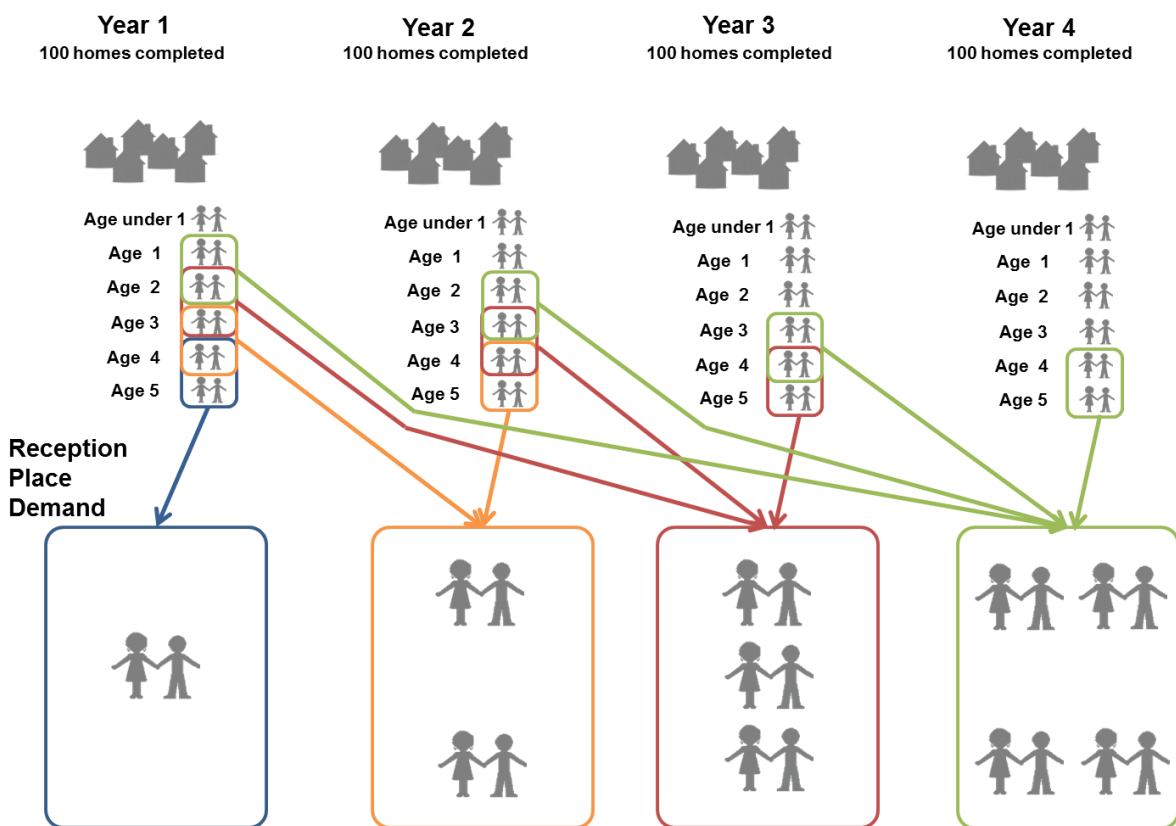
2.28 Analysis of areas which have experienced new developments shows that this tends to reduce somewhat over time (see Appendix 1) which illustrates much higher yields of young children (e.g. Age under 1 to Age 5) from properties in very recently built housing estates (such as Watercolour and North East Sector) to those completed 5-10 years ago (such as Royal Earlswood). This provides some understanding as to why – based on actual school registrations and SCC’s short term projections, the Redhill/Reigate catchment has seen such a sharp boom in demand over the past 5 years which then tails off after 2016.

Process

2.29 To establish the anticipated demand for primary school places which would be generated by the new homes on the potential urban extensions over time if higher child yields are assumed, the prevalence rates of different aged children (based on the three scenarios) are applied to the new homes which could be delivered each year. This gives an indication of the number of children of different ages which would be likely to move on to the potential urban extensions.

2.30 These children are then tracked through the primary school system. For example, in the first year, the additional demand for Reception Year primary places created by the potential urban extensions will simply come from the children of reception age (i.e. 4/5 year olds) who have moved into newly built homes. In year 2, the demand created will come from the 4/5 year olds who have moved into the homes built in that year as well as the 3/4 year olds from households who moved in the previous year. This is illustrated in the diagram below:

Housing Delivery



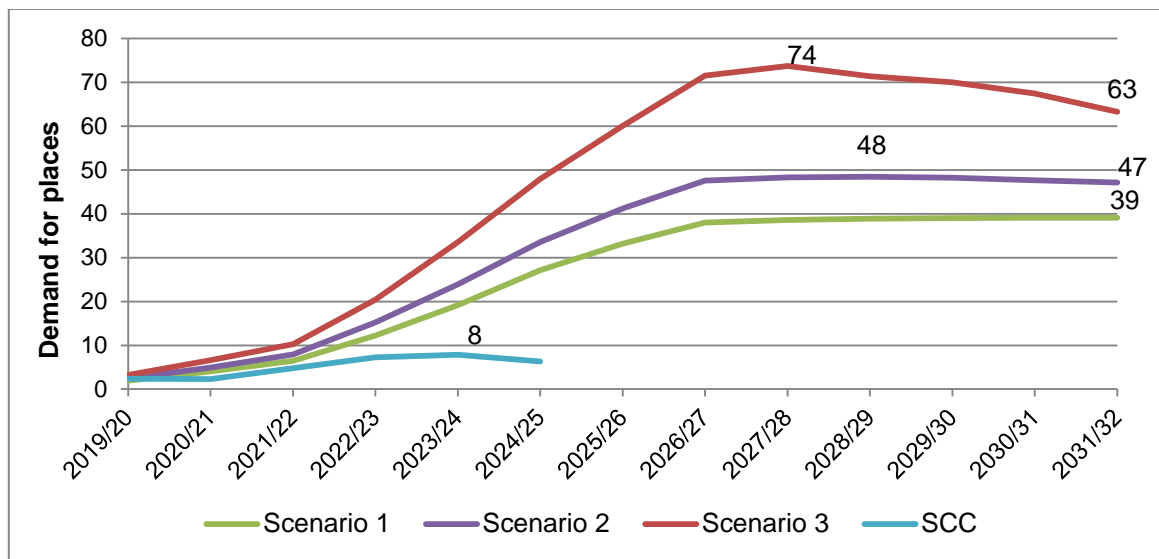
Source: RBBC

2.31 As a result, the additional demand for school places that might be generated by the potential urban extensions would initially grow based on the phasing/pace of delivery and occupation of units, before stabilising at a long term level of demand once all homes are built.

Outputs

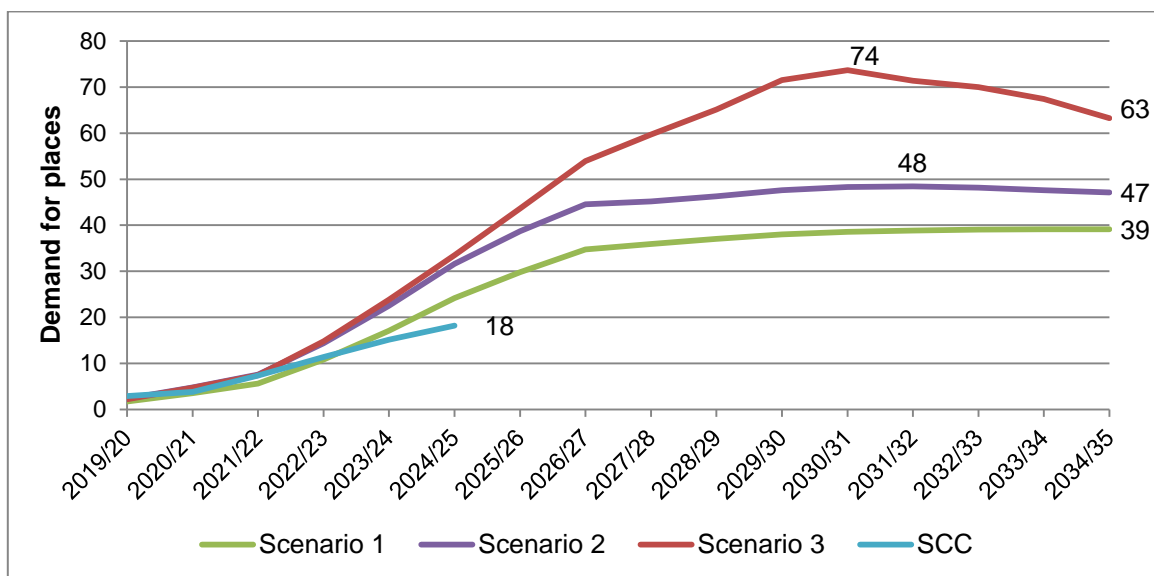
2.32 The charts below show the anticipated demand for primary places arising under each of the sensitivity testing scenarios. This is based on the same assumptions used in the SCC modelling of how sites within the urban extension broad areas of search may be phased.

Chart 9: Impact of potential urban extensions on YR Reception place demand – Redhill/Reigate catchment (RBBC sensitivity testing)



Source: RBBC analysis

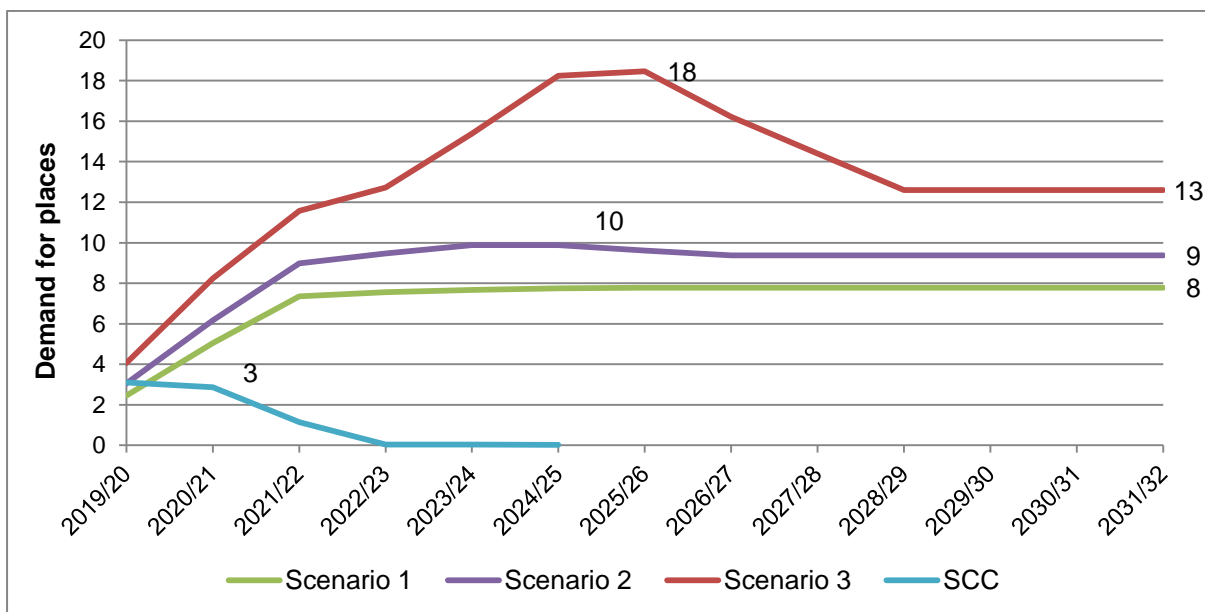
Chart 10: Impact of potential urban extensions on YR 3 place demand – Redhill/Reigate catchment (RBBC sensitivity testing)



Source: RBBC analysis

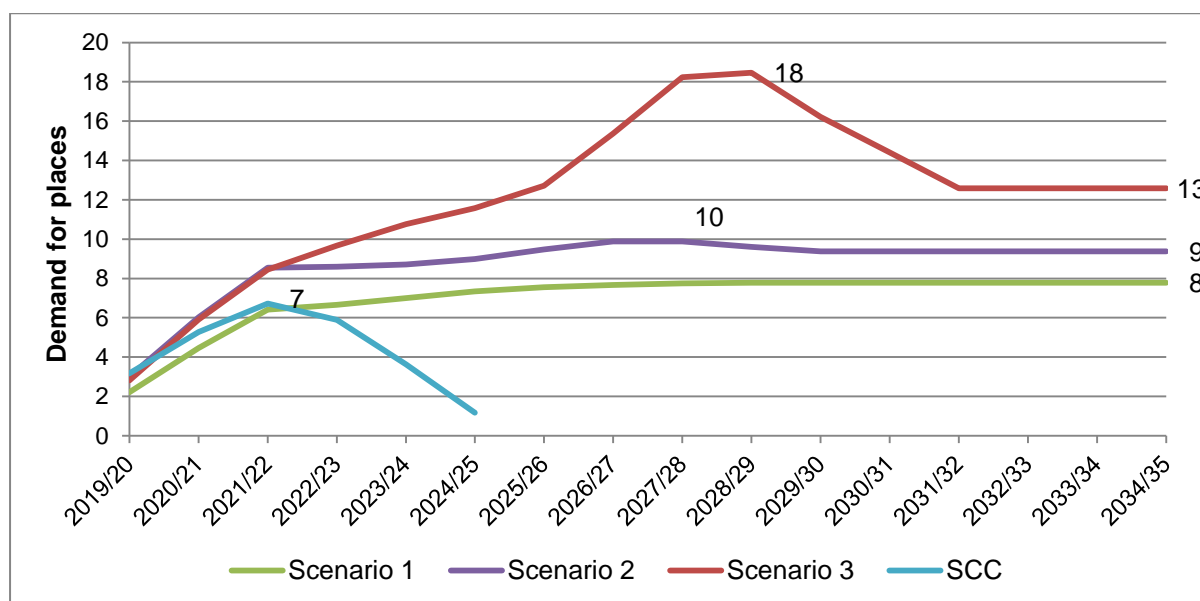
- 2.33 For the Redhill/Reigate catchment, the analysis shows that the long-term demand for YR R and YR 3 places arising from the potential urban extension sites could be between **39 and 63 places** depending upon the scenario. Peak demand is slightly higher at between **39 and 74 places**, occurring in approximately 2027/28 for YR R and 2030/31 for YR 3.
- 2.34 At YR R, the sensitivity testing suggests that higher child yields could lead to much greater levels of demand than the SCC modelling. For YR 3, the outputs of Scenario 1 correlate quite closely with the SCC modelling over the corresponding period to 2024/25. However, the demand suggested by the SCC modelling is significantly more modest than that suggested by the RBBC sensitivity testing (Scenarios 2 and 3).
- 2.35 This long-term demand arising from the potential urban extension sites is equivalent to between **1.3 and 2.1 additional forms of entry** across the primary sector within that catchment.

Chart 11: Impact of potential urban extensions on YR Reception place demand – Horley catchment (RBBC sensitivity testing)



Source: RBBC analysis

Chart 12: Impact of potential urban extensions on YR 3 place demand – Horley catchment (RBBC sensitivity testing)



Source: RBBC analysis

2.36 For the Horley catchment, the sensitivity testing suggests that the demand for primary places arising from the potential urban extension sites is more modest than those for Redhill/Reigate – this is consistent with the SCC modelling outputs. Long-term demand for YR R and YR 3 places arising from the potential urban extension sites could be between **8 and 13 places** depending upon the sensitivity testing scenario. Peak demand is slightly higher at between **8 and 18 places**, occurring in approximately 2025/26 for YR R and 2028/29 for YR 3. This long-term demand is equivalent to between **0.27 and 0.43 additional forms of entry** across the primary sector within that catchment.

2.37 It is worth reflecting on how this compares with local experience. The lower end of this range is broadly equivalent to the level of provision which has been sought from developers across the North East and North West Sectors in Horley (which provided land to accommodate schools of 3 FE for a total of 2,210 homes – i.e. 1.36 FE per 1,000 homes).

Sensitivity

2.38 Whilst it is acknowledged that the population locally is ageing, as set out above, within the Redhill/Reigate area the difference between the two most recent Censuses (i.e. 2001 and 2011) actually shows that the number of primary age children per 1,000 households has grown by 15-20%.

Conclusions - Primary

2.39 The outputs of the sensitivity testing highlight the impact that different child yields may have on future education needs and the need to take a cautious and flexible approach. Based on current trends in the occupation of new developments – particularly in terms of the child yields – the sensitivity testing indicates that the level of additional primary school place demands generated by development on potential urban extension sites over the long term could be significantly greater than the level suggested by the County Council modelling which runs until 2024-25. This suggests that the level of demand shown by the SCC projections should be taken as a baseline in order to

ensure there is sufficient flexibility both within the Local Plan and the education system (in terms of the availability of sites) moving forward.

Banstead

2.40 The Banstead catchment maintains a surplus – albeit a declining one – throughout the period to 2024-25 and is unlikely to require additional forms of entry over this period. Growth in the Banstead catchment over the plan period will come from urban and windfall sites only, with no urban extensions proposed in this part of the borough.

Horley

2.41 SCC's analysis of the demand for primary places arising from urban growth indicates that there is likely to be a need for additional forms of entry in the Horley catchment.

2.42 As discussed above, there is already provision for a 2 form of entry (60 places per academic year) school within the Horley North West sector which will absorb much of the additional demand arising from urban growth.

2.43 The County Council modelling of the impact of potential urban extension sites indicates that they will generate little, if any, additional needs for primary places. However, the sensitivity testing suggests that additional demand could be around 8 to 13 places. Combined with the small deficit above, there may be a need for an **additional 0.5 forms of entry** in the Horley catchment, within the plan period to serve demand.

Redhill/Reigate

2.44 Based on urban growth alone, SCC's modelling indicates that there is a consistent, long-term deficit of around 60 places at YR R and around 20 places at YR 3. On this basis, urban growth alone could necessitate **an additional 2 forms of entry** at YR R and **up to 1 form of entry** at YR 3.

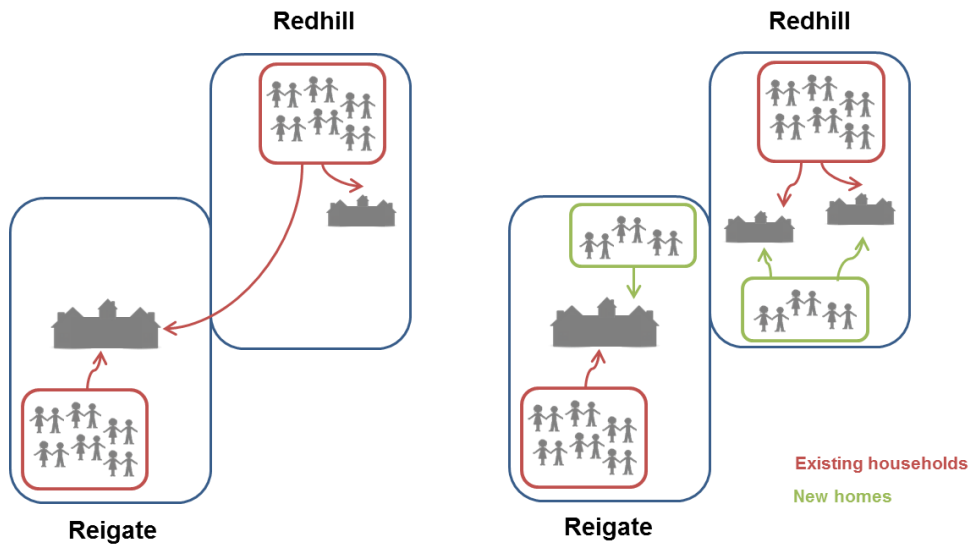
2.45 The SCC modelling of potential urban extension sites suggests that the additional demand for places arising from the delivery of approximately 1,100 homes is around 6 places at YR R and 19 places at YR 3. The RBBC sensitivity testing suggests that this demand could be much higher at between 39 and 63 places, and at a level much more akin to what has been planned for the Horley North East and North West Sectors. This could necessitate **at least an additional 1 form of entry** and potentially **up to two additional forms** across YR R and YR 3.

2.46 In total, there may therefore be a need for a flexible approach allowing for **at least an additional 3 forms of entry** across YR R and YR 3 within the Redhill/Reigate catchment during the plan period to account for the demand generated by future urban and potential urban extensions growth. This includes expansions already planned for the 2016-17 academic year which provide an additional 3 forms of entry.

Meeting the demand

2.47 As set out above, the additional demand within the Horley catchment is likely to be absorbed – in the main – by the planned school within the North West Sector. This will create an additional two forms of entry of available capacity. Given the relatively low level of the residual need – approximately 0.5 forms of entry, this could likely be delivered through expansions of existing schools or, through “bulge” classes to manage periods of peak demand.

- 2.48 The pressure and need for additional places in the Redhill/Reigate catchment is more acute. At present, the surplus of spaces in adjoining catchments, for example Banstead, can theoretically absorb some of the additional demand in the Redhill/Reigate area. However, this surplus is projected to disappear over the period to 2024/25 and, as such; it is unlikely that any of the additional demand for primary places generated by potential urban extensions could be absorbed by schools outside the Redhill/Reigate planning area.
- 2.49 It is therefore likely and prudent to assume that the additional demand generated by the future urban growth and potential urban extensions may need to be provided for through delivering additional primary forms of entry within the Redhill/Reigate catchment. This also ensures that there is future flexibility, in the event that unanticipated urban growth comes forward.
- 2.50 A total of 120 additional permanent YR R and YR 3 places have been introduced into the Redhill/Reigate catchment since 2012, a further 90 are planned for the 2016/17 academic year. Much of this achieved through expansions of existing schools, with the exception of the opening of the new Lime Tree Primary School in Merstham.
- 2.51 The County Council are working with free-school providers to explore options for meeting the residual 2 forms of entry of need arising from urban growth in the shorter term; however, options for further expanding provision at existing school sites within the Redhill/Reigate areas are increasingly limited. As such, sites for new primary schools within the Redhill/Reigate area are very likely to be required, particularly if urban extension sites are allocated and taking into account the sensitivity testing.
- 2.52 Consideration will need to be given to the suitability of identified urban sites to accommodate new primary schools, particularly to meet the short term need identified. However, whilst there may be some sites in public ownership – such as Redhill Law Courts – which may become available, options are likely to be limited as demonstrated by the location of the new Lime Tree Primary School on a Green Belt site.
- 2.53 It is therefore considered appropriate and justified to also explore opportunities to safeguard a site, within one of the areas for urban extensions identified in the Core Strategy, where the possibility of taking land out of the Green Belt is already being investigated.
- 2.54 As the School Organisation Plan 2015 recognises, given the tight urban nature of the Redhill/Reigate catchment and the close proximity of schools, it is likely – and already the case - that demand arising in one part of it (say Reigate) will overflow into adjacent areas (say Redhill). As such, even though the urban extension broad areas of search are located in different parts of the catchment, provision in a single location would still serve the overall demand which arises across the area. This is because the geographic allocation of places would shift to reflect the new provision (albeit there will be an element of parental preference). This is demonstrated by the diagram below, which shows how the introduction of a new school in one area can shift patterns of allocation and free up places in another.

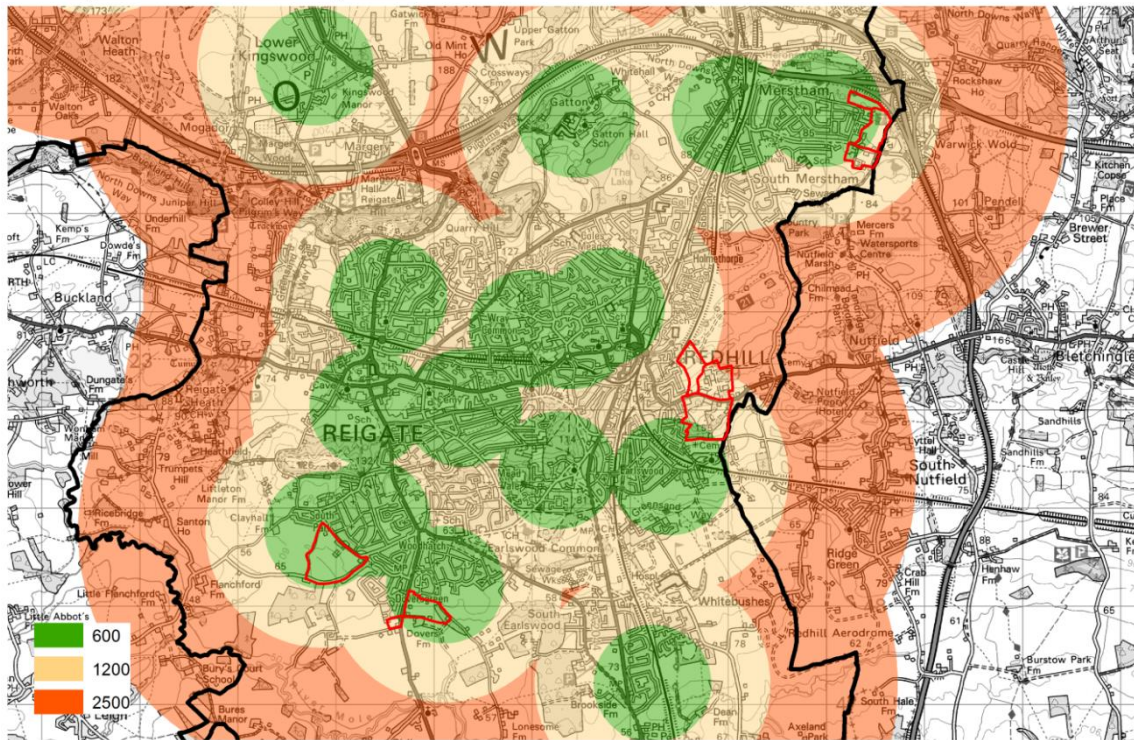


Source: RBBC

Establishing the optimum location for new provision

- 2.55 In order to identify which urban extension broad location within the Redhill/Reigate area would offer greatest benefit, consideration needs to be given to the pattern of - and relative accessibility to - the existing network of primary schools within the borough.
- 2.56 The map below shows 5, 10 and 20 minute walking catchments to primary schools within the Redhill/Reigate catchment.

Primary School Accessibility - Shortlisted Sites



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Source: RBBC

- 2.57 The South West Reigate area is well served, with all shortlisted potential urban extension sites broadly within 5 minutes walking distance of 2 primary schools providing a total of 5 FE (4-7 KS1) and 4 FE (7-11 KS2) – Sandcross School and Dovers Green School. The route to all potential sites is relatively direct. Both of these schools have also undergone expansion within the past 5 years.
- 2.58 The East Merstham area and Merstham more generally, is also reasonably well served, with all shortlisted potential urban extension sites just over 5 minutes walking distance of Furzefield School (2FE 4-11). Further provision to serve Merstham is also nearby in the form of Merstham Primary (1FE 4-11) and the soon to be completed Lime Tree Primary (2FE 4-11).
- 2.59 The map particularly illustrates that the density of, and accessibility to, existing primary schools is lowest in the East Redhill area. This is compounded by the indirect and less favourable routes to existing schools (a combination of steep inclines, the need to pass through the town centre or cross major roads).
- 2.60 Additional provision located in the East Redhill area would therefore be likely have the greatest benefit in terms of increasing accessibility to the network of schools overall. It also corresponds well with the additional growth planned as part of the regeneration of Redhill Town Centre. It is estimated that approximately 1,300 homes (including the homes which could be potentially be delivered on the shortlisted urban extension sites and within the town centre) would fall within a 600 metre (5 minute walking) catchment of a school in this location (i.e. enough to support 1 FE), with a further 2,000 within 10 minutes walk (1.2km).

Recommendation for new primary provision

- 2.61 Based on the analysis above, it is recommended that – through the DMP – a site capable of accommodating a two-form entry primary school (i.e. at least 0.8ha) is identified and secured within the East Redhill urban extension area as part of any urban extension site allocations made in this area.
- 2.62 This could be subject to a trigger mechanism enabling the site to be released for alternative development if, by a certain date, it is no longer required (e.g. because place needs reduce overall or alternative provision becomes available).

3. Secondary Sector

Background

3.1 Assessment of needs in the secondary sector focusses on place demands at the main entry in YR 7. For the purposes of the analysis, the following SCC planning areas are used:

- Banstead
- Redhill/Reigate
- Horley

Current situation

Current demand

3.2 There was demand for 1,265 places from pupils starting in secondary schools in Reigate & Banstead in 2015. This demand was split as follows across different catchments:

Table 5: Current secondary place demand (2015-16)

	State
Banstead	240
Redhill/Reigate	834
Horley	191
Borough	1,265

Source: SCC Education

Available places

3.3 The table below shows, for each of the broad catchments, the current number of places available on entry to secondary school at YR 7.

Table 6: Existing secondary school place provision (2016-17 admissions)

Broad Area	PAN (YR 7)	
	State	Independent
Banstead	240	45
Redhill/Reigate	813	220
Horley	240	0
Borough	1,293	265

Source: SCC, Independent Schools Council

3.4 This shows that across the borough, there will be a total of 1,293 YR 7 places available in state schools for the 2016/17 academic year. There are also an estimated 265 places in independent schools.

3.5 Based purely on the demand revealed by the applications above, there are currently sufficient places in the network of state secondary schools in Reigate & Banstead to serve the demand. However, the position is very marginal, with only a relatively modest increase in demand likely to generate a need for additional forms of entry.

- 3.6 As recognised in the latest Surrey School Organisation Plan, not all children taking primary places in the borough transfer into state secondary schools upon leaving year 6. The SOP indicates that the transfer rate for Tandridge was around 90% in 2015-16. The table below shows the number of children entering the primary sector at YR R in three years (between 2006-07 and 2008-09) and the corresponding admissions into year 7 if those academic years are tracked through the system. This indicates that for Reigate & Banstead, the transfer rate is around 92%.

Table 8: Transfer rate from primary to secondary

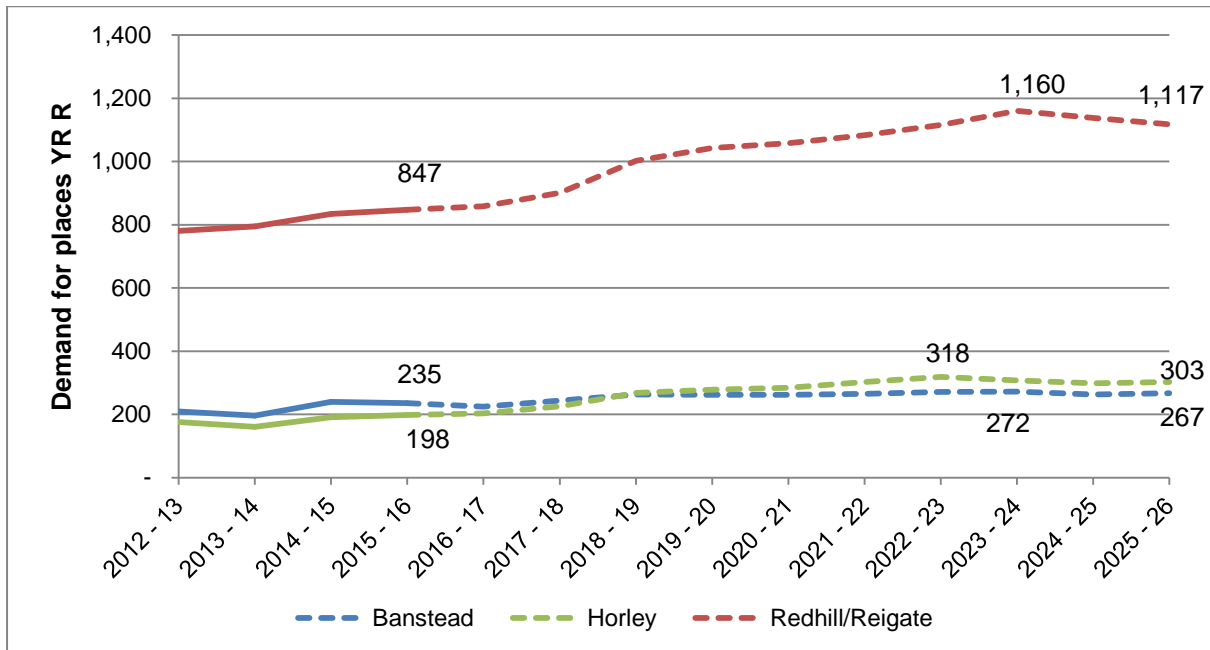
Year enter YR R	YR R places	Year enter YR 7	YR 7 places	%
2006-07	1,273	2013-14	1,152	90%
2007-08	1,358	2014-15	1,265	93%
2008-09	1,387	2015-16	1,280	92%

Source: SCC data, RBBC analysis

Effect of urban growth

- 3.7 SCC has modelled the impact of planned and projected urban growth over the plan period on secondary school place need for places at YR 7.
- 3.8 As with primary place analysis, this factors in all existing permissions for housing development and further anticipated housing growth within the urban area over the remainder of the plan period. This includes an allowance for windfalls and specific identified housing sites (inc. Horley North West Sector).
- 3.9 The results of the modelling for urban growth are shown in Chart 13 below. This indicates that demand for YR 7 primary school places will increase across all catchments; however, the increase is more marked in some locations.
- 3.10 Within the Horley catchment, demand at YR7 grows steadily throughout the projection period, rising from 198 in 2015-16 to a peak of 318 in 2022-23, representing an additional 120 places. Beyond this, demand largely stabilises at just over 300 places.
- 3.11 In the Banstead catchment, the number of places needed rises in the short term, from 235 in 2015 to around 260 in 2018-19 (equivalent to an additional 20 places). Beyond this, demand fluctuates around 260 to 270 places for the remainder of the forecast period.
- 3.12 As with primary provision, the greatest additional pressure for places is experienced in the Redhill/Reigate catchment area. Demand for places rises sharply between 2016-17 (858 places) and 2017-18 (1,002 places) as the additional demand being felt in the primary sector feeds through into secondary age. The number of places needed then continues to rise year on year to a peak of 1,160 places (an additional 302 places compared to 2016-17) in 2023-24 before falling back somewhat in the final two years of the projection period.

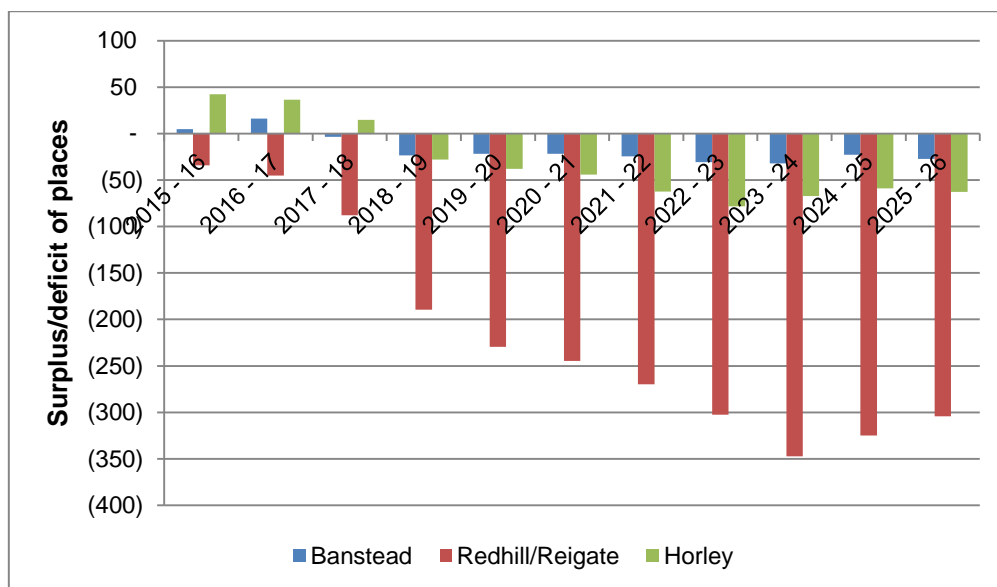
Chart 13: YR 7 place demand based on urban growth – all catchments (SCC modelling)



Source: SCC Education

3.13 The chart below compares the projected demand for places to the current number of available places (for the 2016-17 academic year), to illustrate the likely surplus/deficit of places over time.

Chart 14: Surplus/deficit of places – Redhill/Reigate catchment (SCC modelling)



Source: SCC Education/RBBC analysis

3.14 The chart indicates the following future trends for different areas of the borough:

- **Banstead area** - The current minor surplus of YR 7 places experienced in the Banstead area turns to a small deficit in 2017-17. This deficit grows in 2018-19 to around 25 places and remains at that level throughout the projection period.
- **Redhill/Reigate area** - Experiences a deficit of places throughout the projection period, initially of around 40 places but rising to almost 350 places in 2023-24. The deficit is consistently around 300 places for the period from 2022 onwards.
- **Horley area** - initially shows a surplus of around 40 places. However, by 2018-19, this turns to a deficit and then – as with the Redhill/Reigate catchment grows year on year to a peak deficit of 78 places in 2023-24. Between 2021-22 and 2025-26, the deficit of places based on urban growth is consistently 60 or greater.

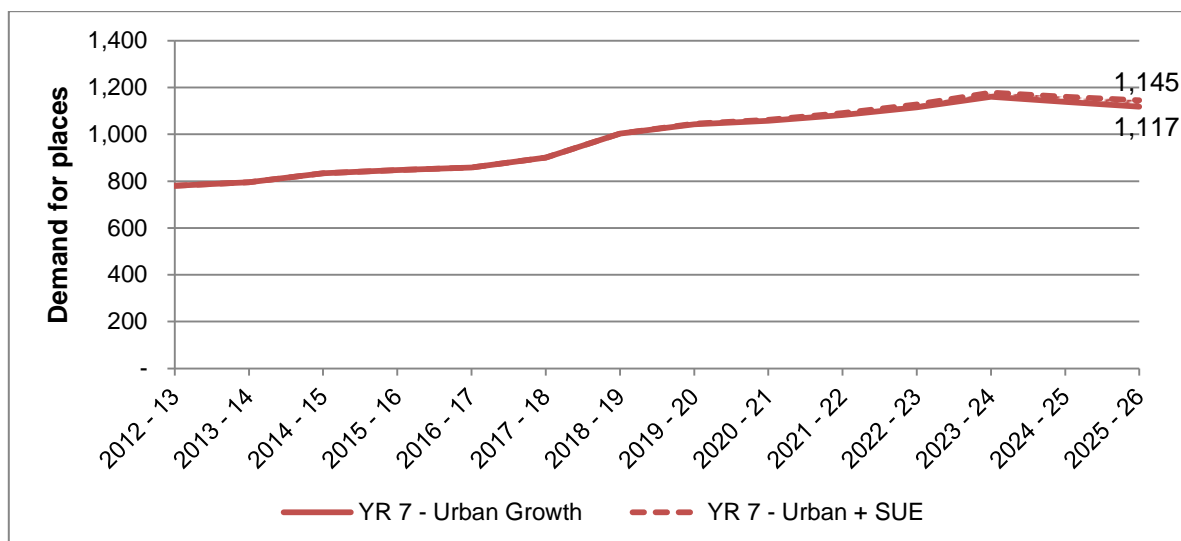
Effect of potential urban extensions

County Council Assessment

3.15 SCC has modelled the impact of development on the potential sustainable urban extension (shortlisted) sites over and above projected urban growth over the plan period on secondary school place needs. This modelling uses the same capacity and phasing assumptions regarding potential urban extension site options across the Redhill/Reigate and Horley areas as the primary sector modelling. The potential urban extensions have no impact on the Banstead (north of the borough) catchment.

3.16 The outputs of the County Council modelling are shown in the charts below.

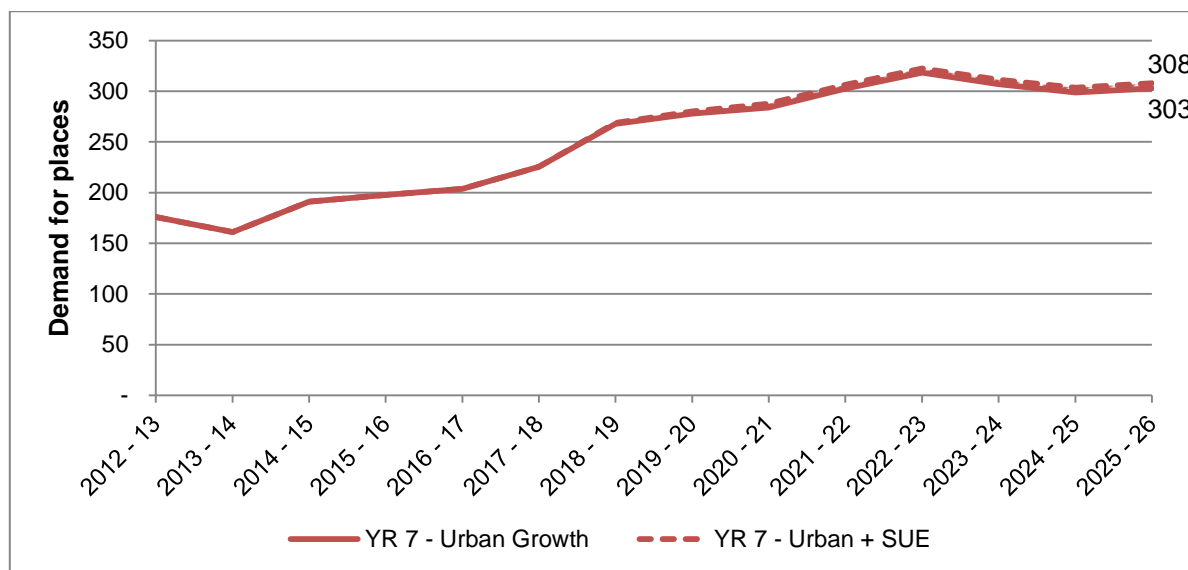
Chart 15: Impact of potential urban extensions on YR 7 place demand – Redhill/Reigate catchment (SCC modelling)



Source: SCC Education

3.17 The SCC modelling suggests that the potential urban extension sites in the Redhill/Reigate area will create a demand for an additional 27 places at YR 7, over and above baseline urban growth. This additional need grows consistently over the period from 2018-19.

Chart 16: Impact of potential urban extensions on YR 7 place demand – Horley catchment (SCC modelling)



Source: SCC Education

3.18 Within the Horley catchment, the impact of the potential urban extension sites as revealed by the SCC modelling is significantly more modest. This shows an additional demand for a peak of 5 places at YR 7 in 2025-26.

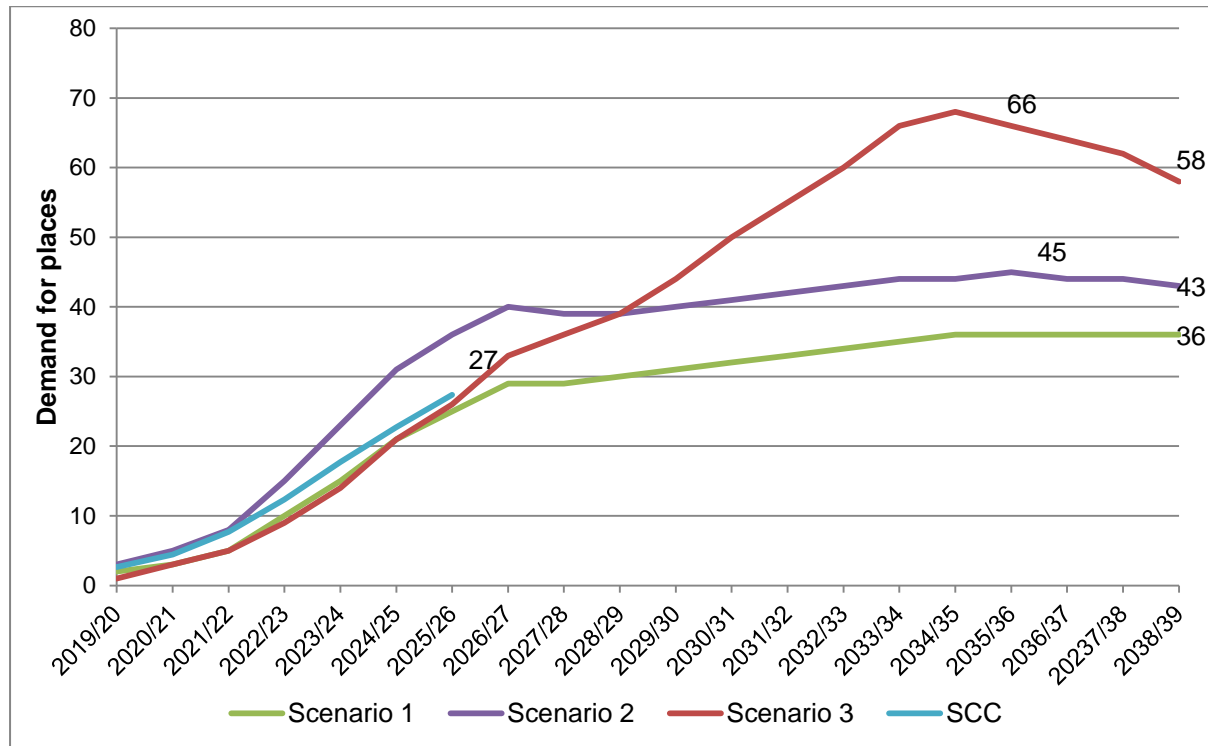
Sensitivity Testing of Effect of Potential Urban Extensions

3.19 The County Council assessment of the secondary school needs arising from potential urban extension sites has been sensitivity tested using the same approach, process and assumptions as the primary needs assessment above. The only difference is that a “transfer rate” of 92% (as discussed above) is applied to reflect the fact that not all children coming from primary schools go into state secondary education in the borough.

Outputs

3.20 The charts below show the anticipated demand for secondary places arising under each of the sensitivity testing scenarios. This is based on the same assumption of how potential urban extension sites may be phased as the SCC modelling.

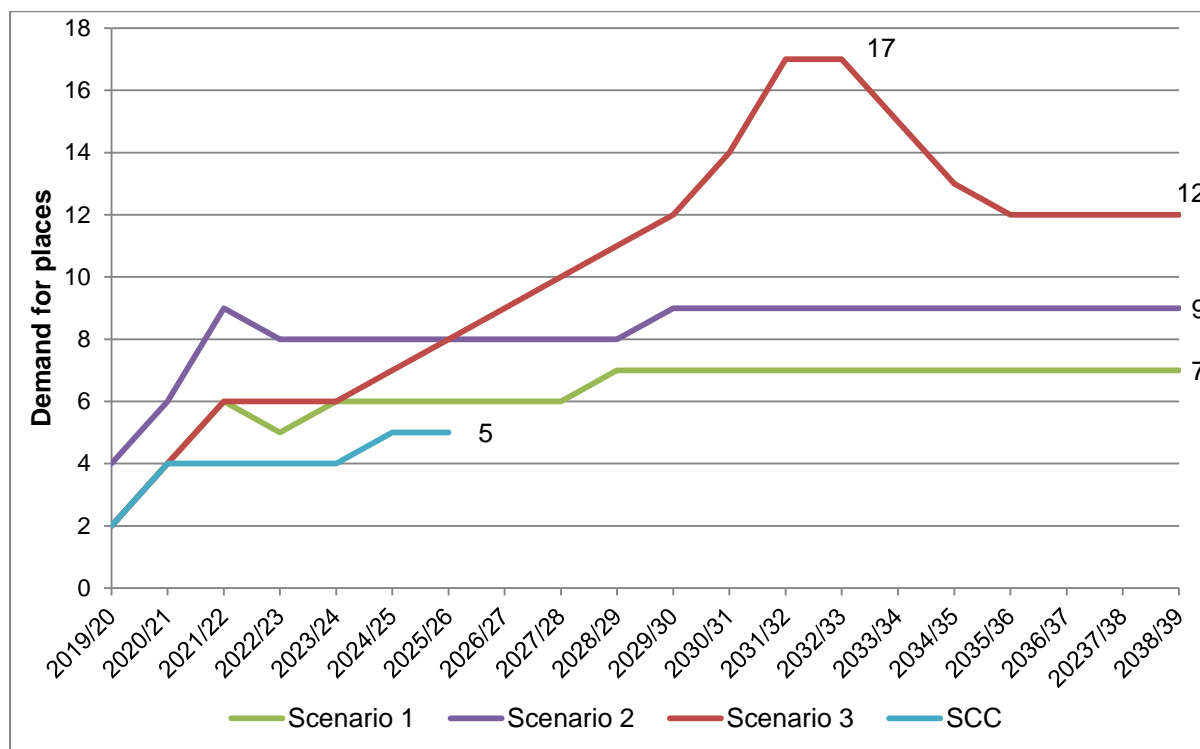
Chart 17: Impact of potential urban extensions on YR 7 place demand – Redhill/Reigate catchment (alternative modelling scenarios)



Source: RBBC analysis

- 3.21 For the Redhill/Reigate catchment, the sensitivity testing shows that the long-term demand for YR 7 places arising from the development on potential urban extension sites could be between **36 and 58 places** depending upon the child yield assumptions applied. Peak demand is slightly higher at between **36 and 66 places**, occurring in approximately 2034/35. This lags behind the peak demand for primary places as would be expected (i.e. children will track through the system so secondary demand will come on stream later).
- 3.22 The outputs of all of the sensitivity testing scenarios, but particularly Scenarios 1 and 3, correlate quite closely with the SCC modelling over the corresponding period to 2025/26. As the sensitivity testing extends over a longer time period, they also capture the long-term peak impact of the potential urban extension sites as children feed through into secondary school.
- 3.23 This long-term demand arising from the potential urban extension sites is equivalent to between **1.2 and 1.9 additional forms of entry** across the secondary sector within the Redhill/Reigate catchment.

Chart 18: Impact of potential urban extensions on YR 7 place demand – Horley catchment (alternative modelling scenarios)



Source: RBBC analysis

3.24 For the Horley catchment, the demand for secondary places arising from development on potential urban extension sites is shown to be significantly more modest. The RBBC sensitivity testing suggests that long-term demand for YR R and YR 3 places arising from the potential urban extension sites could be between **7 and 12 places** depending upon the scenario. Peak demand could be slightly higher at between **7 and 17 places**, occurring in approximately 2025/26 for YR R and 2028/29 for YR 3. This long-term demand is equivalent to between **0.23 and 0.40 additional forms of entry** across the secondary sector within that catchment.

3.25 With the exception of the first year, the demand indicated by the SCC modelling is below all of the sensitivity testing scenarios, albeit only marginally in relation to Scenario 1.

Conclusions - Secondary

3.26 As with the primary outputs, the sensitivity testing again highlights the sensitivity of future education needs and the need to take a cautious and flexible approach.

3.27 Based on current trends in the occupation (child yields) from new developments, the sensitivity testing suggests that the level of additional secondary school place demands that could be generated by the potential urban extension sites over the long term could be significantly greater than the level suggested by the County Council modelling which runs until 2025-26. In particular, the timeframe adopted for the SCC modelling is unlikely to capture the full peak effect of potential urban extension development on secondary places. For this reason, it is again considered prudent to take the level of need indicated through the SCC modelling as a baseline and not a ceiling.

Banstead

- 3.28 The Banstead catchment shows a deficit of secondary places purely as a result of urban growth. This deficit begins in around 2018-19 and grows to approximately 25 places over the projection period. This is likely to necessitate one additional form of entry. As above, growth in the Banstead catchment over the plan period will come from urban and windfall sites only, with no urban extensions proposed in this part of the borough.

Horley

- 3.29 SCC's analysis of the demand for secondary places arising from urban growth indicates that there is likely to be a need for approximately 2 additional forms of secondary entry in the Horley catchment.
- 3.30 The County Council modelling of the impact of potential urban extension site development indicates that they will generate little, if any, additional needs for secondary places. However, the sensitivity testing suggests that additional demand could be around 7 to 12 places. Combined with the small deficit above, there is likely to be a need for at least **2 additional forms of entry** in the Horley catchment to serve demand. Any excess demand above this may be capable of being absorbed by additional provision in the Redhill/Reigate area.

Redhill/Reigate

- 3.31 Based on urban growth alone, SCC's modelling indicates that there is likely to be a rapidly rising deficit of places at YR 7. This generates almost an immediate need for additional forms of entry, with a longer term, consistent need for around 300 additional places. On this basis, urban growth alone could necessitate **an additional 10 forms of entry** at YR 7 in the Redhill/Reigate catchment.
- 3.32 The SCC modelling of potential urban extension sites suggests that the additional demand for places arising from the delivery of approximately 1,100 homes could be around 27 places; however, due to the length of the projection period, this is unlikely to reflect full demand that might arise should the 'potential urban extension capacity' be allocated and delivered. The sensitivity testing suggests this demand could be higher at between 36 and 58 places. This could necessitate **at least an additional 1 form of entry** within the plan period and potentially a further 1 form of entry beyond the plan period over and above the demand identified from urban growth.
- 3.33 In total, there may therefore be a need a need for **at least an additional 11 forms of entry** at YR 7 in the plan period within the Redhill/Reigate catchment to meet for the longer term demand generated by future urban and potential urban extension site development, with potentially a further form of entry beyond the plan period.

Meeting the demand

- 3.34 Given the scale, the additional demand in the Banstead catchment could be accommodated through the expansion of the existing secondary school within the catchment. This is consistent with proposals in the School Organisation Plan 2015.
- 3.35 In Horley, the additional demand is again unlikely to be sufficient to warrant a new school. There are existing proposals to expand the existing school in the area – Oakwood – by 2 forms of entry from 2017 which would address the demand. This is again consistent with the School Organisation Plan.

- 3.36 The level of demand in the Redhill/Reigate catchment is significantly greater. There is some scope to expand provision at existing secondary school sites within the catchment with existing proposals at The Warwick and St Bede's which would provide 3 additional forms of entry.
- 3.37 To meet the remainder of the need, there is a requirement for a new school. A proposal to establish a free school of 6 forms of entry has also been approved (by the Department for Education) and is anticipated to open in September 2017. Work to identify a site for the school is on-going but ideally, this site should provide scope for expansion in the longer term to absorb the need for a further 2 to 3 forms of entry required over the period to 2038.

Appendix 1 – Background Information

The Redhill/Reigate catchment for the purposes of planning for school places comprises the following wards:

- Redhill East, Redhill West, Reigate Central, Reigate Hill, Earlswood and Whitebushes, Meadvale and St Johns, South Park and Woodhatch, Merstham, Salfords and Sidlow

Child ratios – based on 2011 Census data

Age group	Watercolour and North East Sector*	Royal Earlswood
Period of delivery	<i>Watercolour</i> : 2007 onwards, ongoing at time of Census <i>North East Sector</i> : 2009 onwards, ongoing at time of Census	2000-2005 (i.e established for c.6-10 years)
Age under 1	100.78	58.57
Age 1	80.10	83.68
Age 2	59.43	37.67
Age 3	43.93	54.39
Age 4	67.18	41.84
Age 5	41.34	29.29
Age 6	36.18	41.84
Age 7	46.51	41.84
Age 8	28.42	29.29
Sample of households	387	

ONS 2011

*Derived from the following output areas (E00170388, E00170391, E00170404, E00170405)