

SURREY COUNTY COUNCIL**CABINET**

DATE: 30 OCTOBER 2018

REPORT OF: MARY LEWIS, CABINET MEMBER FOR ALL-AGE LEARNING
COLIN KEMP, CABINET LEAD MEMBER FOR PLACE

LEAD OFFICERS: KEITH BROWN, SCHOOLS & CAPITAL PROGRAMME
MANAGER
LIZ MILLS, DIRECTOR EDUCATION LIFELONG LEARNING &
CULTURE

SUBJECT: CREATION OF A NEW 2FE PRIMARY FREE SCHOOL IN
NORTH WEST HORLEY

**SUMMARY OF ISSUE:**

To approve the Business Case for the building of a new 2 Form of Entry (420 places) primary school, plus 52 place nursery as part of the Westvale Park housing development, thereby supporting delivery against basic need requirements in the Horley area.

RECOMMENDATIONS:

It is recommended that, subject to the agreement of the detailed financial information for the expansion set out in Part 2 of this report, the business case for the provision of an additional 2 Forms of Entry worth of primary and 52 nursery places in Horley be approved.

REASON FOR RECOMMENDATIONS:

The proposal supports the Authority's statutory obligation to provide sufficient school places, relative to demand.

DETAILS:**Background**

1. The Horley Master Plan (HMP) represents a long-term strategy to deliver high-quality, sustainable new development in the town and forms part of Reigate and Banstead Borough Council's 2005 adopted Local Plan. The HMP plans for 2,600 new homes, along with enhanced infrastructure and facilities for local people. The majority of these homes will be provided in the form of two new sustainable urban extensions, which are known as the North East Sector and the North West Sector, as well as on a number of smaller sites in the town. The North East Sector development is now largely complete and includes a new 1FE primary school, which has been operational since September 2014.
2. The North West Sector's marketing name is Westvale Park and this development is the second of the two urban extensions to come forward. Outline planning permission for Westvale Park was granted in December 2014, following extensive consultation and the completion of a Section 106 Agreement secures infrastructure and service improvements. Work on the

Westvale Park site began in December 2015 and housing units are expected to complete in the period 2016/17 – 2026/27. When complete, Westvale Park will include:

- 1,510 market and affordable homes (75% and 25% respectively);
 - A 'Neighbourhood Centre', comprising a community hall, local shops and sites for a place of worship, medical centre, public house/restaurant and employment use;
 - Open space and play facilities; and
 - Two new link roads connecting the development to the A213 and A217.
3. Westvale Park will also incorporate a new 2FE Primary School with 52 place Nursery, which will be located adjacent to the Neighbourhood Centre element of the development. The proposed location of the school is shown on the plan attached to this report as Annex 1. On the basis of child yield data, it is estimated that the development itself will generate approximately 1.5FE worth of additional primary pupil demand within Horley. In addition to fully serving the needs of the development itself, the new school will also therefore be able to accommodate the small amount of demand beyond existing capacity currently being experienced within the wider Horley area, as shown in the below table:

Year	Reception PAN	Reception Projection	Deficit
2018/19	300	320	- 20
2019/20	300	325	- 25
2020/21	300	315	- 15
2021/22	300	322	- 22
2022/23	300	327	- 27
2023/24	300	331	- 31
2024/25	300	331	- 31
2025/26	300	329	- 29
2026/27	300	327	- 27

4. Admission to the new school will be to Year R in September 2020 and in all following years, in order that the school grows incrementally, year-on-year, as the initial intake moves its way progressively through the age range. As such, it is projected that the new school would reach its new capacity for 420 places in September 2026, as shown in the table below:

Year	YR	Y1	Y2	Y3	Y4	Y5	Y6	Total
2020/21	60	-	-	-	-	-	-	60
2021/22	60	60	-	-	-	-	-	120
2022/23	60	60	60	-	-	-	-	180
2023/24	60	60	60	60	-	-	-	240
2024/25	60	60	60	60	60	-	-	300
2025/26	60	60	60	60	60	60	-	360
2026/27	60	60	60	60	60	60	60	420

5. Under Section 6A of the Education and Inspections Act 2006 (the 'free school presumption'), where a local authority identifies the need to establish a new school it must, in the first instance, seek proposals to establish a Free School. In line with this, Surrey County Council (SCC) ran an 8-week competition between 6 February 2017 and 31 March 2017, in which potential sponsors were invited to submit proposals for the new school. At the close of the application window, bids had been received from six proposers. The evaluation

of the bids received was undertaken by an SCC Internal Assessment Panel on 10 May 2017. The Panel recommended the appointment of Aurora Academies Trust to operate the new free school and this was approved by the Cabinet Member for All Age Learning on 13 June 2017. This recommendation was subsequently submitted to the Secretary of State, who approved the appointment of Aurora Academies Trust to sponsor the school on 15 November 2017. Since this date, Surrey County Council has been working in partnership with Aurora to develop the design of the new school into a formal proposal that will form the basis of a planning application.

6. The school site is located within the Westvale housing development and will be developed in sympathy to the surrounding residential properties and will be a two storey linear design. The external areas will include hard play, soft play, a multi use games area and a dual use recreation ground. During school hours, the school will have use of the recreation ground, and outside of these hours use will be shared with the wider community. Car parking spaces will be provided for teachers and staff for a total of 50 spaces. Suitable access for emergency vehicles and kitchen deliveries will also be catered for within the school site. Opposite the school the developers will be constructing a market place providing retail shops, medical centre and place of worship. See Annex 1 for plans and images of the proposed school site and building.
7. A planning application has been submitted and a decision is expected in December 2018.

CONSULTATION:

8. The project leads from Aurora Academies Trust have been fully consulted on the expansion proposals.
9. In relation to the master planning process, Reigate and Banstead Borough Council sought to involve all stakeholders in the process of formulating the Horley Master Plan, with a view to taking account of their concerns and ambitions into the plans as they were formulated. In particular, considerable work was undertaken to ensure that the necessary infrastructure, social and recreation facilities could be secured to meet the perceived needs of the new development, and so as to avoid over-burdening services elsewhere in the town. Consultation and engagement with local residents took the form of printed literature, public exhibitions and meetings with defined stakeholder groups.
10. In formulating the specific proposals for the Westvale Park development (and in advance of the submission of the associated outline planning application), the Horley North West Sector Development Consortium undertook consultation with local stakeholders, which again incorporated printed literature, public exhibitions and meetings with defined stakeholder groups. This consultation was utilised to inform the further development of infrastructure and service proposals for the development.
11. Additionally, an open public consultation event was held as part of the pre-planning application process, to which all interested stakeholders were invited.

RISK MANAGEMENT AND IMPLICATIONS:

12. There are risks associated with the project and a project risk register has been compiled, which is regularly updated. 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

13. 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.

Section 151 Officer Commentary

14. The funding for this scheme is included within the 2017-22 Medium Term Financial Plan.

Legal Implications – Monitoring Officer

15. 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.

Equalities and Diversity

16. An Equality Impact Assessment (EIA) has been produced in respect of the proposal to establish this new school, which is appended to this report as Annex 2. The EIA did not identify any significant issues arising from this proposal that would have a disproportionately negative impact on groups with protected characteristics. The Action Plan for the potential issues that were identified is shown below:

Potential impact (positive or negative)	Action needed to maximise positive impact or mitigate negative impact	By when	Owner
Children in the earlier cohorts will be in a largely empty school for the first years of their education, limiting their social opportunities.	School to support these children with a targeted range of after-school clubs.	September 2020	Free School Sponsor
Public transport links are yet to be established in/to the new development of which this school will be part. There is the potential that poor servicing in this	Engage with the wider Horley North West Sector Masterplan process, so as to ensure that sufficiently good public transport links are provided to the new school.	September 2018	SCC School Commissioning

respect could serve to undermine the utility of the new school, from the perspective of parents/carers, pupils and staff with a disability.			
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17. The new school building will comply with Disability Discrimination Act (DDA) regulations.
18. As its own admissions authority, it will be for the new Free School to determine its own admissions arrangements, with the proviso that these must be in line with the DfE's School Admissions Code and School Admissions Appeals Code. In addition, it is a requirement that the school will participate in SCC's coordinated admissions process and Fair Access Protocol.
19. 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

20. 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

21. 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, to proceed to commence the tender process for the project, through to contract award, via delegated decision.

Contact Officer:

Keith Brown, Schools and Programme Manager – tel: 020 8541 8651
Oliver Gill, School Commissioning Officer – tel: 020 8541 7383

Consulted:

Aurora Academies Trust
Local Headteachers
Mrs Kay Hammond, Local Member: Horley West – Salfords & Sidlow
Liz Mills, Director Education Lifelong Learning & Culture
Tracie Evans, Executive Director – Economy, Growth & Commercial
Yusuf Shaib, Interim Strategic Finance Manager – Business Services
Reigate & Banstead Borough Council
School Admissions Forum

Annexes:

Annex 1 - Site Plans and Images

Annex 2 – Equality Impact Assessment (EIA)

Part 2 Annex - with financial details attached to agenda as item 17.

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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