



Appendix 10 14/P4361 Wimbledon Stadium  
Committee Report

Contracts & School Organisation  
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**Sabah Halli**  
**Development Control Officer**  
**Environment and Regeneration Department**  
**London Borough of Merton**

Dear Sabah

**14/P4361 WIMBLEDON STADIUM**

I am writing in response to planning application 14/P4361 within the remit of the council's statutory responsibility to provide sufficient school and childcare places.

The planning application 14/P4361 stipulates a total of 602 new dwellings (13 studio, 212 1-bed, 245 2-bed, 127 3-bed, and 5 4-bedroom units), which will include 10% (60 units) affordable intermediate housing. There will therefore be a 'child yield' which will impact on the sufficiency of school and childcare places.

Estimating child yield from a development is not straightforward and can be variable but the two most recent London-wide models based on research is the child yield calculator in the Mayor of London's Play and Informal Recreation SPG (September 2012), and the GLA (Greater London Authority) Population Yield Calculator published in November 2014.

The September 2012 model shows that, based on the unit details of planning application 14/4361 stated above, the following extra children are forecast from the development:

Ages	Number of children
1-4	39
5 to 11	20
12 +	10
<b>Total</b>	<b>69</b>

Our calculations from the November 2014 model (using the samples of Merton, Wandsworth and Croydon), based on the same unit details, shows the following extra children are forecast from the development:

Ages	Number of children
0-9	129
10 to 18	42
<b>Total</b>	<b>171</b>

This illustrates the discrepancies in calculating child yield, and it should be acknowledged that the November 2014 model does not distinguish between flats and houses, when it is likely that multi-storey flats, as provided in this development, would produce a lower child yield. Furthermore, the GLA advises that the “estimates derived using this calculator should be referenced as ‘GLA Experimental Statistics’.”

In providing my comments I note it is likely that the residential element of the development would be constructed and due to be occupied not before the 2017-18 academic year.

### **Primary school places**

With primary school now starting for children aged 4 at the start of September each year, neither model provides a simple figure from primary school, but by proportioning the figures, an estimate of the child yield for the seven years of primary school is approximately 25-30 children, (about 4 per year group) under the September 2012 model, or approximately 70-80 children (about 10 per year) under the November 2014 model.

This is within the context of the council providing over 4,000 additional primary school places across the borough over the past six years to provide sufficient places.

For school organisational reasons, the council would generally only expand schools by ‘full forms of entry’ i.e. 30 pupils per year to a total of an additional 210 children per school. Therefore even if the higher figure is used this development would not be sufficient to promote a school expansion on its own, but would put pressure on existing places, and may contribute to the need to further expansion.

There are ten existing primary schools that are less than 1 mile from the development and, with the development being almost adjacent to the LB Merton/Wandsworth border, half of these are located within LB Merton and half within LB Wandsworth.

1. Smallwood Primary School (Wandsworth) Approximate distance: 0.3 miles
2. The Priory CofE School (Merton) Approximate distance: 0.5 miles
3. Broadwater Primary School (Wandsworth) Approximate distance: 0.5 miles
4. Garfield Primary School (Merton) Approximate distance: 0.7 miles
5. Earlsfield Primary School (Wandsworth) Approximate distance: 0.7 miles
6. Wimbledon Park Primary School (Merton) Approximate distance: 0.7 miles
7. Holy Trinity CofE Primary School (Merton) Approximate distance: 0.7 miles
8. All Saints' CofE Primary School (Merton) Approximate distance: 0.8 miles
9. Gatton (VA) Primary School (Wandsworth) Approximate distance: 0.8 miles
10. Beatrix Potter Primary School (Wandsworth) Approximate distance: 0.9 miles

These schools are largely full with many having already expanded recently and whether any development would be required would depend on overall changes to demand by

the time the houses are occupied, which I understand to be 2018 or later. The child population forecasts without this development are currently for a plateau in demand within the general area at reception year (start of school) age from 2015 to 2019. The council would need to include this development as part of its overall planning for school places.

Considering the almost equal impact on LB Wandsworth, LB Merton officers met with colleagues from Wandsworth in September 2014 at the pre-application stage and agreed that, should the development proceed, there would need to be a review of local demand and supply in autumn 2016. Should there be an insufficient supply of local primary school places when the Wimbledon Stadium child yield is taken into account, expansion of a local school in one of the boroughs would need to be considered within the context of overall school expansion requirements. LB Wandsworth would also consider this in the context of any new school planned on the Springfield Hospital site. The school could be either a LB Merton or LB Wandsworth school, with appropriate admissions priorities, and an amount of Community Infrastructure Levy funding could be accordingly allocated.

### **Secondary School places**

The September 2012 model forecasts an increase in demand by about 12 children, and the November 2014 model about 40 children. This is within the context of over 2,000 extra 11-16 places needing to be provided over the next 10 years due to general increases in demand coming from existing primary schools.

CIL funding will therefore be required to contribute to this expansion programme.

### **Pre-school childcare**

According to the September 2012 calculator this development will provide for a child yield of approximately 39 children of 4 years and under, the majority of which would be pre-school age (under 4 years). The November 2014 model is unhelpful in not distinguishing between the wide age band of 0-9 years but a simple proportion for 0-3 years would suggest a child yield of 43.

The GLA forecasts on pre-school children is for a relatively “flat” number i.e. not a significant increase or decrease in demand. At the present time the council is struggling to provide sufficient pre-school childcare and education places in all years, and we have a particular challenge due to the council’s new statutory duty to secure sufficient nursery places for certain children of 2 years.

This is evidenced by:

- The local state funded schools with nursery provision for 3-4 years being full
- The local private and voluntary sector providers also being full with waiting lists, evidenced by a recent telephone survey we have undertaken
- Our problem now to find providers that can provide places for 2 year olds

We are not aware of any current plans for additional provision.

Given the child yield from the new development it is anticipated that it would lead to a deficit in childcare places, which will require additional provision.

Given this need, and child care settings being much smaller institutions we would expect a development of this size to provide a child care/nursery facilities on-site, which should include a facility open 8am to 6pm for working parents.

This wouldn't necessarily need to be through additional development to the current plans as it could be through designing flexible use of spaces. For example, an area could be used as a football club social space at weekends and match day evenings, but be available as a weekday 8am-6pm childcare facility at other times.

Yours sincerely,



Tom Procter  
Service Manager – Contracts & School Organisation

