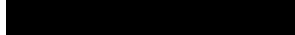




Suite 2, Unit 10, Bradburys Court,
Lyon Road, Harrow, HA1 2BY
FROM BEN HUNTER



Alex Kalorkoti
AKDC (on behalf of Quinn Estates and Pentland Properties Ltd)
BY EMAIL ONLY

3rd June 2024

Dear Alex,

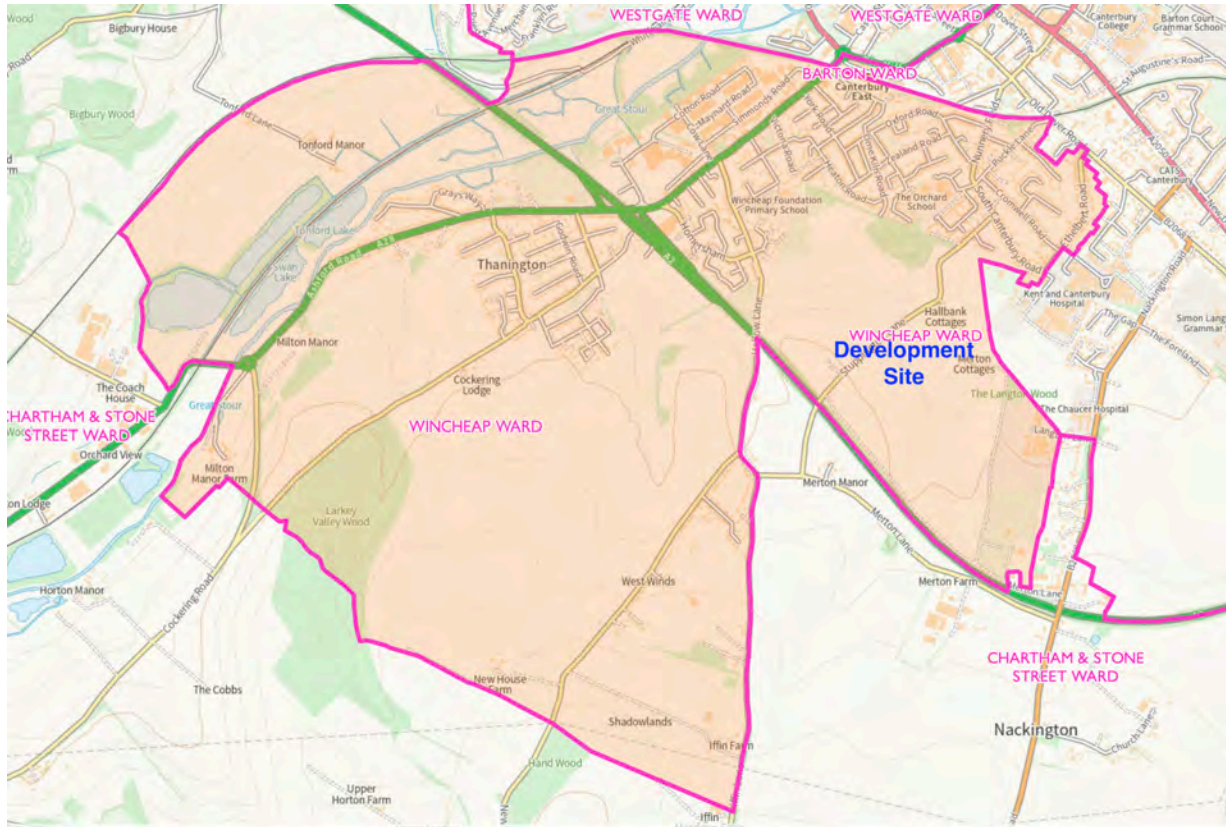
REF: EFM EDUCATION LANDSCAPE REVIEW, MERTON PARK, CANTERBURY, KENT

The purpose of this Education Landscape Review is to review the current and future capacity of the schools that could potentially serve the development of circa 2,250 homes in South Canterbury, discussed above, and shown below in Map 1:



Map 1: Approximate Development Outline

This development is located within the Canterbury City Council (“CCC”) Planning Area. Kent County Council (“KCC”) is the Education Authority. The development is located within the Wincheap Ward, as demonstrated in the Map below:



Map 2: Ward Map and the development's location within the Ward

CCC operates a Community Infrastructure Levy (“CIL”). The Infrastructure List (February 2020) includes Education as follows:

Category (Infrastructure Type or Project)	Column A Infrastructure types/projects which may be funded wholly or partly through the CIL	Column B Exceptions - To be funded through s106 planning obligations, s278 of the Highway Act, other legislation or planning condition.
Education	Education infrastructure including primary and secondary education infrastructure and improvements.	Education infrastructure required to support delivery of the strategic development sites, including infrastructure identified in Part 1 of the Council's IDP.

Table 1: Education Infrastructure Funding

Reference IB21¹ of the Draft Infrastructure Delivery Plan (February 2024) states that this development will mitigate its Education impact via Section 106 planning obligations.

This document will undertake the following tasks: firstly, it will look at the child yield multipliers utilised by KCC in order to ensure that they are appropriate for the area; second, it will look at the planning obligation cost multipliers to ensure they are in line with the national averages and Department for Education’s (“DfE”) Guidance, Securing Education Planning Obligations (November 2019) which is endorsed by MHCLG PPG Paragraphs: 007 Ref ID: 23b-007-20190315 and 008 Ref ID: 23b-008-20190315; finally, it will look at the Education landscape, in order to establish what capacity exists. This note looks specifically at Primary and Secondary School provision.

Child Yield

KCC has an adopted Planning Obligation Policy (2023). Technical Appendix 6 of this document includes their latest child yield multipliers, as shown in the Table below:

¹ <https://www.canterbury.gov.uk/sites/default/files/2024-04/Draft%20Infrastructure%20Delivery%20Plan.pdf>

	Pupil Yield	Pupil Yield
	Primary (Mainstream)	Secondary (Mainstream – Years 7-11)
Per House	0.28	0.20
Per Flat	0.07	0.05

Table 2: KCC Child Yield Multipliers

Applying the figures in Table 2 to a development of 2,075 dwellings (when removing extra care units) results in the following:

- $2,075 \times 0.28 = 581$ (2.77FE) Primary School aged children; and
- $2,075 \times 0.2 = 415$ (2.77FE) Secondary School aged children.

These figures can be considered to be “worst-case scenario”, as if the development delivers a proportion of one-bedroom dwellings, flats, student accommodation, that this will bring the child down.

Net migration to new dwellings increases the number of pupils locally, but this need is predominantly focused in Reception Year in the Primary phase, and Year 7 in the Secondary phase. 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. 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.

Turning now to costs:

Cost Multipliers

Assuming that KCC will deliver the new provision on or off-site, the costs associated with the development mitigation can be seen in the Table below:

	Per Pupil	Per House (Per Pupil Rate x Pupil Yield Per House)	Per Flat (Per Pupil Rate x Pupil Yield Per Flat)
Primary Education -New Build	£25,290.00	£7,081.20	£1,770.30
Primary Education - Extension	£19,331.20	£5,412.74	£1,353.18
Secondary Education – New Build	£27,935.96	£5,587.19	£1,396.80
Secondary Education - Extension	£26,646.36	£5,329.27	£1,332.32

Table 3: KCC Cost Multipliers

Turning now to the Education landscape:

Education

In our assessment, we consider all Primary Schools that lie within a two-mile walking distance, and all Secondary Schools that lie within a three-mile walking distance of the development². The two- and three-mile criteria is the distance prescribed in the Education Act beyond which local authorities are required to provide/fund transport where the nearest available school is further away.

² Distances have been calculated based upon coordinates near to the development (51.264582, 1.076658). Once the development is built, some parts of the site may be further/closer than shown.



Map 3: Two- and Three-Mile Boundary around the Development Site

The EA 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 the cluster and its capacity. The forecasts cover the period for which birth data is available. Forecasts covered by Section 106 agreements submitted separately to avoid double funding. For Primary School age pupils, the current published data runs to 2027/28 and for Secondary School aged pupils 2029/30. 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.

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 it is in the best interest of schools to maximise intake within their capacity. Accordingly, many schools take from a wide catchment area and some enrol over capacity.

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.

The overarching duty to provide sufficient schools and school places rests with central Government. (Education Act 1996 Section 11) The duty excludes those otherwise provided for (private education, home schooling, those in new housing with a Section 106/CIL in place (my emphasis)).

The EA's duty in such matters is to secure sufficient schools and school places for their area (Education Act 1996 Section 14). 'For their area':

The duties of a [local] education authority do not require the authority to secure the provision of schools for pupils from outside the area of the authority, even though it may be convenient for a pupil to attend a school in an area other than that in which he lives.

Within the State-funded school sector there are Community Schools funded by the local authority, and there are other providers than the local authority; these are Academies, Free Schools, the Voluntary Sector (e.g. Church Schools) and Foundation Schools. Academies and Free Schools are funded directly by Central Government: Church Schools and Foundation Schools are maintained by the local authority.

The provision of school places, where there is a shortfall, is made via a funding stream from the Department for Education ("DfE") is known as Basic Need. Basic Need funding is allocated as 'a number of pupil places times a unit cost', differentiated by school phase and local building costs. Allocations are made on the basis of projected shortfalls in local School Planning Areas against current pupil numbers and the actual numbers of school places in that Planning Area. Each planning area is treated as a discrete area and shortfalls met through the allocation of resources. A surplus in one school planning area is not offset against another with a shortfall. In this case, providing housing in the Primary – Canterbury City Primary Planning Area (for whatever planning reason) will be reflected in the forecasts for the Primary – Canterbury City Primary Planning Area, and nowhere else.

Primary Education

There are at least six independent, state funded, non-selective schools accommodating Primary School aged children within a two-mile radius of the development site. The schools are all within the same Primary Planning Area within the KCC administrative area.

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



Map 4: Schools within a two-mile radius of the development site

The latest school roll data in the public domain can be seen below:

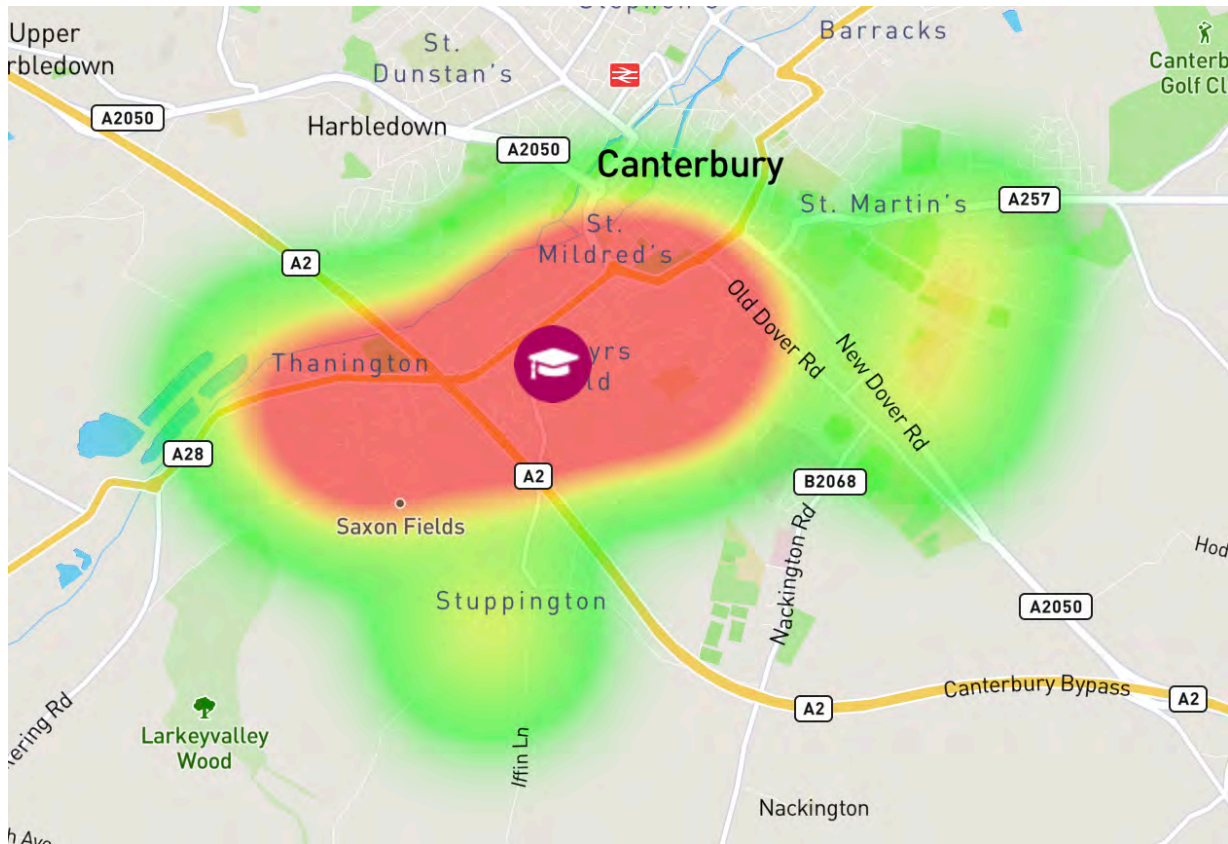
Primary School Name	Postcode	LA Name	Distance (miles)	Capacity	PAN	NoR	Yr R	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6
Wincheap Foundation Primary School	CT1 3SD	Kent	0.9	420	60	432	61	60	62	61	63	61	64
Saint Peter's Methodist Primary School	CT1 2DH	Kent	1.4	210	30	209	30	30	30	29	30	27	33
St Thomas' Catholic Primary School	CT1 1NE	Kent	1.5	210	30	209	30	30	30	30	29	26	34
St John's C of E Primary School	CT1 1BD	Kent	1.6	420	60	385	55	55	57	54	55	58	51
Pilgrims' Way Primary School	CT1 1XU	Kent	1.6	315	45	319	39	39	49	38	48	52	54
The Canterbury Primary School	CT2 8PT	Kent	2.3	420	60	408	60	59	60	59	52	54	64
TOTAL				1,995	285	1,962	275	273	288	271	277	278	300
Surplus							10	12	-3	14	8	7	-15
Available Surplus %							4%	4%	-1%	5%	3%	2%	-5%

Table 4: School Roll Data (January 2023)
 PAN = Planned Admission Number; NoR = Number on Roll

The closest school to the development site, which is immediately northwest of the development boundary (and circa 0.9 miles walking distance from a central point of the development), is Wincheap Foundation Primary School. This is a 2FE Primary School that is currently completely full. The school is located on a site of approximately 2.5ha, which means that it does have expansion potential.

A 2FE school can be on a site of between 1.5986ha and 2.004ha, according to Building Bulletin 103. This goes up slightly to 1.6298ha minimum and 2.043ha maximum if the school includes space for a 52 place Nursery. KCC could call upon CCC for CIL funds towards this expansion project should they deem this required.

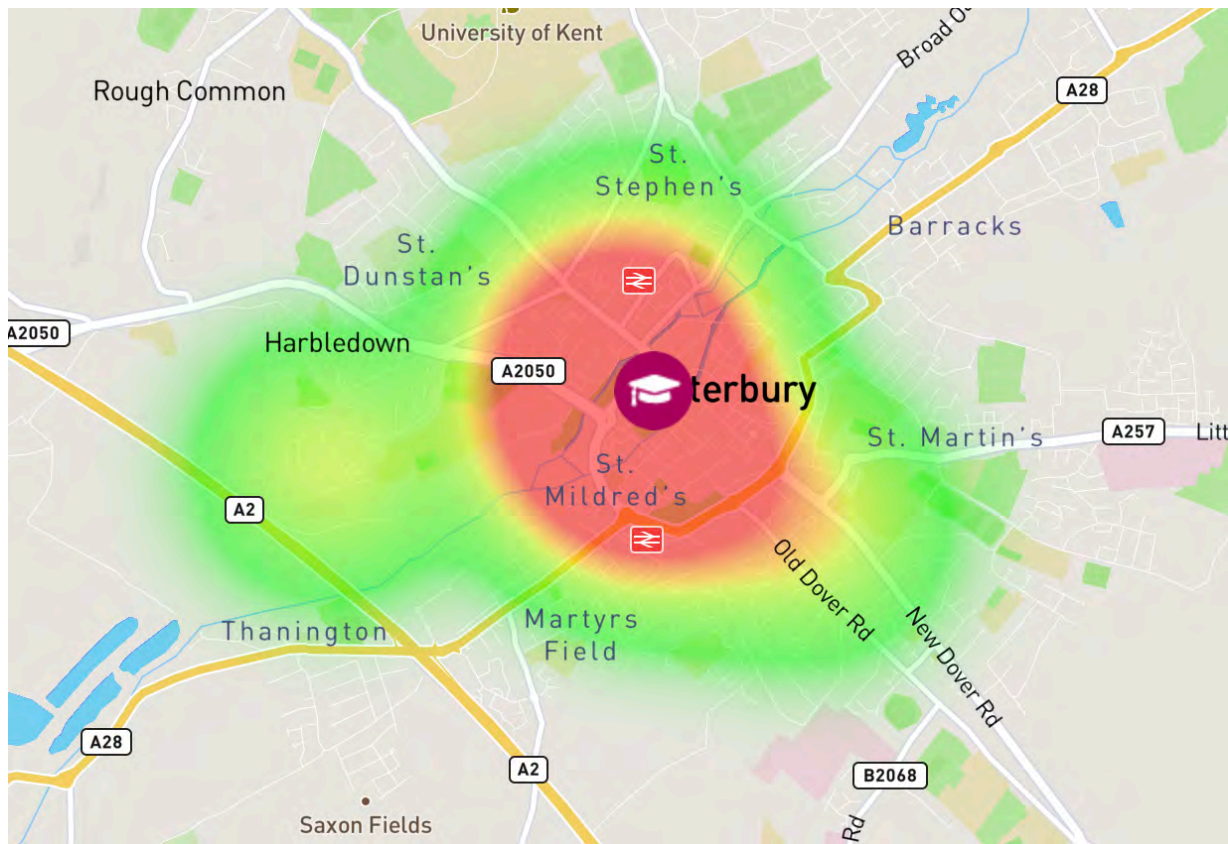
When looking at the area that this school serves, pupils are coming from the immediate vicinity of the school, up to the boundary with this development:



Map 5: Wincheap Foundation Primary School Catchment Area Heat Map (via schoolguide.co.uk)

The second closest school to this development, and the only school accommodating pupils close to where this development will be located, is St Peter’s Methodist Primary School. This is a 1FE Primary School approximately 1.4 miles walking distance from a central point of the development site. The school is completely full.

The area that this school draw pupils from can be seen in the Map below:



Map 6: Saint Peter's Methodist Primary School Catchment Area Heat Map

To summarise: there are very few spare places in Canterbury Primary Schools that could serve this development at present. There are 33 spare places across the six schools, or an average of 5 per Year Group. This does not allow for much space for the first tranche of pupils coming forward on the development site within the existing school landscape.

There is a further neighbouring development known as Thanington Park to consider. This development of 735 dwellings immediately West of this site is expected to generate a maximum of 206 Primary School aged pupils, which is 1FE. This development will need to mitigate its own impact. Thanington Park is building out, and early delivery of provision is expected (although the development has yet to finish the tender process for the Primary School). However, early delivery of a school on Thanington will free up space for Merton Park, pushing the need for the provision on site back to at least 500 occupations:



Map 7: Neighbouring Development

Looking further ahead at projections for the area: the six schools discussed above are grouped with four additional schools to form the Canterbury City Planning Area. The schools have a combined capacity of 3,279 pupil places:

LA Name	School Name	School Places	Pupil on Roll	Primary Capacity	Secondary Capacity
Kent	St Johns Church of England Primary	420	372	420	0
Kent	Pilgrims' Way Primary School	315	223	315	0
Kent	Blean Primary School	420	430	420	0
Kent	Parkside Community Primary School	210	122	210	0
Kent	St Stephen's Junior School	384	421	384	0
Kent	St Stephen's Infant School	270	265	270	0
Kent	The Canterbury Primary School	420	397	420	0
Kent	St Peter's Methodist Primary School	210	207	210	0
Kent	St Thomas' Catholic Primary School	210	205	210	0
Kent	Wincheap Foundation Primary School	420	438	420	0

Table 5: Primary – Canterbury City Planning Area Schools

In the 2021/22 academic year, the schools had a roll of 3,164, which equated to 115 spare places. By 2027/28, the schools are expected to be over capacity by around 1FE:

LA name	Year	Planning Area Code	Planning Area Name	Planning Area Phase	nc Year Group	Pupil Forecast ...
Kent	202223	8860201	Primary - Canterbury City	Primary	Primary total	3234
Kent	202324	8860201	Primary - Canterbury City	Primary	Primary total	3265
Kent	202425	8860201	Primary - Canterbury City	Primary	Primary total	3340
Kent	202526	8860201	Primary - Canterbury City	Primary	Primary total	3421
Kent	202627	8860201	Primary - Canterbury City	Primary	Primary total	3469
Kent	202728	8860201	Primary - Canterbury City	Primary	Primary total	3505

Table 6: KCC SCAP Forecasts

KCC state the following in their Commissioning Plan for Education Provision 2023-2027:

Canterbury City Planning Group

Forecasts indicate a surplus of places in the planning group of over 1FE for Year R for the plan period. Increasing to over 3FE in 2031-32. However, new housing which is currently being built out on the Howe Barracks site in Canterbury (Howe Green) will increase demand in the medium term. To ensure sufficient local places are available, Pilgrims Way School will be expanded by 0.5FE to meet this localised need.

Forecasts indicate a surplus of places in the planning group of over 1FE for Year R for the plan period. Increasing to over 3FE in 2031-32. However, new housing which is currently being built out on the Howe Barracks site in Canterbury (Howe Green) will increase demand in the medium term. To ensure sufficient local places are available, Pilgrims Way School will be expanded by 0.5FE to meet this localised need. The first phase (1FE) of a new 2FE primary school in Thanington will also be established to serve the new housing development of 750 homes this phased approach will prevent overcapacity in the planning area.

The plan for the area is to add 1.5FE's worth of provision, which will increase the capacity of the Planning Area to 3,594, meaning the schools will have 89 (0.42FE's) worth of spare provision by the end of the projection period (which includes the impact of Thanington).

To summarise: the provision a 2FE Primary Schools on Merton Park, is an appropriate mitigation solution. The DfE favours 2FE schools, and this would equate to a good balance of provision across the area.

Secondary Education

There are at least six independent, state funded schools, which are a mixture of selective Grammar Schools and non-selective Secondary Schools, within a three-mile radius of the development site. The schools are all within the KCC administrative area, and are organised across two Secondary Planning Areas.

The schools in relation to the development site can be seen in the Map below:



Map 8: Schools within a three-mile radius of the development site

The latest school roll data in the public domain can be seen in the Table below:

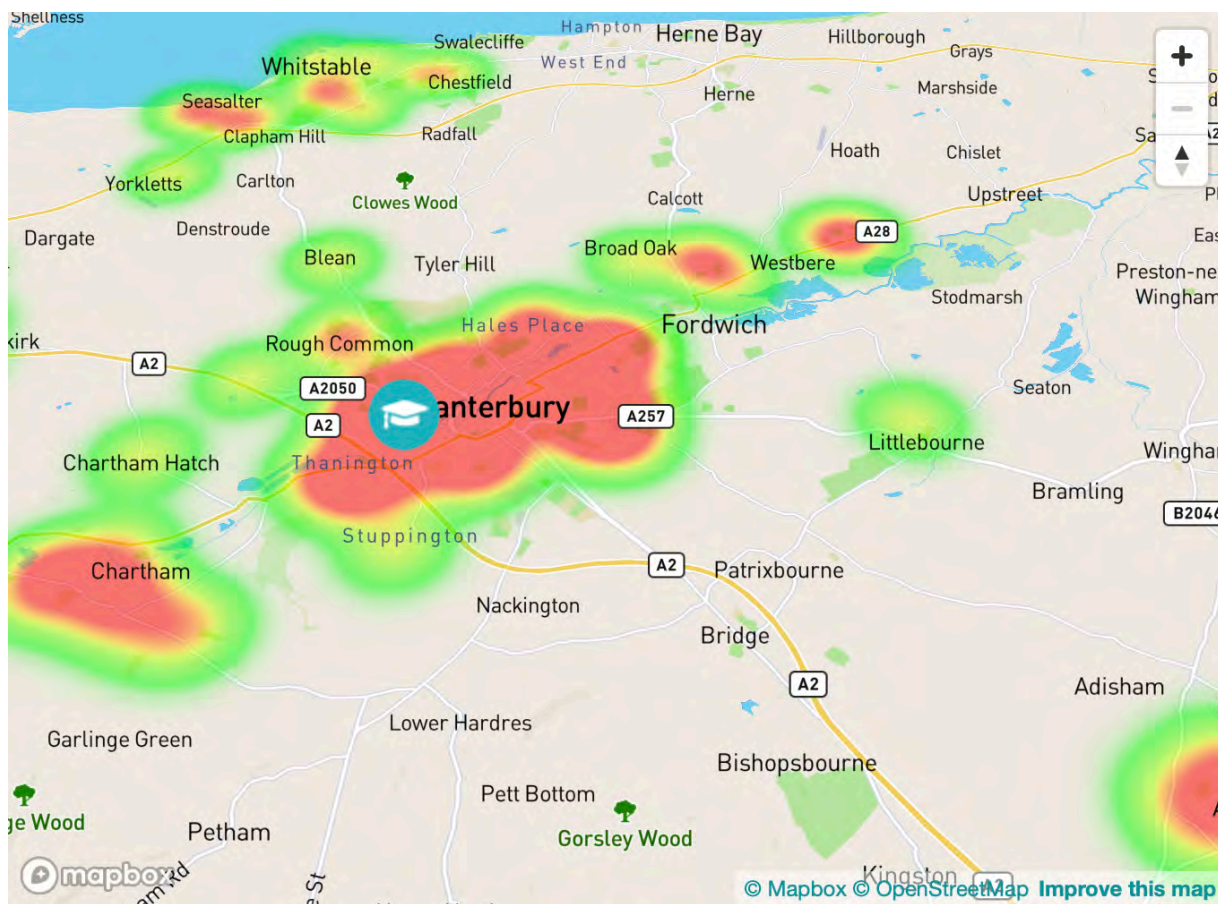
Secondary School Name	Postcode	LA Name	Distance (miles)	Capacity	PAN	NoR 7-11	Yr 7	Yr 8	Yr 9	Yr 10	Yr 11	Post 16
Simon Langton Grammar School for Boys	CT4 7AS	Kent	0.4	1,144	150	780	160	159	159	162	140	467
Barton Court Grammar School	CT1 1PH	Kent	1.2	1,050	150	729	152	138	150	143	146	256
Simon Langton Girls' Grammar School	CT1 3EW	Kent	1.3	1,119	165	881	176	180	179	171	175	363
St Anselm's Catholic School	CT1 3EN	Kent	1.6	1,100	180	909	181	186	181	183	178	190
The Canterbury Academy	CT2 8QA	Kent	2	1,600	210	1,132	236	241	235	210	210	712
The Archbishop's School	CT2 7AP	Kent	2.6	843	140	627	91	136	137	131	132	95
TOTAL				6,856	995	5,058	996	1,040	1,041	1,000	981	2,083
Surplus							-1	-45	-46	-5	14	
Available Surplus %							0%	-5%	-5%	-1%	1%	

Table 7: School Roll Data (January 2023)
 PAN = Planned Admission Number; NoR = Number on Roll

The three closest schools to the development site are all selective Grammar Schools, and are all full. The closest to the development site is Simon Langton Grammar School for Boys, which is adjacent to the easterly border of the development. Grammar Schools generally are not reliable capacity for developments as the admissions are reliant on academic attainment via an entrance test. However, it is assumed that those children that fulfil the criteria will gain a place at one of these schools.

The closest school that accommodates pupils from where this development will be located and does not have a selective admissions criteria (or is not a Religious School) is the Canterbury Academy. This is a 7FE facility two-miles walking distance from the development that is full.

The school draws pupils from as far north as Whitstable, as shown in the Map below:



Map 9: The Canterbury Academy Catchment Area Heat Map

There are two sites allocated for new Secondary Schools in the emerging Local Plan: one in Herne Bay, and one in Whitstable. These schools will add capacity to the area to accommodate a lot of the growth in Canterbury, as pupils have to leave Canterbury to attend schools further afield, as demonstrated in Map 9.

The three closest schools to the development site are grouped with one additional school to form the Secondary Selective Grammar – Canterbury and Faversham Planning Area. The schools have a combined capacity of 4,253 pupil places:

LA Name	School Name	School Places	Pupil on Roll	Primary Capacity	Secondary Capacity
Kent	Simon Langton Girls' Grammar School	1119	1171	0	1119
Kent	Simon Langton Grammar School for Boys	1144	1236	0	1144
Kent	Barton Court Grammar School	1050	972	0	1050
Kent	Queen Elizabeth's Grammar School	940	1017	0	940

Table 8: Secondary Selective Grammar Planning Area Schools

The schools were oversubscribed in 2021/22, and are forecast to be 432 pupils over capacity by 2029/30, as shown below:

LA name	Year	Planning Area Code	Planning Area Name	Planning Area Phase	nc Year Group	Pupil Forecast ...
Kent	202223	8861402	Secondary SG - Canterbury and Faversham	Secondary	Secondary total	4495
Kent	202324	8861402	Secondary SG - Canterbury and Faversham	Secondary	Secondary total	4558
Kent	202425	8861402	Secondary SG - Canterbury and Faversham	Secondary	Secondary total	4623
Kent	202526	8861402	Secondary SG - Canterbury and Faversham	Secondary	Secondary total	4635
Kent	202627	8861402	Secondary SG - Canterbury and Faversham	Secondary	Secondary total	4631
Kent	202728	8861402	Secondary SG - Canterbury and Faversham	Secondary	Secondary total	4664
Kent	202829	8861402	Secondary SG - Canterbury and Faversham	Secondary	Secondary total	4677
Kent	202930	8861402	Secondary SG - Canterbury and Faversham	Secondary	Secondary total	4685

Table 9: KCC SCAP Forecasts

KCC intend to expand the area through both temporary and permanent expansions between 2023/24 and 2027/28, as shown in the Table below:

Planning Group	By 2023-24	By 2024-25	By 2025-26	By 2026-27	Between 2027-30	Post 2031
Faversham			1FE expansion of St Mary's of Charity			
Sittingbourne East			1FE expansion of Teynham PS	0.5FE expansion of Sunny Bank PS		
Sittingbourne South					2FE new Primary School at Wises Lane	
Sittingbourne North					2FE new provision on Quinton Road	
Faversham Non-Selective		1FE expansion of Abbey School.			2 nd 1FE expansion of Abbey School.	
Sittingbourne Non-selective	Up to 75 Year 7 places	Up to 30 Year 7 places	Up to 30 Year 7 places		6FE new provision on Quinton Road	
Canterbury and Faversham Selective	Up to 30 temporary places	Up to 30 temporary places		Up to 30 temporary places	1FE expansion	

Table 10: KCC School expansion projects

The remaining three schools form the Secondary Non-Selective – Canterbury Planning Area, along with one new school not included in Table 11. The three schools have a combined capacity of 4,593 pupil places, as this Planning Area also includes the new Barton Manor School (which has a capacity of 1,050), which is discussed below:

LA Name	School Name	School Places	Pupil on Roll	Primary Capacity	Secondary Capacity
Kent	The Canterbury Academy	1600	1808	0	1600
Kent	The Archbishop's School	843	597	0	843
Kent	St Anselm's Catholic School Canterbury	1100	1104	0	1100

Table 11: Secondary Non-Selective Planning Area Schools

By the 2028/29 academic year, the schools are expected to be 439 pupils over capacity:

LA name	Year	Planning Area Code	Planning Area Name	Planning Area Phase	nc Year Group	Pupil Forecast ...
Kent	202223	8861302	Secondary NS - Canterbury City	Secondary	Secondary total	3814
Kent	202324	8861302	Secondary NS - Canterbury City	Secondary	Secondary total	4021
Kent	202425	8861302	Secondary NS - Canterbury City	Secondary	Secondary total	4228
Kent	202526	8861302	Secondary NS - Canterbury City	Secondary	Secondary total	4427
Kent	202627	8861302	Secondary NS - Canterbury City	Secondary	Secondary total	4660
Kent	202728	8861302	Secondary NS - Canterbury City	Secondary	Secondary total	4832
Kent	202829	8861302	Secondary NS - Canterbury City	Secondary	Secondary total	4954
Kent	202930	8861302	Secondary NS - Canterbury City	Secondary	Secondary total	5032

Table 12: KCC SCAP Forecasts

In the current academic year, a new school has opened to serve Canterbury, known as Barton Manor School. This school will be a 7FE Secondary School when the opening has fully phased out. As of the previous academic year, it was only open in Year 7 for 5FE:

school_name	Reception	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13
Barton Manor School	0	0	0	0	0	0	0	149	0	0	0	0	0	0

Table 13: Barton Manor School Roll (January 2023)



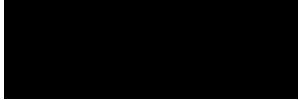
Map 10: Barton Manor School in relation to the development site



The combination of the new school at Barton Manor School, and two allocated Secondary Schools in the wider area, means that the Secondary School pupils coming forward from the development site will be able to be accommodated.

Please let me know if you need anything further, or wish to discuss.

Kind regards,



Ben Hunter

Associate Director – Education and Social Infrastructure

EFM