



# **WOKINGHAM BOROUGH COUNCIL**

## **Wokingham Borough Council Primary School Places Strategy 2018 to 2028**

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## 1 Executive summary

### 1.1 The key points in the strategy are:

- That in the medium and long term the current projections indicate the need for additional school places is linked to the provision of new housing. Although adopted Strategic Development Location (SDL) and future Local Plan Update housing will lead to a new population geography overall demand may not change or any borough level increase may be less than the new provision required to service new developments. This points to a need to create new provision where demand rises and a possible need to rationalise provision in other areas to ensure schools are sustainable.
- That while there is no case to increase capacity in the North, Earley or South East areas, there are local pressure points.
- That South West and Wokingham Town West areas are local pressure points but their needs that can be met through the new provision planned in the SDL areas.
- That Woodley requires additional provision, initially at least as bulge accommodation for September 2020, leading into permanent accommodation if the rise in population is sustained. This points to a need for a local working party of key stakeholders to agree how to address this issue.
- That the Council's Core Strategy has been successful, as the permanent infrastructure required to meet needs associated with new housing was planned into the new SDL developments from the outset and now forms the core provision that underpins this strategy. Growth outside the SDL areas is manageable, and in the case of Woodley requires special arrangements to look at needs, because there is no adopted infrastructure plan for this area.
- There are risks of both over and under provision because the number of children who will live in new housing cannot be known in advance, but these can be mitigated through contingency planning.
- The management of new provision (whether as a new free school or as an annexe to an existing school) will be determined on a case by case basis, dependent on the balance of local interests. Capital costs are already budgeted for in the 10-year vision, backed by resources secured through S106 agreements for SDL schemes. Revenue costs will be built into the Dedicated Schools Grant Growth budget in appropriate years.

## 2 Introduction

2.1 The council has a duty to ensure there are sufficient school places. Where additional school places are required, they can be provided by school expansion (including onto a second site) or the creation of a new school. Where a local authority takes the view that a new school is required it must seek proposals for a new Free School.

2.2 The strategy sets out:

- To review the need for primary school places over a 3, 5 and 10 year planning horizon.
- To consider the need for school places in areas associated with the Strategic Development Locations (SDL) to inform the timing of the new primary schools agreed as part of the Council's adopted Core Strategy for the period up until 2026.

- To propose actions to ensure there are sufficient primary school places in the right places to serve Wokingham Borough’s growing communities, outside of SDL associated areas.
  - To consider longer-term needs (10 year plus) that will inform the development of the Local Plan Update.
- 2.3 The needs analysis and action planning will be at a borough, planning area and community level.
- 2.4 The strategy is based on the 2018 Roll Projection, the 2014 base ONS Population Projection, Wokingham Borough Planning Policy, the draft National Planning Policy Framework 2018 (NPPF) and the Wokingham Housing Trajectory.

### 3 Context

#### Current schools and projects

- 3.1 Wokingham Borough has 54 primary phase schools, offering 16,281 places. They include 28 Community Schools, 13 Voluntary Controlled and Aided schools, and 13 Academy or Free Schools.
- 3.2 In response to rising demand in the borough the Council has both opened and expanded primary schools and one Free School under the national programme has opened (Ewendons in the Wokingham Town Council area). Currently three primary school expansion projects (Loddon Primary in Earley and Beechwood and Highwood Primary schools in Woodley) are nearing completion or well advanced. A new primary school in Shinfield (the Shinfield West School) will be completed in 2018 (planned opening in 2019). Two other school schemes are well developed and could open in 2020 (Matthews Green in the North Wokingham SDL and Arborfield in the Arborfield SDL. A full list of SDL schools is provided in Appendix B.

#### National policy on new provision

- 3.3 New schools will normally open as Free Schools. Under the “Free School Presumption” requirements (S6a Education and Inspection Act 2006, as modified by the Education Act 2011) the Free School sponsor is determined by the Secretary of State for Education (after a process in which the Local Authority can invite proposals, determine which one it favours and make recommendations to the Secretary of State). The Local Authority is responsible for procuring the site and building and for meeting start-up costs.
- 3.4 Alternatively, new schools may be provided under the DfE’s Free School programme, where individuals and bodies wishing to set up a new Free School make proposals directly to the DfE. The national programme operates through bidding “waves” and currently there is no opportunity to bid to open a new Free School. School delivered through the national route benefit from capital and start-up funding from the DfE.
- 3.5 School sites can also open as second sites of established schools, including maintained schools (and the Council would be responsible for initial capital and revenue funding).

### 4 Strategy organisation

- 4.1 The strategy is based on three planning horizons:
- 3 years (to 2021/22) is those projects that will be delivered within that period and implies that scheme planning and delivery should start immediately.

- 5 years (to 2023/24) is those projects where site acquisition and initial scoping can occur, but it is not expected they will be delivered in the initial 3 years.
  - 10 years (to 2028) will capture expected demographic growth over this period and implications for the Local Plan Refresh.
- 4.2 The strategy will be updated regularly within the strategy period, dependent on changing circumstances.
- 4.3 The analysis is conducted against the seven Wokingham Borough primary school Planning Areas: Earley, North, South East, South West, Wokingham Town West, Wokingham Town East and Woodley (see Appendix A for further details). For some purposes (where data sets inhibit further division), Wokingham Town East and West (which includes Winnersh) are analysed together as Wokingham Town.

## 5 Forecasting future demand

### Roll Projection model

- 5.1 The Council has a long established roll projection model that uses historic relationships between births by ward and primary school Reception classes and transition rates (known as cohort survival rates) between school years to generate future rolls. These are then aggregated to provide projections for each planning area. The model has been tested, but is not intended to provide a reliable projection for individual schools. For example, projected admissions are not capped at school capacity. It also only uses live birth data to derive Reception numbers, using the last available birth numbers (2016/17, feeding into the 2021/22 School Year Reception class) to drive Reception numbers for later years (i.e. from 2022/21 onwards).
- 5.2 These factors mean that the model is most valuable in the short term and outcomes needs to be evaluated rather than adopted without being set in a wider context.
- 5.3 The model for future Reception numbers is very much driven by numbers born by ward. Recent data here is set out in Appendix G. It can be seen that recent birth number are markedly down compared to the period ending in 2012 (from a peak of 1,936 births to a low of 1,769 children in 2013/14).

### Future housing

- 5.4 The model does incorporate the impact of future housing, where a constant annual supply rate applies. However, one piece of contextual information is whether or not future housing rates will mirror historic rates. The high number of new homes planned for the borough requires analysis because of its expected impact on the level and distribution of the need for primary school places. Currently over 1,000 new homes are being built each year onto an existing housing stock of over 64,700 homes (an approximate 1.5% increase each year). The full housing trajectory is set out in Appendix H.
- 5.5 To satisfy NPPF requirements it is likely that around 850 new homes per year will be required. Key to the current process is the “Objectively Assessed Need” – the number of homes that should be delivered in a rolling five-year period to meet needs. This has been assessed in a number of ways, but in future, the number of new homes required will be the product of a formal Local Housing Need assessment set out through the NPPF.
- 5.6 The major part of the assessed need is generated by the household projection for Wokingham Borough (from the Department of Housing, Communities and Local

Government) in this period. The household projection is in turn driven by the national (Office of National Statistics or ONS) population projection for the Borough.

- 5.7 The population projection takes account of births (see Appendix G for the most up to date information – the most recent population projection is based on 2014 data) and movement. As can be seen from Appendix I Wokingham Borough is an area to which young families move, but which also see movement out by young adults and older individuals (likely to be “empty nesters”).

#### **Affordability factor housing**

- 5.8 Part of the Local Housing Need calculation is an adjustment to reflect affordability of housing. This is intended to increase the supply to make homes more affordable and allow for concealed households. Initial work indicates this could be in the order of 255 homes out of the (approximately) 850 Local Housing Need requirement per year. These homes could deliver additional children to the number projected in the ONS projections (but may also work to reduce average household size, rather than to increase the local population). Earlier assessments of the Objectively Assessed Need used different planning assumptions, but ended up with very similar figures.
- 5.9 The projections underpinning the strategy use the impact of this additional housing, only on top of the standard roll projection, as this is most consistent with the ONS projection plus additional housing impact line. This is explored further in Appendix F.

#### **Strategic Development Locations**

- 5.10 In line with the WBC Core Strategy most new housing will be built in the designated Strategic Development Location areas up to 2026 (so in Wokingham Town, Arborfield and Shinfield, with significant housing development in Woodley (albeit recently largely completed)). The Local Plan Update will consider how development is managed to take account of needs going beyond 2026.

#### **Office of National Statistics Projections**

- 5.11 As noted above the need for approximately 2/3 of the requirement for new housing is ultimately driven by the ONS population projection. The ONS projections for children aged 5 to 11 are:

- 2021 (3 year) – no change in demand from 2018
- 2023 (5 years) – negligible decline from 2018 demand (-1.2%)
- 2028 (10 years) – static – unchanged from the 5 year projection (2023)

- 5.12 The projection indicates that approximately 2/3 of new housing will not lead to an increase in primary school rolls. These new homes are though necessary to ensure there are sufficient homes to meet needs generated by the projected increase in the number of households.
- 5.13 The “affordability” component of the Local Housing Need assessment is therefore critical to the impact of new homes on the need for school places.

#### **The impact of “affordability” factor housing**

- 5.14 While the NPPF derives the additional housing (the 1/3 that is in addition to the supply driven by the household projection) from the “affordability” of local housing, earlier assessments derived a similar level of overall need, taking account of other factors such as economic growth.
- 5.15 The Council evaluates the impact of new homes through a model that considers the high initial child yield associated with new housing and the lower, long-term child yield

rates associated with established residential areas. This model (developed with consultants working for developers) indicates a possible outcome (looking only at the “affordability” housing) could be:

- 2021 (3 years) – 331 additional children (1 ½ forms of entry)
- 2023 (5 years) – 465 additional children (2 forms of entry)
- 2028 (10 years) – 735 additional children (3.5 forms of entry)

5.16 This indicates a markedly lower additional need (at a borough level) than the capacity planned for the SDLs. Currently this is planned as follows:

- 2021 (3 years) – 1,050 places (5 forms of entry)
- 2028 (10 years) – 2,100 places (10 forms of entry)

5.17 The scale of the individual planned housing developments and the need to provide places close to homes inevitably means that new housing developments will require significantly higher capacity than indicated by figures derived from the Local Housing Needs calculation. This in turn means that there is a need to plan for a possible reduction in demand across existing residential areas and therefore to have plans to manage surplus capacity. This is purely a logical corollary of the known pattern of occupancy of new developments and the projected population totals – real world outcomes could be very different.

### Policy implications

5.18 It also indicates that the evidence of need must be considered at the point school developments are authorised. Second schools in large developments should be subject to particular scrutiny.

5.19 Contingency plans need to consider both how additional capacity could be provided and how new capacity can be managed if built in advance of need. The former could include plans to expand schools (new and existing) or to accelerate the provision of new schools. The latter could include plans to make use of premises temporarily until demand has risen sufficiently to make new schools viable (if the number of children that move into a new development is significantly less than the number expected at the point the decision to tender is taken). They might also include proposals to restrict use of new premises to ensure that new provision does not arrive in such a way as to threaten the viability of existing schools.

5.20 One option to manage this risk is to plan new schools to open in temporary premises, with permanent premises to follow. This would ensure that school opening could be more closely tied to the admissions rounds, rather than to the lengthier capital project delivery timetable. This would make it more likely school opening would coincide with sufficient local demand to make the new school viable. Conversely though this would increase total spend, lead to greater disruption for schools as they moved between premises and would present a challenge securing suitable sites (preferably away from the new school construction sites). This option is therefore not recommended.

## 6 Three year planning horizon (2021/22)

6.1 Between the 2009/10 to 2011/12 academic years, after a near decade of growth, live births in the Borough peaked, with a high point of 1,936 births in 2010/11. From 2012 onwards the number of births in the Borough declined by 9% to 1,769 in 2013/14. Although 2015/16 (starting school in 2020/21) returned to over 1,900 births the average of the last 5 years births (1,830) is 100 children **less** than the average for the

preceding 5 years (1,926) (2007/08 to 2011/12 compared to 2012/13 to 2016/17). This is despite the high levels of house building seen in recent years.

- 6.2 This fall in births has led to a fall in the number of applicants for places in 2018. Roll projection indicates most areas will have sufficient capacity in this period. Where future rolls are led by births without any significant housing impact, Reception class intakes can be expected to be flat over this period, with some local surplus capacity.
- 6.3 The most challenging areas (from the standard roll projections) are:
- **Woodley**, where a deficit of 67 Reception places is projected in 2020/21 (albeit this reduces to an 8 place deficit in 2021/22).
  - **Wokingham Town (East and West)**, where a surplus of 35 Reception places (5%) is projected for 2021/22.
  - **South West**, where a surplus of 13 Reception places (5%) is projected in 2021/22.
- 6.4 Appendix C shows the Borough Projections and capacity (current and planned) for Reception and whole school rolls and capacity.
- 6.5 Appendix D shows the Reception and whole roll projections for Woodley, Wokingham Town and Winnersh and the South West
- 6.6 Appendix E shows Reception and whole roll projections for the areas where no action is proposed (Earley, North and South East areas).
- 6.7 All three areas are currently experiencing the impact of rapid house building so additional children will arrive with the new homes.

### **Woodley**

- 6.8 This area has sites in development that will bring in the order of 300 new homes from 2018 to 2021 (and there may be delayed impact from recently completed housing – where families moved in with pre-school age children). However, this scale of development is not expected after this period because there are no identified large sites in the area where significant numbers of new homes could be created. These 300 additional homes are the last homes in a series of developments in the area in recent years that have built in the order of 600 homes on sites across the Woodley area. In the long run development on this scale could add in the order of 30 additional place need per year with a significantly higher short-term impact. This is though a small proportion of the total number of homes in the area.
- 6.9 Woodley is therefore an area of challenge. It is likely that any additional capacity in the Woodley area would need to be delivered through school expansion. The area is densely developed with a limited range of potential development sites available. The current information points to single year “bulge” in 2020/21 for up to 3 classes and a need (at least in 2021/22) for additional capacity, of up to 1 FE (30 places per year).
- 6.10 There is a need for caution though, as the high numbers (and in particular the 2020/21 projection) may reflect high numbers of children associated with new development. Developments have high initial child yield rates, but these decline over time. The recent high build rate may mean that this is a short-term spike rather than a long-term increase. This would point to a need to manage additional demand but in a way that does not lead to long-term oversupply. One way to achieve this would be to identify a school or schools that could offer two bulge classes on the basis that this would lead into a permanent expansion, if the higher numbers were sustained after

2021/22. The alternatives are not to create additional capacity (and to rely on capacity in adjoining areas) or to create the additional capacity in permanent accommodation (despite the risks associated with long-term oversupply).

- 6.11 The recommendation here is that a working group is set up of local stakeholders to consider the long-term needs of the area and to develop plans to manage needs in future (which may be short or long-term arrangements).

### **Wokingham Town West**

- 6.12 This area includes the Matthews Green North Wokingham SDL area and the former Hatch Farm Dairies site (now known as Hatchwood Mill). It may also be impacted by developments in the Wokingham Town East area (including the western part of the North Wokingham SDL (now Mulberry Grove and Keephatch Gardens) and the Montague Park development (the first phase of the South Wokingham SDL).
- 6.13 The Wokingham Borough housing trajectory indicates that an additional 2,000 homes will have been built by the end of the 2020/21 year in the Wokingham Town / Winnersh area.
- 6.14 Although, this development could (using the housing child yield model) generate up to 650 additional children by 2021, with a long-term impact of 420 children (or a peak of 3 forms of entry (FE) and a long-term impact of 2FE), a significant proportion of these children will have been captured in the standard roll projection. This in effect takes the impact of historic house building into account, through the transition rate from births to school and the cohort survival rates (the proportion of children born in a ward arriving in Reception classes and the moving up the next year group each year respectively). Where these are positive (e.g., more children arrive in schools from each ward than were born to parents living in the ward) this indicates children have moved into the area, and this movement may reflect house building locally. Given this it is likely that demand, including the impact of new development can be met with an additional 1 FE places (with a risk of up to 2FE additional places required).
- 6.15 The likely level of demand can be met in the planned Matthews Green School (opening 2020), with reserve plans to create additional capacity through use of part-completed accommodation at Montague Park School and by further expansion of the Matthews Green site (as per the planning consent for the site). Note that the Matthews Green School could open offering 60 places, on the basis that the additional accommodation would be provided before the initial 210 places are exhausted.

### **The South West**

- 6.16 This area has two SDL areas within it – Arborfield Garrison and South of the M4. The first SDL school, the Shinfield West school is planned to open in 2019 (the premises were ready for 2018 opening but there were insufficient pupils). The second school, in the Arborfield Garrison SDL, could open in 2020. The management of SDL facilities is outside the scope of this strategy (the Council has well developed procedures for the co-ordination and delivery of SDL infrastructure). The critical point here is that there will be insufficient capacity without at least one of the two planned schools. Given the scale of planned developments in both SDLs, the projected impact of rising birth rates locally and the physical separation of the Arborfield and Shinfield areas (they are not within walking distance of one another) there are good grounds to think that both schools are required. It may be appropriate to seek to open both schools as 1 form of entry initially to ensure they and other local schools have viable rolls.

## **7 Five Year Period (until 2023/24)**

- 7.1 The birth data ends in 2016/17, feeding into the September 2021 Reception intake. The standard roll projection model uses the last live birth data to generate future years (until 2024/25). It is therefore important that other data sources be used to provide an indication of the likely changes after that point. An assessment of need until 2023/24 therefore has to consider the impact of housing and ONS (Office of National Statistics) population projections for the end of this period.
- 7.2 ONS 2014 base projections indicate a static projection for the primary age range.
- 7.3 The borough level housing analysis (set out above) indicates a need for 465 additional places in this period. This will effectively be met by the new Shinfield West Primary School. However, other schools will be required, because the new communities serve larger areas that cannot be adequately serviced from existing schools.
- 7.4 Given this (and on the basis that new schools will open in Wokingham Town, Arborfield and Shinfield in the first three years) it is recommended that no additional capacity is required in this period (but that the demand be kept under review in view of the significant number of homes planned). Development work for new schools in Spencers Wood and the second Arborfield School, at least, will proceed in this period.

## **8 Ten Year Projection to 2028**

- 8.1 Development in this period will be in line with the emerging Local Plan Update. This will determine new residential areas in addition to those identified in the current Core Strategy. While these are not yet agreed, the volume of new housing will follow the trajectory established through the Local Housing Need assessment process.
- 8.2 For the purposes of this analysis it is assumed that the affordability component will remain constant, although this will be subject to review during the period (so may increase or decrease).
- 8.3 The projection overall shows a 6% surplus against current capacity. This indicates that any new capacity needs to be delivered where necessary and when there is a clear local need and that if the distribution of population changes, there may be a need to decommission capacity in some areas to keep schools viable.

## **9 Managing New Provision**

- 9.1 As noted above new school sites can be managed as annexes to existing schools, or as new Free Schools. It is proposed that the Council adopt a flexible approach, considering each scheme separately. Proposals for both new Free Schools and Annexes to existing sites will be developed and approvals sought dependent on officers' assessment of the balance of interests locally. Funding proposals
- 9.2 Capital costs for schemes in the strategy are already within the Council's 10-year vision.
- 9.3 The Woodley proposals are new, but substitute for existing Aldryngton Primary School proposals within an identified "Basic Needs Primary Programme" budget.
- 9.4 Revenue costs will be met from the Council's Dedicated Schools Grant Growth fund. Costs will begin to be incurred from the 2019/20 year onwards.

## 10 Indicative programme

Period	Woodley	South West (Arborfield)	South West (Shinfield)	Wokingham Town / Winnersh
Autumn / winter 2018	Stakeholder working party	Scheme tendered School organisation process starts	Scheme completed Sponsor recruitment starts	Scheme tendered Sponsor recruitment starts
Winter / Spring 2019	Proposals agreed	School partner appointed Construction underway	School partner appointed	School partner appointed Construction underway
Summer 2019	Scheme planning	Construction underway		Construction underway
September 2019			School opens	
Spring / Summer 2020	Delivery of 1 <sup>st</sup> phase scheme	School handed over		School handed over
September 2020	Bulge provision opens / 1 <sup>st</sup> phase of expansion	School opens		School opens

## 11 Appendices

### Appendix A: Schools and Planning Areas

Primary Planning Area	Schools	Ward (best fit)	Parish / Town Council (best fit)
Earley	Aldryngton Primary, Earley St Peter's CoE, Hawkedon Primary, Hillside Primary, Loddon Primary, Radstock Primary, Whiteknights Primary,	Hawkedon, Hillside & Maiden Erlegh	Earley
North	Colleton Primary, Crazies Hill, Polehampton CoE VC Infant, Polehampton CoE VC Junior, Robert Piggott CoE VC Infant, Robert Piggott CoE VC Junior, Sonning CoE VA Primary, St Nicholas CoE VC Primary, Charvil Piggott CoE	Charvil, Hurst, Remenham, Wargrave and Ruscombe, Sonning & Twyford	Charvil, Hurst, Remenham, Ruscombe, Wargrave, Sonning & Twyford
South East	Finchampstead CoE VA, Gorse Ride Infant, Gorse Ride Junior, Hatch Ride Primary, Nine Mile Ride, Oaklands Infant, Oaklands Junior, St Sebastian's CoE	Finchampstead North, Finchampstead South, & Wokingham Without	Finchampstead & Wokingham Without
South West	Coombes CoE Primary, Farley Hill Primary, Grazeley CoE VA Primary, Lamb's Lane, Shinfield Infant and Nursery, Shinfield St Mary's CoE VA	Arborfield, Barkham, Shinfield North, Shinfield South, Swallowfield,	Arborfield and Newland, Barkham, Shinfield, & Swallowfield
Wokingham Town East	All Saints CoE VA Primary, Keep Hatch Primary, St Teresa's RC VA Primary, Wescott Infant, Westende Junior, Evendons, Montague Park,	Norreys & Wescott	Wokingham
Wokingham Town West	Bearwood Primary, Emmbrook Infant, Emmbrook Junior, Hawthorns Primary, Walter Infant, St Paul's CoE VC Junior, Winnersh Primary, Wheatfield Primary, Windmill Primary	Emmbrook, Evendons, Winnersh	Wokingham & Winnersh
Woodley	Beechwood Primary, Highwood Primary, Rivermead Primary, South Lake Primary, St Dominic Savio RC VA, Willow Bank Junior, Willow Bank Infant, Woodley CoE VC Primary	Bulmershe and Whitegates, Coronation, Loddon & South Lake	Woodley

## Appendix B: SDL plans

The SDL masterplans include 7 primary schools:

SDL	School	Opening	Capacity
South Wokingham	Montague Park Primary School	Opened 2016	420 places plus 210 available in a part completed building.
South Wokingham	2 <sup>nd</sup> school (south of the railway)	TBC	opening date to be determined
North Wokingham	Matthews Green Primary School	2020	210 (option to expand to 420)
South of the M4	Shinfield West Primary School	2020	420 plus nursery
South of the M4	Spencers Wood Primary School	TBC	Up to 420 places
Arborfield	Arborfield Primary School (Garrison site)	2020	420 places (+210 places if required)
Arborfield	Arborfield Primary School (Hogwood Garden Village)	TBC	420 places (+210 places if required)

The schools are planned to serve the SDL communities but places will be available to all applicants in line with oversubscription criteria. In most cases the S106 agreements require relatively early delivery, on the basis that there was no expectation when they were agreed that there would be capacity in existing local schools for children generated by the developments.

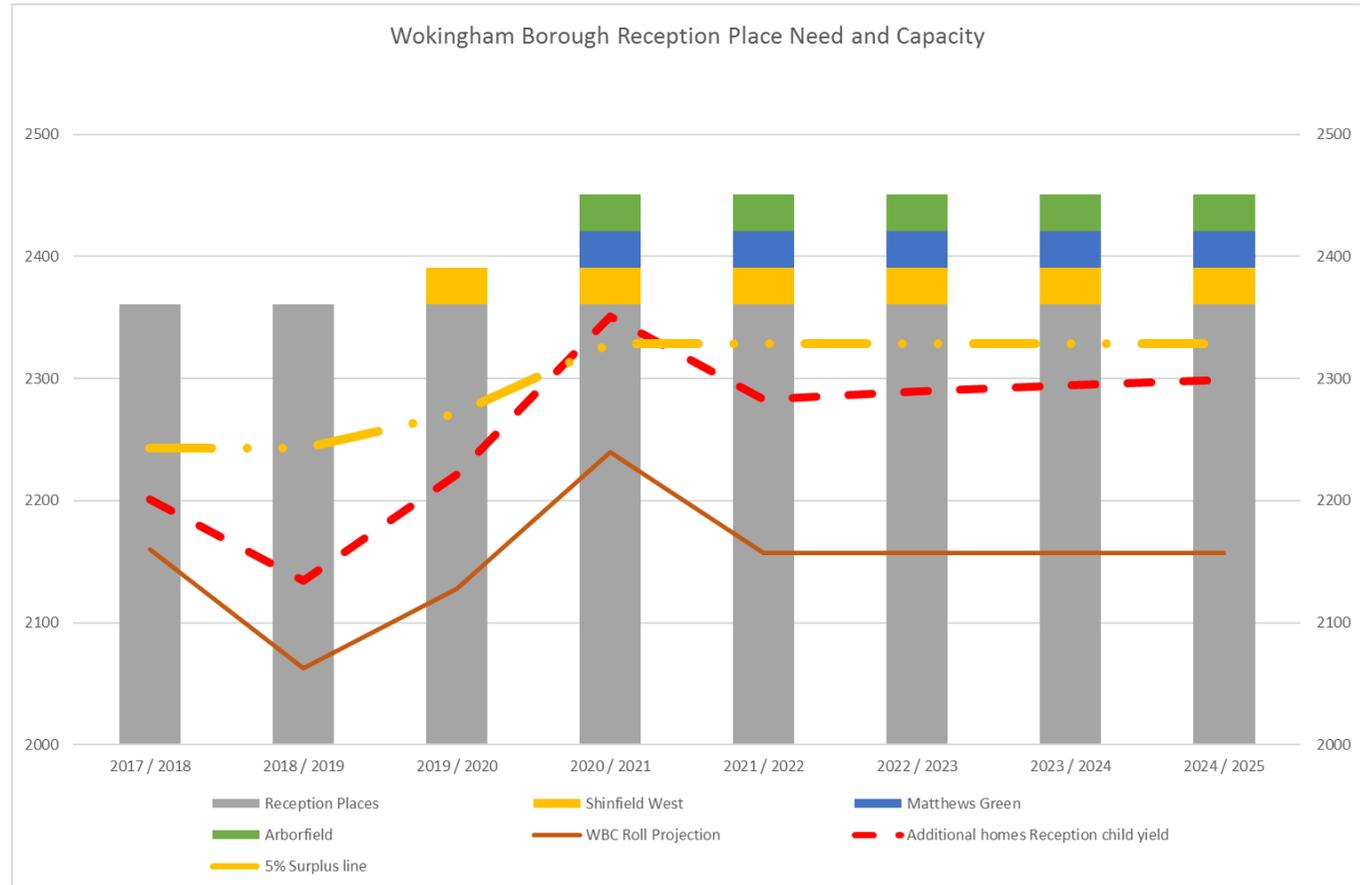
While the data indicates an issue in Woodley that may require resolution in the initial three years of the strategy, this is not an area where significant residential growth is expected after this period (see Housing Numbers below). There is therefore no expectation that growth in rolls will continue beyond this point.

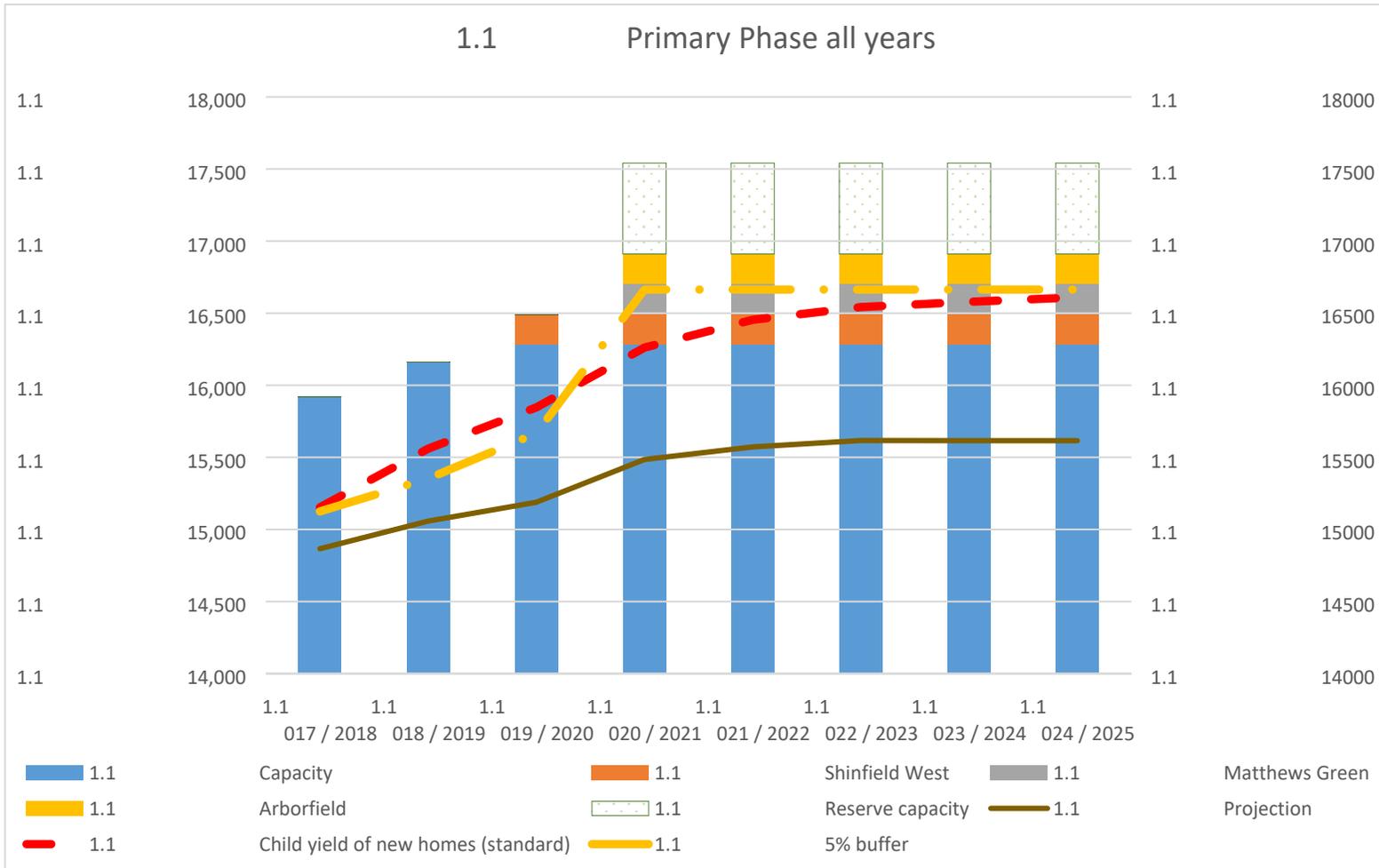
## 12 Appendix C: Roll projections

The projections indicate that at a borough level there will be sufficient capacity for Reception children, without any additional capacity, but that additional capacity will be required to meet the needs of older children generated by ongoing development. This reflects the higher rolls in some older age groups that are the product of the higher birth numbers in the borough in years that fed these academic years.

Note that the capacity figures are based on constraining the size of new schools to avoid over provision while the developments they are built to serve are built out.

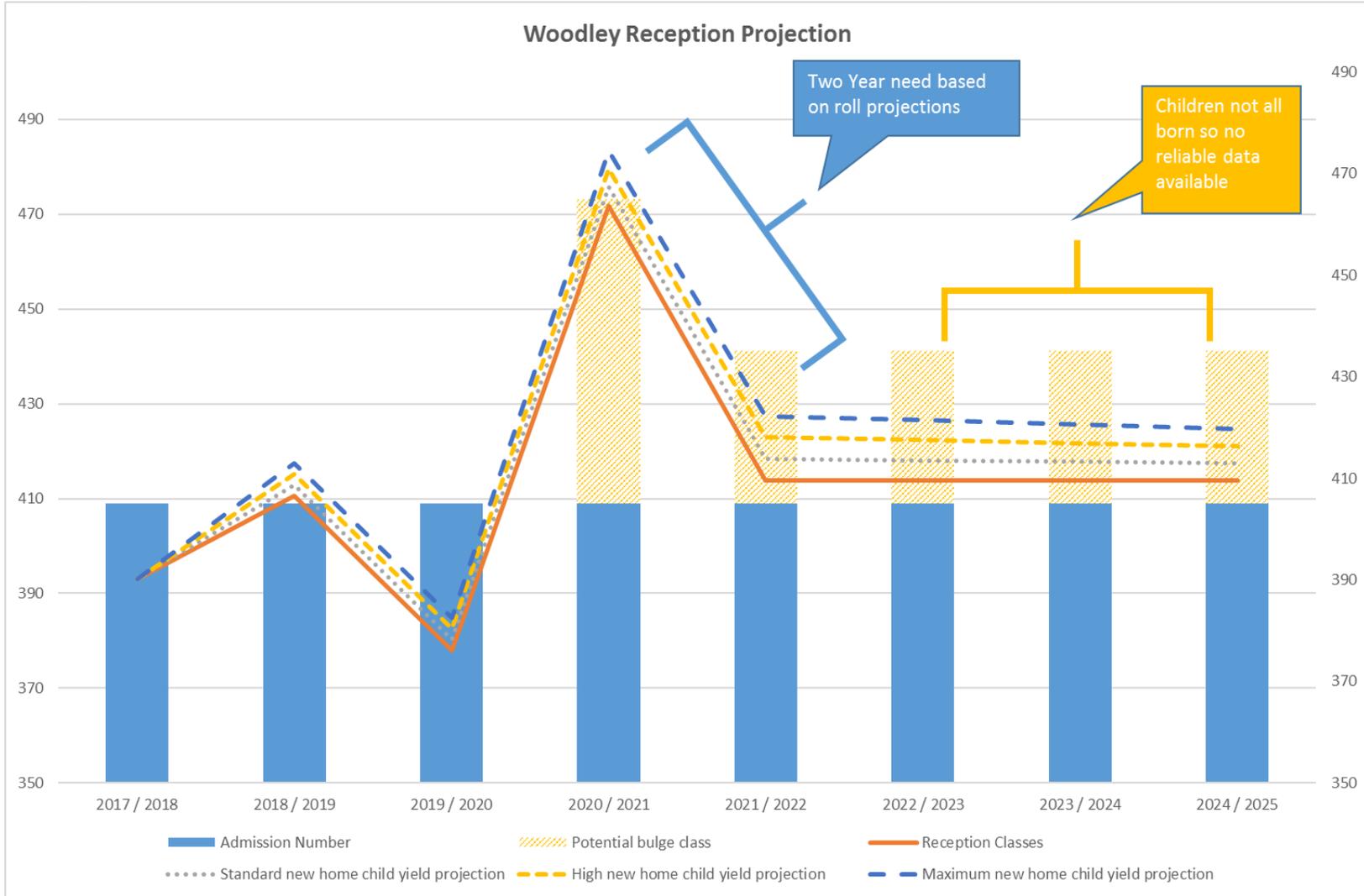
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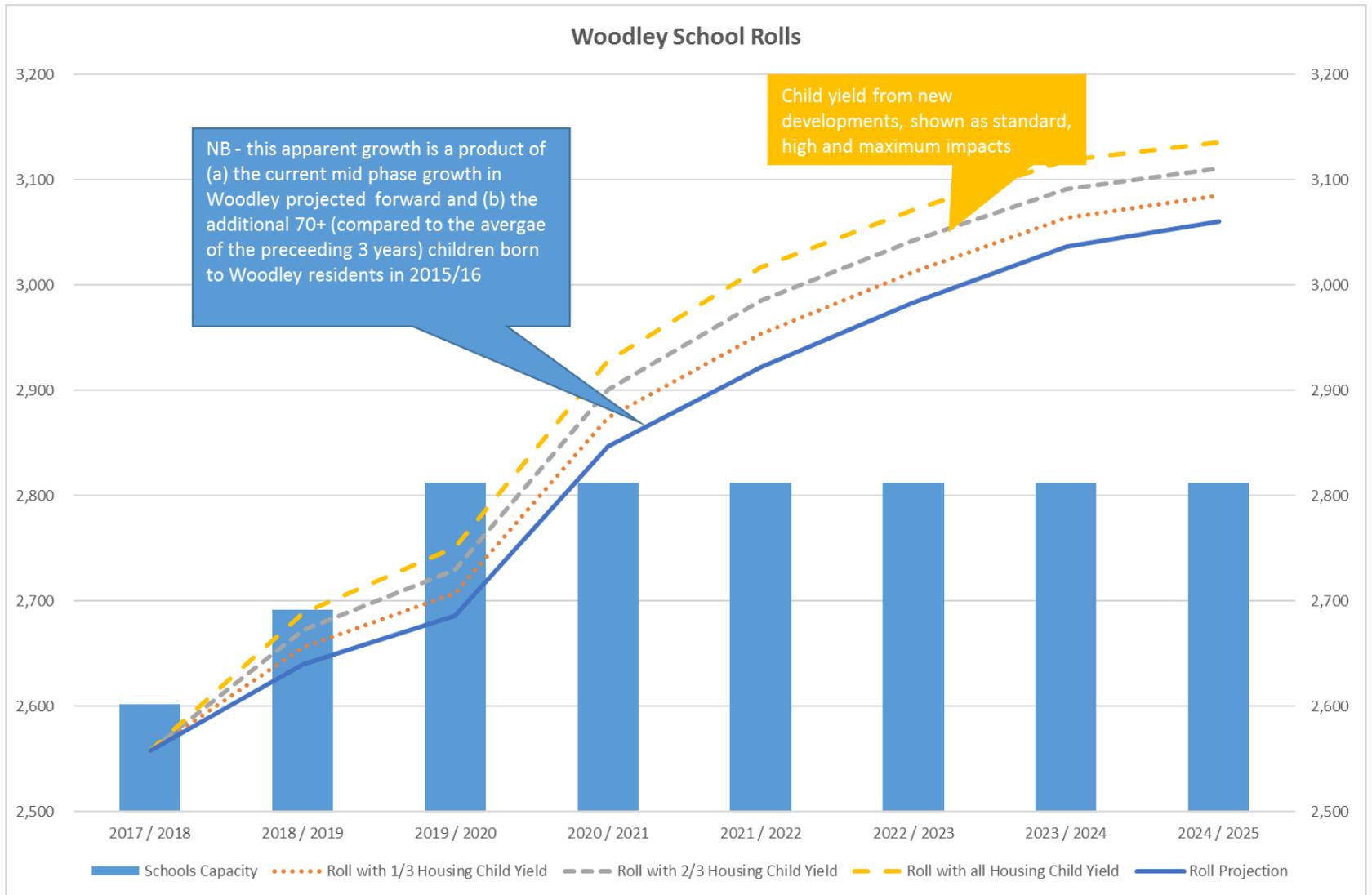




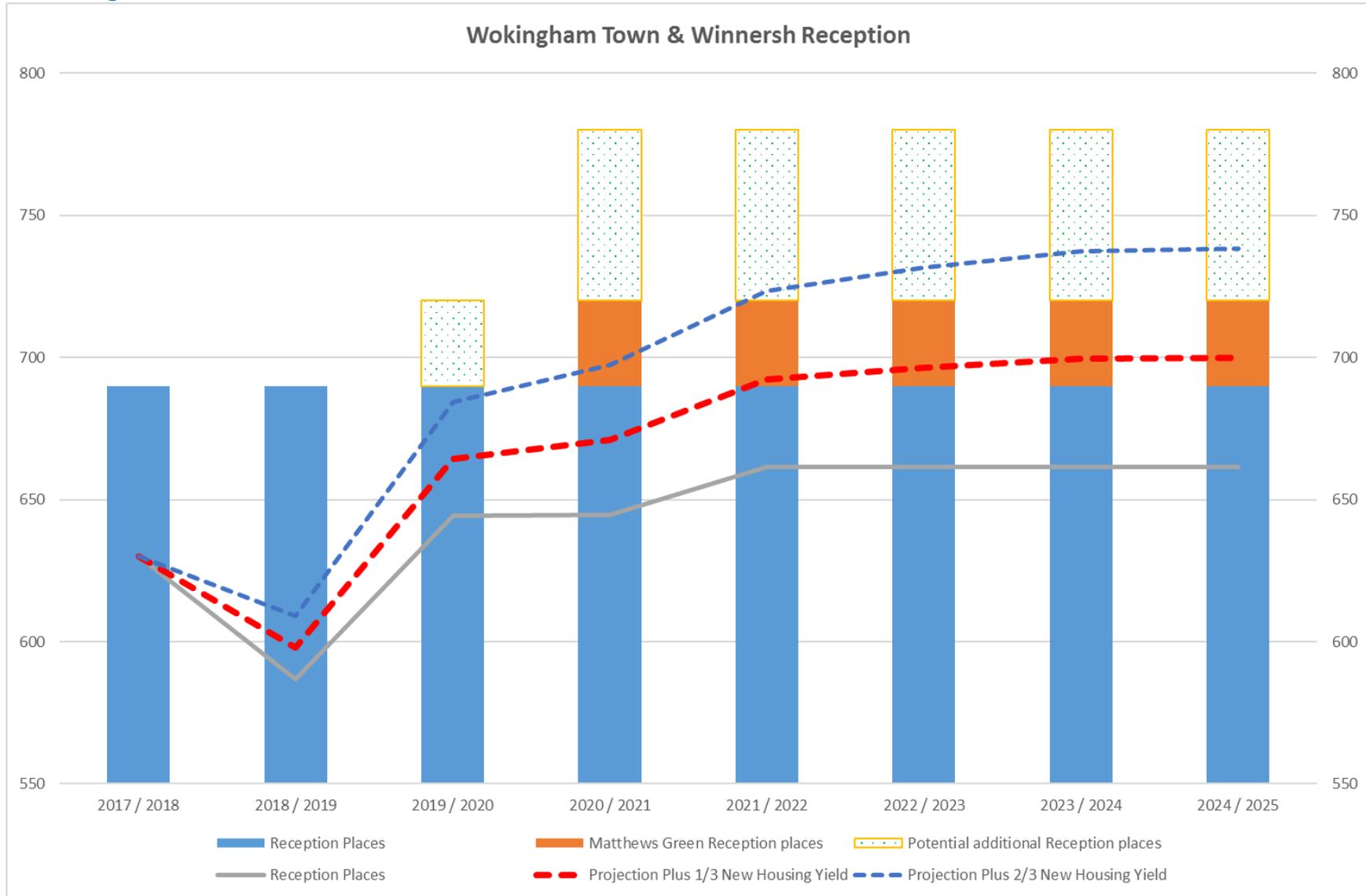
Appendix D: Projections for areas where action is required  
Woodley

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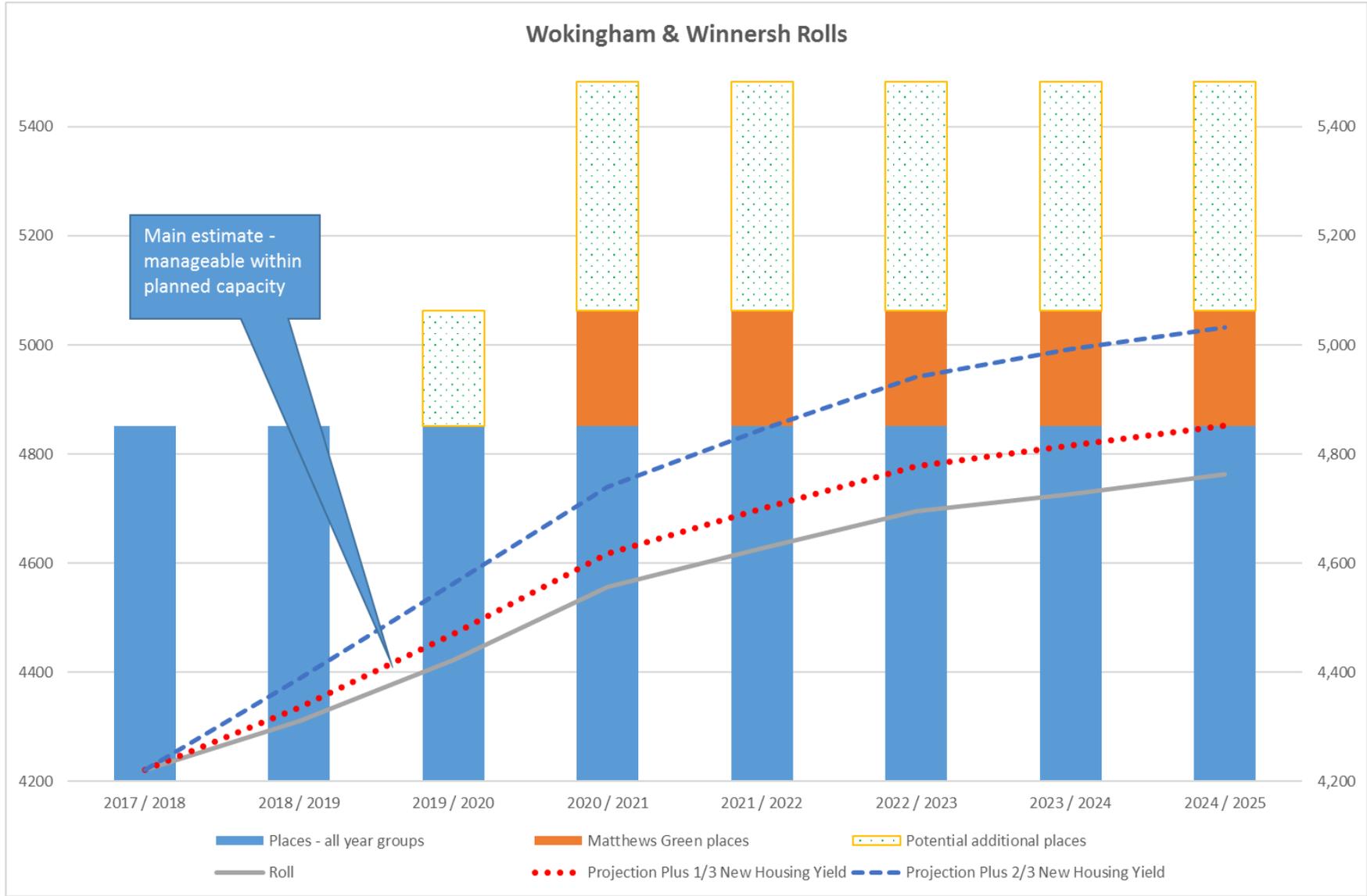




# Wokingham Town and Winnersh



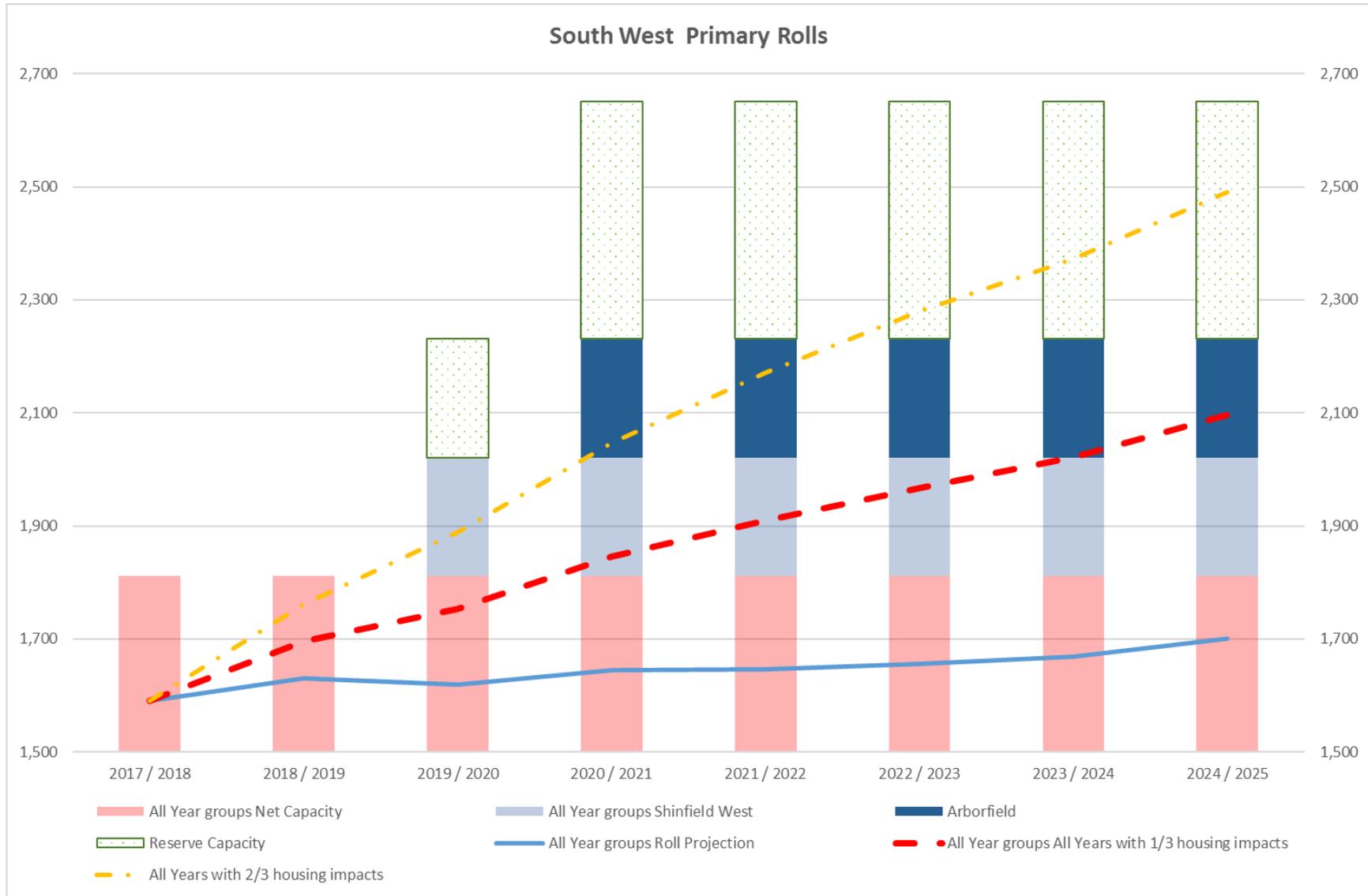
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South West

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## Appendix E: Areas where no action is proposed

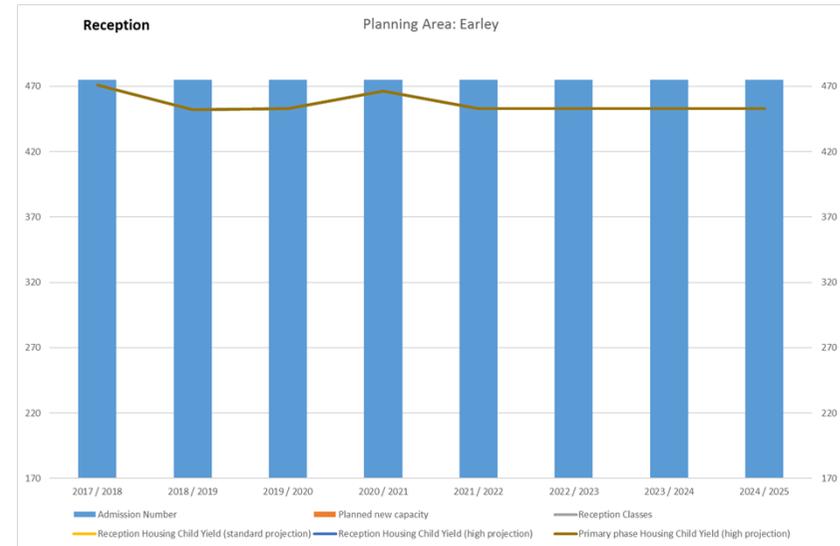
### Earley

Although the projections indicate that rolls will remain close to school capacity there is no current evidence that indicates that demand will exceed place supply. On offer day 2018 (the day initial Reception place offers were made for 2018 Reception places) a number of Earley Schools had unfilled places.

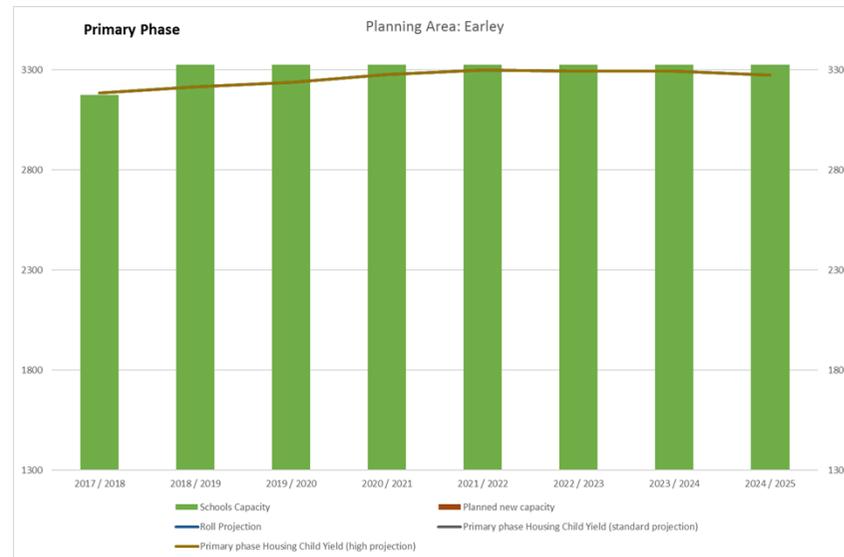
No additional housing is planned in the area.

Earley continues to be an area that receives children from out of area, pointing to a need for annual monitoring.

12.1



12.2

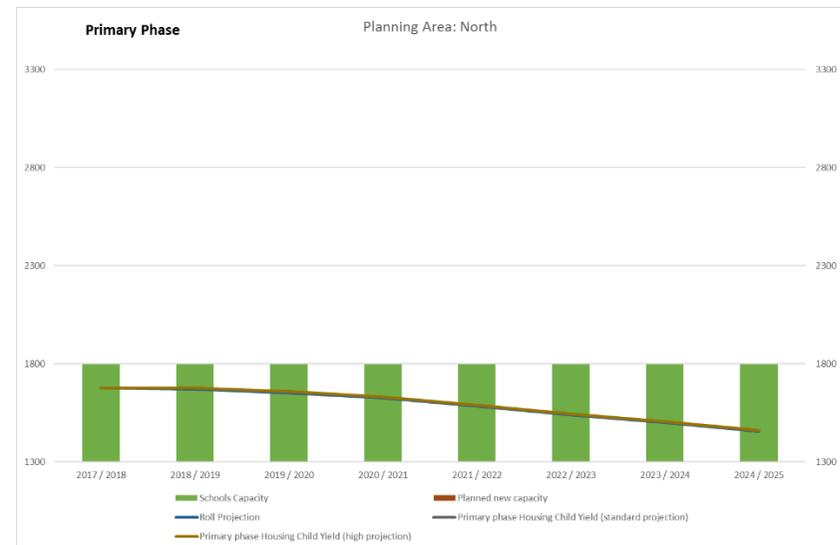
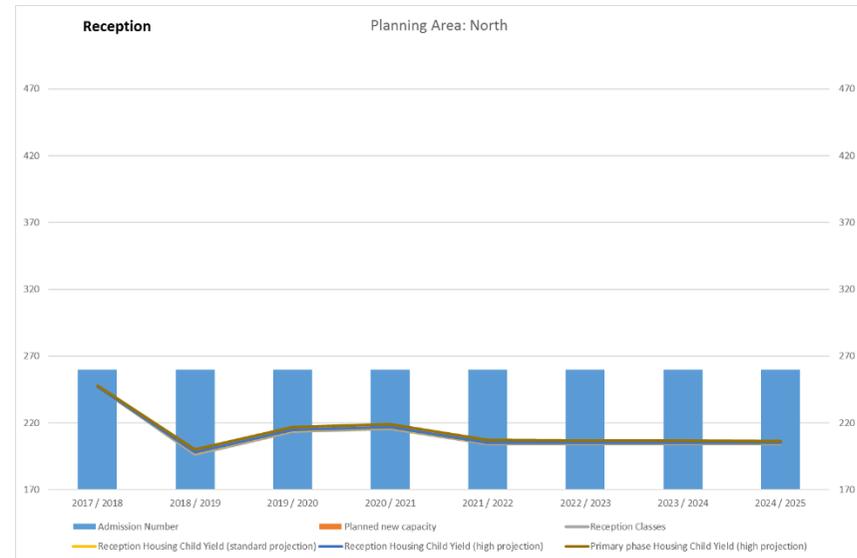


## North

The projections indicate a steady level of demand, at least for next three years.

Very little additional housing is currently planned in the area (although housing sites across the borough are under review through the Local Plan Update process).

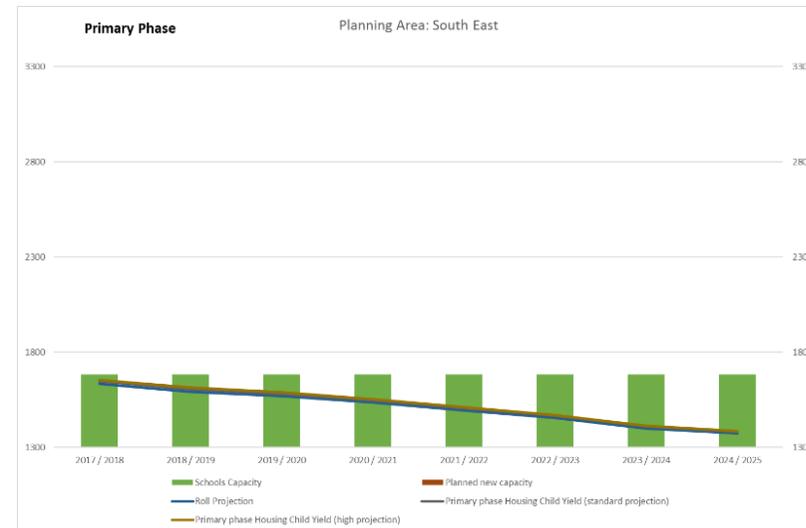
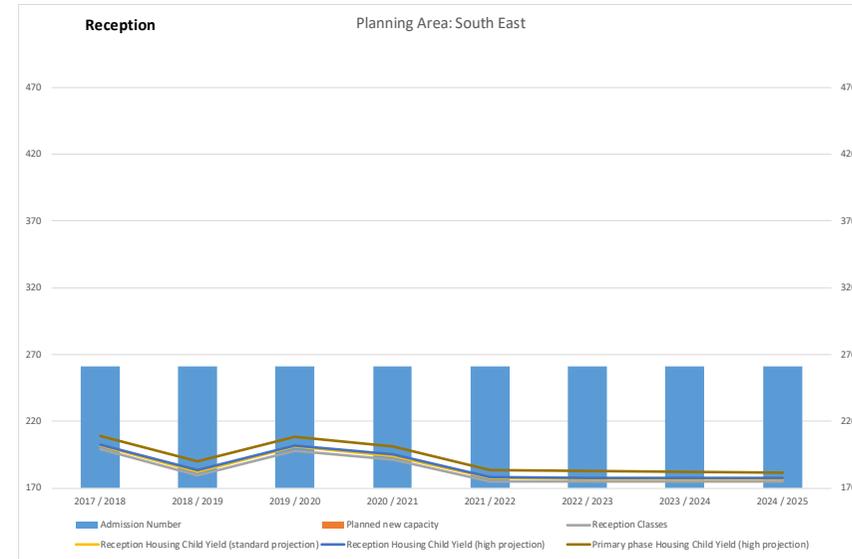
Local birth numbers do not indicate future increases in demand.



## South East

Projections indicate that demand will not rise across the area.

Additional housing is expected to have some impact, but future numbers planned are low compared to other parts of the Borough. The adjoining large scale development in Bracknell Forest (on the TRL site) will bring its own primary school.



## Appendix F

### Borough Projection models

The charts below show data derived from a number of sources and show a very wide range of possible outcomes, depending on the model used.

The two key underlying projections are derived from:

- a) Office of National Statistics 2014 base population projections and
- b) The Wokingham BC roll projection.

These produce the two lowest lines and the ONS projections indicate there will be no need for additional capacity across the borough in this period (even with most of the planned SDL developments).

However, a proportion of the new homes (estimated at 1/3 of the total) will be additional to the homes required to match the household projection that is generated by this population projection (the “additional homes”).

Using a model developed in conjunction with experts working for housing developers the child yield of both all the new homes and just the additional homes above the number necessary to match the population projection can be estimated. The model takes account of both high initial child yield from new homes and applies a year on year reduction over 7 years to long-term child yield rates associated with established developments.

If all the children expected to live in new homes living in new homes were additional to the standard roll projection, the top most line (leading to a very rapid increase in child population) would be seen. The standard roll projection does though include children generated by new homes through the application of historic arrival in schools from births in wards and annual cohort change rates for children in school. Where new housing is built and families move in these rates may be positive – so more children arrive in schools than were born in a ward or school rolls grow year by year as each cohort ages. This is not therefore thought to be a reliable approach to estimating the impact of new homes.

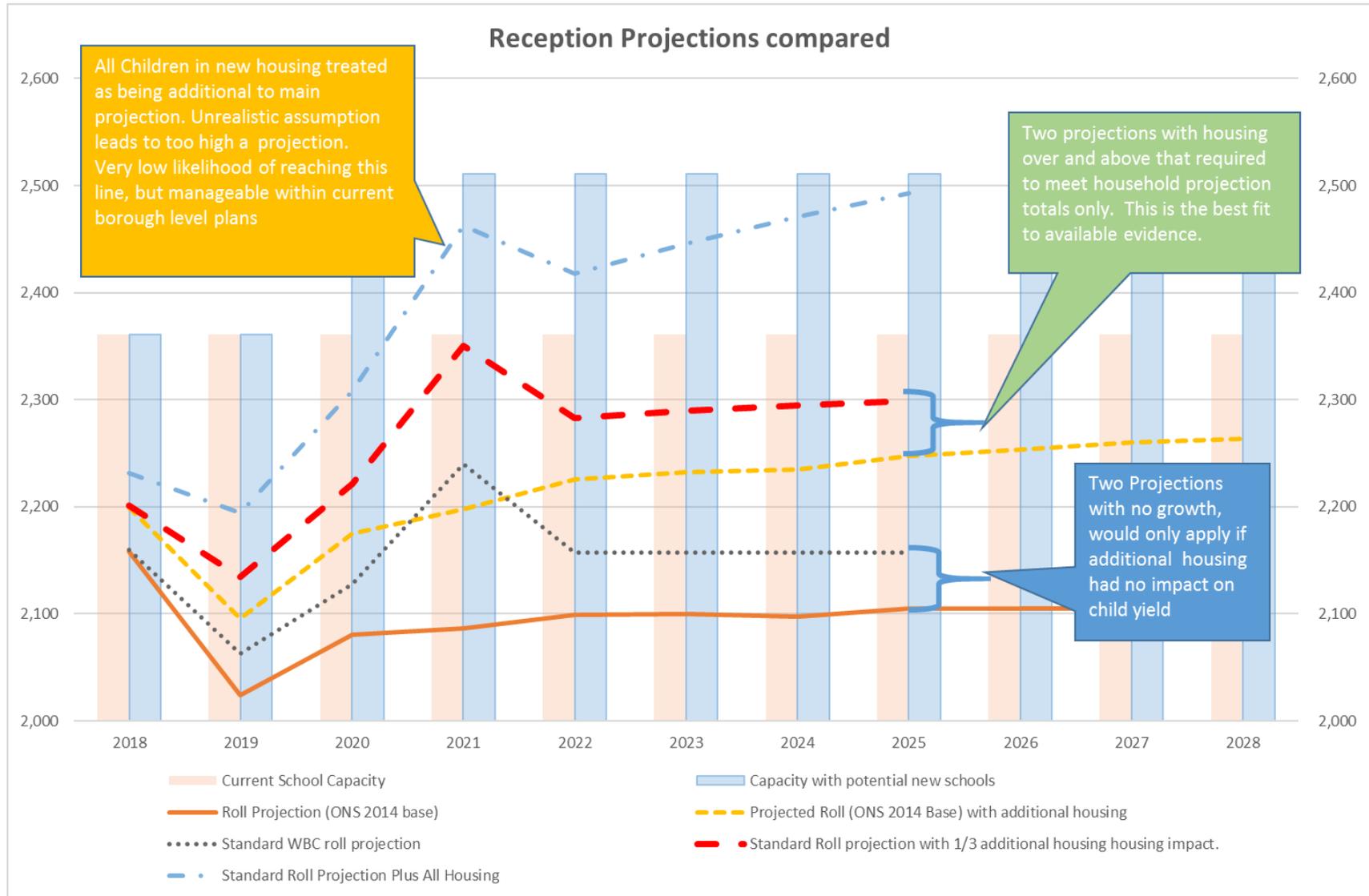
However, it can be seen that the impact of the “additional homes” added to the standard roll projection is a close match to the projection achieved by adding the child yield of the “additional housing” to the roll derived from the ONS population projection. The ONS projection is the most authoritative estimate of the future population of the borough as a whole and using the population impact plus 1/3 of the total child yield from new homes leads to local area projections that are consistent with the Borough roll projection plus the additional children. There can never

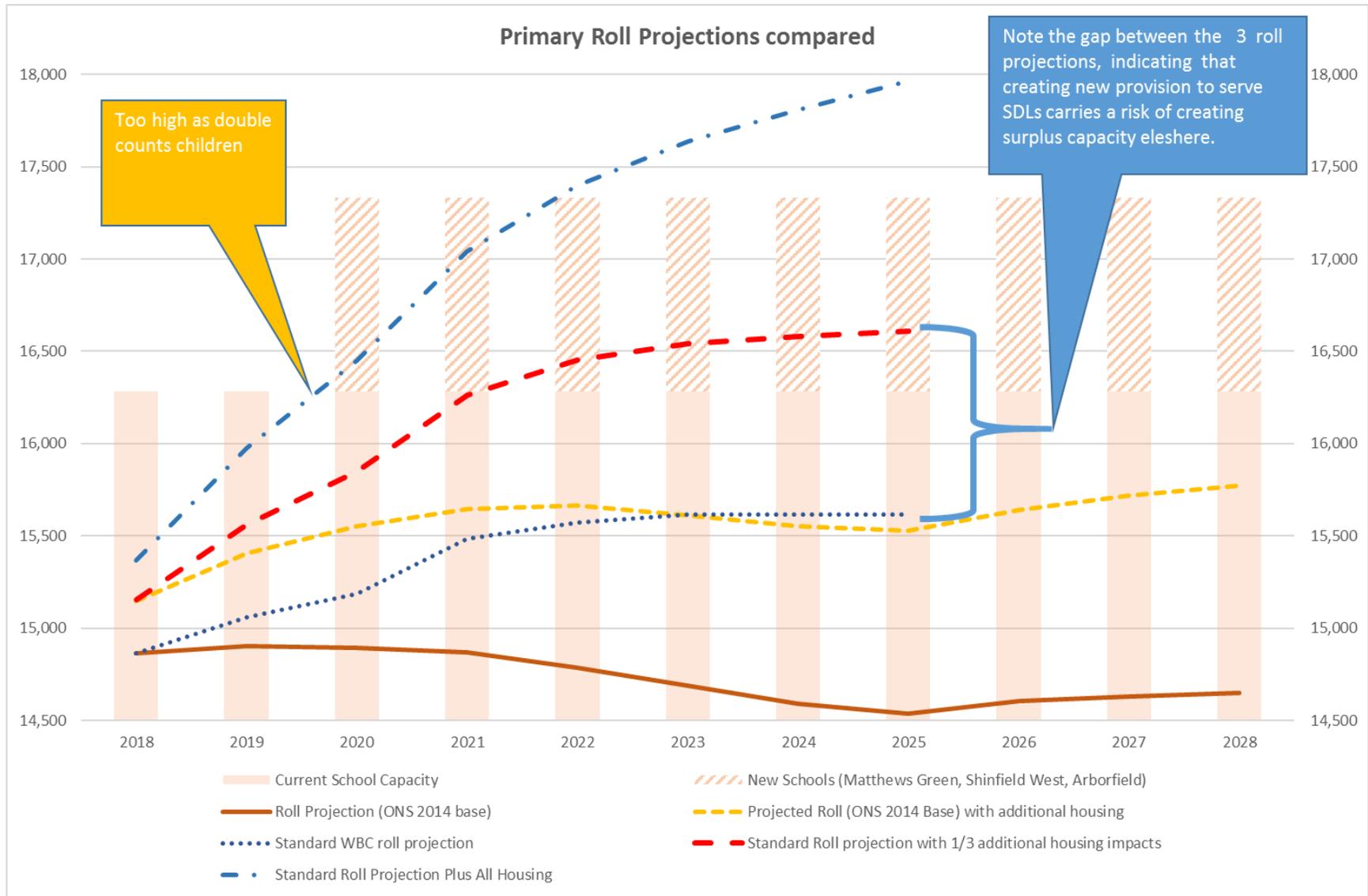
be a projection that fully matches real world outcomes, because circumstances evolve to make model assumptions invalid, but this approach gives an estimate that has a basis in Wokingham Borough records, national population statistics and new home building rates.

It could be that the additional homes (or a proportion of them) simply go to reduce average household size and this will diminish the impact of additional new housing on the demand for school places.

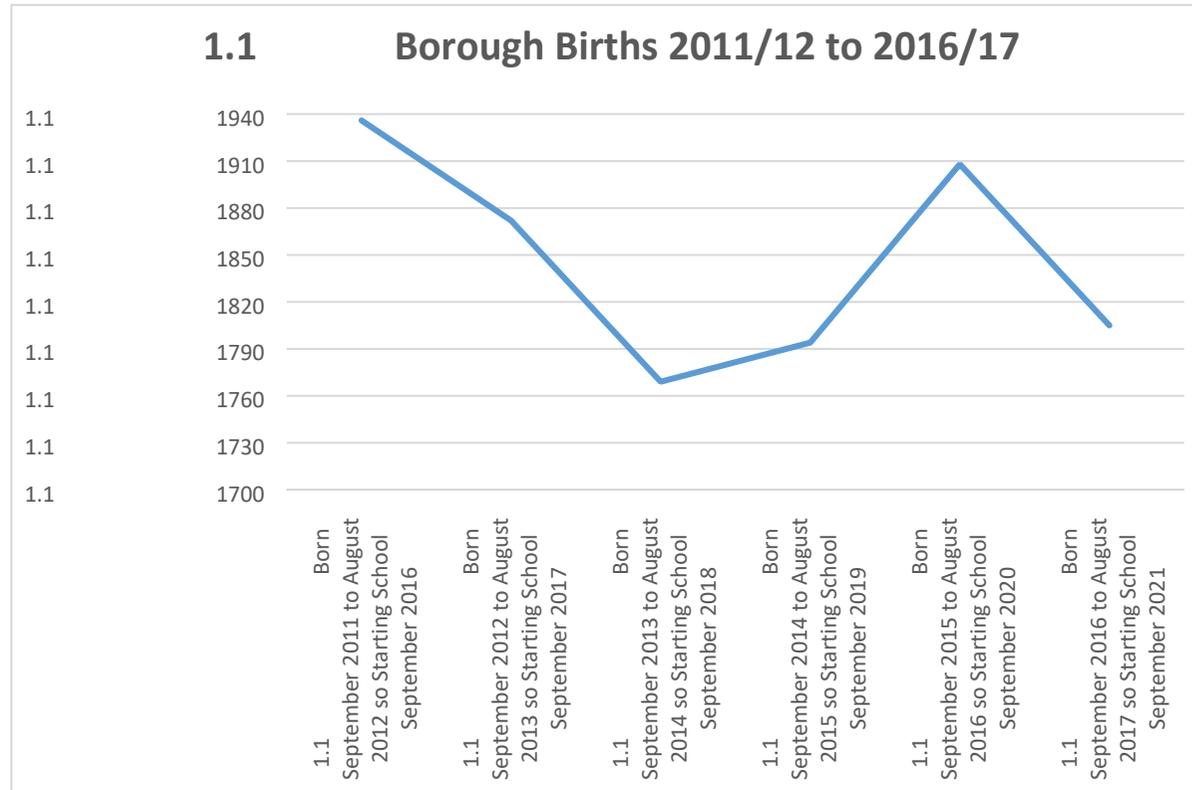
The whole roll projection is a less good fit between the ONS derived roll projection plus the additional housing child yield and the WBC roll projection plus the additional housing child yield. Here the standard WBC roll projection is a better match to the ONS data derived roll projection plus the additional housing child yield.

Experience indicates that roll growth is normally predominantly from the bottom up (ie through increased numbers entering Reception class). This points to the estimation of Reception rolls as being critical. However, the fact that the best match at a borough level is between the standard roll projection and the ONS plus affordable housing child yield projection points to a need to manage the delivery of new capacity to avoid oversupply.





## Appendix G: Birth data



As the graph shows the number of births in 2013/14 (the year that feeds into the September 2018 admissions round) was markedly lower (-170 (/ 6 Forms of Entry) from the 2010/11 peak)) than the preceding years (2005/06 was the last year when fewer children were born). Although the number of births increased in 2015/16 (to over 1,900) they fell to 1,805 in 2016/17. This is too little data to indicate a long term trend and indicates that any long term strategy must have the flexibility to manage within variable birth rates.

## Appendix H Housing

The Wokingham Borough roll projection model makes no specific provision for new homes. However, the impact of recent historic house building is implicit in both the cohort survival rate and the arrival rate from birth to Reception years. It is clear that Wokingham Borough's 0 to 10

population increases as each cohort ages and this can only be because of migration of families into the borough. This migration reflects house building and the rate at which existing homes become available in the council area.

The table below shows the expected number of completions each year. If this total (10,000+ new homes) is delivered as per the current housing trajectory this will be a 16% increase in the number of Wokingham Borough homes from the 2016 total of 64,730 homes.

Planning Area	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	Total
To be determined						46	142	331	494	494	1,507
Earley Total											
North Total	4	16									20
South East Total	55	6									61
South West Total	552	615	625	623	567	510	565	413	250	250	4,970
Woodley Total	794	613	497	427	475	338	187	150	150	150	3,781
<b>Grand Total</b>	<b>1,405</b>	<b>1,250</b>	<b>1,122</b>	<b>1,050</b>	<b>1,042</b>	<b>894</b>	<b>894</b>	<b>894</b>	<b>894</b>	<b>894</b>	<b>10,339</b>

## Appendix I Movement

The graph below shows the current pattern of change in Wokingham Borough. It can be seen that this is an area that families with young children move to (hence the growth in the number of children aged up to 10 and growth in the age range 30 to 44). However there is a significant movement out of the borough by young adults aged 15 to 19 (18+) and individuals aged 50 to 69 (presumed to be “empty nesters”).

It is a reasonable presumption that new family housing will maintain or exacerbate this pattern, so any plan must allow for continued growth in cohort size once children have entered primary school. In other words sufficient capacity for children admitted to Reception may not be sufficient for that year group as it ages through its primary school career. This points to a need for a significant buffer in plans for Reception Year capacity, which will be reduced as the cohort ages through the school system. Note though that not all these children will require Wokingham Borough school places, where families move from neighbouring authorities (particularly with older children) they may choose to retain their current school place.

