

Examination of the North Hertfordshire Local Plan 2011-2031

Statement of Hertfordshire County Council (HCC) Property Development Services on behalf of HCC Services

Matter 11 – The housing allocations and the settlement boundaries: the Category A Villages: Codicote

11.16 Are all of the proposed housing allocations deliverable? In particular, are they:

c) deliverable, having regard to the provision of the necessary infrastructure and services, and any environmental or other constraints?

1. The North Hertfordshire Local Plan allocates land in Codicote for a total of 315 dwellings across four sites. Based on a one form of entry (FE) yield per 500 dwellings, this will result in a demand for 0.63 FE of school places.
2. To accommodate this demand Codicote Primary School would need to expand. The current school site is constrained and not large enough to accommodate a 1FE permanent expansion; therefore additional land would be required.
3. As stated in the representations made by HCC to the Regulation 19 Local Plan consultation, this school has had to expand on a temporary basis in recent years to accommodate additional demand from the existing population.
4. The County Council forecast indicates that there is a continuing deficit of places. The forecast is currently showing a deficit of 0.3FE in 2018; 0.2FE in 2019; and 0.4FE in 2020. With the housing allocations in the local plan yielding a further 0.6 FE of need, the 1FE permanent expansion of the school would be an appropriate measure to meet local demand.
5. Site allocation CD5 includes land to enable Codicote Primary School to expand from 1FE to 2FE.
6. However, in order to ensure that sufficient school places are available to meet the demand from all four housing allocations, site CD5 would need to come forward first, to enable the County Council to secure the additional land required to expand the school.
7. In addition, all four site allocations would need to be brought forward within the same time period, preferably the first 10 years of the plan, to ensure that sufficient S106 contributions are available to fund the school expansion.
8. The expansion scheme is in the process of being costed. Each of the four sites in Codicote will be required to pay the proportionate amount to mitigate the yield from their development. The contribution from the developer of site CD5 would be adjusted to factor in the land given over to HCC. The S106 would clarify the contributions due and determine when payments from the developers should be made.

11.17 Are all of the proposed housing allocations justified and appropriate in terms of the likely impacts of the development?

9. HCC as local authority for education consider that the proposed housing allocations of 315 units in Codicote are deliverable and justified with regard to the impact they may have on school places. This is because site CD5 includes sufficient land to enable Codicote Primary School to expand by 1FE on a permanent basis.
10. However, if the numbers were to increase on any of these sites the County Council could not guarantee that there would be sufficient school places available to meet the need arising from these additional houses. This is because, as set out in paragraph 4 above, there is a continuing deficit of places forecast from the existing population.
11. The combination of the demand from the current population, and that arising from the proposed housing allocations, are sufficient to enable the school to expand by 1FE to become a 2FE primary school.