

# Education Report

Land at North Horsford,  
Norfolk (Phase 3)

Barratt David Wilson Homes

Draft

**BEN HUNTER**  
**BA DipMS**

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## 1.0 Introduction

1.1 This report relates to a development of approximately 500 dwellings on a site located in the village of Horsford, Norfolk. Horsford is a village six miles north of Norwich, in the county of Norfolk. The approximate development outline of the proposed development is shown below in Map 1:



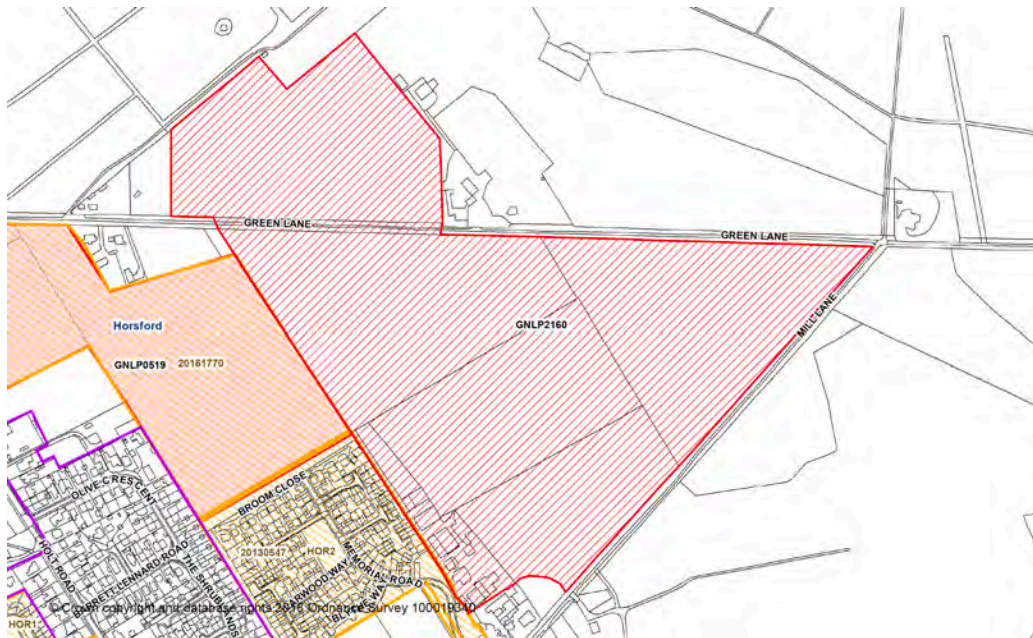
*Map 1: Development Outline*

1.2 The development is Phase 3 of a wider development project, with Phase 1 consisting of 125 dwellings (completed), and Phase 2 consisting of 259 dwellings (consented, construction underway). The development is being promoted through the Local Plan process. Currently the process is at the Regulation 18 Construction on New, Revised and Small Sites stage. The timetable suggests that the Greater Norwich Local Plan will have a public examination in 2021 prior to adoption later that year.



Map 2: Horsford Development Phases

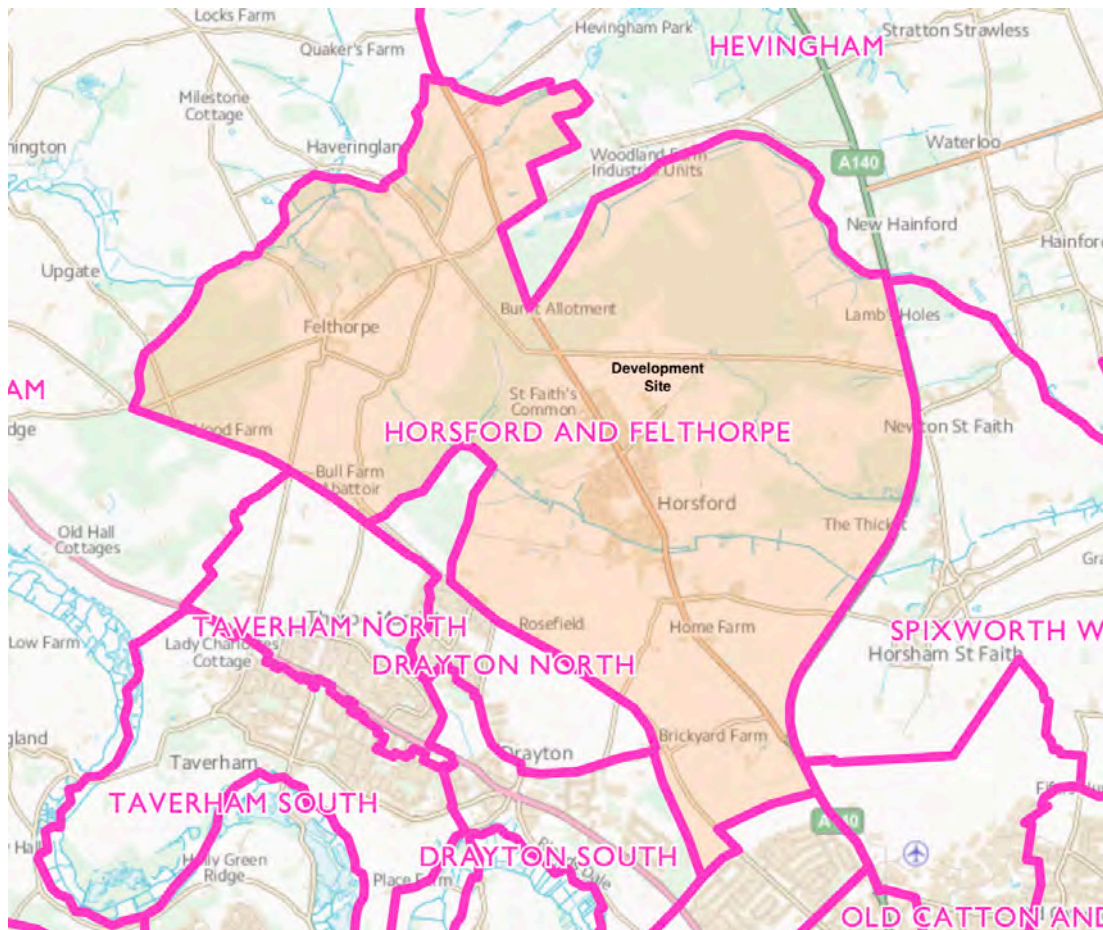
1.3 This development is a proposed draft allocation in the emerging Greater Norwich Local Plan under Policy GNL2160, as seen on the Map below:



Map 3: Proposed Allocation in the Greater Norwich Local Plan

1.4 The proposed development is located in the Horsford and Felthorpe Ward (“the Ward”) in the Broadland District Council (“BDC”) planning area. The Education Authority for the area is Norfolk County Council (“NCC”).

1.5 Map 4 demonstrates the Ward boundaries, and the development’s location within the Ward:



Map 4: Ward Boundaries

1.6 This note looks in detail at the trends in dwelling delivery, of births and the age of the population over the last decade to create a context for this proposed development. The history of dwelling delivery identifies the likely proportion of new households, which are characterised by a younger population. The trend in birth numbers, too, is often linked to dwelling delivery and if rising, to younger populations. Births also indicate the future demand for school places. Finally, the trend in the median age of the population is an indicator of the nature of the area and

how sustainable it is. The assumption is that the population should reflect national norms, which includes its ageing. When the balance of dwelling delivery does not maintain the median age of the population at around the national norm, there are implications for social infrastructure.

1.7 Existing local schools are identified and mapped with Google Earth, providing the approximate walking distances from the proposed development. The relevant schools, having been sorted by distance, are then described for capacity, numbers of pupils by age and occupancy levels.

1.8 Broadland District Council resolved to adopt a Community Infrastructure Levy (“CIL”) in May 2013 and has been implementing a CIL since July 2013. Education features on BDC’s Regulation 123 List, as seen below:

	<b>Infrastructure to be funded, or part funded, through CIL</b>	<b>Infrastructure and other items to be funded through S106 Obligations; S278 of the Highways Act; other legislation or secured through Planning Condition</b>
<b>Education</b>	Provision for which the Local Education Authority has a statutory responsibility including early years, primary and secondary (covering ages 3-19) apart from land for the provision of education on site.	<i>Transfer of land necessary for the educational provision to be provided.</i>

*Table 1: BDC Regulation 123 List*

1.9 Accordingly, it is assumed that any development mitigation for Education will be provided via the CIL charge, and that no Section 106 planning obligations will be necessary. This report will proceed on that basis.

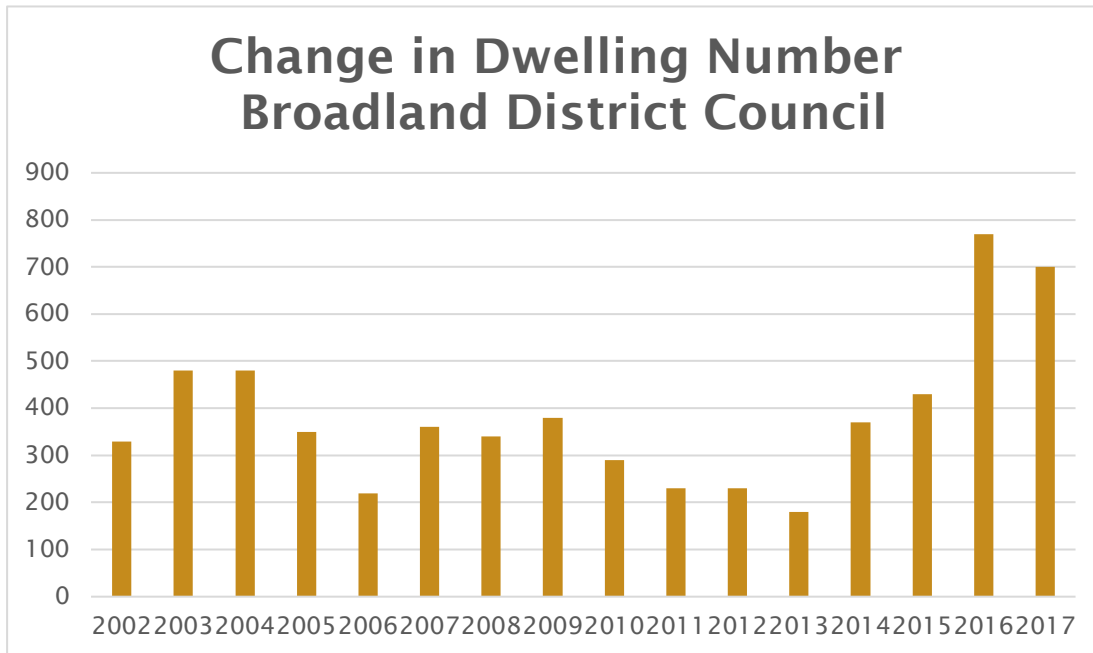
## 2.0 Dwellings

2.1 BDC consisted of, at the end of 2017, 57,540 dwellings. This is an increase of 6,140 dwellings (12%) on 2001 (the start of the review period) where the administrative area consisted of 51,400 dwellings. This is an average of 384 new dwellings per annum across the seventeen-year period reviewed below:

2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
51,400	51,730	52,210	52,690	53,040	53,260	53,620	53,960	54,340	54,630	54,860	55,090	55,270	55,640	56,070	56,840	57,540

Table 2: BDC Dwelling Numbers

2.2 From a trend perspective, new housing delivery was consistent but relatively low between 2002 and the nadir of the review period, 2013, where only 180 new dwellings were delivered (less than half the average for the area). However, new dwelling delivery increased from 2014 to a peak of 770 in 2016 (double the average for the review period) and remained high in 2017 (700) indicating a more active housing market than seen since prior to the beginning of the previous decade.



Graph 1 Annual Dwelling Delivery in BDC

2.3 When looking at dwelling delivery in the Ward, in 2001 the Horsford and Felthorpe Ward consisted of 1,829 dwellings. By 2011, this had increased to 1,920, indicating an average of 9 new dwellings per year. However, by 2018, it had increased 2,173, meaning that the current decade had seen an increase in new housing delivery to approximately 36 per year. In both the Ward and the District, dwelling delivery seems to be accelerating.

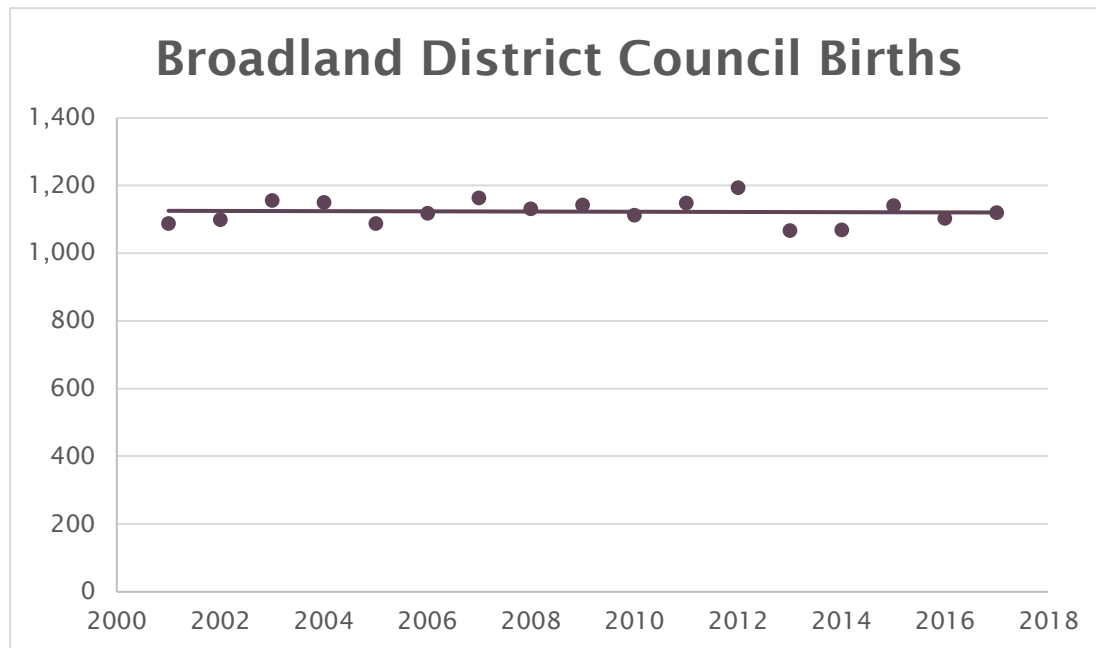
### 3.0 Births

3.1 Births have been consistent in the BDC area over the previous seventeen years, having seen numbers between 1,000 and 1,200 every year. The average number of births in the area is 1,123 per annum, as demonstrated below in Table 3. The highest number of births seen in the administrative area over the review period was 1,194 in 2012, with the fewest number of births being 1,068 in 2013. The latest year for which data is available, 2017, saw almost exactly the average number for the period:

2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
1,089	1,100	1,157	1,150	1,088	1,118	1,163	1,132	1,143	1,113	1,148	1,194	1,068	1,069	1,141	1,103	1,121

Table 3: BDC Births

3.2 From a trend perspective, the consistent numbers correlate with a consistent trend, as demonstrated below in Graph 2:



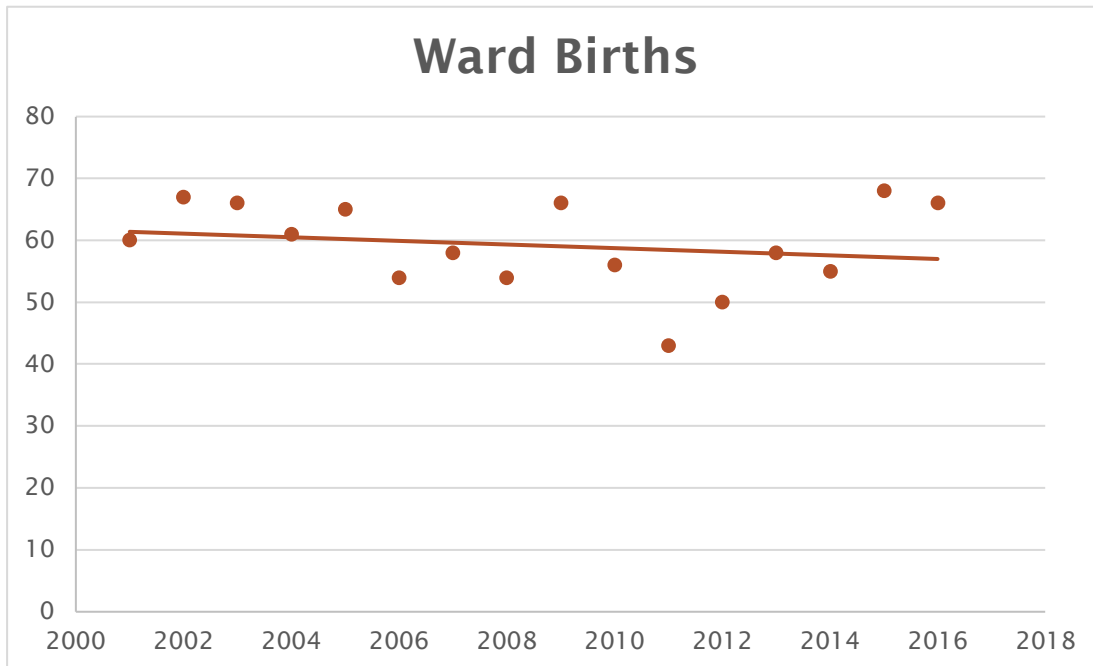
Graph 2: Births

3.3 From a Ward perspective, births are also consistent (between 40 and 70) with an average of 59 per annum, as shown below in Table 4. The peak for births in the Ward was seen in 2015 at 68, with the fewest number of births being seen in 2011 at 43, which was the only time in the review period that births dropped below 50:

2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
60	67	66	61	65	54	58	54	66	56	43	50	58	55	68	66

Table 4: Ward Births

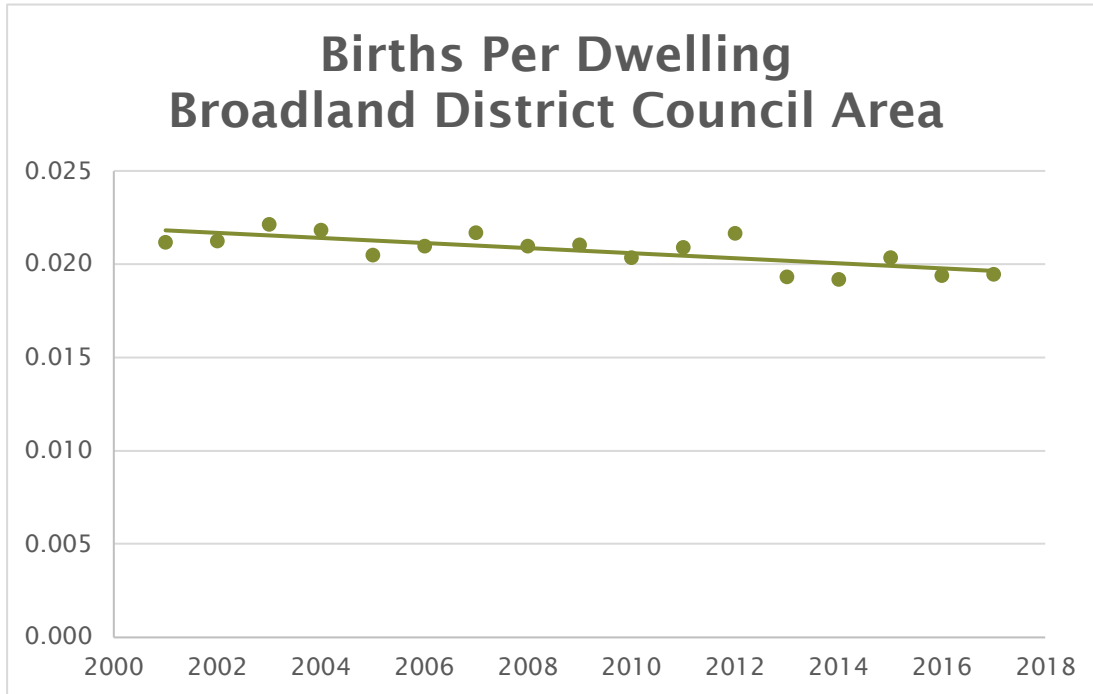
3.4 The trend of Ward births can be seen in Graph 3, which shows a small drop in the trend over time, but not particularly significant, and generally speaking the number per annum is consistent with the previous years. The decreasing trend is likely due to the anomalous year of 2011:



Graph 3: Ward Births

3.5 When looking at the births per dwelling trend over time, it is evident that currently housing delivery is increasing at a faster rate than the birth rate in the BDC area, hence the number of births per dwelling is falling, as demonstrated in the Table below:





Graph 4: Births per Dwelling -

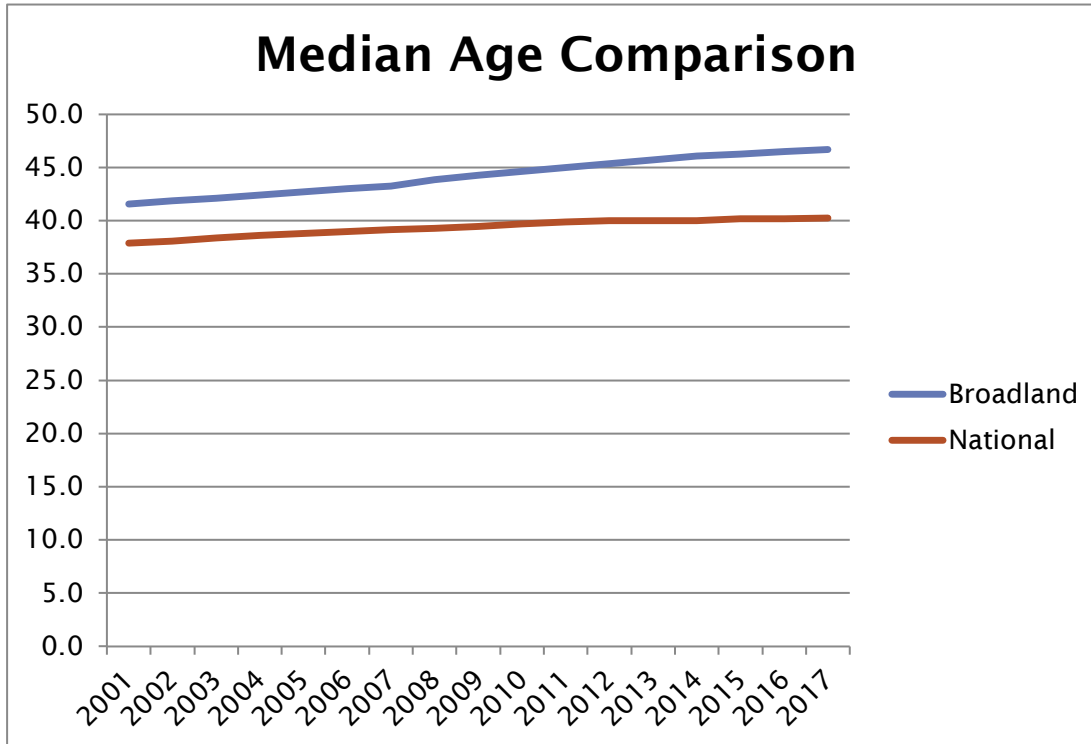
## 4.0 Age

4.1 When looking at the median age of the BDC area in 2001 compared to the national median age, Broadland’s administrative area was 3.7 years older (41.6 v 37.9). By 2017, the difference had increased to 6.4 years (46.7 v 40.3), indicating that the BDC area is aging considerably faster than the national picture, and are generally speaking older than the wider population:

Year	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Broadland	41.6	41.9	42.1	42.4	42.7	43.0	43.3	43.9	44.3	44.6	45.0	45.4	45.7	46.1	46.3	46.5	46.7
National	37.9	38.1	38.4	38.6	38.8	39.0	39.2	39.3	39.5	39.7	39.9	40	40	40	40.2	40.2	40.3
Difference	-3.7	-3.8	-3.7	-3.8	-3.9	-4.0	-4.1	-4.6	-4.8	-4.9	-5.1	-5.4	-5.7	-6.1	-6.1	-6.3	-6.4

Table 5: Median Age of BDC

4.2 The change over the review period can be seen below in Graph 5:



Graph 5: Median Age Comparison

4.3 When looking at the Ward compared to both the District and National pictures, Horsford Ward had an average age of 34.8 in 2001, which was younger than the national picture and significantly younger than the District as a whole in which they are located. However, by 2017, the age had increased to 41.8, which was slightly older than the national picture, but still considerably younger than the wider District. This indicates that Ward is aging faster than the nation as a whole.

4.4 To summarise the demographic data of the area: the Broadland District Council administrative area has seen a significant spike in dwelling delivery in the previous two years following a decade and a half of comparatively lower growth in new housing; the birth rate of the District is consistent with very little variation; while the age of population is old compared to the national picture, and aging faster, which is normally consistent with a lower birth rate due to lower rates of fertility. From a Ward perspective: dwelling delivery has been higher this decade than the previous decade; the birth rate is reasonably consistent (although falling marginally as a trend); and the age of the Ward is more consistent with the national picture, but aging faster.

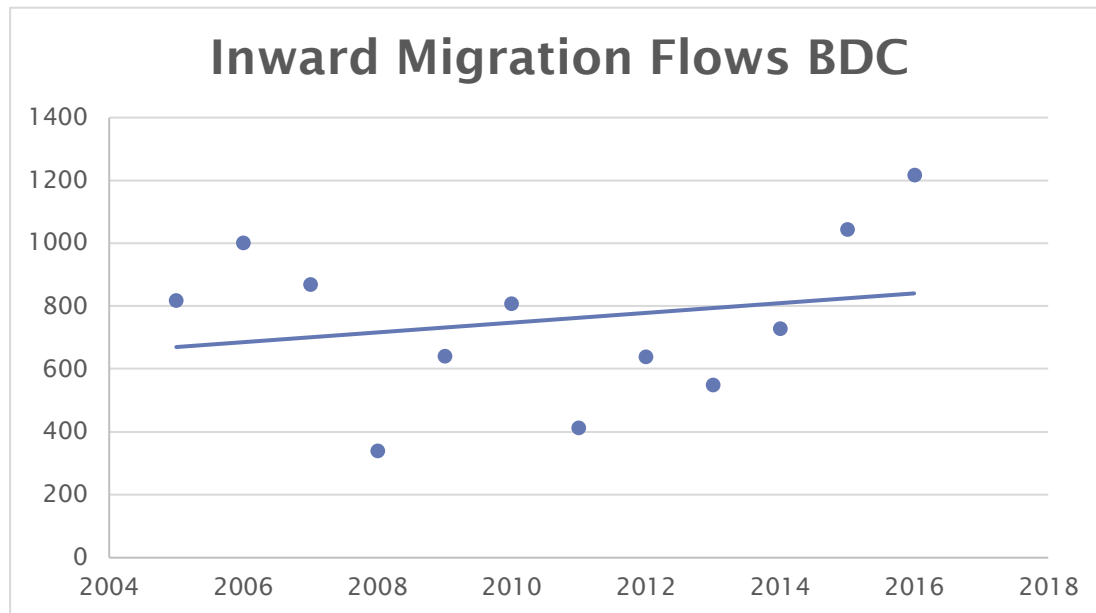
## 5.0 Migration

5.1 When looking at migration in to the BDC administrative area, Broadlands has been, consistently, a net importer of people in to the area every year, as shown below in Table 6. The average number of people moving in to the area every year is 755, with the two most recent financial years for which data is available seeing the highest number of people move in (1,043 and 1,216 respectively):

BDC Year	Mid Year Population Estimate	Long-Term International Migration		Internal Migration (within UK)		Change	
		Inflow	Outflow	Inflow	Outflow		
2004/05	121,637	169	110	6,071	5,313	817	0.67%
2005/06	122,412	336	189	6,326	5,472	1,001	0.82%
2006/07	123,242	269	238	6,715	5,877	869	0.71%
2007/08	123,387	268	208	5,859	5,579	340	0.28%
2008/09	123,819	256	221	5,761	5,156	640	0.52%
2009/10	124,483	209	109	6,240	5,532	808	0.65%
2010/11	124,740	254	99	5,823	5,565	413	0.33%
2011/12	125,215	215	109	6,342	5,809	639	0.51%
2012/13	125,507	202	169	6,200	5,683	550	0.44%
2013/14	125,961	216	84	6,539	5,942	729	0.58%
2014/15	126,628	235	121	6,572	5,643	1,043	0.82%
2015/16	127,455	232	97	6,595	5,514	1,216	0.95%

Table 6: Migration Flows

5.2 The trend over the review period can be seen in Graph 6:



Graph 6: Migration Flows

5.3 When looking at individual ages, apart from 0-year-old children (parents would normally resist moving house with new born children) there is a net inward migration of all age groups 1-16-years old, with the highest proportion being 1-5-year old children. This indicates that the Broadlands area is a popular one for Primary Schools, thus attracting more parents than it is losing. There are, on average, 111 Early Years children entering the area annually, and 119 Primary School aged children entering the area annually (which is the equivalent of an additional 0.6FE every year, or a new 2FE school every four years). The number of Secondary School aged pupils is considerably lower, averaging at 41 per annum:

Age	NET MIGRATION children						Average
	2011	2012	2013	2014	2015	2016	
0	6	-2	-12	-11	-8	5	-3.67
1	4	33	40	36	61	16	31.67
2	24	31	39	63	56	21	39.00
3	24	56	33	34	54	60	43.50
4	9	27	21	20	50	-7	20.00
5	7	24	30	20	28	17	21.00
6	24	18	23	15	8	17	17.50
7	2	14	22	15	18	35	17.67
8	10	9	26	5	31	24	17.50
9	-12	11	9	15	18	24	10.83
10	8	1	9	31	21	15	14.17
11	-10	13	5	-3	20	14	6.50
12	19	28	19	-2	6	17	14.50
13	6	4	9	-5	13	13	6.67
14	-19	-11	16	2	5	27	3.33
15	-3	11	12	19	8	12	9.83
16	-1	11	-3	-7	9	14	3.83
0-3	58	118	100	122	163	102	110.50
4-10.	48	104	140	121	174	125	118.67
11-15.	-7	45	61	11	52	83	40.83

Table 7: Migration Flows – Individual Ages

5.4 When looking at the Population Forecasts for Broadland from 2014-2039, the number of households is expected to increase from 54,385 to 63,546 (an increase of 9,161, or 352 per year), with the population increasing from 126,000 to 141,800 (an increase of 15,800 or 608 people per year). The average household size is expected to drop from 2.32 to 2.23 over the 26-year period shown in Table 8:

Area													
BROADLAND													
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Population	126000	128300	128800	127400	128000	128600	129300	130000	130700	131400	132100	132900	133600
Households	54385	54741	55123	55500	55885	56305	56727	57132	57517	57905	58303	58710	59101
Av Household Size	2.32	2.31	2.3	2.3	2.29	2.28	2.28	2.28	2.27	2.27	2.27	2.26	2.26
Age 0-4	5900	5900	5900	5800	5800	5900	6000	6000	6100	6100	6200	6200	6200
Age 5-9	6500	6500	6700	6700	6800	6700	6600	6600	6500	6500	6600	6700	6800
Age 10-14	6500	6600	6500	6700	6700	6900	6900	7100	7100	7300	7100	7100	7000
Natural Household Growth	356	382	377	385	420	422	405	385	388	398	407	391	
Local Plan													

	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Population	134300	135000	135700	136300	137000	137600	138300	138900	139500	140100	140700	141300	141800
Households	59497	59887	60273	60663	61051	61394	61739	62075	62397	62704	63003	63282	63546
Av Household Size	2.26	2.25	2.25	2.25	2.24	2.24	2.24	2.24	2.24	2.23	2.23	2.23	2.23
Age 0-4	6200	6200	6200	6200	6100	6100	6100	6100	6100	6100	6200	6200	6200
Age 5-9	6800	6800	6900	6900	6900	6900	6900	6900	6800	6800	6800	6800	6800
Age 10-14	6900	7000	7000	7100	7200	7200	7300	7300	7300	7300	7300	7300	7300
Growth	396	390	386	390	368	363	345	336	322	307	299	279	279

Table 8: Population Forecasts

## 6.0 Child Yield

6.1 NCC’s adopted guidance, Planning Obligation Standards April 2018, details the expected child yield that will be generated from a development of 100 new dwellings. This is shown below in Table 9:

Age range	No. years cohorts	Type of school	Multiplier (no. of Children)
2 - 4	3	Early Education	9.6
4 - 7	3	Infant	12.2
7 - 11	4	Junior	13.9
4 - 11	7	Primary	26.1
11 - 16	5	High	17.3
16 - 18	2	Sixth Form	1.7
<b>Total</b>			<b>54.7</b>

Table 9: Pupil Generation per 100 New Dwellings - NCC

6.2 When applying the child yield multipliers to a development of 500 dwellings, the expected number of pupils generated can be seen below in Table 10:

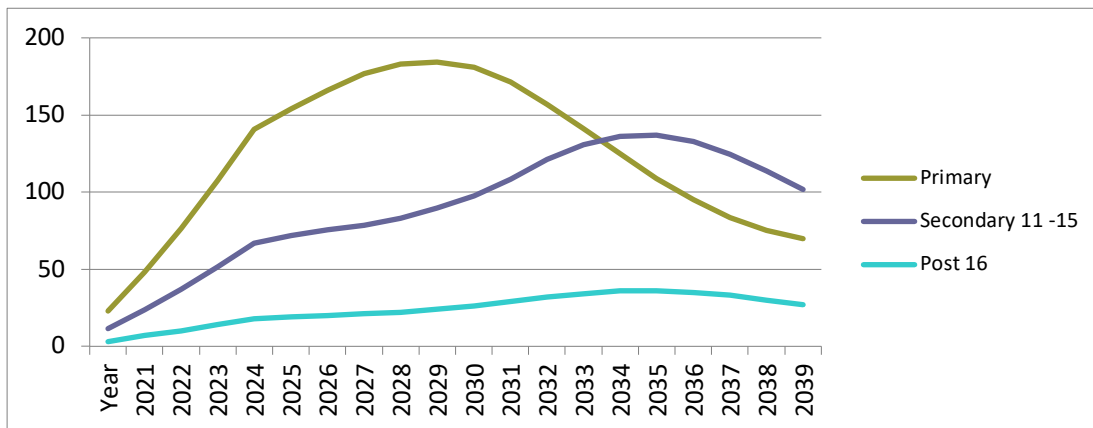
Type of School	Multiplier	Total Children
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Early Education	9.6 x 5	48
<i>Infant</i>	12.2 x 5	61
<i>Junior</i>	13.9 x 5	70
Primary	26.1 x 5	131
High	17.3 x 5	87
Sixth Form	1.7 x 5	9
<b>TOTAL</b>		<b>275</b>

*Table 10: Pupil Generation Expected from Phase 3 Horsford*

6.3 EFM’s own forecast trajectory for this development is based on a different methodology and measures the likely number of children resident, whereas the BFC multiplier indicates an area-wide average for new enrolment in local schools. Of course, a proportion of households moving to new developments do not move very far and their children do not change school. In addition, the EFM demographic model identifies the 1-year peak, which persists over the BFC formula result by a varying amount over around a decade. The EFM model serves merely to substantiate that a request from an education authority is reasonable.

6.4 Based on a 500-dwelling development with a five-year build-out (assuming two developers on site each delivering 50 dwellings per annum) at a top rate of 100 dwellings per annum (this can be altered and refreshed upon request), this development would be expected to generate, at its peak, 184 Primary School age children resident in 2030 (based on a start date of 2020) and 137 Secondary School age children resident in 2036. The number of 4-year-olds expected to be generated by a development of this size is 29 at its peak, before settling down to 9 per year once the development reaches maturity:



*Graph 7: EFM Trajectory Tool*



6.6 As discussed in paragraphs 1.8 and 1.9 of this report, BDC operates a CIL charge, and therefore does not require planning obligations for Education for anything apart from the provision of land. NCC publishes in their guidance the planning obligation multipliers for Education. They are ultimately superfluous to this development but for the sake of completion the multipliers are shown below in Table 11:

Sector	Basic Need Multiplier Cost Per Pupil (January 2009) (£)	Standard Charge per dwelling (providing there is no unfilled capacity at the local school) (January 2009) (£)
Early Education (2- 4)	5,822 11,644 (September 2017)	559 1,118 (September 2017)
Infant (4 - 7)	11,644	1,420
Junior (7 - 11)	11,644	1,619
Primary Sector		
(4 - 11)	11,644	3,039
High School Sector (11 - 16)	17,546	3,035
Sixth Form (16 -18)	19,029	323
Total		6,956 (7,515 September 2017)

Table 12: Cost Multipliers

6.7 Applying these multipliers to a development of 500 dwellings, gives you the following:

Type of School	Multiplier	Total Children
Early Education	£1,118 x 500	£559,000
Infant	£1,420 x 500	£710,000
Junior	£1,619 x 500	£809,500
Primary	£3,039 x 500	£1,519,500
High	£3,035 x 500	£1,517,500
Sixth Form	£323 x 500	£161,500
<b>TOTAL</b>		<b>£3,757,500</b>

Table 13: Planning Obligations in the absence of CIL

6.8 However, as discussed, Tables 12 and 13 are just for interest and do not apply to this development in terms of the financial outlay that will be requested by BDC.



## 7.0 Schools

7.1 In our assessment, we consider all Primary schools within a 2-mile walking distance<sup>1</sup>, and all Secondary schools that lie within a 3-mile walking distance of the development. The 2 and 3-mile criteria are the distances prescribed in the Education Act beyond which local authorities are required to provide/fund transport where the nearest available school is further away. It is the intention of the planning system and the provision of state-funded schools that the ideal mode of travel to and from school is walking or cycling. The NPPF made this plain at paragraph 38. Paragraph 38 has been replaced by paragraph 104A in NPPF2 with an exhortation to minimise the number and length of journeys. The words ‘within walking distance of most properties’ have been removed.



Map 5: Two- and Three-Mile Radius around Development Site

7.2 The authority is required to make pupil forecasts to the Department for Education on a year of age basis by ‘school planning area’ and identify each school in

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<sup>1</sup> Distances have been calculated based upon a postcode to the south of the development. Once the development is built, some parts of the site may be further/closer than shown.

the cluster and its capacity. The forecasts cover the period for which birth data is available. Forecasts covered by Section 106 agreements are omitted. For primary school age pupils, the current published data runs to 2020/21 and for secondary 2022/23. These are known as the School Capacity ("SCAP") returns. This is how Government allocates its funding for additional school places that are its responsibility to provide.

7.3 Schools should be operationally full to meet the financial audit requirement for best value from public assets. This is demonstrative of a properly functioning school system. School funding is predicated on the number of pupils that are on a school's roll, so is in the best interest of schools to maximise intake within their capacity. Accordingly, many schools take from a wide catchment area and some enroll over capacity.

7.4 The statutory rules on enrolment are that whilst schools may have a catchment area and ordered criteria for admissions, the rules only apply if the school is oversubscribed. Otherwise, whoever applies is admitted irrespective of where they live. This is known as 'More Open Enrolment'. It fosters parental choice of school.

## 8.0 Primary Schools

8.1 There are two schools within a two-mile radius of the development site, although only one of these schools is expected to directly serve this development. Both schools are in the Spixworth and Horsford Primary Planning Area, within the Norfolk County Council administrative area.

8.2 The location of these schools in relation to the proposed development site can be seen below in Map 6:

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Map 6: Primary Schools in relation to the development

8.3 Table 14 details the most recent roll at the schools available in the public domain:

Primary School Name	Postcode	LA Name	Distance (miles)	Capacity	PAN	NoR	Yr R	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6
Horsford Primary School	NR10 3ES	Norfolk	0.5	420	60	292	44	39	46	48	39	34	42
Saint Faiths' CofE Primary	NR10 3LF	Norfolk	3.4	105	15	104	20	14	15	13	18	10	14
<b>TOTAL</b>				<b>525</b>	<b>75</b>	<b>396</b>	<b>64</b>	<b>53</b>	<b>61</b>	<b>61</b>	<b>57</b>	<b>44</b>	<b>56</b>
Suplus							11	22	14	14	18	31	19
<b>Available Surplus %</b>							<b>14.67%</b>	<b>29.33%</b>	<b>18.67%</b>	<b>18.67%</b>	<b>24.00%</b>	<b>41.33%</b>	<b>25.33%</b>

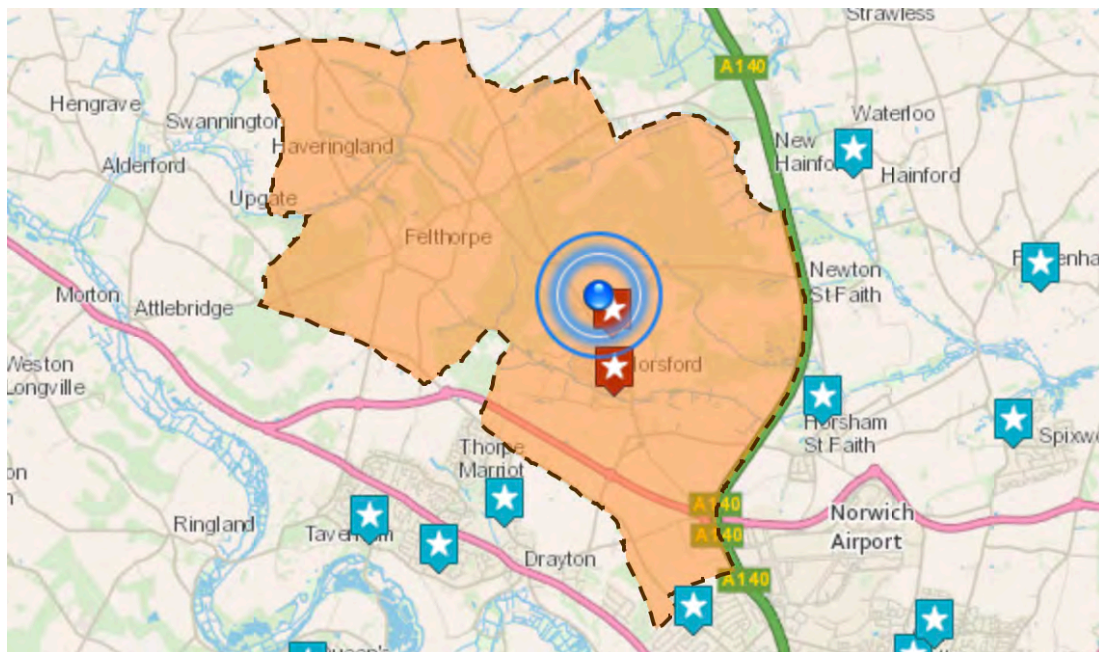
Table 14: Pupil Numbers - January 2018

NoR = Number on Roll; PAN = Planned Admission Number

8.4 Horsford Primary School is a 2FE facility (2 classes of 60 per year group) with capacity in every year. The school is currently operating at approximately 70% of its full capacity with 128 surplus places across the school. In the 2018/19 academic year, the school accepted 48 pupils in Reception, meaning they had 12 surplus places. This would have increased the overall roll of the school by approximately 6 from the

previous academic year (2017/18). A development of this size is expected to generate approximately 131 pupils (as per NCC's multipliers in Section 6) which equates to approximately 19 pupils per year group. Accordingly, the school could currently accommodate most of the impact of this development, but unlikely all of it. However, what is clear is that 131 pupils will not arrive at the same time, and will be generated when the housing is completed, so the full impact may not be seen for many years. Phase 2 of this development is currently consented and building out. This is 259 dwellings, which equates to approximately 10 pupils per year group, or 68 pupils overall. Therefore, the pupils from Phase 2 are likely to take the majority of the capacity available, meaning an expansion solution may be required to accommodate this forthcoming phase.

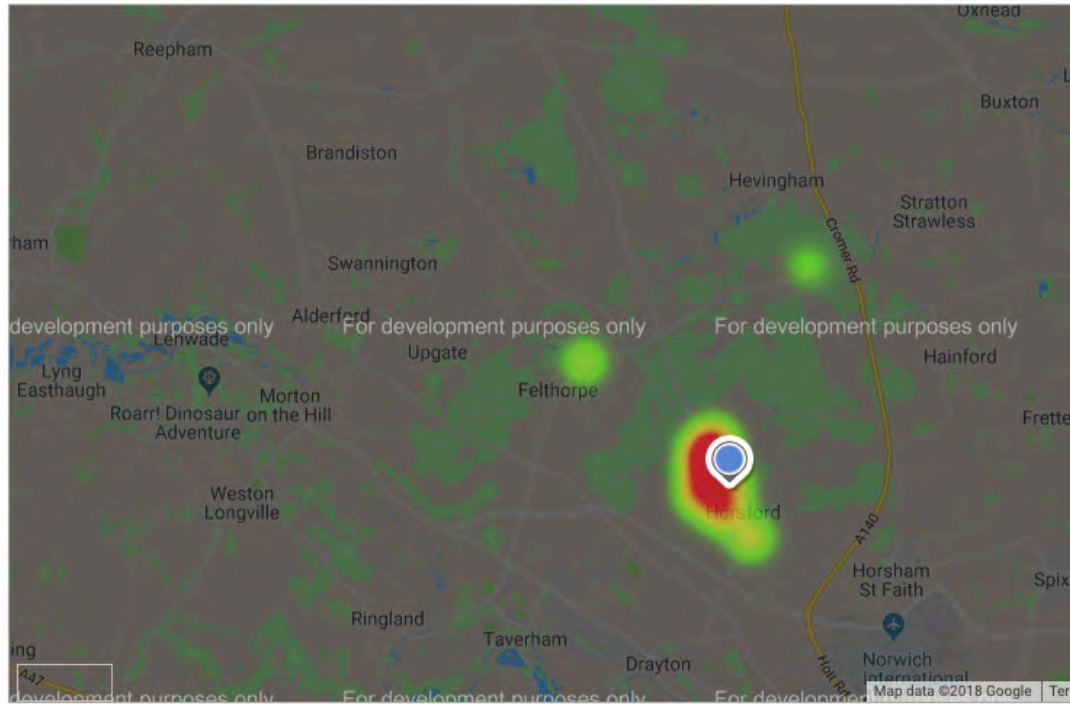
8.5 The current catchment area of this development, from a Primary School perspective, can be seen below in Map 7. It demonstrates that the Infant/Junior School sites (red stars) are the facilities that will be expected to directly serve this development:



Map 7: Primary School Catchment Area of the Proposed Development (NCC)

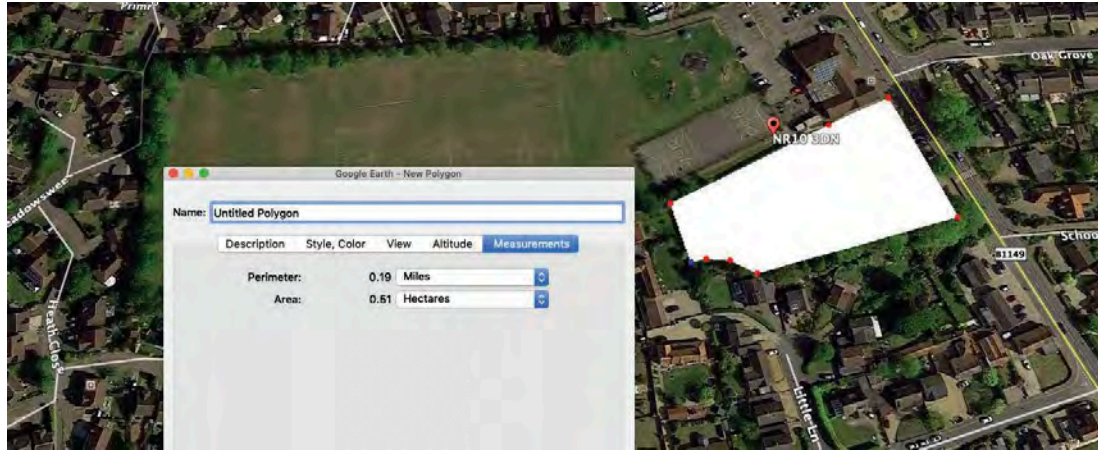
8.6 The locations of the pupils that the school currently draws from can be seen below in Map 8. This demonstrates that the school draws predominantly from Horsford, with a very small contingent of pupils currently being located north in Felthorpe and towards Hevingham. However, it is clear that the school is focused on serving the village:

### Horsford Infant School Catchment



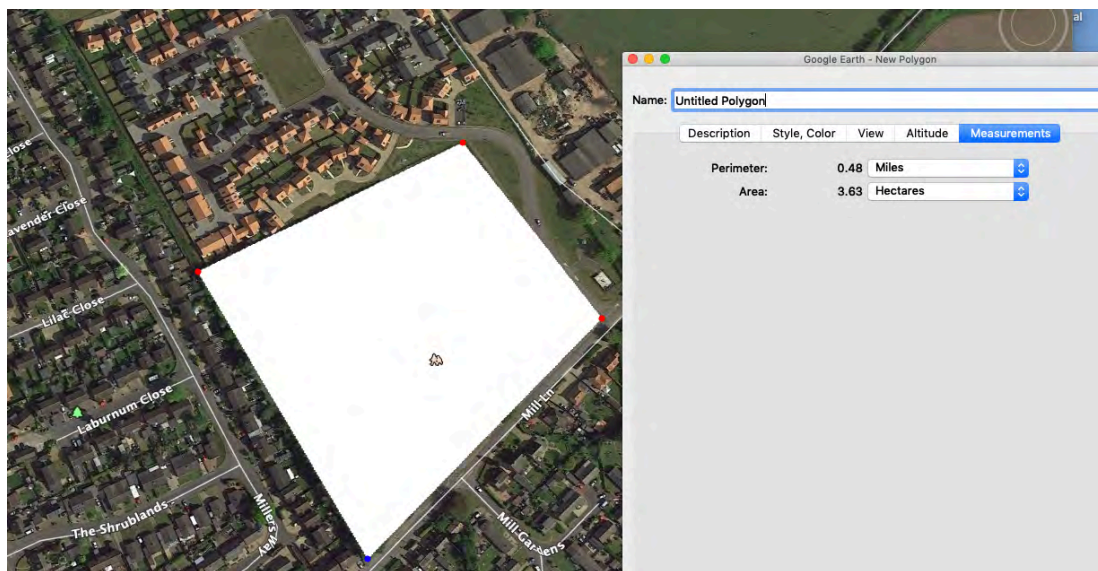
Map 8: Horsford Primary Catchment Area Heat Map

8.7 When considering the school site(s), the Primary School was formerly an Infant/Junior School that amalgamated in 2015, but remains on two different sites, with the Infant School being located on the Holt Road site, and the Junior School on the Mill Lane site. From a size perspective, the Infant School site is approximately 0.51ha and thus has a capacity of between 193 and 281 pupils (according to Building Bulletin 103). The Infant part of the school can currently accommodate up to 180 pupils (although it currently, post September 2018, has approximately 131 pupils). The site can be seen below in Map 9:



Map 9: Horsford Infant School Site

8.8 The Junior School site is more ambiguous with regards to the precise size that is available to provide places, but even at the smallest identifiable size, there is clearly room for expansion. The parcel of land with the school building is registered with the Land Registry, and is approximately 2.3ha. There are two additional parcels of land (the built area owned by the Diocese and playing field to the north west) that could potentially take the land available up to approximately 3.6ha. When considering the smallest piece of land, 2.3ha is big enough to accommodate 323 pupils, whereas post-September 2018 the school had approximately 167 pupils in the Junior Year Groups.



Map 10: Horsford Junior School Site

8.9 What is clear when looking at the school is that a) it has capacity, at present to accommodate the pupils expected to come forward from Phase 2 of this overall development, and likely the first small tranche of pupils from the Phase 3 development as it builds out, and b) if the school needs to expand, there is enough land to be able to accommodate at least a 1FE expansion, which would provide an additional 210 places. A 1FE expansion of the school would provide 79 places more than this development is expected to generate, not taking in to account the surplus capacity that already exists within the school. NCC has CIL receipts to draw from (providing BDC supports their claim for funding, which is outside of the control or influence of anyone apart from the Committee that makes that decision) should the requirement be to expand the school. They also potentially have funding from their Capital Programme, and any historic Section 106 obligations from previous developments in the vicinity of the village.

8.10 When considering the school slightly further afield, in the neighbouring village of Horsham St Faith, there is St Faiths' Church of England Primary School. This is a small school at 0.5FE (15 pupils per year group) and is essentially full. St Faiths' took a roll of 14 in Reception Year in September 2018, which was essentially a full contingent of pupils. Accordingly, this school is not reliable capacity for pupils coming forward from this development, and certainly NCC will be focusing their attention on the ability of Horsford Primary to accommodate the expected pupil yield of the development.

8.11 When looking at the projections for the area, Horsford and St Faiths' Primary Schools are grouped with four additional schools to form the Spixworth and Horsford Primary Planning Area. The schools have a combined capacity of 982 places:

LA Name	School Name	Phase	May 17 NOR	Net Capacity	NOR Total	Net Cap Total
Norfolk	Frettenham Primary Partnership	PS	76	70	807	982
Norfolk	Horsford CofE VA Primary School	PS	296	420	807	982
Norfolk	Spixworth Infant School	PS	118	120	807	982
Norfolk	Woodland View Junior School	PS	150	180	807	982
Norfolk	Hainford Primary Partnership	PS	70	87	807	982
Norfolk	St. Faiths CE VC Primary School	PS	97	105	807	982

Table 15: Spixworth and Horsford Primary Planning Area

8.12 In the 2016/17 academic year, the schools had a combined roll of 803, which equated to a surplus capacity of 179 places (0.85FE). By 2021/22, the roll at the schools is expected to increase to 849, reducing the capacity to 133 surplus places. In development terms, when applying the child yield multiplier from NCC, this is the equivalent of approximately 510 new dwellings:

**LA 926**  
**LA Name** Norfolk

**Area Code 9260073**  
**Area Name** Spixworth and Horsford

Year Group	R		
Actual 1617	113	Sum 1617	803
Forecast 1718	128	Sum 1718	847
Forecast 1819	112	Sum 1819	850
Forecast 1920	103	Sum 1920	840
Forecast 2021	128	Sum 2021	845
Forecast 2122	119	Sum 2122	849

*Table 16: SCAP Projections (NCC)*

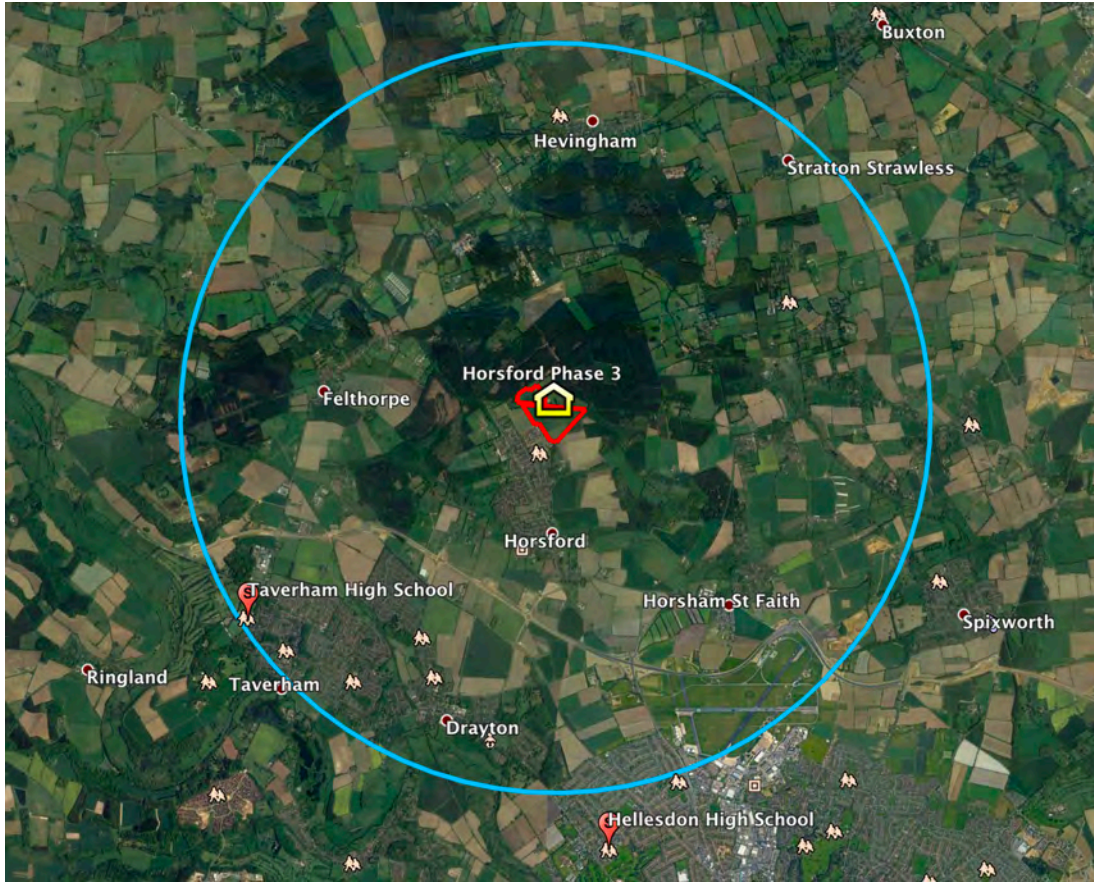
8.13 To summarise the Primary School position: the local school to this development has some capacity in every year group, although not quite enough at present to accommodate the full expected child yield of Phase 3 of this development, as most of the capacity is expected to be taken up by Phase 2. Certainly, as it stands, the school could accommodate the first approximately 300 dwellings (all of Phase 2 and approximately the first 40 dwellings of Phase 3) without the need for expansion, but beyond that it may be necessary to increase the number of available places at the school. Over the two sites that the school sits on, there is room for a 1FE expansion, which would provide sufficient capacity for this development, with surplus capacity to spare for further development in the village. This solution can be funded (in part or fully) from CIL receipts collected by BDC, as Education is a feature of the Regulation 123 List.

8.14 A conversation with NCC may be beneficial in order to ensure that they concur with this assessment. Ultimately, this report does not see an obvious insurmountable impediment (from a Primary Education perspective) to the development progressing.

## 9.0 Secondary Schools

9.1 There are two Secondary schools that could potentially be considered capacity for this development. However, only one is considered to be the catchment Secondary School (Hellesdon High School) and only one is within a three-mile radius of the development site (Taverham High School). Neither, however, are within what could be considered an acceptable walking distance. Both schools are in the Norwich North Secondary Planning Area, in the Norfolk County Council administrative area. The location of the schools in relation to the development can be seen below in Map 11:





Map 11: Secondary Schools in the vicinity of the development site

9.2 The most recent numbers available in the public domain for these schools are shown below in Table 17:

Secondary School Name	Postcode	LA Name	Distance (miles)	Capacity	PAN	NoR 7-11	Yr 7	Yr 8	Yr 9	Yr 10	Yr 11	Post 16
Hellesdon High School	NR6 5SB	Norfolk	4.2	1,290	250	1257	246	248	276	236	251	170
Taverham High School	NR8 6HP	Norfolk	4.7	1,249	220	971	194	218	175	209	175	166
<b>TOTAL</b>				<b>2,539</b>	<b>470</b>	<b>2228</b>	<b>440</b>	<b>466</b>	<b>451</b>	<b>445</b>	<b>426</b>	<b>336</b>
Suplus							30	4	19	25	44	
Available Surplus %							6.38%	0.85%	4.04%	5.32%	9.36%	

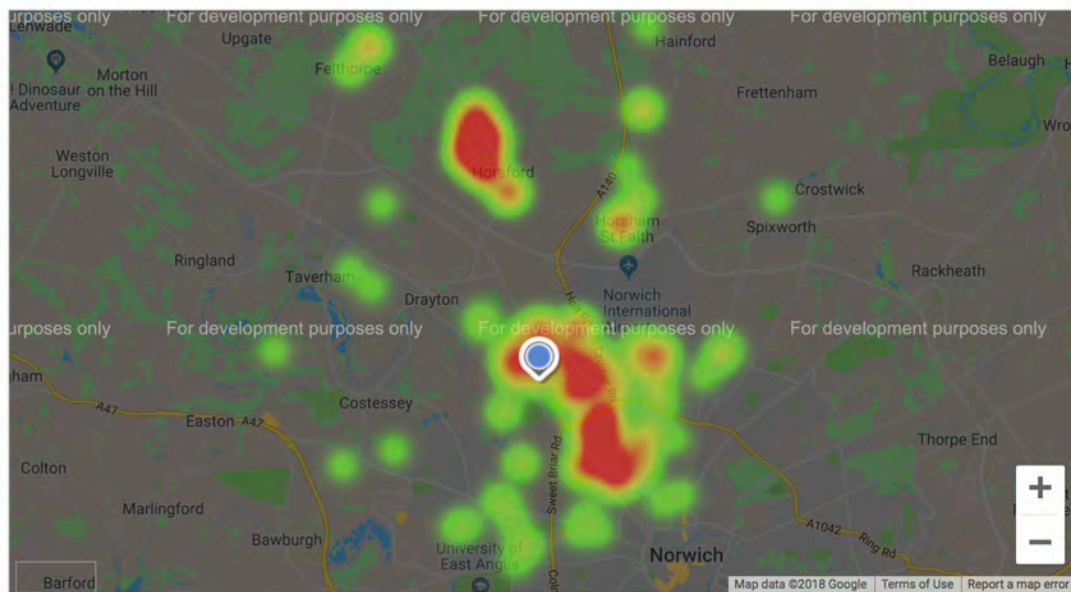
Table 17: Pupil Numbers – January 2018

NoR = Number on Roll; PAN = Planned Admission Number

9.3 The nearest school to the development, and the school in the “catchment” area of the development, is Hellesdon High School. The school is approximately 8FE, and is essentially full, with minor capacity in Years 7, 8 and 10, with the remaining Years oversubscribed. In September 2018, the school took a full contingent of pupils (250) in Year 7, with 88 students on the waiting list.

9.4 When looking at the area in which the school currently draws from, there is a large contingent from Horsford, as this school is the feeder school for Horsford Primary. Phase 2 of this development is expected to generate 45 Secondary school pupils, or 9 per year. The Phase 3 development, at its peak, is expected to generate 17 Year 7 students, which combined with the 9 from Phase 2, are very likely to be able to gain a place at this school due to their location, potentially offsetting pupils who are travelling in from further afield.

Hellesdon High School Catchment

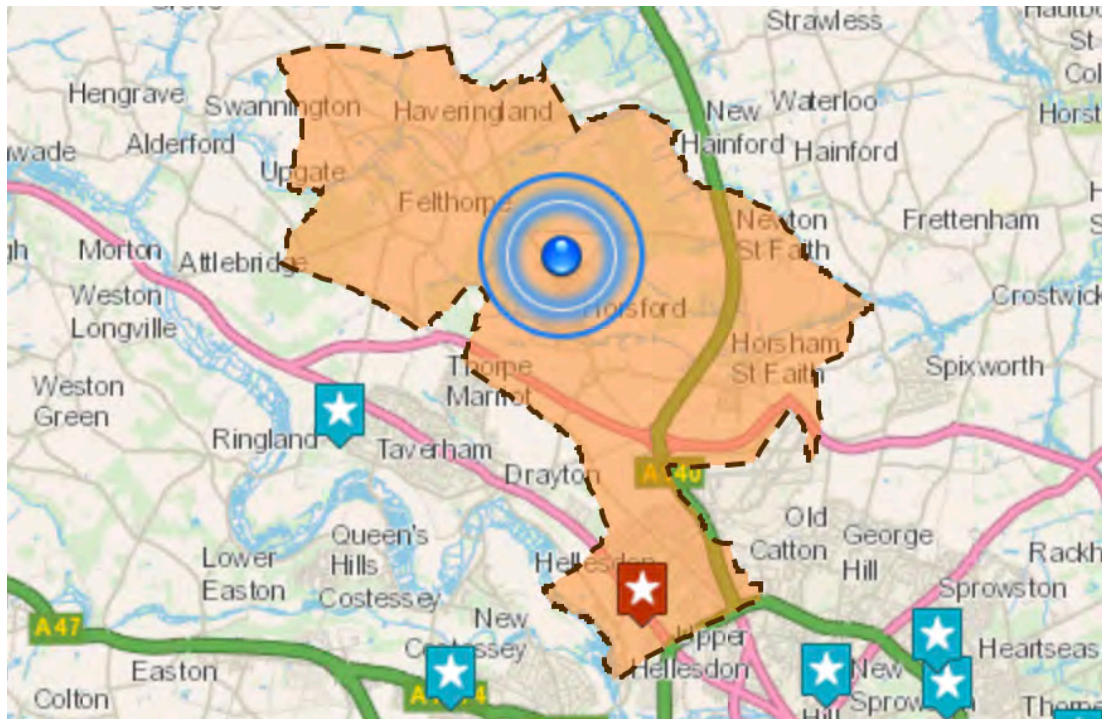


Map 12: Hellesdon High School Catchment Area Heat Map

9.5 The oversubscription criteria for the school is as follows:

- Looked after children
- Siblings of students
- Children of staff
- **Children who live in the catchment area of the school**

9.6 The catchment area of the development can be seen below in Map 13, with the red star representing Hellesdon High School:

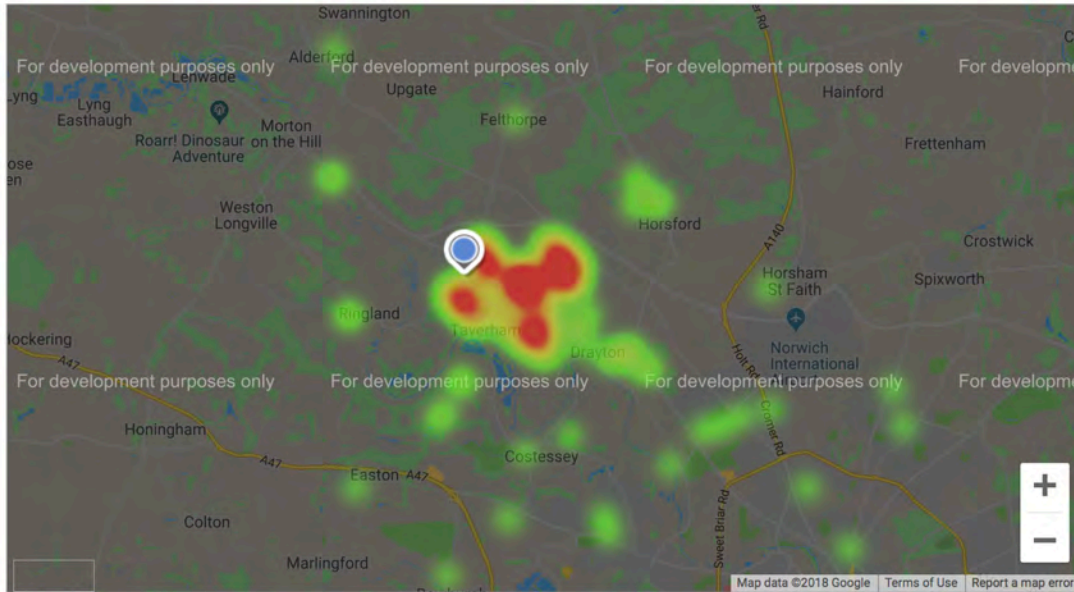


Map 13: Secondary School Catchment Area of the Proposed Development

9.7 The second nearest school to the development is Taverham High School. This is an approximately 7FE Secondary School which, unlike Hellesdon, has capacity in every year group. However, in September 2018, the school did accept a full contingent of pupils, with 19 pupils on the waiting list (therefore oversubscribed).

9.8 When looking at the area the school currently draws from, it is predominantly the Taverham area, with a small contingent currently residing in Horsford. However, when looking at the current Year 7 roll and the catchment area Map utilised by NCC, this school is not as reliable capacity as Hellesdon, especially when looking at the admissions criteria, which stipulates a preference for the catchment area, sibling links, and feeder schools (Drayton and Taverham Junior schools).

Taverham High School Catchment



Map 14: Taverham High School Catchment Area Heat Map

9.9 When looking at the projections for the area, Hellesdon and Taverham High Schools are grouped with five additional schools to form the Norwich North Secondary Planning Area. The schools have a combined capacity of 9,516 places, as shown in Table 18:

LA Name	School Name	Phase	May 17 NOR	Net Capacity	NOR Total	Net Cap Total
Norfolk	Hellesdon High School	SS	1373	1290	7246	9516
Norfolk	Jane Austen College	SS	575	1100	7246	9516
Norfolk	Sewell Park Academy	SS	485	1500	7246	9516
Norfolk	Sprowston Community High	SS	1227	1667	7246	9516
Norfolk	Thorpe St Andrew School and	SS	1843	1940	7246	9516
Norfolk	Taverham High School	SS	1132	1249	7246	9516
Norfolk	Open Academy	SS	611	770	7246	9516

Table 18: Norwich North Secondary Planning Area

9.10 In the 2016/17 academic year, these schools had a combined roll of 7,284 places, meaning they had 2,270 surplus places. By 2023/24, the roll at the schools is expected to grow to 9,268, which would leave 248 surplus places. This amount of capacity, in terms of housing numbers, equates to a development impact of approximately 1,434 dwellings before the schools are completely full:

<b>LA</b>	<b>926</b>	<b>Area Code</b>	<b>9260011</b>
<b>LA Name</b>	<b>Norfolk</b>	<b>Area Name</b>	<b>Norwich North Secondary</b>
<b>Secondary Change</b>	<b>2005</b>		
<b>Year Group</b>	<b>7</b>		
Actual 1617	1355	Sum 1617	7284
Forecast 1718	1338	Sum 1718	7538
Forecast 1819	1522	Sum 1819	7973
Forecast 1920	1533	Sum 1920	8197
Forecast 2021	1618	Sum 2021	8495
Forecast 2122	1592	Sum 2122	8715
Forecast 2223	1708	Sum 2223	9055
Forecast 2324	1760	Sum 2324	9289

Table 19: SCAP Projections (NCC)

9.11 A final point on the expected child yield of this development: if a child is already in a Primary or Secondary School when they move on to this proposed development, they are very unlikely to change schools once habits have been formed. It is fair to say that a proportion of the children moving in to the new homes will already be in the school system, as a proportion of people moving in to new homes do not move far. There is also the consideration that a proportion of pupils will attend Independent Schools (there are eight in Norfolk, and pupils are considerably more likely to travel long distances to attend them). The nearest Independent School to this development is just five miles away in Taverham: Langley Preparatory School at Taverham Hall. Therefore, the likely impact on the school system will be less than forecast, and should be focused in either Reception Year or Year 7, as any other year group would likely necessitate a change of school.

9.12 To summarise the Secondary school position: Phase 3 of this development is expected to generate, at its peak, 17 Secondary School pupils per year group. The catchment area school, Hellesdon High School, should be able to accommodate the forecast growth of Phase 3 (and Phase 2) by offsetting future pupils wanting to attend from further afield, pushing them back in to schools nearer their locality. However, should additional places be required, NCC has CIL to be able to contribute towards an expansion project. As with the Primary element, there is no obvious impediment to the progression of this development, but it would be beneficial (for peace of mind) to get this confirmed by NCC. EFM can assist with this conversation should that be most convenient.

## 10.0 Early Years

10.1 Under the Childcare Act 2006, local authorities have specific duties to secure:

- Sufficient and suitable childcare places to enable parents to work, or to undertake education or training which could lead to employment
- Sufficient and suitable early years places to meet predicted demand
- Free early years provision for all 3 and 4-year olds (and more recently the 40% most vulnerable 2-year olds) of 15 hours per week 38 weeks per year.

10.2 The Childcare Act 2016 includes an extension to the current entitlement and, from September 2017, provides an additional 15 hours (per week 38 weeks per year) of free childcare for 3 and 4-year old children from working families who meet the following criteria:

- Both parents are working (or the sole parent is working in a lone parent family)
- Each parent earns, on average, a weekly minimum equivalent to 16 hours at national minimum wage and less than £100,000 per year

10.3 Should additional Early Years places be required, BDC has CIL in place to be able to contribute towards the required infrastructure. Therefore, nothing further is required beyond payment of the CIL.

## 11.0 Special Education Needs

11.1 It is very difficult to ascertain whether any children with SEN would come forward from this development. If direct need cannot be identified, then a planning obligation is not required. When calculating the requirement for mainstream primary and secondary education needs of children that are likely to be located in the proposed housing development, there is a plausible link between the numbers of places that are likely to be required, and the local school(s) that will be, in the main, asked to accommodate these children. The link between the development, the requirement, and the location of the schools is direct, and proportionate. Additionally, the arrangements for funding additional mainstream school places includes the mechanism to advise the funding body (ESFA) of the numbers of pupil places covered by S106 contributions that are then discounted from the allocation, to avoid double funding.

11.2 In order for a SEN contribution to fulfil the tests of Regulation 122 it would be necessary for the developers to fund the individual places of pupils proven to be located at housing within the new development at a school within the Broadlands/Norfolk administrative area. The developers, however, are unable to investigate the number of SEN pupils who may be located on this development, as to do so would be a clear invasion of privacy of such families. The contribution cannot be deemed fairly related and proportionate without this. Plus, the EHC Plan for a child with SEN names the 'school' identified by a gamut of experts within the authority and externally (health in particular) plus the parents/guardians. No one can anticipate which institution will be named. Again, it falls at the CIL Reg 122 hurdle.

11.3 SEN provision does not feature on the Regulation 123 List, nor is it included in the Norfolk Planning Obligations Standards Document 2018. SEN is more suited to CIL than Section 106, so should any additional provision be required, funding should be secured through CIL rather than specific planning obligation.

## 12.0 Conclusion

12.1 The local Primary school to this development has capacity in every year group, and should, as it stands, be able to accommodate the pupils forecast to come forward from Phase 2 of this development, with a small amount of capacity available to accommodate the first tranche of pupils from Phase 3. Should additional capacity be required in the long term, which is very likely, the two sites on which this school resides are large enough to accommodate additional pupils, meaning NCC more than likely has the ability to expand the provision without acquiring additional land. Therefore, there is clearly a solution should additional provision be required to serve the growing village. Education is on the Regulation 123 List, so NCC can potentially draw from CIL receipts (with the agreement of BDC) to contribute towards this infrastructure project.

12.2 The local Secondary School to this development, Hellesdon High School, should be able to accommodate the pupils expected to be generated from both Phase 2 and Phase 3 of this overall development project, potentially by pushing pupils who wish to attend the school from further afield back in to schools nearer their immediate localities. Should an expansion project be required at the Secondary School, NCC has the potential to draw from CIL funds to contribute towards the additional infrastructure required, with the support of BDC.

12.3 From an Early Years and SEN perspective, should additional provision be required, NCC can potentially draw from CIL receipts in order to provide additional infrastructure to serve the growing area, with the support of BDC.

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