Housing developments and child yield data for Wokingham

New Homes Per Year

The data here has been derived from data collated by the borough's planning team, as part of the prepration work for the new Local Plan

Loddon Valley Garden Village SDL

Site address	Total delivery in plan period	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42	2042/43	2043/44	2044/45	2045/46	2046/47	2047/48	2048/49
Loddon Valley Garden Village SDL	2700	25	125	175	200	250	250	250	250	250	250	250	225	200	200	200	200	200	200	150	80		
		25	125	175	200	250	250	250	250	250	250	250	225	200	200	200	200	200	200	150	80	0	0

West of Wokingham Town and Winnersh

	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40
Wokingham Town West	150	72	57	100	62	97	122	82	47	32	32	32	32

Wokingham BC Child Yield Calculations

The model below is used in negotiations with developers over S106 contributions (developer payments for additional school places). It includes for the impact of additional children born to new home resident parents, as well as arriving children. There is one important caveat though. The same research that produced this data evidenced a bell shaped impact on demand associated with new homes. That is to say the immediate impact of housing development is to increase the number of local children. However, once homes are complete initial children age through early years / primary age groups into secondary schools (noting this means the primary school numbers shown below will in time roll forward into the secondary sector). Child yield will then fall. Future children will arise from housing churn bringing younger households into the new developments. Long term child yields across all housing types have been in the order of 1,000 homes generating 30 children per year (i.e. 210 primary school age children, 150 secondary school age children).

Note too that while housing led migration into the borough is important, current projected secondary rolls also take account of the reducing birth rates seen since the last significant peak years for borough births in 2012/13. New homes will counter this, to some extent, but the balance of new to established homes is such that across the borough, and in most communities, the impact of new homes will be out balanced by the fall in child numbers due to falling birth rates. While the birth rate may (and likely will) rise in future, the impact on secondary school rolls will be seen a decade after the reversal of the falling birth rate trend.

Location - Based on Wokingham (113)

Child yield data source

Data Sources

Data for this project were obtained from the Ordnance Survey (OS), the Valuation Office

Source

Pupil Yield Data Dashboard (shinyapps.io)

Derivation of child yields (1) Property numbers by number of bedrooms

LA/District Wokingham
Academic Y 2021/22
Tenure Typ All
Education ˙ Mainstream
Housing Ty All

Sum of Nur **Properties by no. of bedrooms**

Education	1	2	3	4+	Grand Total
Early Years	460	3349	3669	681	8159
Primary	460	3349	3669	681	8159
Secondary	460	3349	3669	681	8159
Post-16		3349	3669	681	7699
Grand Tota	**1380**	**13396**	**14676**	**2724**	**32176**

Derivation of child yields (2): Number of resident children by education

LA/District Wokingham
Academic Y 2021/22
Tenure Typ All
Education ˙ Mainstream
Housing Ty All

Sum of Nur **Properties by no. of bedrooms**

Education	1	2	3	4+	Grand Total
Early Years	0	129	214	35	378
Primary	6	749	1457	327	2539
Secondary	5	235	700	207	1147
Post-16		25	108	44	177
Grand Tota	**11**	**1138**	**2479**	**613**	**4241**

Properties by no. of bedrooms

	1	2	3	4+
Early Years	0.00	0.04	0.06	0.05
Primary	0.01	0.22	0.40	0.48
Secondary	0.01	0.07	0.19	0.30
Post-16		0.01	0.03	0.06

Specific Developments

Hatch Farm development

Child Yield

		Homes by no. of bedrooms			
		1	**2**	**3**	**4+**
A	Primary	0.01	0.22	0.40	0.48
	Secondary	0.01	0.07	0.19	0.30
	Post-16		0.01	0.03	0.06

Properties

		Homes by no. of bedrooms					
		1	**2**	**3**	**4+**	Enter numbers of homes here =	660
B	Number of	99	198	264	99		
Enter %ge	split here =	15%	30%	40%	15%	100%	

Number of children

		Homes by no. of bedrooms				C
		1	**2**	**3**	**4+**	**Total**
A (for each education phase) X B	Primary	1	44	105	48	198
	Secondary	1	14	50	30	95
	Post-16	0	1	8	6	16

NB - this data is included in the Loddon Valley Garden Village scheme

Loddon Valley Garden Village

Child Yield

		Homes by no. of bedrooms				
		1	**2**	**3**	**4+**	
A	Primary	0.01	0.22	0.40	0.48	
	Secondary	0.01	0.07	0.19	0.30	
	Post-16		0.01	0.03	0.06	

Properties

		Homes by no. of bedrooms					
		1	**2**	**3**	**4+**	Enter numbers of	3930
B	Number of	590	1179	1572	590		
Enter %ge	split here =	15%	30%	40%	15%	100%	

Number of children

		Homes by no. of bedrooms				C
		1	**2**	**3**	**4+**	**Total**
A (for each	Primary	8	264	624	283	1179
	Secondary	6	83	300	179	568
	Post-16	0	9	46	38	93

Wokingham Town West (inc Winnersh)

Child Yield

		Homes by no. of bedrooms			
		1	**2**	**3**	**4+**
A	Primary	0.01	0.22	0.40	0.48
	Secondary	0.01	0.07	0.19	0.30
	Post-16		0.01	0.03	0.06

Properties

		Homes by no. of bedrooms					
		1	**2**	**3**	**4+**	Enter numbers of homes here =	919
B	Number of	138	276	368	138		
Enter %ge	split here =	15%	30%	40%	15%	100%	

Number of children

		Homes by no. of bedrooms				C
		1	**2**	**3**	**4+**	**Total**
A (for each education phase) X B	Primary	2	62	146	66	276
	Secondary	1	19	70	42	133
	Post-16	0	2	11	9	22

Child Yield Rates 2

These child yield rates are derived from annual home building data for Wokingham, and child population (from GP registration data) and primary roll data (for primary roll year group impacts) for children living in post 2017 homes (using post code age as a proxy for new build occupants).

Early Years child yield rate for single years of age per home	0.0369
Primary child yield rate for single years of age per home	0.0298

As secondary growth rate are low, a simpler projection methodology is used for secondary rolls that does not use housebuilding rates.

Note that these rates are only for children brought to new homes by their parents. There will also be children born to families after they have moved to new homes.
The Early Years data relates to the whole population (as nearly all children will be registered with GPs). The Primary child yield rate is for the number of mainstream state educated children both resident and educated in Wokingham Borough.

For the purposes of the WBC roll projection model the impact of the children born in new developments is seen in birth numbers, so is not separated out from births to families resident in established communities.

The "All Years" data overleaf is derived from school roll and new home data held by HMG by the DfE. It is unlikely to be updated in the near future. It includes both children arriving with families and children born to resident families.

Note though that although these figures are higher than the initial occupation rates, the research indicated that high child yields are not sustained in new developments, but will over time decline towards a steady long term rate.

The following example (a simplified version of the WBC model) shows how these rates can be used. As noted above this child yield rate only relates to the children brought into a new home by their parents. It does not include the longer term impact on birth numbers that might reasonably be expected from an enlarged or new community.

Hatch Farm development modelling

This model contains data that is included in the Loddon Valley Garden Village development. As explained above it is solely concerned with the number of children

Early Years impacts

Children generated per year of age

	Number of new homes	0	1	2	3	4
2027/28	25	1	1	1	1	1
2028/29	50	2	2	2	2	2
2029/30	50	2	2	2	2	2
2030/31	50	2	2	2	2	2
2031/32	50	2	2	2	2	2
2032/33	50	2	2	2	2	2
2033/34	50	2	2	2	2	2
2034/35	50	2	2	2	2	2
2035/36	50	2	2	2	2	2
2036/37	50	2	2	2	2	2
2037/38	50	2	2	2	2	2
2038/39	50	2	2	2	2	2
2039/40	50	2	2	2	2	2

Explanation Child yield rate multiples by number of homes

mulative children generated per year of

	0	1	2	3	4
2027/2	1	1	1	1	1
2028/2	2	3	3	3	3
2029/3	2	4	5	5	5
2030/3	2	4	6	6	6
2031/3	2	4	6	7	8
2032/3	2	4	6	7	9
2033/3	2	4	6	7	9
2034/3	2	4	6	7	9
2035/3	2	4	6	7	9
2036/3	2	4	6	7	9
2037/3	2	4	6	7	9
2038/3	2	4	6	7	9
2039/4	2	4	6	7	9

Child yield for the year plus carry forward child yield from previous year (for example for 2028/29 age 1 child yield of 6 children plus

Cumulative children generated per school year group

	R	**1**	**2**	**3**	**4**	**5**	**6**
2027/28	1	1	1	1	1	1	1
2028/29	2	2	2	2	2	2	2
2029/30	4	4	4	4	4	4	4
2030/31	5	5	5	5	5	5	5
2031/32	7	7	7	7	7	7	7
2032/33	8	8	8	8	8	8	8
2033/34	8	9	10	10	10	10	10
2034/35	8	9	11	11	11	11	11
2035/36	8	9	11	12	13	13	13
2036/37	8	9	11	12	14	14	14
2037/38	8	9	11	12	14	15	16
2038/39	8	9	11	12	14	15	17
2039/40	8	9	11	12	14	15	17

Additional children born to HF development residents will add to totals from 2031/32 onwards

Primary impacts

Transfer to Year 6

84%

Contribution to Year R is transfer rate X number of 4 year olds

Children generated per school year group

	R	**1**	**2**	**3**	**4**	**5**	**6**
2027/2							
2028/2	1	1	1	1	1	1	1
2029/3	2	1	1	1	1	1	1
2030/3	4	1	1	1	1	1	1
2031/3	5	1	1	1	1	1	1
2032/3	7	1	1	1	1	1	1
2033/3	8	1	1	1	1	1	1
2034/3	8	1	1	1	1	1	1
2035/3	8	1	1	1	1	1	1
2036/3	8	1	1	1	1	1	1
2037/3	8	1	1	1	1	1	1
2038/3	8	1	1	1	1	1	1
2039/4	8	1	1	1	1	1	1
	8	1	1	1	1	1	1

Loddon Valley Garden Village

Early Years impacts

Children generated per year of age

	Number of new homes	0	1	2	3	4
2027/28	25	1	1	1	1	1
2028/29	125	5	5	5	5	5
2029/30	175	6	6	6	6	6
2030/31	200	7	7	7	7	7
2031/32	250	9	9	9	9	9
2032/33	250	9	9	9	9	9
2033/34	250	9	9	9	9	9
2034/35	250	9	9	9	9	9
2035/36	250	9	9	9	9	9
2036/37	250	9	9	9	9	9
2037/38	250	9	9	9	9	9
2038/39	225	8	8	8	8	8
2039/40	200	7	7	7	7	7

mulative children generated per year of

	0	1	2	3	4
2027/2	1	1	1	1	1
2028/2	5	6	6	6	6
2029/3	6	11	12	12	12
2030/3	7	14	18	19	19
2031/3	9	17	23	28	29
2032/3	9	18	26	32	37
2033/3	9	18	28	35	42
2034/3	9	18	28	37	44
2035/3	9	18	28	37	46
2036/3	9	18	28	37	46
2037/3	9	18	28	37	46
2038/3	8	18	27	36	45
2039/4	7	16	25	34	43

Primary impacts

Transfer to Year 6

84%

Contribution to Year R is transfer rate X number of 4 year olds

Children generated per school year group

	R	1	2	3	4	5	6
2027/2							
2028/2	1	1	1	1	1	1	1
2029/3	5	4	4	4	4	4	4
2030/3	10	5	5	5	5	5	5
2031/3	16	6	6	6	6	6	6
2032/3	24	7	7	7	7	7	7
2033/3	31	7	7	7	7	7	7
2034/3	35	7	7	7	7	7	7
2035/3	37	7	7	7	7	7	7
2036/3	39	7	7	7	7	7	7
2037/3	39	7	7	7	7	7	7
2038/3	39	7	7	7	7	7	7
2039/4	38	7	7	7	7	7	7
	36	6	6	6	6	6	6

Cumulative children generated per school year group

	R	1	2	3	4	5	6
2027/28	1	1	1	1	1	1	1
2028/29	5	4	4	4	4	4	4
2029/30	10	10	10	10	10	10	10
2030/31	16	16	16	16	16	16	16
2031/32	24	24	23	23	23	23	23
2032/33	31	31	31	31	31	31	31
2033/34	35	38	39	39	38	38	38
2034/35	37	42	46	46	46	46	46
2035/36	39	45	50	53	54	53	53
2036/37	39	46	52	57	61	61	61
2037/38	39	46	54	60	65	68	69
2038/39	38	45	53	60	66	71	75
2039/40	36	44	51	59	66	72	77

Wokingham Town West (inc. Winnersh)

Early Years impacts

Children generated per year

	Number of new homes	0	1	2	3	4
2027/28	150	6	6	6	6	6
2028/29	72	3	3	3	3	3
2029/30	57	2	2	2	2	2
2030/31	100	4	4	4	4	4
2031/32	62	2	2	2	2	2
2032/33	97	4	4	4	4	4
2033/34	122	5	5	5	5	5
2034/35	82	3	3	3	3	3
2035/36	47	2	2	2	2	2
2036/37	32	1	1	1	1	1
2037/38	32	1	1	1	1	1
2038/39	32	1	1	1	1	1
2039/40	32	1	1	1	1	1

Cumulative children generated per year

	0	1	2	3	4
2027/2	6	6	6	6	6
2028/2	3	8	8	8	8
2029/3	2	5	10	10	10
2030/3	4	6	8	14	14
2031/3	2	6	8	11	16
2032/3	4	6	10	12	14
2033/3	5	8	10	14	16
2034/3	3	8	11	13	17
2035/3	2	5	9	13	15
2036/3	1	3	6	10	14
2037/3	1	2	4	7	12
2038/3	1	2	4	5	8
2039/4	1	2	4	5	6

Cumulative children generated per year

	R	1	2	3	4	5	6
2027/28	5	4	4	4	4	4	4
2028/29	7	7	7	7	7	7	7
2029/30	9	9	9	8	8	8	8
2030/31	12	12	12	11	11	11	11
2031/32	14	14	13	13	13	13	13
2032/33	12	17	17	16	16	16	16
2033/34	14	16	20	20	20	20	20
2034/35	14	16	18	23	23	22	22
2035/36	13	16	17	20	24	24	24
2036/37	12	14	17	18	20	25	25
2037/38	10	13	15	18	19	21	26
2038/39	7	11	14	16	19	20	22
2039/40	5	8	12	15	17	20	21

Primary impacts

Transfer to Year 6: 84%

Contribution to Year R: 2027/2

Children generated per year

	R	1	2	3	4	5	6
5	2028/29	4	4	4	4	4	4
7	2029/30	2	2	2	2	2	2
9	2030/31	2	2	2	2	2	2
12	2031/32	3	3	3	3	3	3
14	2032/33	2	2	2	2	2	2
12	2033/34	3	3	3	3	3	3
14	2034/35	4	4	4	4	4	4
14	2035/36	2	2	2	2	2	2
13	2036/37	1	1	1	1	1	1
12	2037/38	1	1	1	1	1	1
10	2038/39	1	1	1	1	1	1
7	2039/40	1	1	1	1	1	1
5		1	1	1	1	1	1