

# Consultation Analysis

Provision of primary school places in the  
planning area of Reigate



# Consultation Analysis - Provision of primary school places in the planning area of Reigate

## Introduction

This report is an analysis of responses to the consultation on provision of primary school places in the planning area of Reigate. The education consultation proposed two options for changes to the provision of school places in the primary planning area of Reigate:

- Option 1: Relocate Reigate Priory Junior School to a new site at Woodhatch Place
- Option 2: Set up an education working group to explore re-organisation options for schools in the primary planning area of Reigate.

This report will be submitted to Surrey County Council Cabinet as part of the Cabinet report, for consideration in the decision on 27 February 2024.

## Consultation Summary

The consultation was open from 27 November 2023 to 21 January 2024. The associated documentation was published on the [Surrey County Council 'Surrey Says' website](#) and circulated to local stakeholders. Interested parties were invited to return responses to the consultation via an online form or alternatively email or post responses. A dedicated webpage was established for the consultation.

An Equality Impact Assessment is being completed and will be published with the Cabinet report. Responses to the consultation will influence the Equality Impact Assessment.

## Public Meeting and Engagement activities

During the consultation period there was a public meeting and a series of drop ins and Question & Answer events. The purpose of these events was to allow anyone who wishes to, an opportunity to ask questions related to the consultation. These were informal and not minuted. All participants were encouraged to fill in the consultation survey to share their views. Questions asked at the public meeting on 6 December and additional questions asked at the other sessions have been published as Frequently Asked Questions on the website.

**Table 1: Events throughout the consultation period**

<b>Date and time</b>	<b>Event</b>	<b>Consultation group</b>
27 November 3pm	Drop in Q&A session at Holmesdale Community Infant School	Parent/carers
30 November 9am	Online Q&A session for parent/carers at Reigate Parish Primary School	Parent/carers
30 November 4.30pm	Drop in Q&A session at Sandcross Primary School	Parent/carers
6 December 6.30pm	Public Meeting at Reigate Priory Junior School	Open to all (subject to booking)
7 December 8.40am	Drop in Q&A session at Dovers Green Infant School	Parent/carers

11 December 9am and 2pm	Drop in Q&A sessions at Reigate Priory Junior School	Parent/carers
12 December 11am	Drop in Q&A sessions at Reigate Library	Open to all
13 December 2pm	Drop in Q&A session at Holmesdale Community Infant School	Parent/carers
9 January 3.30pm	Drop in Q&A session at Sandcross Primary School	Parent/carers
10 January 8.40am	Drop in Q&A session at Dovers Green Infant School	Parent/carers
11 January 11am	Drop in Q&A sessions at Reigate Library	Open to all
12 January 10.30am	Drop in Q&A session at Holmesdale Community Infant School	Parents/carers
12 January 2.40pm	Drop in Q&A session at Reigate Parish Primary School	Parents/carers
15 January 8.40am and 2pm	Drop in Q&A sessions at Reigate Priory Junior School	Parent/carers
16 January 10.30am	Drop in Q&A session at Reigate Methodist Toddler Group	Parent/carers of under 5s attending the toddler group.
16 January 2pm	Drop in Q&A session at Woodhatch Community Centre	Open to all
17 January 9.45am	Drop in Q&A session at Reigate Baptist Toddler Group	Parent/carers of under 5s attending the toddler group.
18 January 9.45am	Drop in Q&A session at Reigate Baptist Toddler Group	Parent/carers of under 5s attending the toddler group.
18 January 6.30pm	Drop in Q&A session at Reigate Community Centre	Open to all

### Key points from the consultation responses:

1. 975 people responded to the consultation. 27% of respondents selected option 1, 68% of respondents selected option 2 and 5% selected do not know/no opinion.
2. The theme with the highest prevalence for option 1 was negative impact on traffic in the area (391 comments) followed by concerns regarding safety of travel to school (329 comments).
3. The theme with the highest prevalence for option 2 was a desire for solutions on the current site (298 comments), followed by re-organising to primary schools (rather than infant and junior) (158 comments).
4. The theme with the highest prevalence in further comments was distrust in Surrey County Council (118 comments), followed by collaborate and listen (75 comments).

## Analysis Method

Responses have been collated on Surrey Says (a consultation database). This report is a combination of the quantitative data (the number of responses and the selection) and qualitative data (thematic analysis of the comments). Respondents could alternatively print a consultation response form and send by post, there were no responses received by post.

The quantitative data from Surrey Says is produced automatically and crosschecked manually and any duplicate responses were merged.

The comments have been thematically coded manually by officers, to produce the qualitative data. All data in this section is directly reported from the responders and should inform evidence-based discussions and decision making.

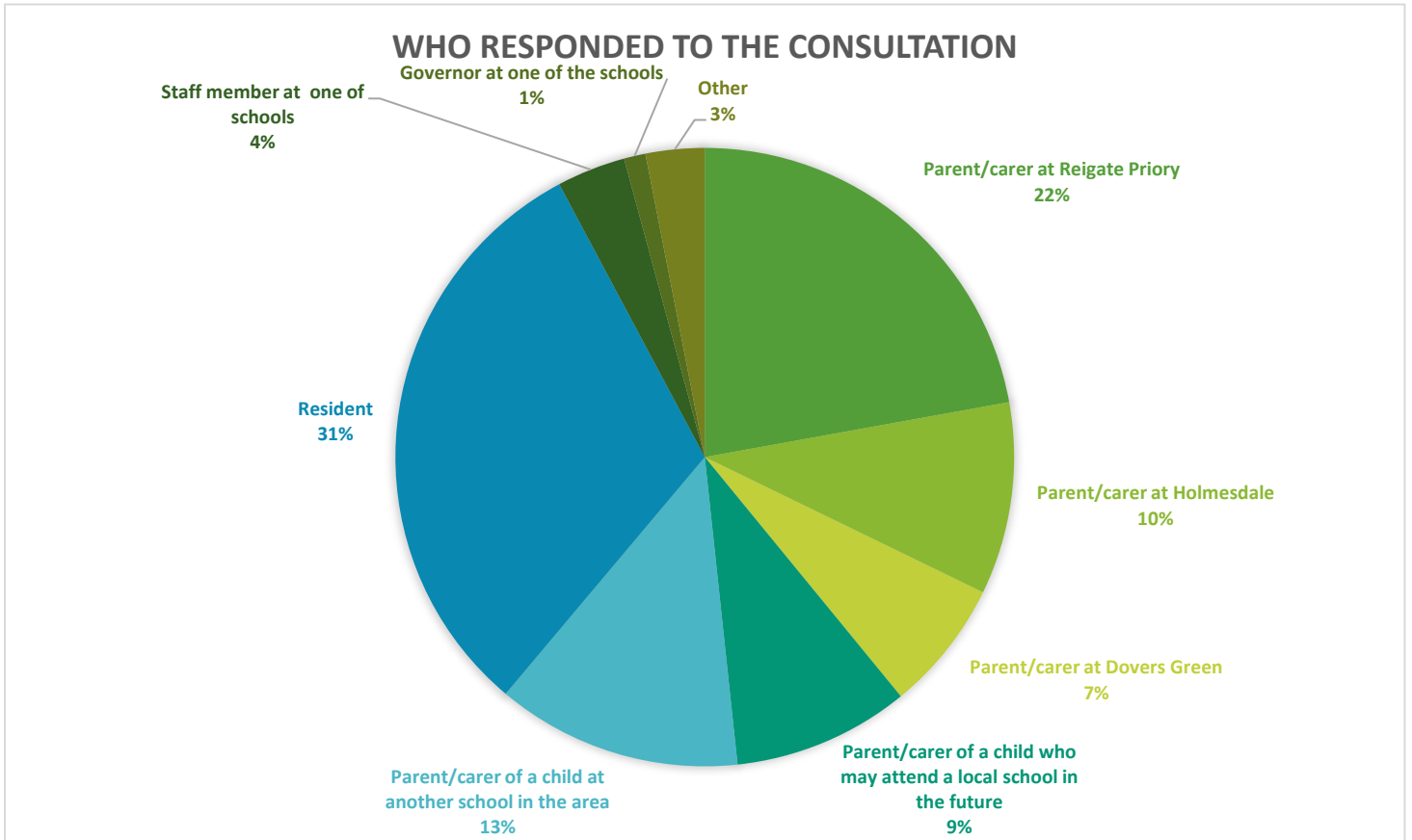
## Quantitative Analysis

There were 9 questions in the survey. Questions 1, 2, 3, 4, and 5 were optional. Questions 1, 2 and 5 asked for respondent's name, email address and postcode. The information shared is not included in this document.

Questions 3 and 4 asked respondents to share information about who they are to help analyse responses.

**Figure 1: Who responded to the consultation? (Table and pie chart showing who responded to the consultation)**

Responder	Number	Percentage %
Parent/carer at Reigate Priory (Total including the two lines below)	216	31%
Parent/carer at Reigate Priory and Holmesdale	95	10%
Parent/carer at Reigate Priory and Dovers Green	19	2%
Parent/carer at Holmesdale (excluding above)	98	10%
Parent/carer at Dovers Green (excluding above)	67	7%
Parent/carer of a child who may attend a local school in the future	90	9%
Parent/carer of a child at another school in the area	125	13%
Resident (who did not also select parent/carer)	303	31%
Staff member at one of schools	35	4%
Governor at one of the schools	11	1%
Other	30	3%



**Question 6: After reviewing the consultation documents do you have a preferred option to deliver sufficient school places in the primary planning area of Reigate (select from the following):**

- Option 1, relocate Reigate Priory Junior School to Woodhatch Place
- Option 2, set up a working group to explore re-organisation of infant, junior and primary schools in Reigate
- Don't know/no opinion.

Respondents could only tick one of the three statements above.

There were 975 responses.

**27%** (265) of respondents selected option 1, relocate Reigate Priory Junior School to Woodhatch Place.

**68%** (665) of respondents selected option 2, set up a working group to explore re-organisation of infant, junior and primary schools in Reigate.

**5%** (45) of respondents selected don't know/no opinion.

**Table 2: Respondents’ selections by individual groups**

	Total responses	Option 1	Option 2	Don't Know
A governor at one of the schools	11	64%	36%	0%
A parent/carer of a child at another school	125	36%	61%	3%
A parent/carer of a child at Dovers Green	67	96%	4%	0%
A parent/carer of a child at Holmesdale Infant	98	5%	92%	3%
A parent/carer of a child at Reigate Priory Junior School	216	19%	77%	4%
A parent/carer of a child who may attend a local school in the future	90	31%	62%	7%
A resident in the local area	302	15%	80%	5%
A staff member at one of the schools or local primary school nearby	35	71%	20%	9%
Other	30	23%	63%	13%

## Qualitative Analysis

Questions 7, 8 and 9 gave the opportunity for respondents to add comments at the end of the survey.

### Question 7 Do you have any comments about impacts of option 1?

Out of 975 respondents 801 submitted comments for this question.

Comments left in reply to free-text question were tagged drawing on 20 possible tags, which were grouped into sub-themes. Each response could have more than one tag attached. The overall frequency of each of the tags provides an indicator of respondent’s views on Option 1.

**Table 3: Themes and sub-themes for Question 7**

Subthemes	Tag	Number of responses	Prevalence (%out of total 801 comments)	Prevalence (% out of 975 total responses)
Negative impacts: Travel and transport	Negative - Increased distance from Holmesdale	203	25%	21%
	Negative - impact for North Reigate	157	20%	16%
	Negative - Parking	105	13%	11%
	Negative - Safety of travel to school	329	41%	34%
	Negative impact on traffic in the area	391	49%	40%
Negative impacts: For children, community and environment	Negative impact for children	47	6%	5%
	Negative impact on community	151	19%	15%
	Negative impact on environment	146	18%	15%

Other Negative Impacts	Negative - other	145	18%	15%
Positive impacts: Building and location	Positive improvement to current building conditions	48	6%	5%
	Positive - new bespoke building	49	6%	5%
	Positive - location	31	4%	3%
Positive impacts for children and the school	Positive future for Reigate Priory Junior School	39	5%	4%
	Positive impacts for children	29	4%	3%
Other positive impacts	Positive impacts if travel and transport improved	92	11%	9%
	Positive - other	68	8%	7%
About the process	Not listened to at planning refusal	121	15%	12%
	Distrust in Surrey County Council	72	9%	7%
Ideas and questions	Ideas	80	10%	8%
	Questions	22	3%	2%

The 5 tags with the highest prevalence were: negative impact on traffic and transport (391), safety of travel (329), increased distance from Holmesdale Community Infant School (203), negative impact for North Reigate (157), Negative impact on community (151).

### Negative Impacts Travel and Transport

In this subtheme respondents shared comments about difficulties of travelling to the site proposed in option 1, and negative impact on traffic in the area.

“Negative impact on traffic in the area” was the most prevalent tag for this question (40% of total respondents). Respondents mentioned the current delays and traffic in the area and the expected increase of parents travelling by car.

*“The traffic calming measures proposed for Cockshot Hill / the A217 would cause serious traffic issues across Reigate since it’s such a main road that is already clogged at almost all times of day.”*

*“Overall, I agree 1) that the current site is unsuitable and a change must happen 2) that the Woodhatch site offers an almost perfect option. The big issue is that of access and traffic.”*

*“Woodhatch place will naturally produce a massive amount of traffic movement onto an already Congested Cockshot Hill, Trehaven Parade and the “Angel” junction.”*

*“The proposal would give rise to a harmful increase in traffic and congestion.”*

*“The new location will force us into cars”*

The second most prevalent tag was “safety of travel to school” (34% of all respondents). Respondents mentioned narrow pathways and concern about pupils walking along an “unsafe” and “dangerous road.”

*“I do not feel safe walking on A217”*

*“unsafe for children on Cockshot Hill due to the narrow pavements and volume of pedestrians”*

*“The road safety element is also a great concern to me it is not safe to walk as a group of pedestrians with small children up Cockshot Hill”*

*“if the speed limit was reduced that would help - people do speed”*

*“There’s no way I’d ever allow my child to walk on Cockshot Hill where trucks go at a 30mph.”*

### **Negative impacts for children, community and environment**

In this subtheme respondents shared comments about impacts for children, impacts of increased pollution and impacts on the environment. They also shared impacts to the community of Reigate Priory Junior School moving away from Priory Park.

The 4<sup>th</sup> most prevalent tag overall was impact for community (19% of all respondents). Respondents commented of Reigate Priory Junior School moving away from Priory Park.

*“Even though there is plenty of space at this new site it will not be a school that is at the heart of the community.”*

*“Moving the school out of the park will negatively effect the community spirit in Reigate.”*

Respondents felt there could be an impact on local businesses if the school moved.

*“The town centre businesses rely on the school being at the heart of town, the high street would suffer considerably.”*

*“The impact on the high street. Reigate has already started going downhill after covid, with so much business leaving or closing. Moving the school will further damage the local economy.”*

18% of respondents mentioned negative impacts on the environment with the majority commenting on the impacts of traffic pollution. Some responders also mentioned the impact of building on Woodhatch Place.

*“The higher levels of air pollution will impact the health of the children in particular and we risk seeing an increase in bronchitis, asthma and respiratory diseases in the future.”*

*“Woodhatch place has an abundance of Wildlife that reside there. In order for you to build the School all Trees will have to be removed, large banks of Earth removed and Habitats such as the ponds etc would have to be obliterated.”*



6% of respondents commented on negative impacts for children. Respondents mentioned the loss of learning opportunities in a historic building, concern that children wouldn't be able to travel independently to school.

*"I think it's a magical space for a school offering a unique learning environment. No parent with a child at the school is calling for this."*

*"this will restrict the physical activity which is so important to developing bodies and minds at the start and end of a school day."*

*"As an ex-pupil, it was so wonderful spending time learning about the buildings past, I think it engages children with a school curriculum as they can see the relevance of history."*

### **Other negative impacts**

18% of respondents mentioned other negative impacts such as perceived impact on house prices, negative impacts for working parents, concerns about secondary schools, comments suggesting a preference for another site or remaining on the current site and concerns if admission arrangements changed.

*"If this move goes ahead, it will devalue house prices and drive families out of the area."*

*"Would have to give up my job as couldn't do 2 school drop offs and pick-ups per day."*

*"Moving the school to a lower cost area will actually reduce the value of properties in Reigate and reduce the perceived value of the Priory."*

*"the catchment area of Priory shifting would impact families in parts of Reigate who may then have to seek other options for schools."*

### **Positive Impacts: Building and location**

In this subtheme respondents shared comments about positive impacts of a new building, improvements compared to the current conditions and positive comments about the location.

6% of respondents mentioned positive improvement to the current building with comments about the conditions of the current building, restrictions of the current site and need for improvement.

*"The school needs to move, not just because the building is unfit, but for the pupils, staff and local community to benefit from a purpose-built school and not any 'bolt on ' solution."*

*"To know our children are safe and not having the public walk through our school grounds or be able to walk right up to a year 3 classroom and look or throw something in a window would set many minds at rest."*

*"Smells from the sewers can last for days and force evacuation from some rooms. It is freezing cold in winter and boiling hot in summer. Windows don't open and the fire risks are well known. Kitchen staff battle to feed hundreds of children out of a kitchen smaller than most Reigate residents use to cook for a family of four."*

*"I have physically been in the school building a number of times, and the corridors and classrooms are always cold."*

6% of respondents commented on “positive impacts - new bespoke building” mentioning the positives of a new modern building that is inclusive and accessible.

*“The facilities it would/ could offer a local primary school would be second to none in a local Reigate school and could be a thriving community location.”*

*“The school building is clearly no longer fit for purpose. The simplest solution which delivers the best educational outcome for the children of Reigate is a new, purpose-built school in the beautiful surrounds of Woodhatch Place.”*

4% of respondents submitted positive comments about the location.

*“perfect location for a school given the space and existing infrastructure”*

*“Finding another location isn't feasible and logistical for Reigate based parents closer to Dovers Green.”*

*“Open green space and still perfectly accessible on foot or by car (with the right access points)”*

### **Positive Impacts for children and the school**

In this subtheme respondents shared positive comments about the future of Reigate Priory Junior (4% of all respondents) and positive impacts for children (3% of all respondents).

*“I think it would be better to retain the school ethos and culture”*

*“Children are used to this school and enjoy this school I truly believe moving location will be less disruptive.”*

*“The benefit of this option is retaining the profile of Reigate Priory School as outstanding and maintaining the number of places available without affecting the other schools.”*

*“It's really the best option for the children.”*

*“Children deserve to have a new school and not be taught in an old school which is over 100 years old which is not fit for purpose.”*

*“I hope that my child and future students of Reigate Priory will be able to enjoy better school facilities in the future.”*

### **Other positive impacts**

9% of all respondents commented that option 1 would be positive but there needed to be improvements to travel and transport where the school is moving further from one of the infant feeder schools. Respondents also talked about other positive impacts such as

*“Option 1 has amazing facilities & would be ideal for the relocation provided access to the school at drop off & pick up were safer. Pavement too narrow right now for weight of traffic/footfall & road already very busy. Additional access options required. Create new footpaths from the rear to link up with neighbouring areas.”*

*“Perhaps consideration could be given to walking buses from the infant schools and a staggered starting time if need be”*

*“The traffic issue is real and should be thought through with bus provision etc, but it should not stop children from getting the school they deserve.”*

7% of all respondents mentioned other positive impacts such as “*easiest quickest option*” and “*most suitable solution*”. Respondents also mentioned accessibility for pupils with additional needs.

*“school that is also accessible would be the most inclusive option.”*

*“Reigate needs more accessible school provision, not just more physical space for a primary school.”*

## **About the process**

In this subtheme respondents commented on the process of consulting now and felt that an education consultation that included relocation to Woodhatch Place as an option meant the reasons for planning refusal had not been listened to. There was also distrust in Surrey County Council and a feeling the consultation was biased towards option 1.

12% of all respondents commented that they did not feel comments made during the planning application had been listened to.

*“The location of the move has already been rejected by planning. It's not a good location.”*

*“Option 1 has already been rejected by SCC (Surrey Conty Council) Planning and isn't a viable option for many reasons.”*

*“The planning application has already been fought and lost. All the criticisms raised during that planning application are still valid.”*

5% of all respondents commented that they had distrust in Surrey County Council.

*“What a shame SCC decided to spend over £50 million of taxpayer money without consulting Reigate residents, business owners and parents of school aged children FIRST. What a terribly irresponsible way to manage public funds.”*

*“Clearly motivated by money and perceived easy options instead of serving the community.”*

*“This consultation seems quite biased including in the way it is worded with option 1 clearly being worded in a more preferred way. A third option should be to explore the possibilities to expand and improve the existing school.”*

*“It's also very clear that council DID NOT conduct a thorough review of alternative sites, despite what it said.”*

## **Ideas and Questions**

In this subtheme respondents shared “ideas” (8% of all respondents) and questions (2% of all respondents)

Ideas have been collated at the end of this document and the frequently asked questions raised during the consultation are published [here](#).

**Question 8 Do you have any comments about impacts of option 2? Or do you have ideas you would like to be considered by the working group described in option 2?**

Out of 975 respondents 670 submitted comments for this question. Comments left in reply to this free-text question were tagged drawing on 14 possible tags, which were grouped into sub-themes. Each response could have more than one tag attached. The overall frequency of each of the tags provides an indicator of respondent’s views on Option 2.

**Table 4: Themes and sub-themes for Question 8**

Subthemes	Tag	Number of responses	Prevalence (%out of total 670 comments)	Prevalence (% out of 975 total responses)
Negative impacts	Negative - impacts for other schools	87	13%	9%
	Negative - not practical	41	6%	4%
	Negative - uncertainty and delay	55	8%	6%
	Negative financial impacts	14	2%	1%
	Negative - other	62	9%	6%
Positive impacts	Positive - collaborative and listening	35	5%	4%
	Positive impacts for children	4	1%	0%
	Other	53	8%	5%
Positive impacts: Solutions within option 2	Re-organise from infant and junior to primary model	158	24%	16%
	Solutions on the current site	298	44%	31%
	Consider other sites	91	14%	9%
About the process	Distrust in Surrey County Council	49	7%	5%
Ideas and questions	Ideas	144	21%	15%
	Questions	27	4%	3%

The 5 tags with the highest prevalence were: consider solutions on the current site (298), to consider re-organising from infant and junior to a primary model (158), ideas (144), to consider other sites (91) and the negative impacts on other schools (87).

**Negative Impacts**

In this subtheme respondents shared comments about the negative impact option 2 will have on other schools and how moving the Reigate Priory students to local schools is not practical. “Negative impacts for other schools” was the 5<sup>th</sup> most prevalent tag for this question (13% of total respondents). Respondents mentioned that if Reigate Priory was to close, existing schools in the Reigate area are already full and that we cannot overburden already stretched schools.

*“I would be interested to hear more information on how the large number of pupils from Reigate priory could fit into the already full existing schools in the Reigate area.”*

*“This is not a viable option and Priory School should continue to exist. Overburdening other schools is not a real option and should not be offered.”*

*“These schools are already stretched and should not be forced to accommodate more pupils and more age groups...”*

### **Positive Impacts**

5% of respondents mentioned how option 2 has positive impacts as it has the opportunity to allow collaborative working and listening to each other.

*“I am supportive of Option 2, provided that the Working Group is composed of the full range of interested parties and stakeholders, with both county and local council representatives. The working group must have representatives from those directly impacted by the changes (e.g. parents and prospective parents, and local businesses) rather than groups (e.g. existing schools) who are not necessarily incentivised to make changes to their existing operations and/or whom have wider funding incentives to resist change...”*

*“...On the working group, participation by community representative will also be key. Parents, business and other local community groups should be represented...”*

### **Positive Impacts: Solutions within option 2**

In this subtheme respondents shared comments about the positive impacts of option 2 with a focus on solutions, such as discussions around solutions on the current site, re-organising to a primary model and considering other sites.

Solutions on the current site was the most prevalent tag for this question (44% of total respondents). Respondents mentioned the hybrid plan and removing obstacles to keep the school on its current site.

*“The resistance to redeveloping the current site has never been fully explained to the community other than “it cannot happen” responses. Option 2 should be a working group on how the site can be redeveloped to house the school for the future with all issues addressed and explored.”*

*“There is a new hybrid plan that parents have sourced which could resolve all issues and this needs to be fully reviewed by SCC and not just dismissed. If this is not viable the review of it needs to be shared with parents...”*

*“The hybrid plan created in 2020 was not viable but a new hybrid plan for the school has been sketched out and showed to both Reigate council and DfE (Department for Education) both of whom thought it could resolve some of their issues. SCC need to review this version thoroughly, working with the community to make this option viable.”*

*“I would like the working group to put genuine and serious consideration into removing obstacles to keep the school on the current site. This has been supported by RBBC (Reigate and Banstead Borough Council) and is the only option that fulfils all needs of the community, children and staff. Plans have been created to demonstrate how this solution can work and I would like the working group to take these on and work towards implementing in the current grounds.”*

*“There have been plans drawn up by a local architecture firm that explore a hybrid option where the school on the current site is redeveloped. This seems like the best option and I believe this should be pursued and looked into.”*

*“The impact of option 2 is also massive and the community understand this. However, if a working group was formed, the scope should not be limited to what is laid in the consultation material for option 2. The scope should also include a third option of building on the current site. There are some very viable options for the year six block and also some options discussed by Reigate and Banstead Council’s Heritage Officer. There needs to be a willingness from Surrey to listen to the community and hear the alternatives to what is laid in this consultation.”*

The second most prevalent tag was to re-organise from infant and junior schools to a primary model (24% of all respondents). Respondents mentioned that the current model is *“inconvenient”* and *“outdated,”* and they’d support expanding existing schools in the area.

*“I have long been frustrated by the split age group system in Reigate for separate infants and junior schools. It is inconvenient for families travelling between two sites at an age where children still need to be accompanied to school.*

*It worked very well making Parish school into a full primary school and alleviated some of the pressure on school places at Priory. Surely it would make sense to develop Holmesdale and Dovers Green infants schools into full primary schools, and close Reigate Priory as a facility?”*

*“This review can also address current issues with the school system. For example, reviewing the outdated infant and junior school system that most other local authorities have moved away from in recent years. This additional school change creates unnecessary upheaval for children and has the potential to significantly disrupt their early years learning.”*

*“The adaptation or expansion of existing schools offers the opportunity to build upon the existing strong provision being offered, whilst ensuring the right number of places are available in the right parts of the town.”*

*“As a parent of 3, there is no way I can have 3 children in 3 places with such distances, lack of safety by commuting on foot. Therefore, we would welcome the fact to explore other school provisions/re-organisations.”*

“Consider other sites” was the fourth most prevalent tag for this question (14% of all respondents). Respondents mentioned the Fire Station and looking further into other site options.

*“Building a new school at the existing Fire Station Headquarters.”*

*“I also would like to see a better validation of other, central Reigate options for a new location.”*

*“3. Consideration of other sites in the area 4. Relocation to Surrey Fire Service and Reigate Police Station to Cockshot Hill site, releasing current locations for redevelopment and school projects.”*

*“There are pieces of land to the north of the town that could be reallocated to school use. For example, the land around the fire station would be large enough for a school and outside play area. Children should be valued. When places are needed, they should be available in the area where they are needed.”*

## About the Process

7% of respondents submitted comments about their distrust in Surrey County Council throughout the process.

*“SCC are failing to consider the community and refusing to consider the option of staying at the current site (the hybrid plan that has been shared but not been allowed to be part of this consultation).”*

*“The resistance to redeveloping the current site has never been fully explained to the community other than “it cannot happen” responses.”*

*“This is poorly considered. Sandcross is a trust so SCC surely can't state that they can be part of this option, this is misleading. Not giving people all of the information is a potential failure of the principles governing consultation.”*

## Ideas and Questions

The 3<sup>rd</sup> most prevalent tag overall was ideas (21% of all respondents). Respondents made comments around ideas on the current site, other sites and re-organisation to a primary model. 3% of all respondents also had questions about the consultation.

Ideas have been collated at the end of this document and the frequently asked questions raised during the consultation are published [here](#).

## Question 9 Do you have any other comments?

In addition to questions 8 and 9, which related specifically to Options 1 and 2 respectively, respondents had the opportunity to provide other, more general, comments concerning the consultation and consultation process.

Out of 975 respondents 380 submitted comments for this question.

Comments left in reply to this free-text question were tagged drawing on 10 possible tags, which were grouped into sub-themes. Each response could have more than one tag attached. The overall frequency of each of the tags provides an indicator of respondent’s views.

**Table 5: Themes and sub-themes for Question 9**

Subthemes	Tag	Number of responses	Prevalence (% out of total 380 comments)	Prevalence (% out of 975 total responses)
Further comments about the two options	Option 1 Enablers	52	14%	5%
	Option 1 Barriers	97	26%	10%
	Option 2 Enablers	17	4%	2%

	Option 2 Barriers	12	3%	1%
Other solutions	Solutions on the current site	58	15%	6%
	Consider other sites	15	4%	2%
About the process	Collaborate and listen	75	20%	8%
	Distrust in Surrey County Council	118	31%	12%
Ideas and questions	Ideas	44	12%	5%
	Questions	26	7%	3%

The 5 tags with the highest prevalence were: Distrust in Surrey County Council (118), Option 1 Barriers (97), Collaborate and listen (75), Solutions on the current site (58), Option 1 Enablers (52).

### Further comments about the two options

Within this sub-theme, enablers and barriers to both Option 1 and Option 2 were identified. Of these tags, the most prevalent was “option 1 barriers”, presenting in 95 comments (10% of all respondents).

### Option 1 barriers and enablers

*“There is always a way and Woodhatch is not suitable for a school, the traffic, the distance from the Infant school is already putting pressure on other Reigate Schools.”*

*“There are no circumstances whereby the Woodhatch proposal would be preferable.”*

*“I can’t understand the objection. If the new school building will still have same teachers staff etc then does it matter where it is relocated too. It’s the quality of the education, resource and environment that is important.”*

*“I love the idea of a new, purpose-built school for The Priory and Woodhatch Place seems ideal, it just needs more consideration for families who will have to drive and what impact that will have on the larger community.”*

### Option 2 barriers and enablers

*“The reorganisation of so many local schools could cause a number of issues both with the local area (traffic etc) which it’s unlikely can be resolved and create issues with the challenges of managing reorganised schools, when they’re already delivering good outcomes.”*

*“Expanding Holmesdale or Dovers will create more traffic round our streets in those areas and neither schools have the right space to make a really good school like priory.”*

*“Please now take your Option 2 to get all heads together to work out a workable solution for children/parents and Reigate as a whole.”*

*“I can see the need for priory to move to a new building but feel they are missing an opportunity to form a complete primary school. This would be better for parents and students who attend.”*



## Other solutions

6% of all respondents commented that they would like to see a solution on the current site.

*“A third option should be to redevelop the site adjacent to the Priory building.”*

*“The consultation should be focusing on ideas put forward in 2022 for a new hybrid plan and other solutions which allows a junior school in North Reigate.”*

*“Listen to the locals living here. Represent our voices and our lives. Develop the existing site.”*

2% of all respondents commented they would like Reigate Priory Junior School to be relocated to a site other than Woodhatch.

*“Is the site of the Surrey Fire Brigade not an option? Is there land to the rear of this that could house a junior school?”*

*“Please reconsider other sites as an option to relocate this primary school.”*

*“I suggest looking at buildings in central Reigate which could be converted to become a school.”*

*“Are there no options to the west of Reigate?”*

## About the process

In this subtheme respondents commented on distrust in Surrey County Council and a need for the process to be collaborative and for Surrey County Council to listen to the responses to this consultation.

The tag with the highest prevalence for this question was “distrust in Surrey County Council” (12% of all respondents).

*“There is real confusion over the County Council's role as education authority and as planning authority. The council should not grant itself planning permission for any development which it would not approve if submitted by a private developer.”*

*“Surrey County Council's Cabinet will only "consider" feedback from the consultation, alongside the viability of any solutions, to make a final decision on the best option to take forward. This means they'll do what they want anyway. Yet another example of the biased nature of this process.”*

*“It is believed Surrey have done this to help balance the books on the purchase of Canon Place.”*

*“Whilst it has been put forward as a consultation all meetings I have attended, and all documents presented are biased towards Option 1”.*

*“No-one wants this move aside for SCC!!! Do your job and listen to the residents and community you serve!”*

8% of respondents commented that they want to collaborate and be listened to.

“I am thoroughly disappointed in SCC and their lack of listening to the local community on this issue.”

“Please include parents and residents, we want to help find a solution that works for all!”

“Work with the parents in this area”

## Ideas and Questions

In this subtheme respondents shared ideas (8% of all respondents) and questions (2% of all respondents)

Ideas have been collated at the end of this document and the frequently asked questions raised during the consultation are published [here](#).

## Summary of Ideas shared

The following table shows a summary of ideas shared by respondents.

**Table 6: Ideas shared.**

<p>Ideas Q7: Option 1</p>	<p><b>Improved parking</b>                  “Parent parking/drop off possible at the site”                  “To reduce traffic, have a one-way system drop off on site at the Woodhatch centre.”                  “Short term 30 min parking permits provided around Sandcross Lane to aid parents vehicles at drop off in addition to Woodhatch car park”                  “‘park and ride’ school with only disabled/emergency drop offs allowed.”                  “drive in a drop off system”                  “drive through drop off and pick-up”</p> <p><b>School transport</b>                  “school transport provided for children living in North Reigate.”                  “alternatively, a school bus to collect children to reduce traffic”                  “Electric buses should operate from sites in the north and south of the borough to service the school.”                  “school bus from North Reigate”                  “Could there be a shuttle bus service from Holmesdale for older siblings to travel to Woodhatch Place?”                  “school bus service, possibly via subscriptions or subsidised costs”</p> <p><b>Changes to drop off/pick up time and wrap around care</b>                  “- Such as a shorter lunch earlier finish as with Reigate High                  - A start time drop off window as such with St John’s (doors open at 8:45, close at 8:55 giving a more flexible window)”                  “pre/after school club options”                  “better start and finish times to stagger it for people with children in feeder infant schools”                  “drop off and pick up times could be staggered”</p> <p><b>Improved traffic</b>                  “I have often thought a bypass was needed.”                  “Local bus capacity should increase and bus lanes should be utilised on some of the main or secondary roads in order to encourage parents to take kids to school car-free”                  “consider a ULEZ (Ultra Low Emission Zone) or similar zone, or even a more targeted approach such as a bypass method to relieve north-south through traffic”                  “perhaps another inbound road could be created to the north of the site to reduce the concentration of cars on the hill?”</p> <p><b>Improved safety of travel and access</b></p>
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<p>“perhaps if the speed limit was reduced that would help”</p> <p>“Extend the 20mph speed limit for cars from the town centre through to Woodhatch, extending to cover Dovers Green School, Reigate School and Sandcross School.”</p> <p>“I wondered if there could be a safe footpath and cyclepath built on the land to the west of Cockshot Hill and south of Park Lane East.”</p> <p>“Improvement to pavements”</p> <p>“Widened footpath and cycle path”</p> <p>“Is there potential to offer foot access to the site via Isbells Dr. or Smoke Lane?”</p> <p>“Consideration of access to Woodhatch Place from Smoke Lane, Hornbeam Rd, and Holly Rd can take an equal priority against challenges presented by access via Cockshot Hill.”</p> <p>“Conversion of paths from Smoke Lane thru Wood's/ thru Surrey Council site / old Pottery quarry site west of A217 to hard surface and slightly levelled routes.”</p> <p>“Could access be opened to the rear for community along Blackthorn Road?”</p> <p>“There needs to be a metal railing placed all the way along to protect pedestrians or the path widened and railings.”</p> <p><b>Changes to admission criteria</b></p> <p>“a clear catchment is provided for the new site (e.g. priority given to families north of the park and as far as the top of Reigate Hill)”</p> <p>“The catchment will need to be reviewed.”</p> <p><b>Design of the proposed new building</b></p> <p>The design of the school could be improved, particularly it's aspect from the South/Woodhatch traffic lights.</p> <p><b>Changes to other schools</b></p> <p>“Increase capacity at Wray Common School. The current Fire Station site near both schools offers significant scope for this.”</p> <p><b>Rebuild or refurbish on the current site at Priory Park</b></p> <p>“It would make a lot more sense to develop a perfectly good site in the current position the Priory school sits”</p> <p>“the hybrid extension of priory school in its current site”</p> <p>“There is plenty of room at the existing Priory School for extra classrooms”</p> <p>“I believe there is a museum adjacent to the school although it has been closed, I think for the entire five years I have lived in Reigate. Surely it would be easier to relocate this and expand the school into the museum's space.”</p> <p>“Redevelopment for the 1950s buildings and Grade II courtyard”</p> <p>“Reigate Priory building could be extended.”</p> <p>“Planning laws should be suspended to permit rebuilding on the current site.”</p> <p>“Consider hybrid option on existing site.”</p> <p><b>Ideas relating to option 2</b></p> <p>“Build a new school at Woodhatch place but make it a full primary (YR-Y6).</p> <p>Turn Holmesdale into a full primary (YR-Y6) but with a smaller intake (1-2 forms per year).”</p> <p>“Reorganise the schools to allow Holmesdale to become an all-through school.”</p> <p>“I wonder if alongside option 1, the main consideration should be to increasing capacity for Holmesdale school to offer up to year 6.”</p> <p>“If Holmesdale Infant School could get planning to become a double story school on its current site/make capacity somehow then that would be amazing”</p> <p>“Make it a through school from reception to yr. 6”</p> <p>“Expand the footprint of one or more of the existing primary or infant schools.”</p> <p>making the new site a 3-form entry primary school, and converting Holmesdale to a “two form primary school”</p> <p>“I think they are both options to be explored. I think including schools in Redhill could expand the opportunity of option 2.”</p> <p>“Expansion of an existing school seems like a much better provision.”</p> <p>“Extending capacity for Holmesdale to have junior school provision, or alternative locations nearer to the existing site and to Holmesdale school.”</p> <p><b>Other sites</b></p> <p>“Should look at repurposing buildings at Wray Park.”</p> <p>“The nearby site (fire station) land must be explored for possible extension for the school.”</p>
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	<p>“The fire station site has a lot of redundant space and buildings”          “have you considered been part of Reigate college if they have room on their site”          “Moving the fire service out of its central location and using that land to build a new school.”</p> <p><b>Other uses for Woodhatch Place</b>          “I urge the council to consider other possible uses for the site. E.g. could it not be used by Reigate Valley College, instead of the Park Hall site? Could it be used by Reigate Police, who need a new home given RAAC (Reinforced Autoclaved Aerated Concrete) in the existing police station? Or even by the fire service, freeing up the Wray Park site?”          “Perhaps the land at Woodhatch would better serve as a Doctors Surgery for the residents of South Park.”          “Use that area for the Fire Station.”          “Why cannot the cannon site be open to the public for walking around as there is lovely country space and ponds with fish and lots of parking spaces.”</p> <p><b>Other uses for the current school building</b>          “School should move out and building should be renovated and transformed into a space that can serve the whole community, e.g. a museum and a coffee shop or performance venue.”</p> <p><b>Other ideas</b>          “If the school were to move to Woodhatch Place, then it should be built on the car park to the north of the council offices. This would enable the open space to remain undeveloped and opened as a public park.”          “My hope is that even though Reigate Priory Junior school will have located to a better more fit for purpose home, it will still have links to the old building”          “Please change the school names from Reigate School (Secondary) to Woodhatch Secondary School and similarly Reigate Priory Junior school to Woodhatch Priory Junior school”          “The Albert Road north industrial estate would be a fantastic place for a school with plenty of space, there’s more and more empty business units”</p>
<p>Ideas Q8: Option 2</p>	<p><b>Holmesdale and/or Dovers Green to become Primary</b>          “Develop Holmesdale / Dovers Green into a primary school”          “Turn Holmesdale School and Dovers Green Schools into full primary schools rather than just infant schools. You have shown with the recent expansion of Reigate Parish School that this can be successful on a small site.”          “develop Holmesdale and Dovers Green infants schools into full primary schools”          “doubling the size of Holmesdale (a second storey?)”          “either making Holmesdale a full “through” primary school, or stagger opening times.”          “If Holmesdale school could become an 'all through school' for the children living in north Reigate”          “Holmesdale school could become a primary school with some alterations - including using the woodland area for expanded playing fields / sports facilities”          “use the Fire station HQ site if still available and move Holmesdale there to make it a through school to 11”</p> <p><b>Reigate Priory Junior School to become a primary school on a new site alongside changes to other schools</b>          “If I could guarantee Reigate Priory School could become a primary school AND move to Woodhatch Place, I would do that”          “Holmesdale and Dovers Green. Holmesdale could be a two-form entry school and Dovers one. Sandcross could become 3 form entry from reception.          If additional school places were still required, despite falling birth rates and spare places in Redhill, a new all through school could be created at Woodhatch place.”          “I would look to make all Infant schools, Primary School with Sandcross having equal numbers all the way through.          Dovers would therefore be 2/3 form Primary as there is room to build on their site.          Sandcross 3 form Primary and Holmesdale/ Priory a 3 form Primary on the current fire brigade site and move the fire brigade to the Woodhatch site.”          “Make Holmesdale school a primary school for children who live in the catchment. Children who live closer to Woodhatch place attend there instead - also a primary school”</p>

“consider changing the age profile of Holmesdale to include juniors and have a separate school at Woodhatch”  
 “both move Priory and make it an all through primary along with Holmesdale and Dovers Green (which could then both have a smaller reception intake)”  
 “It would appear to make more sense to make Holmesdale into a through Primary school up to age 11 and if a school is to be built at Woodhatch Place, that could also be a through Primary for children who live close by.”  
 “Holmesdale and Dovers Green could both become straight through Primary Schools but with fewer form entries. Again, they could do this either in isolation from Priory, or with Priory also becoming a full primary with fewer form entries alongside them.”

**Re-organise to primary model (general)**

“think the schools could be rearranged to all become all through primary schools”  
 “Close Reigate Priory School and increase provision to 90 pan for Reigate Parish and turn Holmesdale into 90 pan primary school to serve local area.  
 Turn Dovers Green into 60 place primary school.”  
 “A through school that incorporates Reigate Priory School and Holmesdale seems like an option that should be considered. With potentially Dovers Green and Sandcross as a potential through school serving Reigate residents too.”  
 “Have two through schools in Reigate, in both the north and south of the town. Then consolidate Holmesdale / Priory and Woodhatch / Sandcross.”  
 “Dover green could expand to go all the way through reception -6 it has the land or floor could be added etc & would benefit children not having to move schools at yr. 3 which children struggle with. An extra class per yr. in the other schools.”  
 “two primary schools (one in North Reigate and one in Woodhatch)”  
 “Have two through schools in Reigate, in both the north and south of the town. Then consolidate Holmesdale / Priory and Woodhatch / Sandcross.”

**Other re-organisation**

“consider building two smaller junior schools to service the south and north of Reigate”  
 “This should be considered in conjunction with option 1.”  
 “Could the new school be built to accommodate children in the South of Reigate and Woodhatch area and a smaller school be built for those moving up from Holmesdale? Either rework the existing site in the park or build a smaller school on a plot in north Reigate like the fire station for example?”  
 “House the Year 1 age group in an Annex as close as possible to rest of school - if absolutely necessary this to be at Woodhatch Place if nowhere else is suitable more local to the main Priory estate.”  
 “Perhaps a combination of this option and then a smaller school at Woodhatch Place is something that could be a workable compromise.”  
 “More year 3 places could be offered in schools within walking distance of North Reigate, such as Wray Common or Parish.”  
 “Perhaps Dovers Green / Sandcross kids can all be placed into a primary school in Woodhatch. And Reigate Priory can take only the children from Holmesdale.”  
 “Reduce capacity of existing Priory school, one less class?  
 Extend Holmesdale and Dovers Green to cater for Y3, so students go to Priory for Y4-6 Y6 students to be educated by Priory staff but on a senior school site e.g. Reigate”  
 “I believe a smaller school to be achievable if the project is approached with an open mind.”  
 “a SMALLER Reigate Priory Junior School (RPJS) at Woodhatch Place, which would provide a through-Primary education primarily for the feeder Infant school of Dover’s Green (for approximately 70 children per year group, so c280 in total across Years 3-6) and ALSO to create a NEW “Holmesdale Junior School” (HJS), to be located on the site of the existing RPJS Year 6 block and playgrounds in Priory Park, and linked to and overseen by the existing Holmesdale Infant school on Alma Road”  
 “Option 2 should be including the Redhill schools too as families living in Redhill but close to Wray Common will be affected.”  
 “If, for example, the school could split into a 2FE and a 3FE school, this would open up a range of more suitable sites that are local to Reigate families. This might include a redeveloped Priory site alongside a smaller Woodhatch Place school, or a smaller school at the Park Hall site. It could also involve building a state-of-the-art site for Brooklands or for the proposed Reigate Valley College relocation at Woodhatch Place”

	<p>“Could there be another option which covers a middle school provision? Years 5 and 6 at Reigate Priory Junior where children could be more responsible for safety and years 3 and 4 provided through a review.”</p> <p>“As well as making Holmesdale and Dovers Green into primary schools a 3rd smaller site could be found and considered. For example, on park hall road.”</p> <p>“I would favour converting Holmesdale Infant School to a 2-form primary to serve the Northern side of Reigate, perhaps in combination with re-siting Priory School to Woodhatch Place in its current capacity as a junior school.”</p> <p>“turning both Holmesdale into a full primary by reducing the yearly intake to 2 classes (it has already reduced from 4 to 3 in 2023). This needs to be done in conjunction with building a new school on the canon site that is also a full primary, not just a junior school”</p> <p><b>Solutions on the current site</b></p> <p>“utilise the current year 6 block”</p> <p>“The current site should be reconfigured to divert the existing right of way that passes from the Bell Street car park and between the Year 6 block and the main school. This would allow redevelopment of this area to provide improved facilities and a more secure school site.”</p> <p>“hybrid update to the current building.”</p> <p>“move the school but still on the park site”</p> <p>“the Reigate community would be willing to utilise additional area from the park.”</p> <p>“developing the year 6 block at Reigate Priory”</p> <p>“Could the listed Priory be used by the Library, Registrar etc, in addition to the school hall and meeting rooms for community groups? (This could free up the library site for redevelopment (and funds).) Presumably, many of the ancillary buildings could be demolished to provide more space for new school buildings”</p> <p>“Consider the option of a new building on the current site. Remove the right-of-way from the school grounds”</p> <p>“use the year 6 block for a new building”</p> <p>“Renovation of the victorian part of the building. Demolition of the single storey building and erection of a 2.5 storey building (in keeping and sympathetic to its surroundings) with state-of-the-art facilities and disabled access and lifts.”</p> <p>“renovation of part of the existing Priory site to make it suitable for a smaller number of children”</p> <p>“build onto existing site, perhaps making a walkway under new buildings on the Morrison’s side.”</p> <p><b>Changes to admission criteria</b></p> <p>“Parish school is currently a church school. Could you consider changing that as it effects catchments”</p> <p>“More community places at Reigate Parish.”</p> <p><b>Improvements to option 1</b></p> <p>“parent parking/drop off possible at the site or school transport provided for children living in North Reigate”</p> <p>“if the shared use path were extended from Westvale Park, Children could cycle here via Priory Park.”</p> <p><b>Other sites</b></p> <p>“Could some of the cricket pitch land be brought from Surrey fire service? Empty buildings/offices by Reigate station, or community centre, Or the abandoned Willis Watson towers building which has parking”</p> <p>“Building a new school at the existing Fire Station Headquarters.”</p> <p>“Try the fire brigade site.”</p> <p>“If the fire service moved to Woodhatch Place, could this be used to free up the Wray Park site for a school instead”</p> <p>“Use other SCC land such as Reigate Fire Station or Police Station.”</p> <p>“How about relocating the sixth form college to Woodhatch and moving Priory to the current college site”</p> <p>“combining schools within existing developments such as Waterside, along the Dorking Road or in the grounds of Reigate College.”</p> <p>“Micklefield sports fields on St Albans Road was not fully explored in the site assessment”</p> <p>“the site near Blackborough Road/Chart Lane that’s up for sale”</p>
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	<p>“move Reigate town hall and move priory to the town hall site”          “Use empty office buildings in the town centre (Kimberly Clark / towers watson) for a north Reigate junior school.”</p> <p><b>Ideas for the set up of the working group</b>          “that local school governing bodies, parents and prospective parents, and local businesses have the opportunity to join the group”          “Add between two and four parents per school to the consultation, helping to provide a balanced group.”          “The working group must be given the decision, please remove the decision from the Cabinet.”          “include parents, resident and the community in this process”          “Key criteria should be proximity, walkability, building efficiency and, of course, quality of education.”          “Health and safety should be the first and foremost priority in selecting a site”</p> <p><b>Other ideas for Woodhatch Place</b>          “Woodhatch place should be residential houses and flats.”</p> <p><b>Other ideas</b>          “Why not sell the land in Brokes Road and use the money to finance the improvements for the Priory?”          “A new NON CHURCH secondary school also needs to be explored.”</p>
<p>Ideas Q9: Other comments</p>	<p><b>Ideas for option 1</b>          “I think it would be a good idea to perhaps put on a bus for children who live Holmesdale side of Reigate to get them safely to Woodhatch Place.”          “the new school should be given access via Hazel Close and Smoke Lane to alleviate traffic - potentially for walkers and cyclists”          “Traffic can be additionally reduced by opening a second entrance to the school from Holly Road.”          “Can a high coin be added to the new site at Woodhatch place to accommodate the increasing SEND (Special Educational Needs) needs in the county?”          “Parking needs to be considered with a car park for staff needed on site also perhaps a one way drop off system like Reigate St Mary's has will reduce the traffic flow on Cockshot Hill”          “school buses or walking groups for children (at a low cost)”          “I think putting railings in place on Cockshot Hill will help with safety.”          “A drop of and go can help with parking and traffic.”</p> <p><b>Ideas for option 2</b>          “making Holmesdale an all through primary for those living in the north of Reigate and building a new all through Priory primary on Woodhatch Place.”          “current infant schools should become through schools so no infant/junior provision to avoid the double school run.”          “This is a project that needs to be looked at across all school provision, i.e. infant, junior and PRUs (Pupil Referral Unit), so that a comprehensive traffic plan can be developed for the area and access for education across the area is divided up across the area and not all put in one location.”</p> <p><b>Solutions on the current site</b>          “Raise council tax to help pay for Priory in present location.”          “negotiate with Morrisons and build a new two storey car park, extend the school into the bell street car park, extend any single storey sections of the school building by adding further floors.”          “Include the hybrid proposal.”          “development of the existing excellent location whilst respecting the Grade 1 element”</p> <p><b>Other sites</b>          “Has it been considered to move local council Reigate and Banstead to the Woodhatch place site and convert the current town hall to the junior school?”          “relocate to the fire station site”          “Reigate and Banstead council offices/town hall”</p>

	<p><b>Other ideas for the listed building</b> “Priory needs to be a museum and a location for hire i.e. weddings etc not a school”</p> <p><b>Other ideas for Woodhatch Place</b> “Build flats and/or houses at Woodhatch Place” “Use the land at Woodhatch for a very large nursing / residential home / council housing” “a new public green space in the Woodhatch Place area would ease the burden on Priory Park”</p>
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