

Education Report

Land at Wivelsfield Green, Welles

Taylor Wimpey Strategic Land

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1.0 Introduction

1.1 This Education Report is in relation to a proposed development on land adjacent to Wivelsfield Primary School, in Wivelsfield Green, East Sussex for 150 dwellings.

1.2 The development description is as follows:

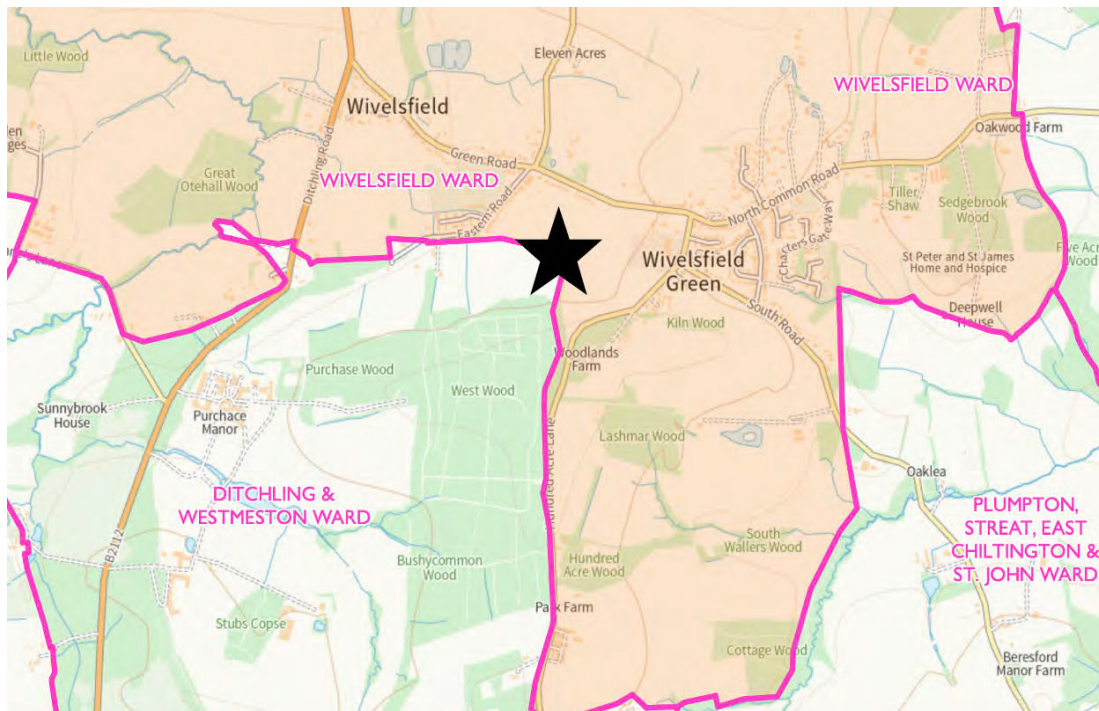
Outline planning application for the erection of up to 150 dwellings, with associated works, parking, landscaping, publicly accessible open space, land for education or community use, with access from Green Road and Eastern Road.

1.3 This development is located close to the settlements of Wivelsfield Green, Abbotsford and Chailey. The approximate redline boundary of the development can be seen below in Map 1:



Map 1: Approximate Development Outline

1.4 The development is located entirely within the County of East Sussex, close to the border with the County of West Sussex, and in Lewes District Council's ("LDC's") Planning Area. East Sussex County Council ("ESCC") is the Education Authority for the area. The development is located within both the Wivelsfield Ward and the Ditchling and Westmeston Ward, as shown below in Map 2:



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

1.5 This Report looks in detail at the trends in dwelling delivery, of births and the age of the population over the last decade to create a context for this proposed development. The history of dwelling delivery identifies the likely proportion of new households, which are characterised by a younger population. The trend in birth numbers, too, is often linked to dwelling delivery and, if rising, to younger populations. Births also indicate the future demand for school places. Finally, the trend in the median age of the population is an indicator of the nature of the area and how sustainable it is. The assumption is that the population should reflect national norms, which includes its ageing. When the balance of dwelling delivery does not maintain the median age of the population at around the national norm, there are implications for social infrastructure.

1.6 Existing local schools are identified and mapped with Google Earth, providing the approximate walking distances from a centre point on the proposed development. The relevant schools, having been sorted by distance, are then described for capacity, numbers of pupils by age, and occupancy levels, all at January 2025 (the previous academic year).

1.7 LDC is a Community Infrastructure Levy (CIL) operating authority. LDC produced an infrastructure Funding Statement¹ for the 2023/24 financial year. This document outlines what CIL is expected to be spent on. The document states:

1.2. Lewes District Council seeks developer contributions through the Community Infrastructure Levy (CIL) and Section 106 agreements (also known as “planning obligations”) on development outside of the South Downs National Park.

And...

2.6. Once each year infrastructure providers are invited to submit bids to the Strategic, Local Fund and Community Pots. There are two CIL boards which then assess the bids with final recommendations being decided by Cabinet.

And...

6.3. The definition of key infrastructure groups, and the types of facilities and services within each group, can be summarised as follows:

- **Transport: Trunk Road Capacity, Local Road Capacity, Rail Services, Bus Services, Community Transport, Walking & Cycling, Parking**
- **Education: Early Years and Childcare, Primary Schools, Secondary Schools, Further Education, Higher Education, Adult Learning**

1.8 This indicates that provision of any education infrastructure (if required) will be secured via CIL. This is consistent with other projects that EFM has been involved with in ESCC’s administrative area. This has further been confirmed in discussions with WSCC.

1.9 This Report will explore the existing Education landscape, but first will look at the demographic data of the area, to understand the local context in which the new residents will be located.

2.0 Dwellings

2.1 The LDC administrative area consisted of 41,020 residential dwellings at mid-2001. By mid-2024, this had increased to 47,552. This is an additional 6,532

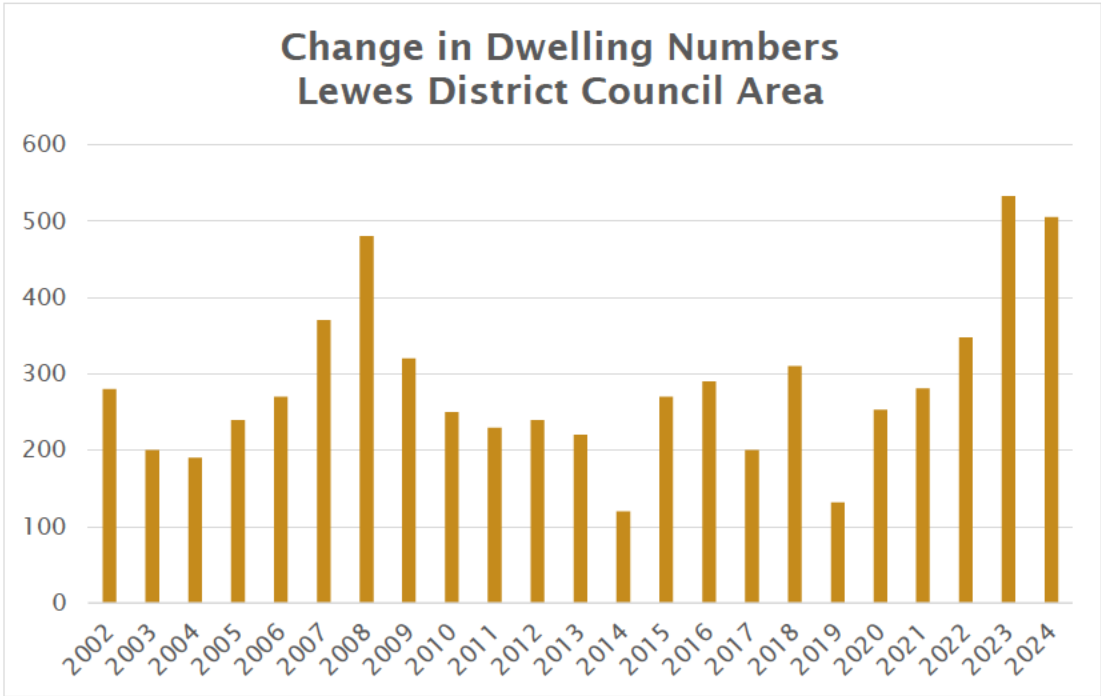
¹ <https://www.lewes-eastbourne.gov.uk/article/1679/CIL-and-S106-Monitoring-Reports>

dwelling (16%) over the twenty-three-year period, or an average of 284 new dwellings per annum:

2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
41,020	41,300	41,500	41,690	41,930	42,200	42,570	43,050	43,370	43,620	43,850	44,090
2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
44,310	44,430	44,700	44,990	45,190	45,500	45,632	45,885	46,166	46,514	47,047	47,552

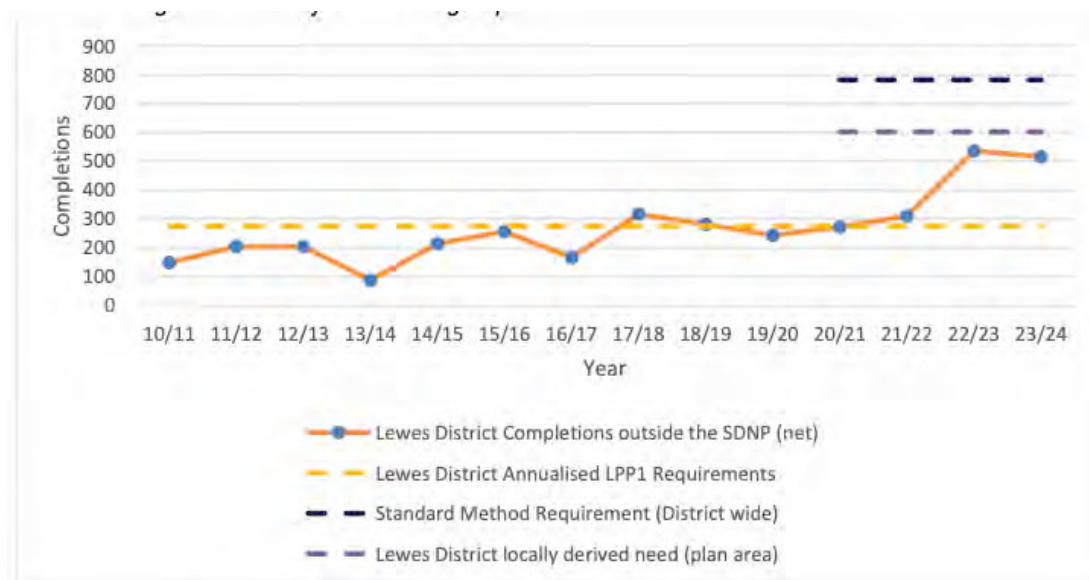
Table 1: Dwelling Numbers in the LDC Administrative Area 2001-2024

2.2 The trend in new housing delivery can be seen below in Graph 1. The peak of housing delivery was in the 2022/2023 financial year at 533 new dwellings, but the period of 2002 – 2022 was variable in terms of delivery and saw changes annually.



Graph 1: Change in Dwelling Numbers per Annum – LDC Area

2.3 LDC reported the following change in housing delivery numbers in their latest Housing Delivery Action Plan (June 2025):



Graph 2: Housing Delivery in Lewes (via LDC)

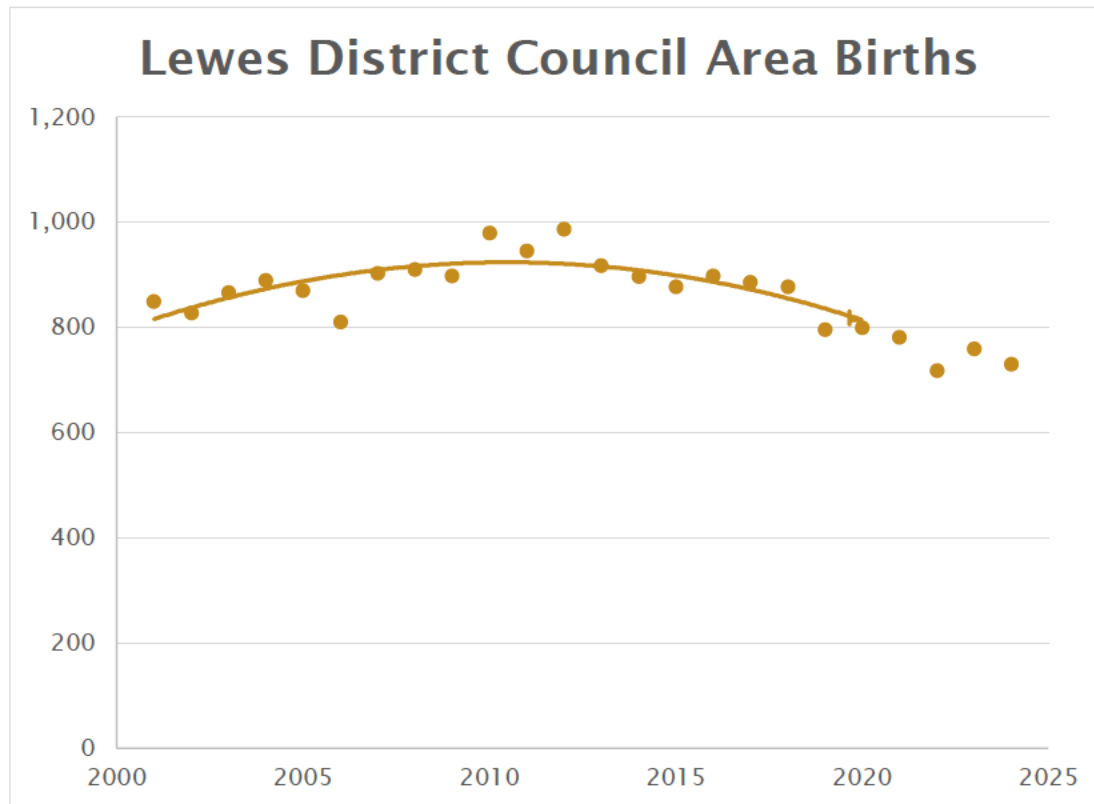
3.0 Births

3.1 Births in the LDC administrative area averaged 861 per annum in the period 2001 – 2024. Births peaked at 987 in 2012 and were recently at their lowest in 2022 at 718.

2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
849	827	866	889	870	811	903	910	898	980	945	987
2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
917	897	877	898	886	877	796	800	781	718	759	730

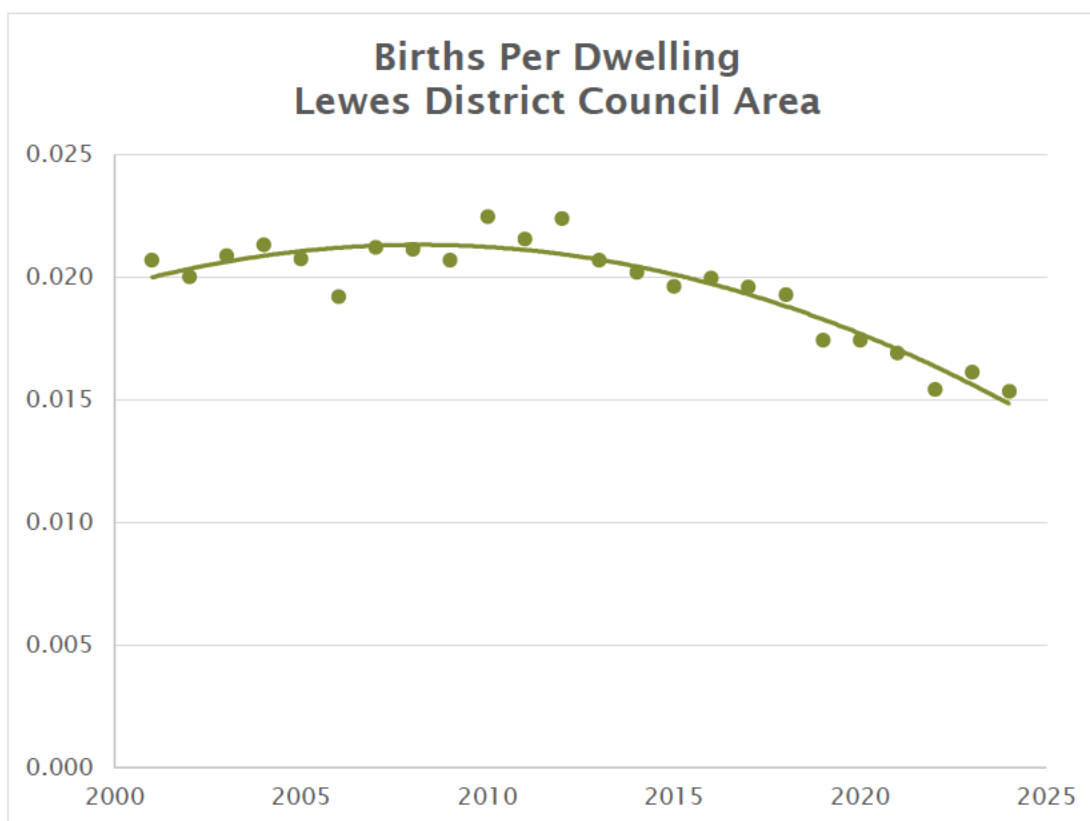
Table 2: Births in the LDC Administrative Area

3.2 The trend over the review period can be seen below in Graph 3. It demonstrates that births were rising as a trend until the peak in 2012 but have been falling year-on-year since this point. This falling trend in births is consistent with the wider population of the UK, where births were at their lowest in 2023 that they had been in since 1977:



Graph 3: LDC Area Births per Annum

3.3 When looking at the births per dwelling in the LDC area, they are falling, indicating that the new birth numbers are not keeping pace with the build programme:



Graph 4: Births per Dwelling – LDC Area

4.0 Age

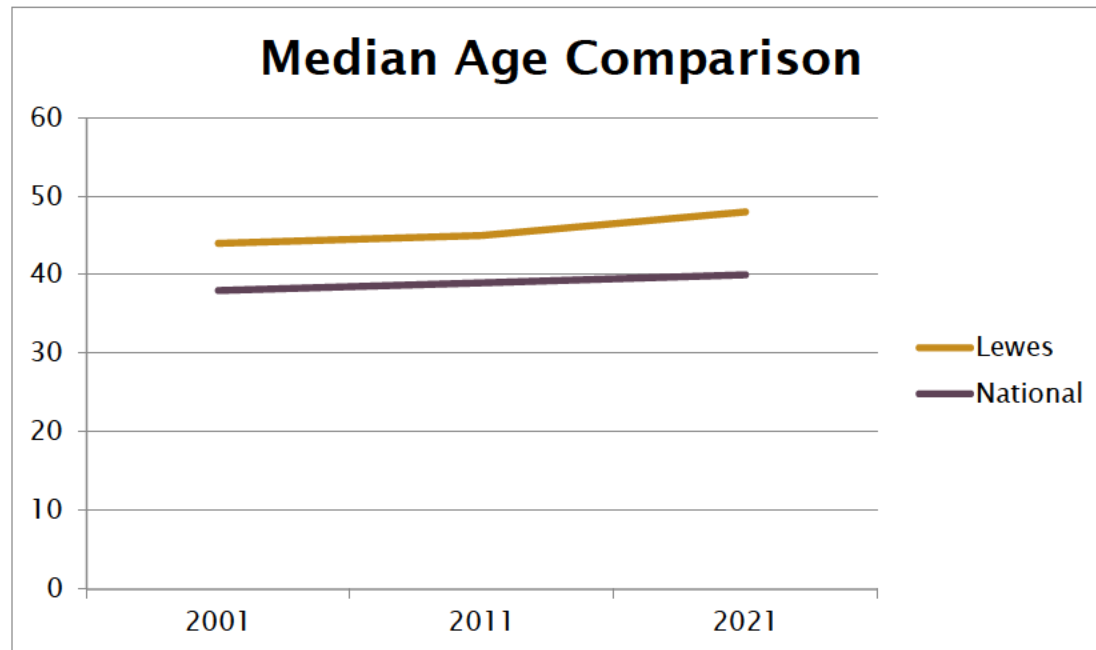
4.1 This Report has reviewed the median age profile of the LDC administrative area, and the national picture. In the year 2001, the difference between the median age profile of the LDC population and that of the wider UK was six years, with the population of LDC being older as an average. By the end of 2021 this had increased slightly to the population of LDC being eight years older than the national average.

Year	2001	2011	2021
Lewes	44	45	48
National	38	39	40
Difference	6	6	8

Table 3: Median Age Comparison

4.2 The trend over the review period can be seen in Graph 5. It shows that there has been little deviation over the years and the age profiles of both the LDC area and

the wider UK changed at around the same rate, although as discussed, the LDC area is older, which is usually linked to a lower rate of fertility:



Graph 5: Median Age Comparison

4.3 To summarise the demographic data of the administrative area: the increase in dwelling numbers has been relatively inconsistent over the years in terms of the quantum of new housing delivered year on year. The birth numbers are falling with 2022 seeing the lowest number of births in more than two decades. The median age profile of the LDC area is older than the wider UK but ageing at a similar rate.

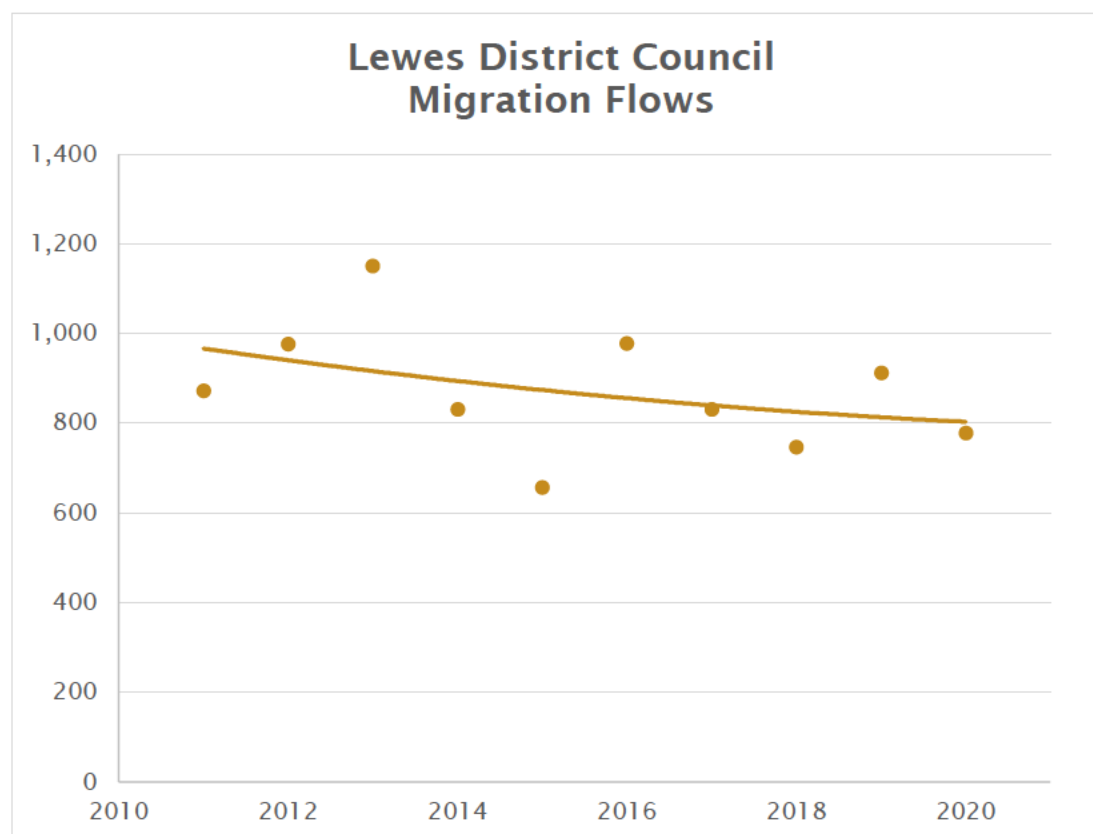
5.0 Migration

5.1 When looking at the inward and outward migration data of people moving in and out of the LDC administrative area, Lewes is a consistent net importer of people, with every year for which data is available seeing an increase. There has been an average of 873 people per annum (as a net average) moving into the area from a different administrative region. The peak was seen in the 2012/13 financial year at 1,151, whereas the lowest number witnessed was in 2014/15 financial year at just 656:

Year	Mid Year Population Estimate	Long-Term International Migration		Internal Migration (within UK)		Change	
		Inflow	Outflow	Inflow	Outflow		
2010/11	97,584	420	230	5,026	4,344	872	0.89%
2011/12	98,695	332	390	5,756	4,722	976	0.99%
2012/13	99,626	268	233	5,581	4,465	1,151	1.16%
2013/14	100,428	325	200	5,768	5,063	830	0.83%
2014/15	100,898	317	209	5,428	4,880	656	0.65%
2015/16	101,631	353	174	5,771	4,972	978	0.96%
2016/17	102,257	329	198	5,771	5,072	830	0.81%
2017/18	102,744	372	248	5,846	5,224	746	0.73%
2018/19	103,268	296	239	6,020	5,165	912	0.88%
2019/20	103,525	290	228	5,699	4,983	778	0.75%

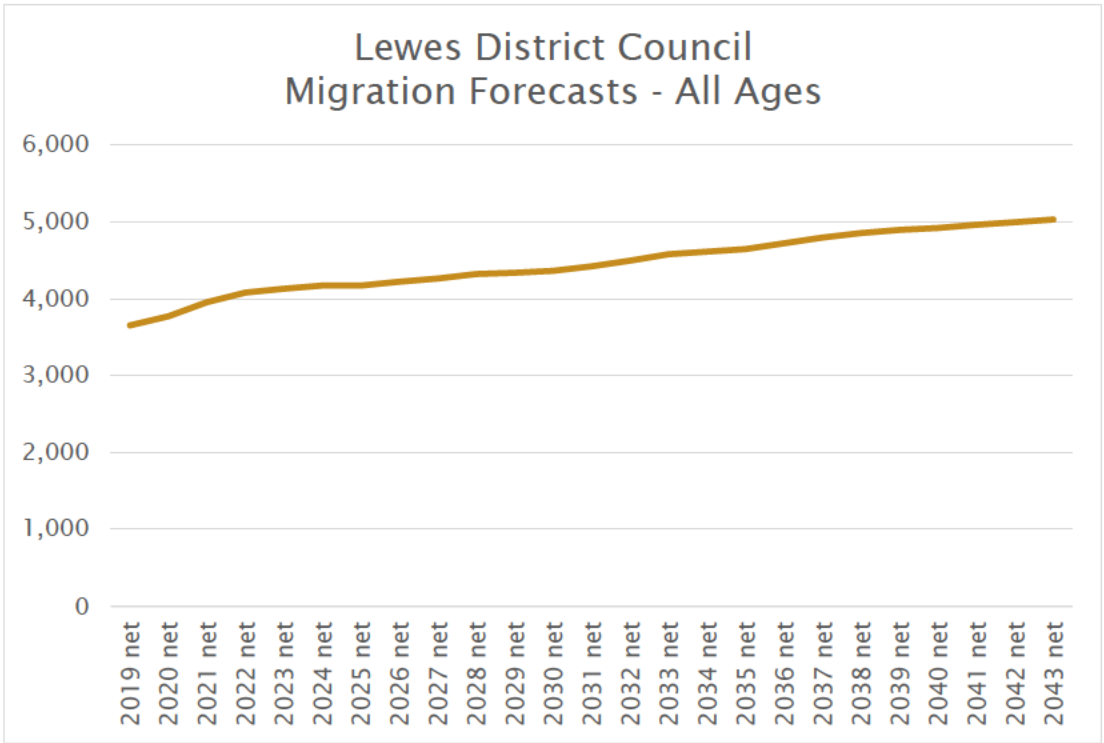
Table 4: Migration Flows in the LDC Administrative Area

5.2 When plotting these numbers on a graph, it is evident that the trend is a falling one, albeit marginally:



Graph 6: Migration Flows in the LDC Administrative Area

5.3 Looking further ahead at migration projections produced by the Office for National Statistics (“ONS”) up to 2043, it is forecast the number of new people moving into the area will stay a net positive, and will actually start to increase as the years progress:



Graph 7: ONS Migration Projections

5.4 ONS produced projections for the migration of individual age groups, which is shown below in Table 5. This shows a trend for more younger children migrating to the area, with 30 one-year olds compared to 9 sixteen-year olds on average.

Age Group	2019 net	2020 net	2021 net	2022 net	2023 net	2024 net	2025 net	2026 net	2027 net	2028 net	2029 net	2030 net	2031 net	2032 net	2033 net	2034 net	2035 net	2036 net	2037 net	2038 net	2039 net	2040 net	2041 net	2042 net	2043 net	Average
0	19	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	19	19	19	19	19	18
1	26	31	31	31	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	31	31	31	32	32	30
2	34	29	33	33	33	32	31	32	32	32	32	31	32	31	31	31	32	32	32	32	32	33	33	33	34	32
3	27	23	18	21	21	21	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	21	21	21
4	25	28	24	20	23	23	23	22	22	22	22	22	22	22	22	22	22	22	22	22	22	22	22	22	23	23
5	12	9	13	10	8	9	9	9	9	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	9
6	19	18	16	18	16	14	15	15	15	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	15
7	11	12	11	9	11	9	7	8	8	8	8	8	8	8	7	7	7	7	7	7	7	7	7	7	7	8
8	19	22	22	21	19	21	19	17	18	18	18	17	17	17	17	17	17	17	17	17	17	17	17	17	17	18
9	5	7	9	10	10	8	10	8	6	8	8	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7
10	5	5	7	9	10	10	7	9	8	6	6	7	7	6	6	6	6	6	6	6	6	6	6	6	6	7
11	16	12	13	14	16	17	16	14	16	14	14	13	13	13	13	13	13	13	12	12	12	12	12	12	12	13
12	6	11	7	7	8	10	11	11	9	11	11	8	9	8	8	8	8	8	8	8	8	8	8	8	8	9
13	8	8	11	9	9	10	12	12	12	11	11	11	9	10	10	10	10	9	9	9	9	9	9	9	9	10
14	16	17	17	22	18	19	20	22	22	22	22	22	20	19	19	19	19	18	18	18	18	18	18	18	18	19
15	9	9	10	10	13	10	10	11	12	13	13	11	12	11	10	10	10	10	10	10	10	10	10	10	10	11
16	7	8	8	9	8	11	9	9	10	11	11	11	10	11	10	9	9	9	9	9	9	9	9	9	9	9
0-3	106	101	100	103	102	101	99	100	100	100	100	99	100	99	99	99	100	100	100	100	102	103	103	105	106	101
4-10	96	101	102	97	97	94	90	88	86	84	84	83	83	82	81	81	81	81	81	81	81	81	81	81	82	86
11-15	55	57	58	62	64	66	69	70	71	71	71	65	63	61	60	60	60	58	57	57	57	57	57	57	57	62

Table 5: ONS Individual Age Group Migration Projections

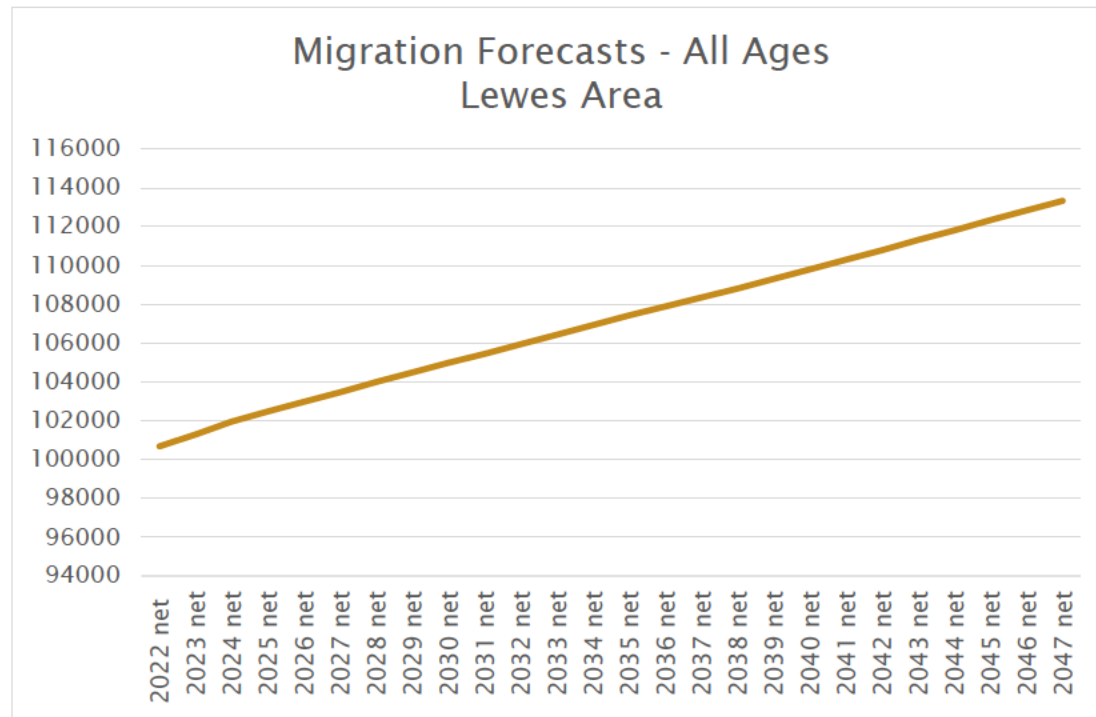
5.5 When looking at the population forecasts of the Lewes area, in 2014, the LDC administrative area had a population of 100,200 people. By 2039, this is expected to increase to 124,400; this is an increase of 24,200 people (21.5%) over the 25-year period. When looking at households, they are expected to increase from 43,566 in 2014, to 56,782 in 2039; this is an increase of 13,216 households (26.3%). Finally, the average household size is expected to decrease from 2.3 to 2.19 over the same period².

Area													
LEWES													
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Population	100200	101200	102200	103200	104200	105300	106300	107400	108400	109500	110500	111600	112600
Households	43566	44018	44518	45034	45533	46060	46575	47114	47656	48198	48751	49306	49882
Av Household Size	2.3	2.3	2.3	2.29	2.29	2.29	2.28	2.28	2.27	2.27	2.27	2.26	2.26
Age 0-4	5100	5100	5100	5000	5100	5200	5300	5400	5400	5500	5500	5500	5500
Age 5-9	5600	5800	5900	6000	6000	6000	5900	5900	5900	5900	6000	6100	6100
Age 10-14	5500	5600	5600	5800	5900	6000	6200	6400	6500	6500	6400	6400	6300
Natural Household Growth	452	500	516	499	527	515	539	542	542	542	553	555	576
	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Population	113600	114600	115500	116500	117400	118400	119300	120200	121100	121900	122800	123600	124400
Households	50457	51014	51581	52143	52702	53248	53776	54299	54815	55320	55823	56308	56782
Av Household Size	2.25	2.25	2.24	2.23	2.23	2.22	2.22	2.21	2.21	2.2	2.2	2.2	2.19
Age 0-4	5600	5600	5600	5600	5600	5600	5600	5600	5600	5600	5600	5700	5700
Age 5-9	6200	6300	6300	6300	6300	6300	6400	6300	6300	6300	6300	6300	6300
Age 10-14	6300	6400	6500	6500	6600	6600	6700	6700	6800	6800	6800	6800	6800
Growth	575	557	567	562	559	546	528	523	516	505	503	485	485

Table 6: 2014 Population Forecasts

² The 2016 based forecasts tell the same story albeit at a slightly lower rate. For town planning purposes, the Government position is to retain the 2014 based forecasts.

5.6 The updated 2022 housing projections shows constant growth in the LDC area:



Graph 8: 2022 Housing Projections (via ONS)

6.0 Child Yield

6.1 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 into the new homes will already be in the school system, as a proportion of people moving into 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.

6.2 The Department for Education ("DfE") has produced Planning Policy Guidance for education entitled "Securing Developer Contributions for Education" (August 2023). A key point in the Guidance is that pupil yield factors should be based on up-

to-date evidence from recent local housing developments. Paragraphs 17 and 18 state:

Pupil yield factors should be based on up-to-date evidence from previous local housing developments, so you can predict the education needs for each phase and type of education provision arising from new development. To understand how pupil yield builds up in developments over time, you can consider pupil yield from developments completed 10 or more years ago as well as those built more recently. You are under no obligation to review pupil yields continually, but we recommend refreshing your data approximately every five years.

Pupil yield factors allow you to estimate the number of early years, school and post-16 places required as a direct result of development, underpinning local plan policies and the contributions agreed in planning obligations. We have published separate research data and guidance on estimating pupil yield, to assist local authorities producing and using pupil yield evidence.

6.3 Table 7 below shows the potential pupil yield for both LDC and ESCC based on DfE estimates. As LDC is a CIL charging authority, ESCC will only apply pupil yields to aid in their planning for school places and not for calculating developer contributions from this site.

Lewes District Council Pupil Yield 2021/22			East Sussex County Council Pupil Yield 2021/22		
Education Phase	Pupil Yield Per Dwelling	X 150 Dwellings	Education Phase	Pupil Yield Per Dwelling	X 150 Dwellings
Early Years	0.086051081	12.9	Early Years	0.081273639	12.2
Primary yield	0.280550098	42.1	Primary	0.300730055	45.1
Secondary yield	0.129273084	19.4	Secondary	0.151288592	22.7
Special	0.012573674	1.9	Special	0.010906852	1.6
Post 16	0.00589391	0.9	Post 16	0.009499516	1.4

Table 7: DfE pupil yields applied to proposed dwellings

6.4 Based on the above pupil yields, a development of 150 dwellings could be expected to yield between 42 and 45 primary age children, depending on whether Lewes or East Sussex average yields are used. For secondary this is 19 and 23 spaces respectively and 2 special school pupils for both. It should be noted that contrary to primary and secondary, the early years pupil yield for Lewes is slightly higher than for East Sussex in general.

6.5 Turning now to new school costs: at its paragraph 32, the DfE's Best Practice Guidance recommends costs to be based on the published 'scorecards'. These are DfE published financial statements of school places delivery via extensions and new schools on an individual school and number of places basis, standardised to a regional factor of 1.00 and a common date.

6.6 The latest scorecard in the public domain is seeing the following costs for new school provision:

Cost per additional school place for 'Cost of additional school places - National, local authority' for New school, Permanent expansion, Primary, Secondary and Temporary expansion in East Sussex for 2024

Move and reorder table headers

	Primary	Secondary
New school	£27,590	£33,424
Permanent expansion	£23,108	£31,783
Temporary expansion	£10,925	£12,265

Table 8: DfE's Scorecard Costs – School Places Per Pupil

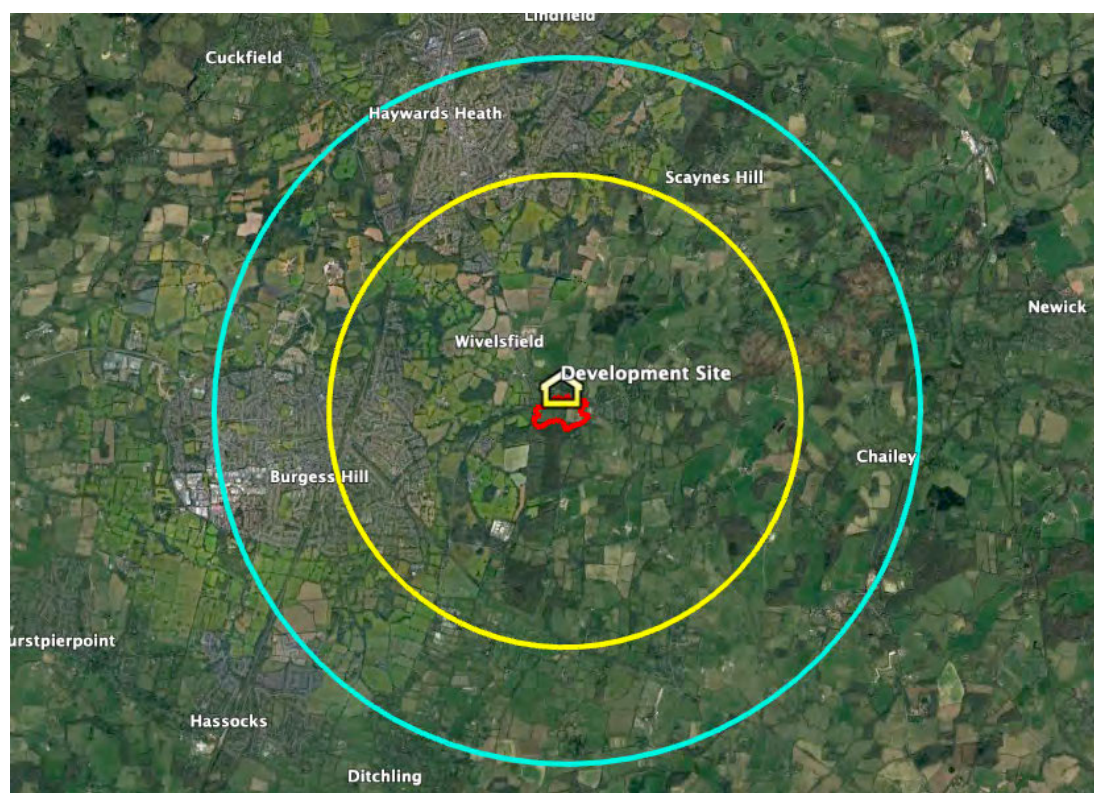
6.7 This is included mainly for completion, as ESCC utilises CIL receipts to fund education provision, and thus no specific Section 106 planning obligations (except, potentially, the provision of land for school expansion) should be sought in relation to Education infrastructure.

6.8 The remainder of this Report will look at the Education landscape to establish whether additional school infrastructure projects are necessary to mitigate the impact of this development.

7.0 Schools

7.1 In our assessment, we consider all primary schools within a two-mile walking distance³, and all secondary schools that lie within a three-mile walking distance of the development. The two and three-mile criteria are the distances prescribed in the Education Act beyond which local authorities are required to provide/fund transport where the nearest available school is further away.

³ Distances have been calculated based upon coordinates near to the development. Once the development is built out, some parts of the site will be further/closer than shown.



Map 3: Two and Three-mile boundary around the development site

7.2 The Education Authority is required to make pupil forecasts to the Department for Education (“DfE”) 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 are submitted separately to avoid double funding. For primary school age pupils, the current published data runs to 2029/30 and for secondary school aged pupils 2031/32. 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.

7.3 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.

7.4 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.

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

7.6 The education authority’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.⁴

7.7 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, whereas Church Schools and Foundation Schools are maintained by the local authority.

7.8 The provision of school places, where there is a shortfall, is made via a funding stream from the Department for Education (“DfE”) 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 based on 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.⁵ A surplus in one school planning area is not offset against another with a shortfall. In this case, providing housing in the Lewes District Other Primary Planning Area (for whatever planning reason) will be reflected in the forecasts for the Lewes District Other Primary Planning Area, and nowhere else.

⁴ Law of Education

⁵ Capital Funding for School Places by 2021 – explanatory note on methodology

8.0 Primary Schools

8.1 The schools within a two-mile radius of the development site can be seen below in Map 4. One of these primary schools is within the statutory two-mile walking distance of the development site, and will directly serve the pupils who will be located on this development. The second school has been disregarded as it is not within a statutory safe walking distance of the proposed new houses:



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

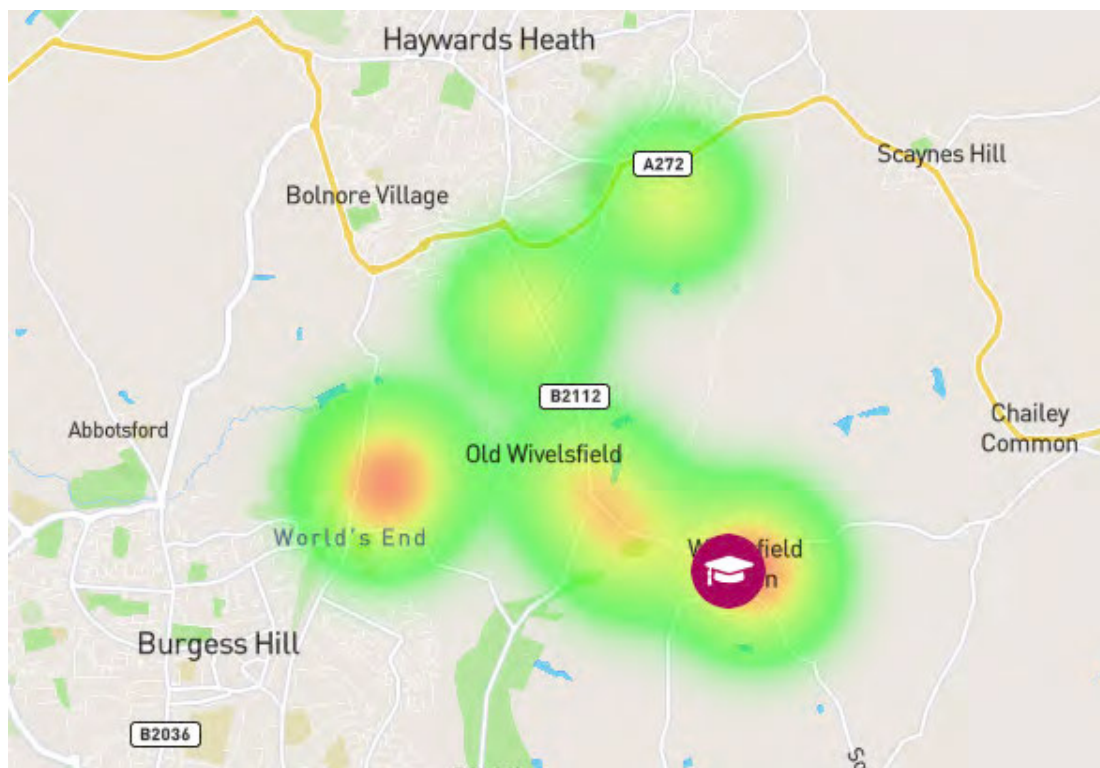
8.2 The latest school roll data (2024/25 academic year) in the public domain for the schools can be seen below in Table 9:

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
Wivelsfield Primary School	RH17 7QN	East Sussex	0.3	210	30	220	31	30	40	29	30	31	29
TOTAL				210	30	220	31	30	40	29	30	31	29
Surplus							-1	0	-10	1	0	-1	1
Available Surplus %							-3%	0%	-33%	3%	0%	-3%	3%

Table 9: School Roll Data (January 2025)
PAN = Planned Admission Number; NoR = Number on Roll

8.3 Wivelsfield Primary School is a 1FE school approximately a 0.3-miles walking route from a midpoint of the development site, and adjacent to the development's eastern boundary. As of January 2025, this school was full. The school is rated Good by Ofsted (2022). The school site is approximately 1.6ha, which is above the recommended site area for a 1FE primary school. Under Building Bulletin 103, a site of this size is sufficient for expansion up to 2FE (420 places in total at the bottom end of the Bulletin) without any compromises on space standards, although most Education Authorities seek 2ha for a 2FE primary school, which is the top end of the bulletin.

8.4 The school takes pupils from a relatively wide area including Wivelsfield, World's End, and the edge of Haywards Heath, with some travelling over the statutory two-mile walking route to attend the school. There may be a proportion of students attending this school from over the administrative border, which will lessen the need for additional places specifically in Wivelsfield.



Map 5: Wivelsfield Primary School Catchment Area Heat Map

8.5 What the above demonstrates is that while the school is full, it is drawing pupils from outside of its immediate vicinity. Furthermore, if the school does need to expand, it is likely it could do so on its current site due to the fact that the school is

on a site larger it is required to be under the latest Building Bulletin, although more land for expansion would be optimal.

8.6 Turning now to the projections, produced by ESCC for the Lewes District Other Primary Schools Planning Area, which includes Wivelsfield Primary: there are nine schools in this Planning Area with a combined capacity of 1,563 pupil places:

Time Period	LA Name	School Name	Primary Capacity
202425	East Sussex	Barcombe Church of England Primary School	140
202425	East Sussex	Chailey St Peter's Church of England Primary School	140
202425	East Sussex	Ditchling St Margaret's Church of England Primary School	168
202425	East Sussex	Firle Church of England Primary School	105
202425	East Sussex	Hamsey Community Primary School	105
202425	East Sussex	Newick Church of England Primary School	210
202425	East Sussex	Plumpton Primary School	140
202425	East Sussex	Ringmer Primary and Nursery School	315
202425	East Sussex	Wivelsfield Primary School	240

Table 10: Lewes District Other Primary Planning Area Schools

8.7 The pupil forecast shows that pupil numbers are expected to increase from 1,419 in 2024/25 to 1,439 by 2029/30 against the same capacity of 1,563 places. There is expected to be 124 spare places in this rural Planning Area by September 2029, which is 0.6FE:

LA name	Year	Planning Area Name	Planning Area Code	Planning Area Phase	nc Year Group	Pupil Forecast and ...
East Sussex	202425	Lewes District - Other Primary	8450007	Primary	Primary total	1419
East Sussex	202526	Lewes District - Other Primary	8450007	Primary	Primary total	1450
East Sussex	202627	Lewes District - Other Primary	8450007	Primary	Primary total	1441
East Sussex	202728	Lewes District - Other Primary	8450007	Primary	Primary total	1429
East Sussex	202829	Lewes District - Other Primary	8450007	Primary	Primary total	1441
East Sussex	202930	Lewes District - Other Primary	8450007	Primary	Primary total	1439

Table 11: ESCC SCAP Projections

8.8 What is evident from the above is that there is expected to be sufficient capacity in the existing schools within the Lewes District Other Primary Planning area, although not at the closest school (Wivelsfield Primary) or within the recommended walking distance of less than two miles. It may therefore be necessary for ESCC to expand Wivelsfield Primary School to accommodate the likely yield from this development of up to 45 primary age pupils, or 6 pupils per year group. There are other developments also coming forward in Lewes approved at Appeal for 96 and 45 dwellings respectively, that would also contribute towards any growth of the school via their CIL funds.

8.9 ESCC have indicated in early discussions their support for the reservation of school expansion to the south of the development site, as highlighted on the Map below:



Map 6: Potential Expansion Land

8.10 The land, which equates to approximately 0.5ha, would allow the school to grow without eating in to green space. The design of the school is such that it is a single storey facility spread out to the east of the site. This does not allow for easy expansion without utilising playing pitches. The inclusion of expansion land removes the green space loss and means that the school has considerably more options for growth.

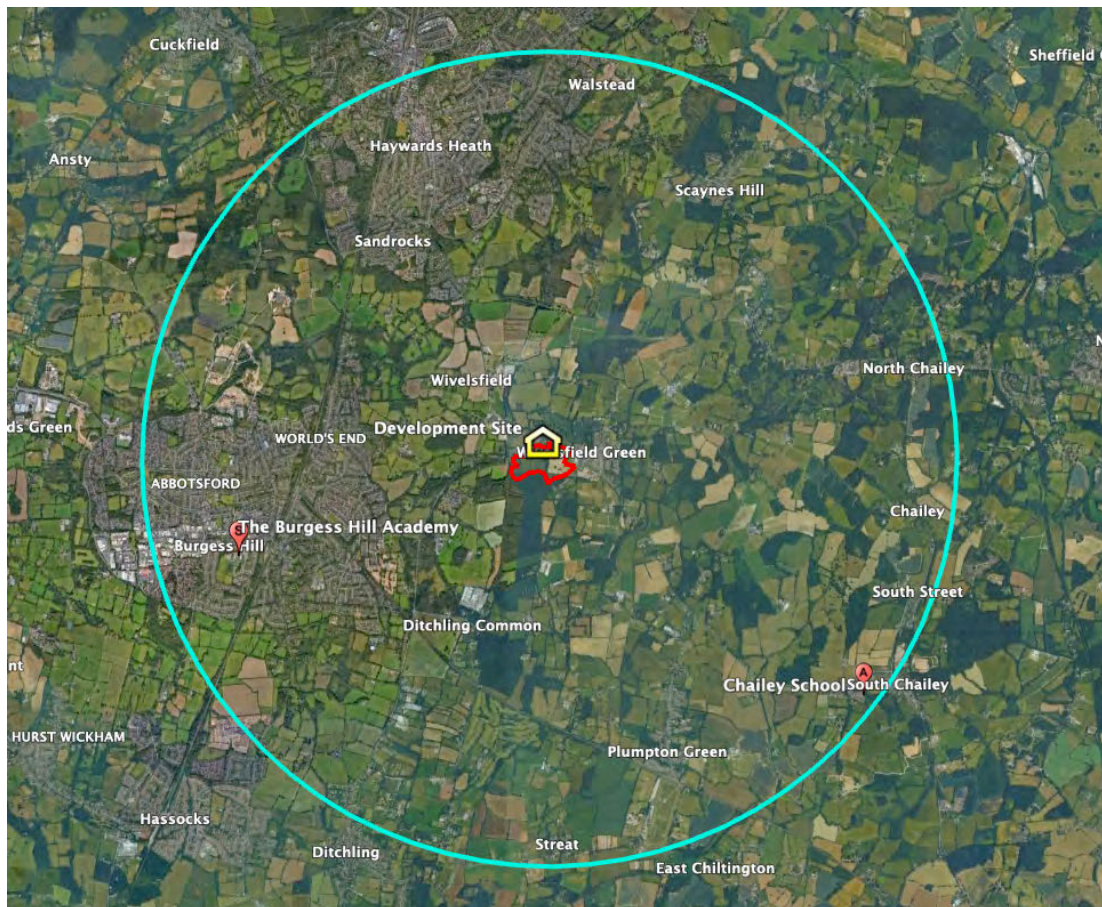
8.11 Should ESCC agree that an expansion of Wivelsfield Primary School is necessary, the provision of additional land adjacent to the school site could be viewed favourably by both the school and the education authority. The school already has a large site for its size, but the linear design of the existing buildings mean that any expansion is likely to impact the existing external play areas. The DfE aim to protect school playing areas from being built on through the guidance 'Involving the Secretary of State in Land Transactions'⁶. Under Section 77 of the School Standards and Framework Act 1998 and Part 1 of Schedule 2 to the Academies Act 2010, you need the Secretary of State's consent to dispose of or appropriate school land and to change the use of school playing field land. If additional land is provided to replace that lost through expansion, this process is far more straightforward.

⁶ https://assets.publishing.service.gov.uk/media/615301ce8fa8f561127cf490/School_land_guidance.pdf

8.12 In summary, an expansion of Wivelsfield Primary School is likely to be required (certainly based on the fact that the school is currently full), and this project would be funded through CIL. Availability of additional land adjacent to Wivelsfield School has been favourably viewed by the Education Authority (and it is expected that the school will also see the benefits) and therefore the land could support the process of expansion, while also safeguarding future provision. This has been viewed positively by ESCC, who have outlined support for this expansion land to safeguard future provision.

9.0 Secondary Schools

9.1 The secondary schools within a three-mile radius of the development site can be seen below in Map 7. There are no secondary schools within the statutory three-mile walking distance of the proposed new houses. The location of the schools in relation to the dwellings can be seen in the Map below:



Map 7: Secondary Schools in relation to the Development Site

9.2 The latest school roll data in the public domain for the ESCC-based school (2024/25 academic year) can be seen below in Table 12:

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
Chailey School	BN8 4PU	East Sussex	3.2	870	174	855	173	173	172	169	168	0
TOTAL				870	174	855	173	173	172	169	168	0
Surplus							1	1	2	5	6	
Available Surplus %							1%	1%	1%	3%	3%	

Table 12: Pupil Numbers – January 2025

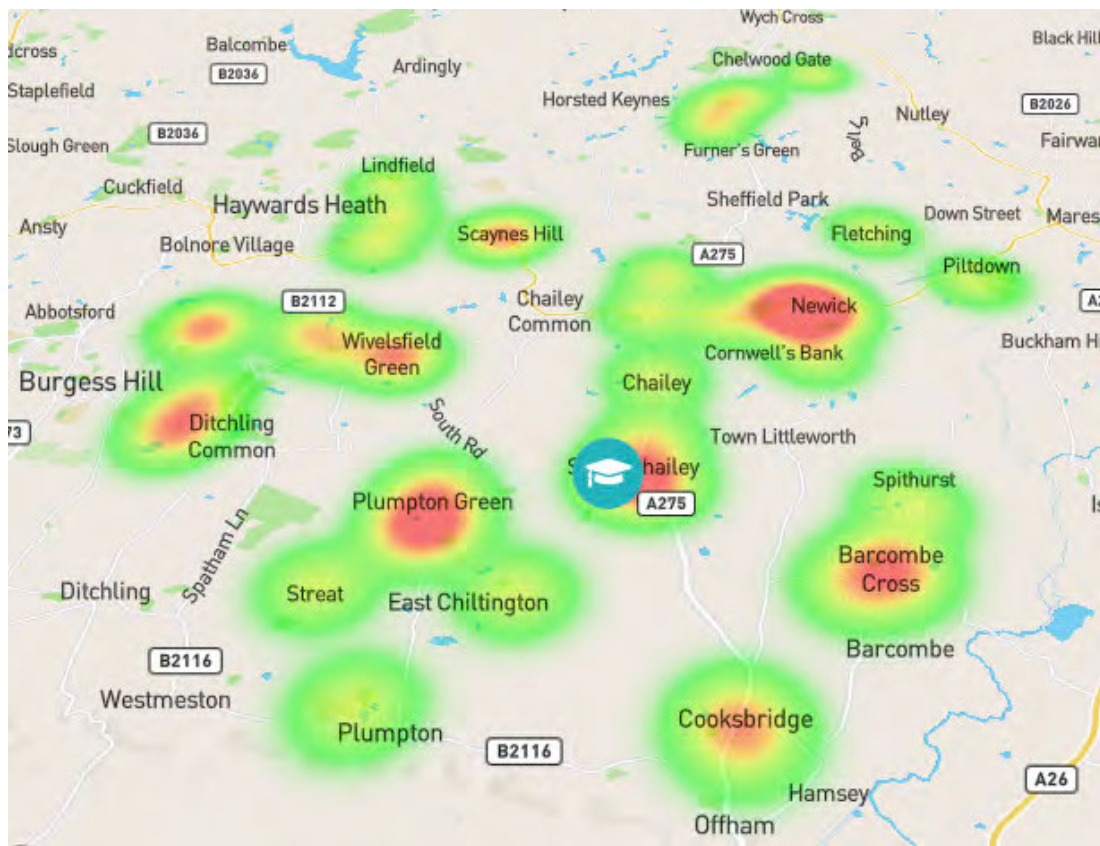
NoR = Number on Roll; PAN = Planned Admission Number

9.3 The closest secondary school (in East Sussex) to the development site that directly serves pupils from Wivelsfield Green is Chailey School, which is 3.2-miles walking distance from the proposed new dwellings. Chailey School has small numbers of surplus places in some year groups but is effectively full. It is rated Good by Ofsted.

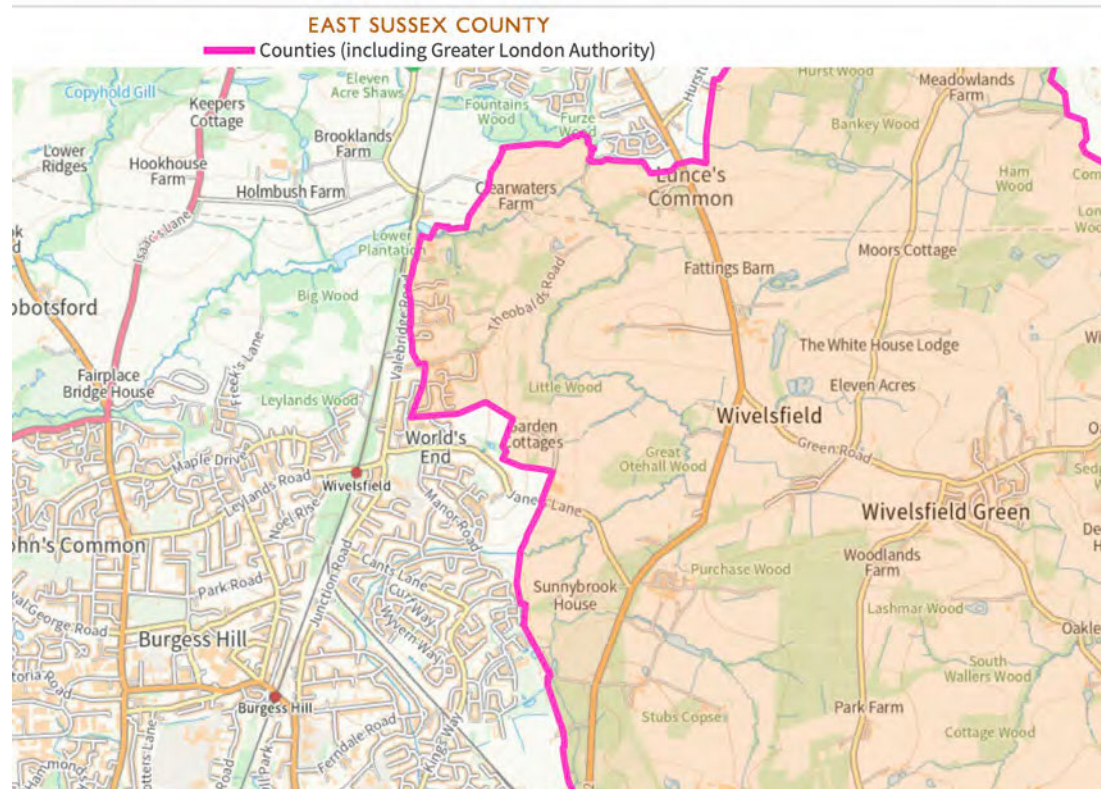
9.4 The catchment area heat map for Chailey School is provided below. The school takes from a very wide area, some living significantly further away than those attending from Wivelsfield Green. This includes some cross border movement from the West Sussex County Council education authority area. While parents can express preferences for schools outside of the education authority area that they reside in they are less likely to be prioritised for a place. This means that those living on the new development would likely take priority over a pupil applying to Chailey School from West Sussex.

9.5 ESCC note, in their School Organisation Plan 2023 – 2027⁷ that West Sussex are proposing to build a new secondary school, linked to development at Burgess Hill. Once built, that is likely to impact on the numbers on roll at Chailey School.

⁷ <https://eastsussex.pagetiger.com/biummzu/1>



Map 8: Chailey School Catchment Area Heat Map



Map 9: East Sussex/West Sussex Border

9.6 Table 13 provides the pupil forecast for Chailey School, showing a decrease in surplus places predicted with 903 pupils on roll anticipated by 2031/32 against a capacity of 870. It is likely, however, that the 19 secondary age pupils anticipated from this development, or 4 per year group, could be accommodated at Chailey School without the need for expansion through displacement of out of catchment children.

LA name	Year	Planning Area Name	Planning Area Code	Planning Area Phase	nc Year Group	Pupil Forecast and ...
East Sussex	202425	Chailey and Surrounding Secondary	8451003	Secondary	Secondary total	855
East Sussex	202526	Chailey and Surrounding Secondary	8451003	Secondary	Secondary total	868
East Sussex	202627	Chailey and Surrounding Secondary	8451003	Secondary	Secondary total	884
East Sussex	202728	Chailey and Surrounding Secondary	8451003	Secondary	Secondary total	898
East Sussex	202829	Chailey and Surrounding Secondary	8451003	Secondary	Secondary total	902
East Sussex	202930	Chailey and Surrounding Secondary	8451003	Secondary	Secondary total	908
East Sussex	203031	Chailey and Surrounding Secondary	8451003	Secondary	Secondary total	908
East Sussex	203132	Chailey and Surrounding Secondary	8451003	Secondary	Secondary total	903

Table 13: Chailey and Surrounding Secondary Planning Area School

9.7 In summary, an expansion of Chailey School is unlikely to be required to mitigate the impact from this development, due to falling numbers on roll and the proposed new school being built just over the border in West Sussex. If additional

provision is required, ESCC has CIL funds to draw from towards this new infrastructure.

10.0 Early Years

10.1 Under the Childcare Act 2006, local authorities have specific duties to secure:

- Sufficient and suitable childcare places to enable parents to work, or to undertake education or training which could lead to employment
- Sufficient and suitable early years places to meet predicted demand
- Free early years provision for all 3- and 4-year-olds (and more recently the 40% most vulnerable 2-year-olds) of 15 hours per week 38 weeks per year.

10.2 The Childcare Act 2016 includes an extension to the current entitlement and, from September 2017, provides an additional 15 hours (per week 38 weeks per year) of free childcare for 3- and 4-year-old children from working families who meet the following criteria:

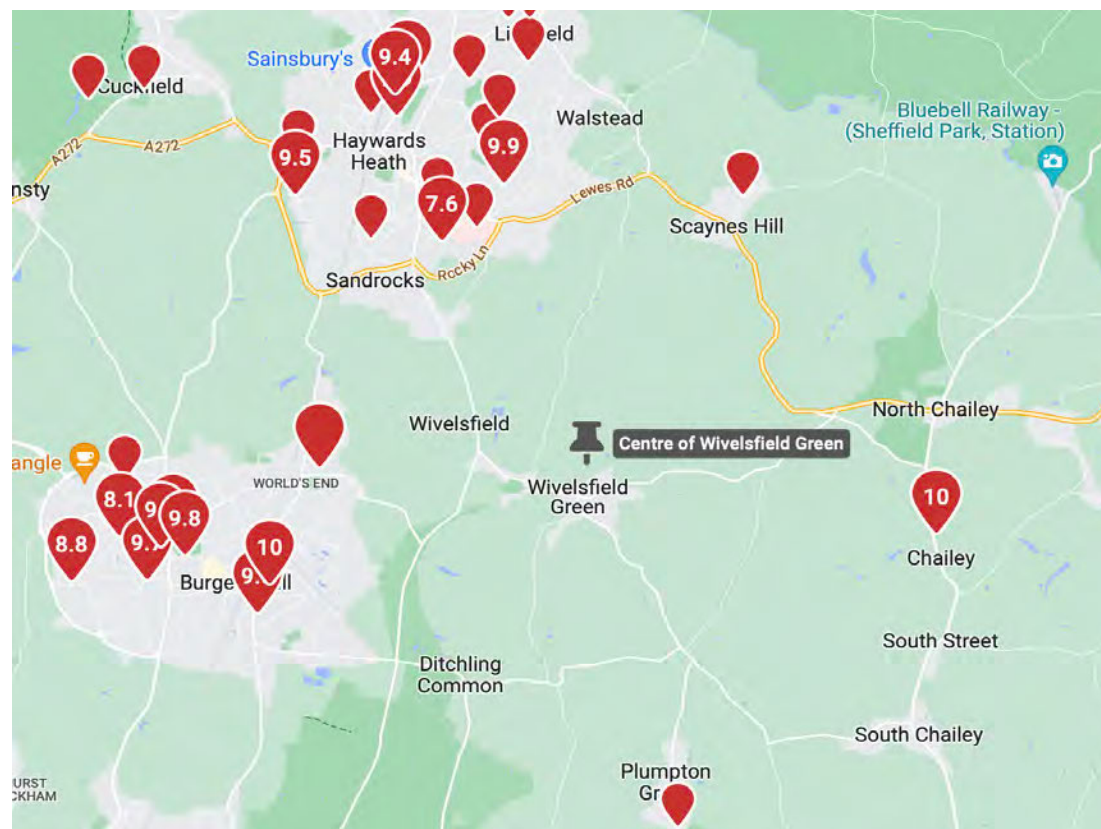
- Both parents are working (or the sole parent is working in a lone parent family)
- Each parent earns, on average, a weekly minimum equivalent to 16 hours at national minimum wage and less than £100,000 per year.

10.3 Paragraph 23 of the best practice guidance states:

While many early years settings fall within the private, voluntary, and independent (PVI) sector, local authorities have a duty to ensure early years childcare provision within the terms set out in the Childcare Acts 2006 and 2016. DfE has scaled up state-funded early years places since 2010, including the introduction of funding for eligible 2-year-olds and the 30 hours funded childcare offer for 3-4-year-olds. Expanded early years entitlements for children aged nine months to three years old become available from 2024. The take-up of funded childcare entitlements is high, increasing demand for early years provision. All new primary schools are now expected to include a nursery. Developer contributions have a role to play in helping to fund additional early years places for children aged 0-4 where these are required due to housing growth, whether these are attached to schools or delivered as separate settings.

From April 2024, eligible working parents of 2-year-olds can access 15 hours of childcare support. By September 2025, eligible working families with children aged between 9 months and 5 years old will be entitled to 30 hours of childcare support. 15 hours of childcare support will be extended to eligible working parents of children ages 9 months to 3-years-old. Eligible working parents of children 9 months to school age will be entitled to 30 hours of childcare per week.⁸

10.4 Map 10 shows pre-school and nursery provision within the areas surrounding Wivelsfield Green. Not showing on the map is Wivelsfield Wrens Nursery which opened at the primary school in September 2023. CIL funding could also be utilised to expand this nursery if deemed necessary to accommodate the predicted 13 Early Years age children and/or additional land be made available from the adjacent development site.



Map 10: Nurseries and Pre-Schools in the vicinity of the Development Site

⁸ <https://www.childcarechoices.gov.uk/childcare-expansion/early-years-childcare>

10.5 Beyond payment of CIL, nothing further is required from a mitigation perspective.

11.0 Special Education Needs and Disabilities

11.1 It is very difficult to ascertain whether any children with SEND would come forward from this development. If direct need cannot be identified, then a planning obligation is not required. When calculating the requirement for mainstream Primary and Secondary Education needs of children that are likely to be located in the proposed housing development, there is a plausible link between the numbers of places that are likely to be required, and the local school(s) that will be, in the main, asked to accommodate these children. The link between the development, the requirement, and the location of the schools is direct, and proportionate. Additionally, the arrangements for funding additional mainstream school places includes the mechanism to advise the funding body (ESFA) of the numbers of pupil places covered by S106 contributions that are then discounted from the allocation, to avoid double funding.

11.2 What should be mentioned, however, is that the DfE states in their latest PPG on securing education planning obligations (August 2023):

We advise you to seek developer contributions for expansions required to sixth form and special educational needs and disabilities (SEN) provision, commensurate with the need arising from the development.

11.3 This demonstrates that the best practice guidance supports the requesting of SEND contributions if they are needed, although again establishing that direct need is problematic.

11.4 Government statistics suggest that in 2025 5% of children in the UK have an EHC plan/Statement of SEND (up from 4.7% in 2024)⁹. 14% of the UK's school age child population has some form of SEND but no EHC plan. Nationally, there is insufficient SEND provision to accommodate the demand, which is growing.

11.5 Provision of funding towards additional SEND places in the ESCC area could be of great benefit to the existing local community as well as those living on the new development. This should be funded through CIL, as per all education development mitigation in the ESCC area.

⁹ <https://explore-education-statistics.service.gov.uk/find-statistics/special-educational-needs-in-england>

12.0 Conclusion

12.1 To summarise the demographic data of the administrative area, the increase in dwelling numbers has been relatively inconsistent over the years. The birth numbers are falling and 2022 saw the lowest number of births in more than two decades. The median age profile of the LDC area is older than the wider UK but aging at a similar rate.

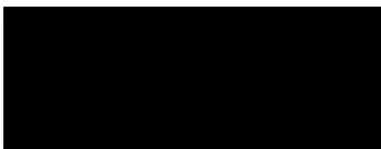
12.2 A development of this scale is expected to accommodate between 42 and 45 primary age children, 19 to 23 secondary school aged children, and 2 special school pupils.

12.3 From a primary perspective, there is not expected to be sufficient capacity in the nearest school to be able to accommodate the pupils that will be living on this development site. An expansion of Wivelsfield Primary School is likely to be required, funded through CIL. Availability of additional land adjacent to Wivelsfield School has been favourably viewed by the Education Authority in early discussions, as it would support the process of expansion.

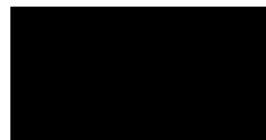
12.4 The closest secondary school in East Sussex to the development site that directly serves Wivelsfield Green is Chailey School. An expansion of Chailey School is unlikely to be required to mitigate the impact from this development, due to displacement of future applicants from outside of the administrative area, and the proposed new school being built just over the border in West Sussex.

12.5 For early years, CIL funding could also be utilised to expand the Wivelsfield Wrens Nursery if deemed necessary to accommodate the predicted 15 early years age children and/or additional land be made available from the adjacent development site.

12.6 SEND contributions are much better dealt with via CIL due to the strategic nature of the requirement, and the wide geographical area it can cover.



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