

## Guildford Draft Local Plan: Education Review

### School Commissioning, Surrey County Council

#### Overview

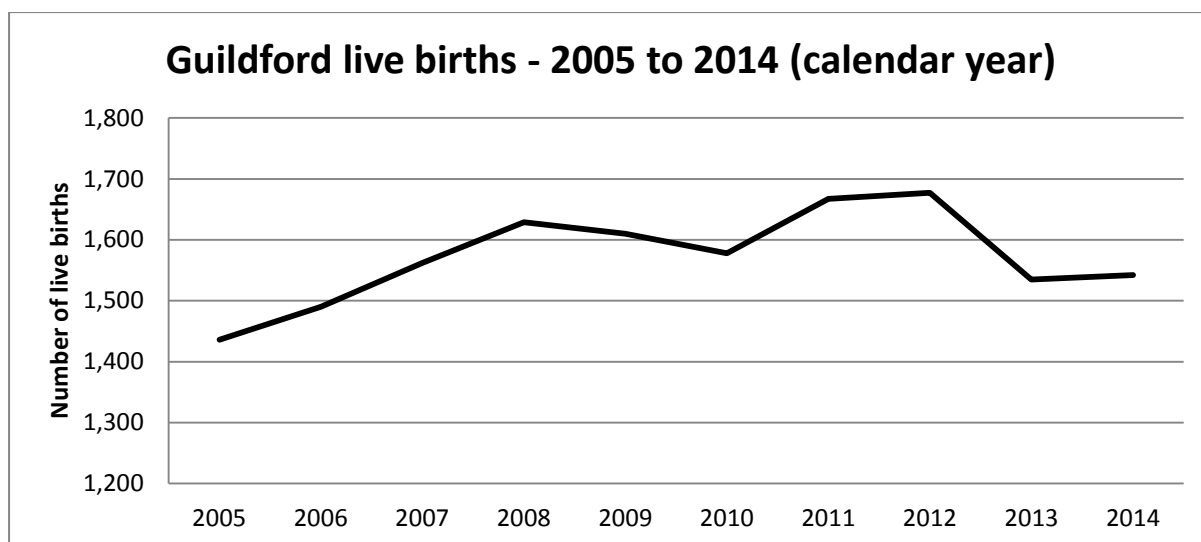
The local authority has been working closely with the planning policy staff at Guildford Borough Council to investigate how potential housing supply in the borough can be supported with proportionate and appropriate education provision in geographically suitable locations.

This paper analyses the detailed housing data that has been supplied to the School Commissioning Team in autumn 2015 in order to determine the impact of the potential housing on existing education infrastructure. The paper considers if the increase in pupils as a result of new housing which is likely to be included in the plan can be mitigated through expansion of existing provision or implementation of new education provision in the borough.

This paper considers the level of education need that maybe introduced by the draft local plan proposals, the geographic impact of this education need and the likely timescales of the impact.

#### Current Education Infrastructure in Guildford Borough

Birth rates across Guildford borough increased 17% between 2005 and 2012 (ONS). There has been a significant drop in the 2013-14 births across the borough; however it is too early to speculate if this lower level of births will be sustained. Higher birth rates in recent years have increased the pressure on primary school places in the borough. The projected demand for school places considers a number of factors in addition to birth rates, including migration into the area and pupil yield from new housing developments. The graph below shows how birth rates have changed over recent years:



Schools are arranged in planning areas and places are planned on this basis rather than by individual schools. It is Surrey County Council policy to provide local schools for local children, although parents/carers can exercise their right to apply for schools that are not the nearest to their home.

Planning areas are based on geographic proximity of schools, connections between schools such as feeder links and typical ‘catchment’<sup>1</sup> areas of schools. There are nine primary planning areas and two secondary planning areas in Guildford borough. These cover 39 primary phase schools and 6 secondary phase schools. Ten of these schools have converted to academy status.

Many schools within the borough are popular, oversubscribed and at, or very close to capacity. Although there are schools which are less popular and have spaces available, the local authority has a duty to provide school places and the policy is to provide local schools for local children.

The mixed nature of Guildford borough with both urban and rural areas, spanning a large geographic area, means that it has been necessary to increase capacity at some schools in areas that are consistently oversubscribed, whilst others will function with surplus places. Expansions are based on trends of oversubscription, residence location of applications for places and the ability of the school to expand (site size, planning, transport etc). A new school has not been opened in the borough for many years; however some schools have merged or reorganised and a small number were closed due to lower demand in the borough, mainly as a result of low birth rates.

There has been a major programme of both temporary and permanent expansion in the primary sector across the borough of Guildford over the last five years to cope with the increase in school age population. The tables below summarise the temporary and permanent expansions in the borough in recent years:

### Temporary ‘Bulge’ Classes

Area	School	Bulge class details *
West Guildford	Stoughton Infant	Reception - 2008, 2012, 2013, 2014
North Guildford	Boxgrove Primary	Reception - 2010
West Guildford	St Joseph’s Primary	Reception – 2010, 2011, 2012
West Guildford	Northmead Junior	Year 3 – 2011, 2015
North Guildford	Burpham Primary	Reception – 2012
South Guildford	Onslow Infant	Reception – 2012, 2013
South Guildford	Queen Eleanor’s Junior	Year 3 – 2013, 2015
Tillingbourne Valley	Tillingbourne Junior	Year 3 – 2013

\*30 places unless otherwise stated

<sup>1</sup> Catchment areas for Admissions are not used in the majority of Surrey schools (there are a small number of exceptions). Catchment in this context is the typical geographic area from which a school draws its pupil cohort.

### Permanent Expansions

Area	School	Expansion details
Ripley & Send	Ripley C of E Primary	Expansion from infant to primary, 2008
North Guildford	Boxgrove Primary	+ 1 form of entry, 2011
Puttenham & Shackleford	St Mary's Infant	+ 5 places, 2012
North Guildford	Burpham Primary	+ 1 form of entry, 2013
West Guildford	St Joseph's Primary	+ 1 form of entry, 2013
Puttenham & Shackleford	Puttenham Infant	+ 4 places, 2014
South Guildford	Onslow Infant	+ 1 form of entry, 2014
South Guildford	Queen Eleanor's Junior	+ 1 form of entry, 2014
West Guildford	Stoughton Infant	+ 1 form of entry, 2015
West Guildford	Worplesdon Primary	+ 1 form of entry at junior classes, 2016
East Guildford	Clandon CofE Infant	Change from infant to primary 2016, reduction in PAN 2017

The impact of the increased demand for primary places will begin to affect the secondary sector from 2017 onwards and it will be necessary to undertake some expansion at secondary schools in order to cope with the projected demand for places. The following projects are currently being commissioned:

### Permanent Expansions

Area	School	Expansion details
Guildford Town	St Peter's Catholic School	+ 1 form of entry, 2017*
Guildford Town	Guildford County School	+ 20 places per year, 2017*

\* Undergoing consultation, cabinet approval or planning approval

The first phase of the Local Plan includes current planning permissions that have been granted (c.1,654 homes). Guildford Borough Council has shared the information on these developments with Surrey Council to assist in school place planning. To meet the projected increase in demand for school places arising from these developments, as well as demographic growth, school expansions have been planned as above. These expansions have either been recently completed, are currently underway or proposed to take place in the next few years.

The emerging Local Plan will include further potential new housing that does not currently have planning permission. The scale of housing likely to be included in the draft Local Plan will create further demand for school places. Additional infrastructure for both primary and secondary education provision will be needed to provide sufficient number of school places for children from these future developments.

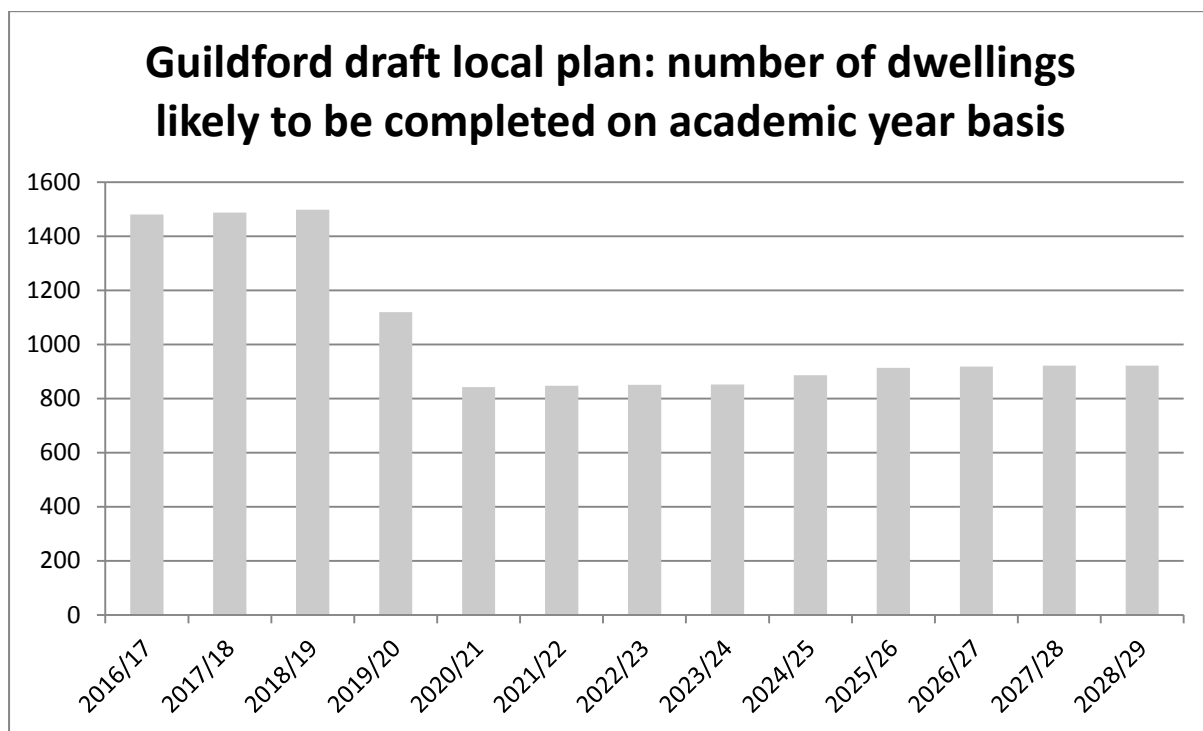
### Background to the Local Plan

Guildford Borough Council has provided the School Commissioning Team with a detailed breakdown of the sites and options that are likely to be included in the draft Local Plan at a geographic ward level with indications of completion timescales.

As well as the homes already with planning permission, the data provided includes options for some 14,500 further new homes across the borough in the period 2017 to 2033. This is comprised of a mixture of in-fill development, extensions to existing settlements and larger strategic sites. The map

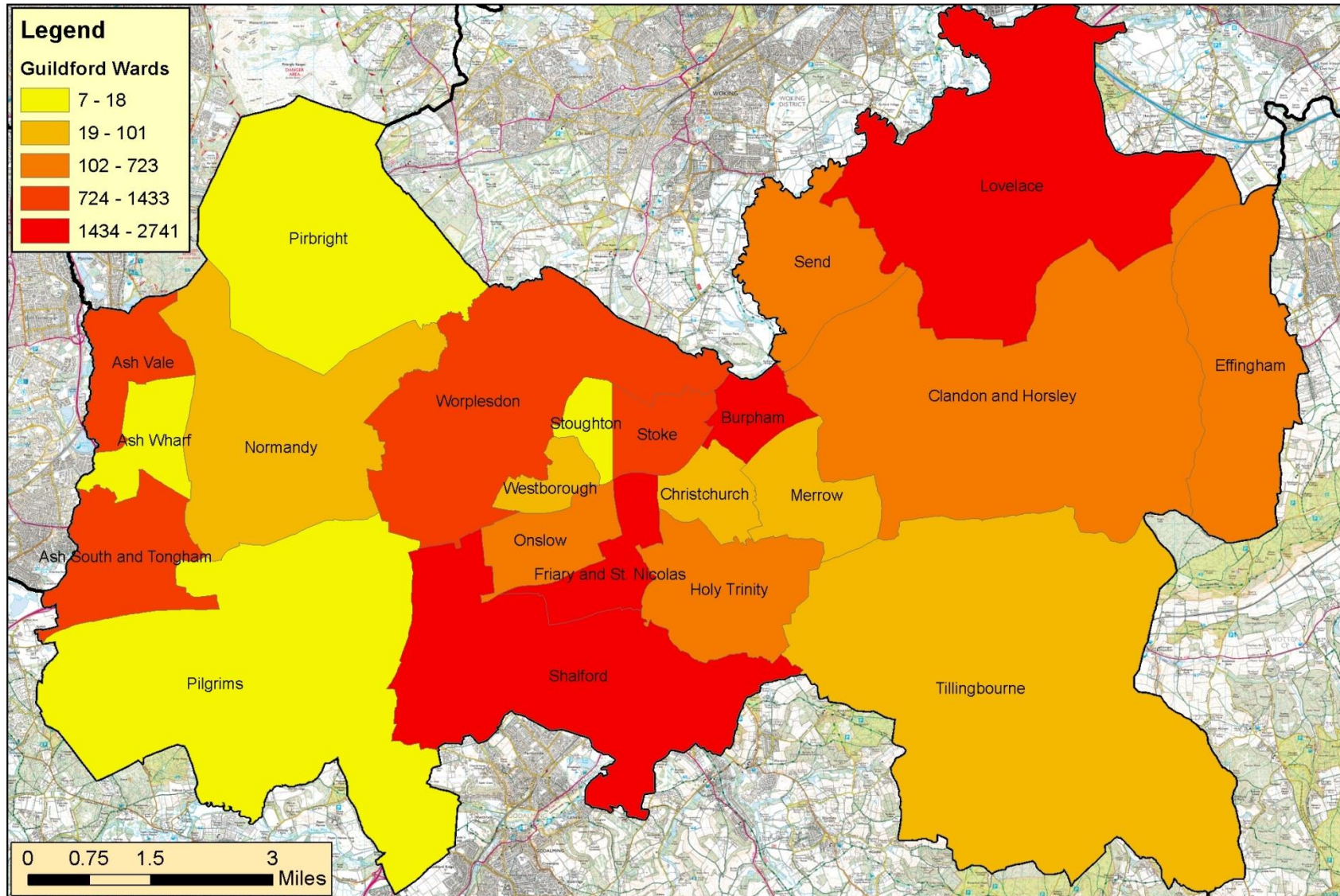
overleaf gives an indication of likely additional housing density on a geographic ward basis over the period of the plan to 2033.

The detailed information provided by Guildford Borough Council was converted by the School Commissioning Team into an estimation of likely housing completions on an annual basis from 2016 up to 2033. This was converted to cover academic years so that pupil projections are aligned with school academic years. These numbers are an estimation of likely completion dates and actual completions will fluctuate dependent upon how quickly housing comes forward. The graph below shows a visual representation of estimated housing completions across the borough on an academic year basis:



The School Commissioning Team has analysed the information provided by Guildford Borough Council to assess the potential impact of the Local Plan on existing education infrastructure across the borough. This has been achieved using the 'Edge-ucate' pupil projection system that is deployed by the team to project pupil demand. The system incorporates birth data, GP registration data, historic trends and housing data to estimate likely numbers of pupils at schools within Surrey in the future.

## Housing Density Over Plan Period to 2030



### High Level Impact of the Local Plan

The new levels of housing proposed were analysed to assess the impact on education provision across the borough and to provide a high level view of the additional forms of entry required, as shown in the table below:

	<b>Likely pupil yield from additional dwellings*</b>	<b>Potential number of pupils per year</b>	<b>Additional forms of entry (FE) required</b>
<b>Primary</b>	4,065 (estimated pupil yield 0.25 per dwelling)	581 (pupil yield/7 year groups)	Up to 19 (pupils per year/ 30 in a class group)
<b>Secondary</b>	2,926 (estimated pupil yield 0.18 per dwelling)	585 (pupil yield/5 year groups)	Up to 20 (pupils per year/ 30 in a class group)

\* based on 16,261 dwellings. Data provided by GBC which includes outstanding planning permissions and potential developments from the local plan

Before the local plan is submitted to the Secretary of State for examination later this year, this analysis will be reviewed and updated.

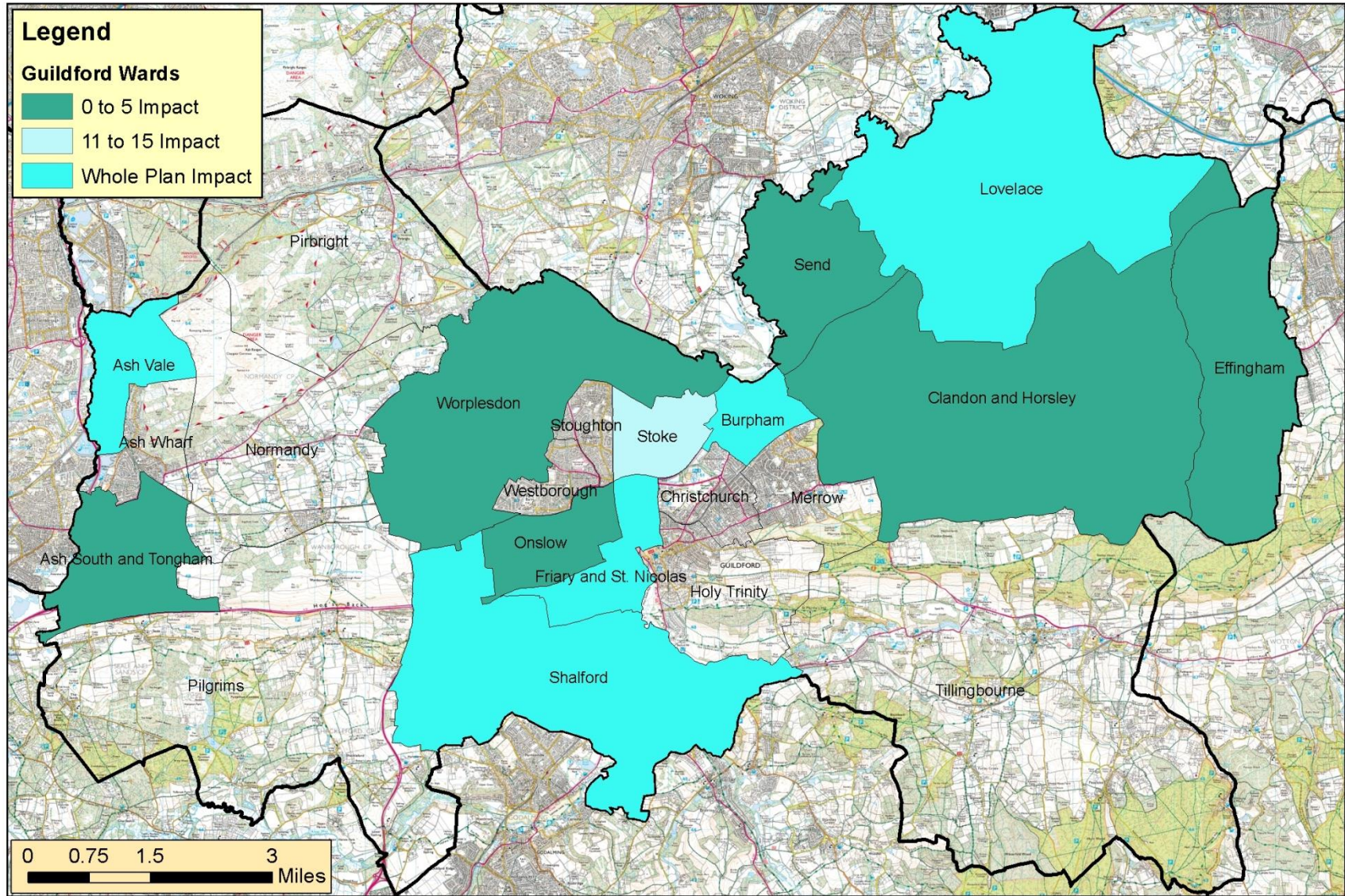
It is intended that four of the five strategic sites included in the Guildford Local Plan (Wisley former Airfield, Gosden Hill, Slyfield and Blackwell Farm) include plans for a primary school within the new development. Additional primary provision for the strategic site at Normandy & Flexford is proposed at the existing primary school in the locality.

Secondary provision is proposed alongside the strategic developments of Wisley former Airfield, Gosden Farm and Normandy & Flexford to serve the developments themselves and the wider areas. Discussions are ongoing with the developers' agents to ensure awareness of the requirement for education provision and appropriate contribution.

The map overleaf shows the wards across Guildford where additional school provision will need to be considered due to the volume of new housing and the existing capacity of schools in the area. The pressure on education provision in these areas has been indicated in four time periods: across the whole period of the plan (these are the wards containing the three strategic sites); within 1 to 5 years; within 1 to 10 years; and beyond 10 years.



## Guildford Wards where Additional Education Provision will Need to be Considered



## Impact and potential mitigation

A geographic summary of the impact on both primary and secondary provision, including an indication of potential timelines, existing options or requirement for further consideration, is given below:

### Primary provision

Strategic sites – Blackwell Farm, Wisley former airfield, Gosden Hill, and Slyfield:

- As mentioned above, these strategic sites are all proposed to include primary provision.
- This is likely to provide up to 8 additional forms of entry (FE) across the borough.
- Discussions continue between officers and developers to determine scope and requirements for primary school places on these sites.

Ash & Tongham:

- In the region of 1-2FE maybe be required in the Ash area if further planning permissions are granted. It is likely that this could be provided at Ash Grange Primary School.
- Situated close to the border of Surrey with Hampshire, pupil movement between the two counties has to be considered in this locality. Officers are involved in ongoing cross-border school place planning discussions with Hampshire County Council.

Normandy /Flexford:

- In the region of 1,000 new homes are proposed in the area, which is likely to result in the need to expand Wyke Primary School by one additional FE.

West Guildford:

- In addition to the strategic sites, the in-fill housing identified in the Worplesdon ward is likely to result in the need for an additional primary form of entry to the west of Guildford.
- Options will need to be considered for additional primary provision in the area, which will be limited due to expansions that have already taken place.

North-east Guildford:

- The wards to the north-east of town including Horsleys, Effingham, Lovelace and part of Burpham, are likely to be impacted by new housing within the first five years of the planned period.
- Expansion options may need to be considered for primary in this area, likely to be an additional form of entry.

Guildford Town:

- In-fill development in and around the town is likely to require mitigation between three and ten years of the plan. There are limited options for further primary expansion in Guildford Town. Alternative sites and options will be considered with local schools, alongside provision with strategic sites.
- Later on in the plan new homes are proposed in Slyfield (SARP), which would result in the need for a new primary school. 1,000 homes would likely result in the need for a 1FE primary school; if the development is larger it is likely a 2FE school would be required.



## Secondary provision

### Borough wide:

- In the period 2019 -2025 high volume is anticipated as a result of the local plan, with a need for at least 5 forms of entry above that already planned.
- Beyond 2025 there is likely to be a further need for secondary places – potentially up to a further 5 forms of entry.
- Based on analysis of draft housing numbers and locations provided by Guildford Borough Council, new secondary provision to the east and west of Guildford town is likely to be required.

### Strategic sites:

- Mitigating the impact of the two strategic sites on the edge of Guildford Town, in addition to in-fill development in and around the town, is a key concern for secondary provision
- Finding places for secondary aged children from the strategic sites in existing schools will be challenging with the existing demographic growth filling places.
- Planning for expansion of existing provision in Guildford town to meet the need for the larger primary year groups coming through, is underway. Additional provision will be required to meet the need for secondary places from the strategic sites.
- Locating new provision with the strategic sites at Wisley former Airfield and Gosden Hill to the east, and Normandy/Flexford to the west, is likely to provide the most sensible geographic locations being close to where the majority of pupils are likely to reside. Up to 8FE could be located at Normandy/Flexford, also also serving Blackwell Farm with public transport links. In the east 8FE could be split between Wisley former Airfield and Gosden Hill, with 4FE co-located with each site.

### Ash & Tongham

- There will be a gradual impact in this area within the first three years of the plan but it is not anticipated to be significant.
- Requirement for one additional form of entry in this area is being closely monitored with viability studies undertaken to assess potential to expand local schools. The cross-over movement with Hampshire will also need to be taken into account.

### Guildford Town

- In-fill development within the first five years of the plan is expected to bring pressure on secondary places in the town.
- This will continue to be closely monitored, in line with the existing planned expansions to meet the need coming through the primary phase, to assess whether further expansion is required.

### North-east Guildford

- Pressure on secondary places in the wards to the north-east of Guildford town needs to be considered alongside the proposed strategic sites at Wisley and Gosden Hill.