

## **Introduction**

XXX has been asked to review Sub-section 1.1 (Population) and Section 3 (Education) of the URS document **Studies and Work to Support Crawley Borough Council and Horsham District Council Preferred Option Joint Area Action Plan (July 2007) – Neighbourhood Assessment** from the perspective of the proposed development at Kilnwood – West of Bewbush.

### **Sub-section 1.1 Population**

In respect of the proposed development: the URS' population forecast has been tested by XXX, for 2500 dwellings with 1700 delivered by the end of 2016 and the balance by 2018.<sup>1</sup>

The test mix comprised:

435	2-bed house
1010	3-bed house
715	4-bed house
100	Studio & 1-bed flat
200	2-bed flat

The test applied a range of tenure mixes from 20% affordable (80% market sale) through to 50% affordable (50% market sale) with RSL rent dwellings held at 50% of the affordable component.

The test structure was based on a Chelmer<sup>2</sup> forecast for Crawley for a total 2500 additional dwellings in the appropriate time bands, adjusted for mixes, other than the Crawley stock mix presumed by the Chelmer forecast, using the differentials for dwelling size mix and tenure mix derived from the Census Commissioned Output Table C0549 sorted in accordance with the results of the English Household Survey.<sup>3</sup>

This exercise confirmed that the forecast of an average household size of 2.57 persons is robust and furthermore is not particularly susceptible to change through change of tenure mix.<sup>4</sup>

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<sup>1</sup> The forecasting programme actually places the 700 dwellings into the period ending 2021. It makes no difference to the forecast.

<sup>2</sup> CHELMER POPULATION AND HOUSING MODEL PC5 2006.1.003 The population model used to identify the quantum of new housing needed in the RSS.

<sup>3</sup> C0549 provides the number of people by age by dwelling type, tenure and number of rooms in stock dwellings. The English Household Survey (2003) provides an evidence based conversion of number of rooms (the Census nomenclature) to number of bedrooms for dwellings in Crawley to an accuracy of  $\pm 1\%$

<sup>4</sup> The exercise identified that Crawley is characterised by the average household size, by dwelling type and number of bedrooms, being not significantly different by tenure.

### Section 3 Education

It is surprising given the date of the URS Report (July 2007) that no account of the impact of the Education and Inspections Act 2006 appears to have been recognised, especially as Part 2 (sections 7 – 32), which divorces the establishment of new schools, in particular, from the town planning process, came into force at the end of May 2007. I will return to this below.

The forecast peak numbers of children, generated by the County Council 'rule of thumb' at each phase of schooling is within acceptable margins. However it is unlikely in the extreme that the peaks will be concurrent. A feature of new residential development first occupancy is a different 'rule of thumb' – more 0-4 year olds compared with stock housing. Thus there is a wave of children flowing through a new development with a fall in numbers after the peak has been reached. It is to be expected that the peak for secondary school age children will be 5-7 years after the peak for primary school age children, with the peak for primary school age being around the time that the development is completed.

The URS forecast for 2500 dwellings would be more credible shown as:

		2016	2021	2026	2031	Peak FE
Pre-school	0--3	247	360	320	248	
Primary	4--10	317	562	630	584	3.0
Secondary	11--15	157	259	365	450	3.0
Post 16		35	57	80	90	

Table 1<sup>5</sup>

Table 1, again drawn from the Chelmer forecast identifies that the pre-school age group peaks, two thirds of the way through the development, but its numbers then begin to fall. This suggests that the primary school numbers will fall by a similar percentage, followed by secondary numbers around 2031 whilst post-16 pupil numbers are likely still to be rising at that date.<sup>6</sup>

The URS report on phasing of provision refers to; perhaps the need for temporary provision, because permanent school infrastructure takes longer to deliver than do the first dwellings. It may be that because the long-term need is lower than the peak demand, some off-site capacity with less on-site capacity might be the most sustainable provision overall, dealing with early enrolment and not providing over-capacity on site in the longer term.

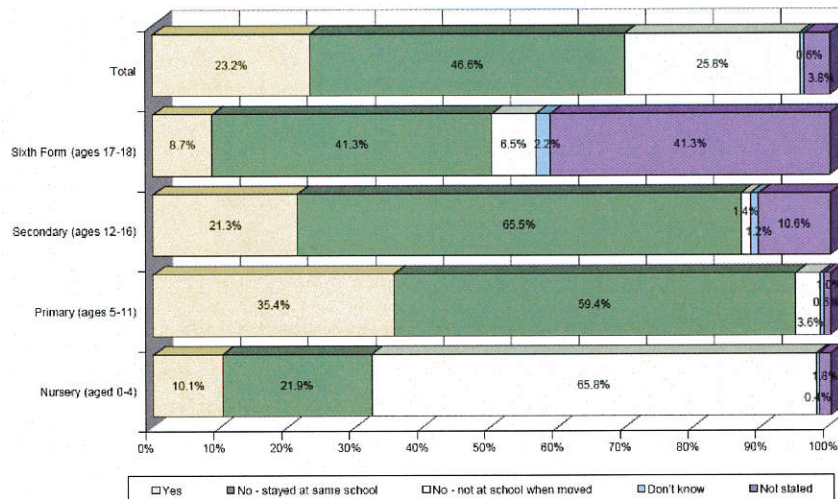
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<sup>5</sup> FE or Form of Entry is the standard description of school size. It refers to a group (of 30 children of a single age) which when multiplied by the number of years of mainstream education (7 years for primary and 5 years for secondary) describes the size of school, eg, 1fe primary school = 30 x 7 = 210 pupils.

<sup>6</sup> Chelmer adjusts for inward and outward migration so turnover of dwellings is allowed for in the forecast.

The URS report makes no mention of the migration characteristics associated with new residential developments. It is understood that Crawley district is no different to districts, certainly in southern England, in general. Both Oxfordshire and Kent have found from detailed surveys that 60%-65% of occupants of new dwellings previously lived in the same district. Kent<sup>7</sup> found, because they asked the question, that 22% of nursery, almost 60% of primary, 65% of secondary and over 40% of sixth formers stayed at their existing school. (Chart 9 below) Whilst not necessarily a reason for not making provision, because the vacated stock dwellings in the District too will be re-populated, albeit at a lower household size, the timing and location of additional capacity is further blurred.

Chart 9: Did the Child Change School as a Result of the Move?



### Existing Schools in the Area

There are 7 primary and 2 secondary schools in the vicinity of the proposed development. In the last 3-4 years the area has undergone a re-organisation that changed the age of transfer from primary to secondary school as well as adjust the size of school. Without approaching the County Council, the numbers on roll set against physical capacity is therefore tentative being based on commercial published data. It appears that the school system is full: 97% at primary and 102% at secondary. It is further confused because although the schools identified form a relatively homogenously located group they are associated with different secondary schools, ie, although they look homogenous on plan, that ignores the dynamics off the edge of the map. (below)

<sup>7</sup> Kent County Council: Pupil Product Ratios: Technical Report March 2006





It can be seen from the map that primary schools are located to serve local communities and it can be expected Kilnwood will need schools likewise. The forecasts suggest a need for up to 3 forms of entry (630 places for ages 4-10). This would be large for a single primary school but not unduly so bearing in mind that pupil numbers will fall in the longer term.

Secondary is altogether potentially more complex. The two local secondary schools are full or just over full, and appear to be on land locked and constrained sites. However the School Organisation Plan 2003-2008 stated, *"The reorganisation of schools in Crawley provides enough secondary school places for the peak year group due to transfer at age 11 in 2005. Should a new neighbourhood be developed, additional places would be provided at one or more existing secondary schools and catchment areas adjusted accordingly. In the primary sector new schools would be sought in any new neighbourhood"*.