

**SURREY COUNTY COUNCIL****CABINET****DATE: 29 OCTOBER 2019**

**REPORT OF: JULIE ILES, CABINET MEMBER FOR ALL-AGE LEARNING  
MEL FEW, CABINET MEMBER FOR FINANCE**

**LEAD OFFICERS PHILIP ROCHE, SCHOOLS & MAJOR CAPITAL PROJECTS  
MANAGER  
LIZ MILLS, DIRECTOR EDUCATION LIFELONG LEARNING &  
CULTURE**

**SUBJECT: RELOCATION OF CRANLEIGH PRIMARY SCHOOL TO  
PROVIDE MODERN FACILITIES, AND TO EXPAND THE  
SCHOOL BY 1FORM OF ENTRY, 210 PLACES**

**SUMMARY OF ISSUE:**

To approve the business case for the rebuilding of Cranleigh C of E Primary School in the grounds of the adjacent Glebelands Secondary School, with the disposal of the two existing school sites to provide funding for the scheme. The new building will include sufficient capacity to expand the school by one form of entry from 330 places (1FE infant, 2FE junior) to 540 places (2FE infant, 3FE junior) and 60 place nursery to include Free Educational Entitlement for Two-year olds (FEET) and will be delivered in 2021. It is intended that a 3G football pitch will be installed at Glebelands to mitigate any loss of playing fields.

**RECOMMENDATIONS:**

It is recommended that, subject to the agreement of the detailed financial information for the rebuilding of the school as set out in Part 2 of this agenda, the business case for the rebuilding of the school be approved.

**REASON FOR RECOMMENDATIONS:**

The proposal supports the Authority's statutory obligation to provide sufficient school places to meet the needs of the population in the Cranleigh area.

**DETAILS:**

1. Cranleigh C of E Primary School was formed as a voluntary controlled primary school by the merger of Cranleigh Infant School with St Nicholas C of E Junior School in September 2008. The school continues to operate across the two original sites of these schools with the infant site on Church Lane and the junior site on Parsonage Road, 150 metres apart in Cranleigh.
2. The school includes a specialist centre for children with communication and interaction (COIN) difficulties. This includes speech and language communication needs (SLCN) and autism. The centre provides up to 10 places for children aged four to seven years, who will be on the roll of the main school, with a separate published admissions number (PAN). The provision is for

children who will benefit from attending mainstream classes and from regular social interaction with their mainstream peers, but who also require regular access to additional specialist support, in order to achieve their educational outcomes.

3. An independent nursery provider, Acorn Nursery School, operates in the existing grounds of the school. Judged by Ofsted to be an 'outstanding' setting, the nursery has been co-located with the school since 1990.
4. In the reception year, the school admits one form of entry of up to 30 pupils; in year three the school accommodates two forms of entry. This means that the one form of entry joining the school in the reception year typically stays at the school through to year six, with an additional class admitted to the junior phase in year three. This additional year three intake provides junior provision for children from nearby infant schools namely Ewhurst C of E (Aided) Infant School.
5. The existing buildings on both sites are in poor condition and require extensive maintenance and repair. The proposal will address the condition issues and reduce future maintenance cost.
6. A funding bid to the Department for Education's (DfE) Priority Schools Building Programme 2 has been successful. This is to replace the reception year building on the infant site. Subject to approval from the DfE, it is anticipated that this funding will be redirected to the rebuild project. The amount to be awarded is subject to a detailed application which is currently being considered by the DfE. Further details are included in the report circulated in Part 2 of the agenda.
7. Operating on split sites is not ideal for a primary school, with staffing, resources, curriculum and facilities all separated, and in some instances duplicated. In addition, the existing buildings are in poor condition and are in need of significant maintenance and improvement. Therefore, for some time the Local Education Authority has been seeking to identify a way forward to bring the school onto one site with much improved accommodation, together with provision to allow for future increases in primary places in line with future residential development.
8. Therefore it is proposed to relocate and rebuild the school, nursery and COIN Centre onto one site in the grounds of the nearby Glebelands Secondary School, within larger accommodation to allow for future growth. The two existing school sites would then be released for residential development. Glebelands School have been consulted throughout the process for the delivery of this project.
9. The project has previously been considered at Cabinet in May 2015 and March 2017 in order to report on development, and seek approval to proceed to complete tender and when appropriate contract award.
10. Ofsted inspected the school in March 2016, and judged the school to be 'good' overall with three areas judged to be outstanding – effectiveness of leadership and management; personal development, behaviour and welfare; and early years provision. Officers are confident in the school's ability to manage the move to the new school, and the increase in pupil numbers.
11. In mitigation for loss of playing fields and to comply with the Sport England policy it is intended to install a 3G football pitch for school and community use at Glebelands.
12. A planning application for the scheme has been submitted and is expected to be decided upon at the October planning and regulatory committee.

### **CONSULTATION:**

13. The senior leadership team and governors of Cranleigh C of E Primary School have been consulted on the proposals.
14. The senior leadership team and governors of Glebelands School have been consulted on the proposals.
15. In formulating the specific proposals for the proposed school relocation the project team met with the Cranleigh Local Plan team, Waverley Borough Council, the management of Cranleigh Sports & Social Club, Cranleigh Football Club and the Football Association.
16. The project was considered and approved at the September Corporate Property Panel meeting.
17. Additionally, open consultation events have been held as part of the pre-planning application process, to which all interested stakeholders were invited. Stakeholders invited included, staff pupils and governors of the school, headteachers from other local schools, Guildford Diocesan Education team, neighbours, parish, borough and county councillors, as well as members of the public.

### **RISK MANAGEMENT AND IMPLICATIONS:**

18. There are risks associated with the project and a project risk register has been compiled and is regularly updated. The significant risks associated with this project are mitigation measures for the site being in a flood zone, potential archaeology, ecology (protected species), impact on mature trees on the site, ground conditions, contaminated soil, widening the access to the site and the possibility of discharging challenging planning conditions as a result of objections received. A contingency allowance appropriate to the scheme has been included within the project budget to mitigate for potential identified risks.

### **Financial and Value for Money Implications**

19. The project will be subject to robust cost challenge and scrutiny to drive optimum value as it progresses. Further financial details are set out in the report circulated in Part 2 of the report. These details have been circulated separately to ensure commercial sensitivity, in the interest of securing best value.
20. Full details to be included in Part 2.

### **Section 151 Officer Commentary**

21. The Section 151 Officer confirms that the full financial implications of this scheme are being considered and the details are included in Part 2.

### **Legal Implications – Monitoring Officer**

22. Section 13 of the Education Act 1996 places a duty on a Local Authority (with responsibility for education) to ensure sufficient primary and secondary education provision is available to meet the needs of the population in its area.

23. This project satisfies Section 13 by the provision of 210 new primary school places and providing improved educational facilities for Cranleigh CofE Primary School and Glebelands School

#### **Equalities and Diversity**

24. The relocated school building will comply with Disability Discrimination Act (DDA) regulations.
25. There is no proposal to amend the admissions criteria, which are fully compliant with the School Admissions Code.
26. The school will be expected to contribute towards community cohesion and to provide the normal range of before and after schools clubs provided in a typical Surrey County Council school.

#### **Corporate Parenting/Looked After Children implications**

27. This proposal would provide increased provision for primary places in the area, which would be of benefit to the community served by the school. This means it would therefore also be of benefit to any Looked After Children who have the opportunity of attending the school.

#### **Climate change/carbon emissions implications**

28. The design philosophy is to create buildings that will support low energy consumption, reduce solar gain and promote natural ventilation. Any adjustments to the built form of the school will be undertaken in line with the local planning authority's adopted core planning strategy.

#### **WHAT HAPPENS NEXT:**

If approved, subject to planning permission

- award the contract to commence construction of the relocated school
- commence the work to develop the planning application for the 3G football pitch, undertake a tender process and award contract via delegated decision
- market the existing sites for development- at the appropriate time in line with the construction programme.

**Contact Officer:**

Philip Roche, Schools & Major Capital Projects Manager– tel: 020 8541 8910  
Mike Singleton, Interim School Commissioning Officer

**Consulted:**

School Leadership Team, including Governors  
Local Headteachers  
Dr Andrew Povey, Local Member: Cranleigh  
Liz Mills, Director Education Lifelong Learning & Culture  
Zak Hussain, Interim Strategic Finance Manager – Business Services  
Waverley Borough Council  
School Admissions Forum

**Annexes:**

Annex A - Site Plans and Images  
Annex B - Map of Cranleigh showing Site Locations  
Part 2 Report - with financial details attached as annex.

**Sources/background papers:**

- The Education Act 1996
  - The School Standards Framework Act 1998
  - The Education Act 2002
  - The Education and Inspections Act 2006
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