

School Place Planning



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CORNWALL
COUNCIL

Education and Early Years Service
Education Access and Sufficiency Team

Forecasting school places

- The Council produces forecasts for all primary and secondary schools annually
- These are reviewed to monitor demographic trends and identify priority areas for new housing
- The forecasts take into account population data from Health, the impact of new housing and historical migration trends
- When monitoring sufficiency, the Council considers the availability of places across geographical areas called 'planning areas', as well as individual schools

'Pupil yield' from housing

- Pupil yield from housing in this area is calculated using the following ratios:

	Affordable	Open Market	Overall
Primary	0.43	0.17	0.24
Secondary	0.28	0.04	0.11

- The current forecasts up to 2022/23 include an additional 192 primary pupils in schools in the St Agnes and Perranporth planning area arising from housing development, and 188 additional secondary pupils in the Newquay secondary schools.

Latest forecasts for primary schools in the 'St Agnes and Perranporth Rural' planning area

General Information		Forecasts Reception Intakes				Forecasts Whole School						
DfE	School	PAN	F'cast Intake Sept 2019	F'cast Intake Sept 2020	F'cast Intake Sept 2021	F'cast Intake Sept 2022	SCAP18 Capacity	Actual NOR Sept 2018	F'cast NOR Sept 2019	F'cast NOR Sept 2020	F'cast NOR Sept 2021	F'cast NOR Sept 2022
2311	Blackwater Community Primary School	15	14	13	15	16	105	105	113	118	123	127
2400	Cubert School	30	25	25	27	23	210	196	202	214	216	214
2307	Goonhavern Primary School	30	28	28	30	28	210	212	213	213	217	215
2312	Mithian School	15	15	13	12	12	105	103	103	101	100	95
2313	Mount Hawke Academy	45	37	30	38	40	315	280	282	285	294	292
2325	Perranporth Community Primary School	30	29	26	26	30	210	210	213	211	210	210
2314	St Agnes ACE Academy	60	43	42	42	39	420	305	319	331	344	322
2010	St Newlyn East Learning Academy	30	32	27	29	29	210	200	211	222	226	230
Total		255	223	204	219	217	1785	1611	1656	1695	1730	1705
Surplus/Shortfall of Places			+32	+51	+36	+38		+174	+129	+90	+55	+80

Latest forecasts for secondary schools in the 'Newquay town' planning area

General information		Forecasts Year 7 Intakes					Forecasts Y7-Y11 (11-15)					
DfE	School	PAN/Operational Capacity	F'cast Intake Sept 2019	F'cast Intake Sept 2020	F'cast Intake Sept 2021	F'cast Intake Sept 2022	SCAP18 Capacity (Y7-Y11)	Actual NOR Sept 2018	F'cast NOR Sept 2019	F'cast NOR Sept 2020	F'cast NOR Sept 2021	F'cast NOR Sept 2022
4165	Newquay Tretherras School	325	308	320	341	361	1500	1432	1498	1551	1624	1697
4005	Treviglas Community College	200	190	195	195	200	1000	806	864	906	954	992
Total		525	498	515	536	561	2500	2238	2362	2457	2578	2689
Surplus/Shortfall of Places			+27	+10	-11	-36		+262	+138	+43	-78	-189

Primary schools - options to expand

- Feasibility studies undertaken at Perranporth, Mithian and Goonhavern primary schools.
- Studies take into account overall site area, developable land / construction access.
- A major consideration for school expansion relates to transport and highways (including parking and drop off).

Typical site analysis – Perranporth Primary

2.4 Site Context and Analysis



Existing Site BB103 Area Analysis for 1FE

The BB103 classified areas indicate that the school is very generously above the recommended maximum site area for a 1FE and generally has above baseline areas. Hard and Soft PE spaces are under due in-part to physical site constraints.

BB103 classified Typologies	BB103 Formula/Guidance (min) - for 210 pupils	Existing (Green to Red scale represents High to Low area)
Soft outdoor PE	$20N=4,200m^2$	3,160m ²
Hard outdoor PE	$400+1.5N=715m^2$	504m ²
Soft Informal and social area	$600+2N=1,020m^2$	3,751m ²
Hard Informal and social area	$200+1N=410m^2$	1,955m ²
Habitat	$0.5N=105m^2$	1,065m ²
Minimum Net site area	$1800+30N=8,100m^2$	10,435m ²
Non net (buildings, access, servicing & parking)		2,689m ²
Minimum Gross site area (same as maximum net)	$2000+33.3N=8,993m^2$	13,124m ²
Maximum Gross site area	$125\% \text{ of } 2000+33.3N = 11,241m^2$	

Minimum site area – DfE guidance (primary)

Primary Schools - Total (gross) Site Area

Total (gross) site area using 'Net Site Area' from the DfE - BB103 - Area Guidelines for Mainstream Schools published November 2014.

All areas are in metres square



Primary Schools - Total (gross) Site Area for schools:

(providing same no. of pupil places in each year group)

No. on roll	105	120	150	180	210	240	270	300	315	330	350	360	420	450	480	510	525	540	570	600	630
	0.5FE				1FE				1.5FE				2FE				2.5FE				3FE
Classes	4	4	5	6	7	8	9	10	11	11	12	13	14	15	16	17	18	18	19	20	21
Minimum 'Net Site Area'	4,950	5,400	6,300	7,200	8,100	9,000	9,900	10,800	11,250	11,700	12,300	13,500	14,400	15,300	16,200	17,100	17,550	18,000	18,900	19,800	20,700
Gross site area - 111% NSA (Minimum)	5,497	5,996	6,995	7,994	8,993	9,992	10,991	11,990	12,490	12,989	13,655	14,987	15,986	16,985	17,984	18,983	19,483	19,982	20,981	21,980	22,979
Gross site area - 125% NSA (Maximum)	6,810	7,440	8,700	9,960	11,220	12,480	13,740	15,000	15,630	16,260	17,100	18,780	20,040	21,300	22,560	23,820	24,450	25,080	26,340	27,600	28,860

BB103 - Total (gross) Site Area = varies between 110% and 125% of the 'Net Site Area'

Cornwall Council's preference is for 125% of the maximum NSA to be used to allow for topographical conditions.

DfE = Department for Education

BB103 = Building Bulletin 103 - Area Guidelines for Mainstream Schools

Secondary schools – options to expand

- Feasibility studies are being undertaken at Richard Lander, Penair, Tretherras and Treviglas.
- Same constraints apply for expansion of secondary schools as for primary, relating to land, developability & transport.
- Cost per pupil place cost a major factor for expansion – the Council must demonstrate value for money.
- Feasibility studies are much more complicated and time consuming than for primary due to the complexity of build and requirements.

Minimum site area – DfE guidance (secondary)

Secondary Schools - Total (gross) Site Area

Total (gross) site area using 'Net Site Area' from the DfE - BB103 - Area Guidelines for Mainstream Schools published November 2014.

All areas are in metres square



Secondary Schools (11-16) - Total (gross) Site Area for schools: (used for schools where there are (approx) same no. of pupils in each year group)								
No. on roll (FTE)	750	900	1,050	1,200	1,350	1,500	1,650	1,800
	5FE	6FE	7FE	8FE	9FE	10FE	11FE	12FE
Minimum 'Net Site Area' (AG)	41,750	48,500	55,250	62,000	68,750	75,500	82,250	89,000
Gross site area - 111% NSA (Minimum)	46,500	54,000	61,500	69,000	76,500	84,000	91,500	99,000
	to	to	to	to	to	to	to	to
Gross site area - 125% NSA (Maximum)	58,125	67,500	76,875	86,250	95,625	105,000	114,375	123,750

- Any green space is protected under Section 77 regulations
- 1000 place secondary school requires in the region of 70,000 m2 which is approximately 18 acres!

Proposed new North Coast Secondary School

- Early discussions have been taking place with colleagues in Economic Growth and Development to identify a suitable site for a new secondary school.
- The Council will seek to maximise any available funding for a new school for example,
 - Housing infrastructure fund grant
 - housing developer contributions.
- Site location is crucial
 - to make the most of transport links and reduce congestion and traffic movements.

Example Capital Cost of new school places provided between 2010 and 2018

School	Type of Build	No. Places	Build Cost	Cost/Place
Brannel School	New build	750	£17.8m	£23,730
Richard Lander School	PFI new build	1350	£25m	£18,500
Penryn College	BSF New build	1050	£26m	£24,760
Carclaze Primary	New build	420	£9.3m	£22,150
Rosemellin Primary	Extension	90	£2.05m	£22,795
Tregolls Primary	Extension	210	£2.89m	£14,046
Sandy Hill Primary	Extension	180	£3.35m	£18,638

New pupil place budget allocation from the DfE for 2020/21 is £10m for primary and £16m for secondary education.

Any questions?

