

NORTH HERTS DISTRICT COUNCIL LOCAL PLAN EXAMINATION

On behalf of Ashill Land Limited

Hearing Statement: Matter 6

Examination Questions: 6.2 b, c and d

October 2017



1.0 Matter 6

MATTER 6: DELIVERABILITY (THE HOUSING TRAJECTORY, INFRASTRUCTURE AND VIABILITY)

- 1.1 CBRE Limited (CBRE) is instructed by Ashill Land Limited to address the Examining Inspector's questions from the perspective of the proposed allocation of the land south of Heath Lane (ref: CD5) for housing.
- 1.2 We refer the Inspector to the representations made on behalf of our client responding to the Proposed Submission consultation¹.
- 1.3 CBRE has prepared hearing statements in respect of three Matters (Matters 5, 6, and 8). We will also be submitting a statement in relation in Matter 11 in due course. This Statement responds to the Inspector's Question 6.2 b, c, and d.

Question 6.2 Is the level and distribution of housing and other development based on a sound assessment of infrastructure requirements and their deliverability, including expected sources of funding? In particular:

B) what reassurances are there that [the infrastructure] required as a result of the housing and other development planned for be delivered?

- 1.4 The Council's Infrastructure Delivery Plan (IDP) (September 2016) identifies the expansion of the existing primary school as the only major item of strategic infrastructure to support proposed growth in Codicote.
- 1.5 The village has one school – Codicote Primary School. Codicote Primary School is a 1FE primary school which is currently oversubscribed and Herts County Council's (HCC) current forecasts indicate a shortage of places from the existing community without taking into account of additional housing development². The school is currently relying on temporary classrooms to address the shortfall which is not sustainable. Due to the existing capacity issues, HCC have noted that a permanent solution would need to be found and that further housing growth in the village would necessitate expansion of the school.
- 1.6 As Codicote is located within its own Primary Planning Area, and the majority of the existing school's pupils live in Codicote and its immediate surroundings, any permanent solution to addressing the shortage of school places needs to be local to Codicote.
- 1.7 The alternative - having children attend schools in other villages (assuming they have capacity) would not be sustainable, or desirable for HCC, and the village's residents.
- 1.8 Following discussions with HCC, it has been confirmed that the expansion of the existing school onto adjacent land is the County's preferred form of school provision. This would be achieved through the provision of land within site CD5 for a playing field adjacent to the existing school enabling the school to expand on its current site.
- 1.9 The construction of a new school in Codicote is unfeasible. HCC has a preference for primary schools of 2FE or more, as this larger size provides improved opportunities for delivery of a broad education curriculum and staff development, as well as offering the

¹ CBRE representations to NHDC Local Plan: Proposed Submission (November 2016)

² See paragraph 13.17 (p.15) of HCC Property's Representations to Reg 19 Consultation (November 2016) (**Appendix A**), and HCC's Primary School Forecasts 2016/2017 (**Appendix B**)

ability to better manage fluctuations in demand.³ Furthermore, HCC's preference is to have all the facilities a school requires, included playing fields, provided on a single site. Site CD5 will enable this requirement to be met.

- 1.10 Notwithstanding the above, HCC note that there may, however, be situations where in order to provide additional school place capacity at an existing site, a detached playing pitch may be required. However, this facility should ideally be located within 400m of the main school site and be appropriate to enable delivery of the PE curriculum. HCC have confirmed that they are not aware of any available sites within 400m of the school which would be available for playing fields. Therefore, expansion can only be achieved through the land adjacent to the school (within site CD5) being made available for use.
- 1.11 In line with Regulation 122 of the CIL Regulations 2010, it is expected that all four sites identified in the draft Submission Local Plan will need to contribute towards the cost of expanding the school from 1FE to 2FE. This will fall under the threshold set in Regulation 123 which restricts the pooling of more than five contributions from separate developments towards a single item of infrastructure. As such the funding for this infrastructure through S106 obligations would not be held up in the absence of CIL in the District.
- 1.12 It is expected that S106 obligations will be required for site-specific mitigation of the impact of the allocations and that these can be negotiated at application stage.

C) Where, when and how will the infrastructure required as a result of the housing and other development planned for be delivered?

- 1.13 Four sites are allocated in Codicote. These are:
 - CD1 Land south of Cowards Lane – 73 homes
 - CD2 Codicote Garden Centre, High Street – 54 homes
 - CD3 Land north of The Close – 48 homes
 - CD5 Land south of Heath Lane – 140 homes
- 1.14 CD5 is the largest of the sites allocated in Codicote, and the supporting text to CD5 notes that land adjacent to the school is to be reserved for expansion for the school.
- 1.15 HCC have noted in their Regulation 19 representations that in order to generate sufficient pupil yield and S106 funding to make the expansion viable, the four development sites would need to come forward within the same time period. HCC have since clarified that the timeframe relates to the first ten years of the plan period.
- 1.16 The four sites in Codicote are allocated for 315 units in total, this will result in a demand for 0.6 FE of school places in the village. Taking into consideration the 0.2FE⁴ shortfall in 2019/20 and 0.4FE shortfall in 2020/21 in reception spaces, which is based on current population forecasts that do not take account of additional housing development, CBRE believe that there is scope to increase the allocation of CD5 to bring the total pupil yield for Codicote closer to 1FE, thus making the expansion more cost effective.
- 1.17 CBRE have been in dialogue with NHDC and HCC since the scheme's inception. We understand that the County have already started costing the expansion of the school and that the works are anticipated to be included under phase 9 of the County's Primary

³ See Appendix A - paragraph 1.14 (p. 25) of HCC Property's Representations to Reg 19 Consultation (November 2016)

⁴ See HCC's Primary School Forecasts 2016/2017

Expansion Programme which would allow the school to be expanded from September 2020.

- 1.18 NHDC’s Housing and Green Belt Background Paper – Partial Update September 2017, sets out the following in respect of the phasing of the allocated sites.

Site	Area (ha)	Homes	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
CD1 Land south of Cowards Lane	3.6	73		25	25	23								
CD2 Codicote Garden Centre High Street (south)	2.7	54											24	30
CD3 Land north east of The Close	2.4	48				24	24							
CD5 Land south of Heath Lane	11.2	140	40	50	50									

- 1.19 CBRE believe that NHDC’s anticipated phasing for the sites in Codicote is overly conservative and also a detriment to the delivery of the school. Feasibility work has already commenced on CD5, with a detailed application expected to be submitted in early 2018 with the site starting to deliver housing from 2020. The school is expected to expand to 2FE from September 2020. Ashill believe that the site could deliver 60 units in 2020, 70 units in 2021 and 70 units in 2022. In addition, we are aware that the site south of Cowards Lane (CD1) is subject of a pending outline application for 88 units. As such, we believe that c.200 units could realistically be completed in Codicote by 2021. It would seem logical for those allocations which are deliverable in the early part of the plan period to be maximised to ensure that the delivery of the school is brought forward without delay.
- 1.20 In summary, CBRE consider that the draft Local Plan is currently unsound as it is not positively prepared in respect to infrastructure delivery. NPPF Paragraph 14 notes that “Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change”. Given that Site CD5 is integral to unlocking development in the village, it will be the first site in the village to come forward to enable the school to be expanded. As such, the site could also act as the ‘contingency site’ should one of the other four sites not come forward to ensure that the expansion of the school remains viable.
- 1.21 To provide a degree of contingency and to ensure that the expansion of the school is viable, a greater proportion of housing should be allocated in Codicote, and CBRE respectfully request that the housing allocation for **Site CD5 is increased from 140 units to 180 to 200 units** in accordance with paragraph 154 of the National Planning Policy Framework which requires Local Plans to “be aspirational but realistic”.
- 1.22 A concept plan illustrating a 198-unit scheme is appended for reference purposes (Appendix C).

D) Does the Plan do all it should to ensure the delivery of the necessary infrastructure?

- 1.23 Subject to the changes set out in paragraph 1.21 above, CBRE believe that the Plan does all that it should to ensure the delivery of the necessary infrastructure to support the existing population and proposed allocations in Codicote.
- 1.24 An extract of Herts County Council’s representations to the Proposed Submission document are set out Appendix A detailing the County’s support for the inclusion of land within site CD5 to enable the school to be expanded.

Appendix A

**HERTFORDSHIRE COUNTY COUNCIL
PROPERTY (DEVELOPMENT SERVICES)**

NORTH HERTS DISTRICT COUNCIL

**REPRESENTATIONS ON REGULATION 19 PROPOSED
SUBMISSION LOCAL PLAN CONSULTATION DOCUMENT ON
BEHALF OF HCC SERVICES**

NOVEMBER 2016

difficult to expand. HCC therefore support the retention of the existing reserve school site allocation in the emerging Local Plan.

Barley

13.10 HCC Property (Development Services) has no comments to make.

Bygrave

13.11 HCC Property (Development Services) has no comments to make. Comments relating to the land to the North of Baldock within Bygrave parish are provided in 13.3 above.

Caldecote

13.12 HCC Property (Development Services) has no comments to make.

Clothall

13.13 HCC Property (Development Services) has no comments to make. Comments relating to sites within Clothall parish allocated for housing in Baldock are provided in 13.3 above.

Cockernhoe and East of Luton

13.14 The existing Cockernhoe Endowed Primary School should be considered in the pattern of primary school provision in the East of Luton development.

13.15 With regard to Youth Connexions, the nearest provision of youth facilities is at Bancroft in Hitchin.

Codicote

13.16 The proposals for 315 dwellings will result in a demand for 0.6FE of school places in the village.

13.17 The existing 1FE Codicote school site is constrained and current forecasts indicate a shortage of places from the existing community without any additional housing development. Expansion of the existing primary school is therefore required.

13.18 The inclusion of land within site CD5 Land South of Heath Lane is supported and welcomed. This additional land will provide the school with a detached playing field enabling the school to expand on its current site. The provision of a drop off/pick up area within, or adjacent to, the additional land would also alleviate the existing highways issues at the school.

13.19 However, in order to generate sufficient pupil yield and S106 funding to make the expansion of the school by 1FE viable the four development sites need to come forward within the same time period otherwise there will be insufficient school places for children moving into the new developments.

Appendix A

Hertfordshire County Council's Education Statement

Hertfordshire County Council's Education Statement for North Herts

1.0 Introduction

- 1.1 To assist with interpreting the information provided, the background to the current situation regarding school places within the District, together with a definition of the terms used throughout this document, is given below.
- 1.2 Details of the known expansion potential of existing primary schools are provided. This information is based on existing feasibility work and does not take into account the cumulative effect of school expansion. For example, where schools are in close proximity to one another the expansion of one school may be limited by the expansion potential of another.

Role of the County Council

- 1.3 Hertfordshire County Council (HCC) is the local education authority and is subject to a number of statutory duties and responsibilities including:
- Promoting high standards of education
 - Planning and commissioning school places in its local authority area
 - Extending diversity and choice
 - Co-ordinating admissions in the normal admissions round for all maintained and some academy schools
 - Resourcing the shared maintenance, improvement to, and provision of, the built school environment, and securing value for money.
- 1.4 In coming to a view about the most appropriate strategy in response to development growth proposals, HCC is looking for a solution which takes into account each of these elements.

School Planning Context

- 1.5 HCC has a duty to secure sufficient school places in its area, ensuring that every child has access to a school place. HCC fulfils these planning responsibilities by forecasting the demand for school places in order to identify an appropriate balance between supply and demand. It negotiates the right number of places on an annual basis, whilst in parallel undertaking longer term strategic planning.

Meeting the Demand

- 1.6 Hertfordshire has experienced a significant rise in the demand for primary places across the County in recent years in line with the picture nationally. The rise is not consistent across the county, with some areas experiencing substantial increases in the primary aged population, whilst in some more rural areas demand is less pressing or currently remains fairly static. More information on the rising demand is available through HCC's strategy document '*Meeting the Demand for School Places*', available at <http://www.hertsdirect.org/services/edlearn/aboutstatesch/demand/>

Forecasts

- 1.7 HCC produces regular pupil forecasts for both Reception and Year 7 demand. At a primary level, HCC publish forecast four years ahead and secondary forecasts stretch to 10 years in the future.
- 1.8 These forecasts are based on actual data of 0-5 year olds in an area, historic pupil movement as well as an assumed pupil yield from new housing developments. The secondary forecasts take account of an assumed housing growth trajectory for the longer term, based on information provided by Hertfordshire's District and Borough Councils.
- 1.9 Latest forecasts are provided within the body of this response. These project demand for admissions into Reception and Year 7 (or Reception, Years 5 and Years 9 in areas which operate a three tier system) and do not include any margin. HCC would normally plan a level of surplus across an area to allow for fluctuations in forecast demand.
- 1.10 Further information on the methodology around the pupil forecasts can be found at www.hertsdirect.org/services/edlearn/aboutstatesch/planning/.

New Schools

- 1.11 The way in which new schools are set up has undergone significant change in recent years. The County Council's role as a commissioner of places is such that where it considered there is a basic need for a new school it must:
- Seek proposals to establish an academy/free school; or (if unsuccessful)
 - Hold a statutory competition; or (if unsuccessful)
 - Publish its own proposals for a new maintained school
- 1.12 The County Council remains responsible for providing the site and meeting all associated capital and pre/post-opening costs in instances where the new school provision is meeting basic need. Therefore, the County Council continues to hold the key role in negotiating S106 contributions for, and the provision of, all school infrastructure.

Principles

Forms of Entry

- 1.13 School provision is often described in terms of 'forms of entry'. 1 form of entry (FE) equals 30 places per year group.
- 1.14 Primary schools have seven year groups from Reception through to Year 6. HCC has a preference for primary schools of 2FE or more, as this larger size provides improved opportunities for delivery of a broad education curriculum and staff development, as well as offering the ability to better manage fluctuations in demand. A 2FE primary school will have 7 year groups of 60 pupils (420 in total), plus a Nursery class where offered.

- 1.15 Secondary schools have five year groups, from Year 7 through to Year 11. With few exceptions (such as Cheshunt School), the secondary schools within Hertfordshire operate sixth forms, providing lower and upper years groups at Years 12 and 13. HCC has a preference for secondary schools of 6 to 10f.e. as this offers improved opportunities for the delivery of a broad education curriculum. A 6FE school will have 5 year groups of 180 pupils (1080 in total) plus a Sixth Form.

Pupil Yield

- 1.16 When undertaking high level school place planning related to new residential development, HCC determines child yield based on a ratio of 1FE per 500 dwellings to be 97.5% confident of not underestimating yield.
- 1.17 This is based on a study of 49 Hertfordshire developments undertaken by HCC's demographer (c.2008). This work produced a yield range of 1FE per 500 dwellings (42 children per 100 dwellings/ 97.5% confidence) to 1FE per 850 dwellings (24.7 children per 100 dwellings/50% confidence).
- 1.18 The County Council applies the upper end of the range, 1FE per 500 dwellings, in the first instance to ensure prudent planning.
- 1.19 When considering actual proposals or planning applications, the County Council uses specific development forecasting models to ascertain more tailored demographic profiles, including pupil yields.

Developer Contributions

- 1.20 The co-ordination of new infrastructure provision to ensure that all development contributes appropriately to infrastructure requirements is an approach supported by HCC. We welcome an opportunity to continue with our joint working to determine the most effective trajectory for development. This will ensure that our services are able to deliver supporting infrastructure in a timely and efficient manner.
- 1.21 HCC is currently reviewing its Planning Obligations Toolkit to support the funding of infrastructure provision through S106 but we would seek to encourage the implementation of a CIL at the earliest opportunity. The cumulative impact of smaller sites can create additional demands and burdens on existing infrastructure which must be addressed through developer contributions. Since April 2015, the ability to pool S106 planning obligations is restricted and it is increasingly difficult to fund projects which mitigate the impact of smaller developments. The implementation of a CIL is currently the most viable option of supporting the development of these sites and the provision of infrastructure, particularly strategic infrastructure such as secondary schools.
- 1.22 HCC encourage the development of masterplans for strategic sites. This assists in delivering a transparent process whereby each

stakeholder is aware of their roles and responsibilities. This is particularly important where there are cross boundary issues associated with sites bordering neighbouring authorities, for example. It may also be necessary to consider how infrastructure contributions might be passed across administrative boundaries for cross boundary sites. For example, development directly adjacent to a settlement outside of your local authority administrative area might reasonably be expected to make contributions towards service provision at a neighbouring authority.

Site Size

- 1.23 School site standards have recently changed (School Premises Regulations 2012) and provide a much less stringent approach to school site standards. The County Council is now using the site areas that refer to Building Bulletin 103 area guidelines for mainstream schools.

Detached Playing Fields

- 1.24 A school should have all of the facilities it requires, including playing fields, provided on a single site.
- 1.25 There may, however, be situations where in order to provide additional school place capacity at an existing site a detached playing field may be required. For a primary school, this facility should ideally be located within 400 metres of the main school site and be appropriate to enable delivery of the PE curriculum.

Green Belt Boundaries

- 1.26 The Proposals Map appears to indicate that all school sites have been removed from the Green Belt.

Types of School

- 1.27 There is a diverse range of schools within Hertfordshire and HCC has the statutory duty to ensure sufficient school places within its area irrespective of how education is provided.
- 1.28 HCC is only the admitting authority for Community and Voluntary Controlled schools in the county.
- 1.29 All other schools (Academies, including Free Schools, Voluntary Aided and Foundation Schools) are their own admitting authorities, determining their own admissions policies and over-subscription criteria.
- 1.30 All admitting authorities' admissions rules and policies must abide by the Admissions Code but HCC, in its role as commissioner of places rather than as a provider, has no power to direct schools that are their own admitting authority to provide additional places. Therefore, the provision of any additional places will require the support of the school at the appropriate time.

Education Planning Areas

- 1.31 For the purposes of school place planning, HCC is divided into geographical education planning areas (EPAs). There are a total of 22 secondary EPAs within the county and each of these contains one or more primary EPAs (PPAs). The forecasts are produced to planning area level, not to individual schools.

2.0 Primary School

2.1 Details of the requirements for primary school places are contained in the responses to section 13 above.

2.2 A summary of the expansion potential of primary schools throughout the District is given below in Table 1. This summary is based upon desktop analysis. Detailed technical work would be required to confirm that any potential expansion is feasible.

Table 1 Current and Potential Capacity in North Herts Primary Schools November 2016

School Planning Area	School	Current Capacity	Expansion Capacity	Comments
Baldock	Ashwell Primary School, Ashwell	1FE	0	No expansion potential
Royston	Barkway VA (C of E) First School	0.4FE	0	No expansion potential on existing site. Reserve site in the village.
Royston	Barley C of E (VC) First School	0.5FE	0	Limited expansion potential
	Breachwood Green JMI School	0.5FE	0	Small site, no expansion potential considered possible but need to investigate further
Hitchin	Cockernhoe Endowed C of E Primary School, Luton	0.5FE	0	No expansion potential
Welwyn GC	Codicote C of E Primary VC School, Codicote	2FE	+1FE	Temporary expansion by 1FE to 2FE Sept 2016. Additional land proposed in local plan to enable permanent expansion.
Letchworth	Garden City Academy, Letchworth	1FE	+1FE	Potential to expand by 1FE.
Letchworth	Grange Junior School, Letchworth	2FE	+1FE	Potential to expand to 3FE, but may need a DPF.
Stevenage	Graveley Primary School, Graveley	PAN16	0	Possible expansion potential. DPF needed to expand to 1FE.
Baldock	Hartsfield JMI School, Baldock	2FE	+1FE	Potential to expand to 3FE. Site located in an Area of Archaeological Significance and designated as a Scheduled Ancient Monument.
Hitchin	Hexton JMI School, Hitchin	PAN10	0	No expansion potential
Hitchin	Highbury Infant School & Nursery, Hitchin	2FE	0	No expansion potential
Hitchin	Highover JMI & Nursery School, Hitchin	2FE	0	No expansion potential.
Letchworth	Hillshott Infant School & Nursery, Letchworth	2FE	0	No expansion potential
Hitchin	Ickleford Primary School, Ickleford	1FE	0	No expansion potential
Letchworth	Icknield Infant and Nursery School, Letchworth	3FE	0	No expansion potential
Royston	Icknield Walk First School, Royston	2FE	+1FE	Potential expansion to 3FE, however highways constraints may restrict this potential.
	Kimpton Primary School, Kimpton	1FE	0	No expansion potential without additional land or DPF.
Stevenage	Knebworth Primary and Nursery School, Knebworth	2FE	0	No expansion potential without additional land or DPF.
Letchworth	Lordship Farm Primary School,	2FE	0	No expansion potential

*HCC Property Representations to North Herts District Council on behalf of HCC services
Regulation 19 Local Plan Consultation*

School Planning Area	School	Current Capacity	Expansion Capacity	Comments
	Letchworth			
Hitchin	Mary Exton Primary School, Hitchin	1FE	+1FE	Possible expansion potential to 2FE, but will need a DPF.
Letchworth	Northfields Infant & Nursery School, Letchworth	2FE		Potential expansion to 3FE, but challenging due to site size
Letchworth	Norton St Nicholas Church of England (VA) Primary	1FE	0	No expansion potential
Hitchin	Offley Endowed Primary School, Offley	PAN20	0	Limited expansion potential. PAN increased from 19 to 20 in 2015.
Hitchin	Oughton Primary and Nursery School, Hitchin	1FE	+1FE	Potential to expand to 2FE.
Hitchin	Our Lady Catholic Primary School, Hitchin	1FE	+1FE	Potential to expand to 2FE.
Hitchin	Pirton School, Pirton	PAN21	+0.3FE	Potential to expand to 1FE.
Letchworth	Pixmore Junior School, Letchworth	2FE	0	No expansion potential.
Hitchin	Preston Primary (VC) School, Preston	0.5FE	+0.5FE	Potential to expand by up to 0.5FE, but dependent on DPF or acquisition of adjoining land.
Hitchin	Purwell Primary School, Hitchin	1FE	1FE	Possible expansion potential to 2FE, but will need a DPF.
Royston	Reed First School, Reed	PAN12	0	Limited expansion potential
Royston	Roman Way First School, Royston	2FE	0	No expansion potential
Stevenage	Round Diamond Primary School, Stevenage	2FE	0	No expansion potential.
Hitchin	Samuel Lucas JMI School, Hitchin	2FE	0	No expansion potential
Baldock	Sandon JMI School, Sandon	PAN14	0	No expansion potential.
Hitchin	St Andrew's C of E VA Primary School & Nursery	1FE	0	No expansion potential.
Hitchin	St Ippolyts C of E (Aided) Primary School	PAN20	+0.3FE	Potential to expand to 1FE, but likely to require a DPF or acquisition of adjoining land.
Baldock	St John's RC Primary School, Baldock	1FE	0	No expansion potential.
Royston	St Mary's Catholic Primary School, Royston	1FE	+1FE	Potential to expand to 2FE.
Baldock	St Mary's Church of England (VC) Infant School, Baldock	2FE	+1FE	Potential to expand to 3FE.
Baldock	St Mary's Church of England (VC) Junior School, Baldock	2FE	+1FE	Potential to expand to 3FE.
Hitchin	St Paul's Walden Primary School, Hitchin	PAN 17	+0.4FE	Potential to expand to 1FE
Letchworth	St Thomas More Catholic Primary School, Letchworth	1FE	0	No expansion potential.
Letchworth	Stonehill School, Letchworth Garden City	1FE	+1FE	Potential to expand subject to removal of mobile classrooms on site.
Hitchin	Strathmore Infant and Nursery School, Hitchin	2FE	+1FE	Potential to expand subject to widening the access road (linked with Wilshere-Dacre Junior Academy)
Royston	Studlands Rise First School, Royston	1FE	0	No expansion potential
Royston	Tannery Drift School, Royston	2FE	0	No expansion potential
Royston	Therfield First School, Therfield	PAN11	0	Limited expansion potential may need a DPF.
Baldock	Weston Primary School,	PAN20	0	Possible expansion to 1FE, but

*HCC Property Representations to North Herts District Council on behalf of HCC services
Regulation 19 Local Plan Consultation*

School Planning Area	School	Current Capacity	Expansion Capacity	Comments
	Weston			challenging site
Hitchin	Whitehill Junior School, Hitchin	2FE	0	Some expansion potential with DPF. Linked to Highbury Infs where no expansion potential
Letchworth	Wilbury Junior School, Letchworth	3FE	0	No expansion potential
Hitchin	The William Ransom Primary School, Hitchin	2FE	0	No expansion potential
Hitchin	Wilshere-Dacre Junior Academy, Hitchin	2FE	+1FE	Possible expansion potential to 3FE, but likely to need additional playing field space. (Linked with Strathmore Infant School)
Hitchin	Wymondley JMI School, Little Wymondley	0.5FE	0.5FE	Possible expansion potential to 1FE.

DPF = detached playing field

3.0 Secondary Schools

- 3.1 Strategic planning at secondary school level is more complex, comprising a more diverse offer of schools and with secondary aged pupils tending to often travel further for their education resulting in the need to plan over a wider geographical area.
- 3.2 The following information includes an analysis of the current position regarding secondary school places using school place planning areas.
- 3.3 There are four secondary education planning areas (SPA) within North Herts. These are:
- Baldock
 - Hitchin
 - Letchworth Garden City
 - Royston (three tier system)
- 3.4 Information on each of these areas is given below.

Baldock

Proposed Housing Numbers

- 3.5 The proposed site allocations of 3386 dwellings in Baldock (including 300 homes to be built beyond 2031), together with the additional 33 homes proposed in Ashwell and 40 dwellings proposed in Weston would yield around 7.2FE of demand.
- 3.6 It should be noted that the Local Plan period extends beyond the lifecycle of HCC pupil forecasts and therefore the demand from both the existing population (the pupils of which are not yet born) as well as new housing will continue to impact demand beyond 2026/27.

Existing Secondary Provision

- 3.7 There is currently one secondary school in Baldock SPA, Knights Templar School (KTS) which offers 7FE of secondary provision. This equates to a Published Admission Number (PAN) of 210 Year 7 places.
- 3.8 KTS is an Academy and therefore its own admitting authority and outside Local Authority control. The school has recently changed its admissions arrangements to prioritise children within its Priority Area over those siblings living outside of the Priority Area.
- 3.9 Current forecasts project a deficit of Year 7 places across Baldock, however the forecast takes account of historic migration patterns and there has historically been an inflow of pupils from Letchworth, which is likely to stem in coming years as the population within the Baldock priority area grows.

2.0 BALDOCK		School admissions 2016	ACTUALS				FORECAST									
NO	SCHOOL		2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	
1	Knights Templar	210	210	209												
	Number of Year 7 places available	210	210	209	210	210	210	210	210	210	210	210	210	210		
	Demand				216	215	217	245	246	263	277	285	269	266		
	Surplus/Shortage				-6	-5	-7	-35	-36	-53	-67	-75	-59	-56		
	% Surplus/Shortage				-2.9%	-2.4%	-3.3%	-16.7%	-17.1%	-25.2%	-31.9%	-35.7%	-28.1%	-27.1%		
	No of FE				-0.2	-0.2	-0.2	-1.2	-1.2	-1.8	-2.2	-2.5	-2.0	-1.9		

3.10 Without further demand arising from new housing, the actual existing overall school aged population living in Baldock is around 7FE and therefore KTS is the right size to meet the demands of the local community.

3.11 Property feasibility work has been undertaken to establish the expansion potential of KTS. This feasibility indicates that KTS has some expansion potential, but not enough to accommodate an additional 7FE of demand.

Conclusion on Baldock Secondary

3.12 A new 6 to 8FE secondary school site within the development to the north of the railway has been sought. When this new provision will be brought forward will depend upon the timing and phasing of the new housing.

Hitchin

Proposed Housing Numbers

3.13 The total of 1009 units proposed for Hitchin Town would yield a demand for school places of around 2FE. However, it is important to note that this total does not take into account new housing proposed in Hitchin villages; areas which traditionally look to Hitchin for secondary provision. This proposed housing totals a further 1,675 dwellings (Codicote, Ickleford, Lower Stondon, Kimpton, King’s Walden, Knebworth, Preston, St Ippolyts, St Paul’s Walden and Wymondley), which equates to around 3.4FE of pupil yield.

Existing Secondary Provision

3.14 There are three secondary schools in Hitchin; The Priory (6FE), Hitchin Girls’ School (5.5FE) and Hitchin Boys’ School (5.5FE).

3.15 There is some inflow into the town which is expected as the two single sex schools have a wider priority area and therefore recruit from a wider area including Letchworth and the Hitchin villages.

3.16 Current forecasts indicate an immediate deficit of places in the area and therefore additional capacity is required to meet this demand.

4.0 HITCHIN		School admissions 2016	ACTUALS				FORECAST									
NO	SCHOOL		2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	
30	Hitchin Boys	165	165	169												
31	Hitchin Girls	165	172	170												
33	Priory (The)	210	179	212												
	Number of Year 7 places available	540	516	551	540	510	510	510	510	510	510	510	510	510		
	Demand				543	541	601	614	640	668	680	723	698	665		
	Surplus/Shortage				-3	-31	-91	-104	-130	-158	-170	-213	-188	-155		
	% Surplus/Shortage				-0.6%	-6.1%	-17.8%	-20.4%	-25.5%	-31.0%	-33.3%	-41.8%	-36.9%	-30.4%		
	No of FE				-0.1	-1.0	-3.0	-3.5	-4.3	-5.3	-5.7	-7.1	-6.3	-5.2		

- 3.17 In light of the rising demand for secondary provision in Hitchin, proposals have been brought forward to expand both Hitchin Boys' School and Hitchin Girls' School by 1.5FE each from 2018 to provide an additional 3FE of permanent capacity to meet demand from the existing community. Alongside this, both schools are considering changes to their admissions arrangements in order to prioritise further children from Hitchin.
- 3.18 The proposed expansion of Hitchin Girl's and Hitchin Boy's to 7FE will utilise all identified expansion potential in these sites. The Priory School will remain the only school in Hitchin with expansion potential. Feasibility advice indicates the site has expansion potential up to 9FE (i.e. +3FE). However as a Foundation School, The Priory is its own admitting authority and as such the County Council has no authority to direct it to offer additional places. The willingness of The Priory School to expand is therefore a key consideration in the provision of sufficient places to meet future demand for secondary places in Hitchin.

Conclusion on Hitchin Secondary

- 3.19 There are current expansion proposals for the two single sex secondary schools in the town, which leaves The Priory School as the only school with expansion potential. Achieving this is dependent upon the willingness of the School to expand to offer sufficient places to meet long term need.
- 3.20 We welcome the removal of the Green Belt designation at The Priory School as it would enable a more flexible policy approach for the future.
- 3.21 However, with a total of over 5FE of additional demand possible from the proposed scale of new housing in and around Hitchin, further secondary capacity beyond that possible at The Priory School needs to be identified.

East of Luton

- 3.22 A proposal for 2100 homes to the East of Luton would generate 4.3FE of secondary school places.
- 3.23 As outlined above, there is no available capacity in the closest Hertfordshire secondary schools in Hitchin which are currently full and already implementing expansion proposals to meet local need. Discussions with Luton Borough Council confirm that it has no existing secondary capacity to meet the needs from the yield arising from any new housing proposed at East of Luton.
- 3.24 Therefore a new school site is required to meet the need from this proposed development.
- 3.25 It is requested that the area as a whole is master planned, as the appropriate delivery of sufficient secondary capacity for the

development as a whole is problematic if the individual sites are managed in isolation. The provision of an all-through school within the development could be considered as a way of managing the primary and secondary yield arising from this new housing.

- 3.26 In light of the demand arising from Hitchin, the County Council would seek a larger secondary school (of at least 6FE) to meet the needs both arising from the new development as well as the needs of surrounding Hitchin villages for whom this new secondary school would become their closest Hertfordshire school. There may be an opportunity to expand this school further should Luton Borough Council wish to address some of its secondary demand issues through the provision of additional capacity at East of Luton.

Letchworth

Proposed Housing Numbers

- 3.27 The proposed housing allocations total 1523 units which equates to 3FE of demand.

Existing Secondary Provision

- 3.28 There are two secondary schools in Letchworth – Fearnhill (5FE) and The Highfield (6FE).
- 3.29 The latest forecast indicates sufficient places to meet forecast demand in Letchworth.

LETCHWORTH		ACTUALS			FORECAST									
SCHOOL	School admissions 2016	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
Fearnhill	150	65	89											
Highfield (The)	180	179	178											
Da Vinci School of Creative Enterprise	0	53	44											
Number of Year 7 places available	330	244	267	330	330	330	330	330	330	330	330	330	330	330
Demand				276	260	271	276	292	296	311	321	323	314	288
Surplus/Shortage				54	70	59	54	38	34	19	9	7	16	42
% Surplus/Shortage				16.4%	21.2%	17.9%	16.4%	11.5%	10.3%	5.8%	2.7%	2.1%	4.8%	12.7%
No of FE				1.8	2.3	2.0	1.8	1.3	1.1	0.6	0.3	0.2	0.5	1.4

- 3.30 Property feasibility work is being undertaken currently to establish the expansion potential of these schools.

Conclusion on Letchworth Secondary

- 3.31 There is some existing outflow to Hitchin and to Baldock for secondary provision. However, as indicated above, this is likely to change in coming years due to admissions rules changes at both Knights Templar in Baldock and Hitch Girls and Hitchin Boys' Schools. The forecast demand is likely to be impacted in future years as a result of the push back from Baldock and Hitchin as well as from the yield arising from the proposed new housing.
- 3.32 HCC would therefore seek appropriate and adequate developer contributions to provide for the infrastructure requirements arising from future housing developments in the area, and also requests policies

within the District Plan that provide the flexibility to develop existing school sites where possible and necessary.

Royston (middle and upper)

3.33 Royston and the villages operate a three-tier system of first, middle and upper schools, with four first schools and a Catholic primary school serving Royston Town, and four further first schools located in the outlying villages. Two middle schools (Roysia and Greneway) and Meridian Upper School serve the wider planning area.

3.34 The proposed housing allocations total 1049 new dwellings which equates to around 2FE of pupil yield.

Middle School Strategy

3.35 There are two middle schools in the Royston secondary EPA offering a total of 210 places, Roysia (3FE) and Greneway (4FE).

3.1	ROYSTON MIDDLE		ACTUALS			FORECAST									
NO	SCHOOL	School admissions 2016	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
77	Roysia Middle	90	43	42											
78	Greneway (The)	120	102	116											
	Number of Year 5 places available	210	145	158	210	210	210	210	210	210	210	210	210	210	210
	Demand				179	176	197	206	221	246	236	223	207	226	210
	Surplus/Shortage				31	34	13	4	-11	-36	-26	-13	3	-16	0
	% Surplus/Shortage				14.8%	16.2%	6.2%	1.9%	-5.2%	-17.1%	-12.4%	-6.2%	1.4%	-7.6%	0.0%
	No of FE				1.0	1.1	0.4	0.1	-0.4	-1.2	-0.9	-0.4	0.1	-0.5	0.0

3.36 Although there is currently around 1FE of surplus in the middle schools, the latest forecast indicates a rising demand for middle school places with a peak deficit in 2020/21 where a need for an additional 1.2FE of capacity is required. This reflects the recent rise in demand at reception and the County Council's permanent expansion proposals which increased First School places in Royston by +1FE in 2015.

3.37 The County Council is engaged with the Middle Schools in the town to explore the scale of need and possible options, should they be required to meet peak demand in 2021.

3.38 There is currently a small outflow of pupils from the Royston education planning area into Buntingford Middle Schools, mainly from families living in the southern Royston villages for whom Buntingford is their nearest school. However, as demand within Buntingford increases from both the existing population and yield from new housing, this may result in pupils living further afield no longer being able to gain a place.

3.39 It is worth noting that if the pressure in neighbouring areas results in a pushback, further capacity will be required in Royston to cater for these displaced pupils.

3.40 Assuming the existing schools are full, current forecasts indicate an additional 1FE of demand would be required to meet peak demand from 2021/22. There is also a need to identify the potential for a further +3FE of capacity across the middle school estate in Royston to ensure

sufficient capacity to meet all the potential yield arising from proposed new housing growth for the long term.

Upper School Strategy

3.41 There is one upper school in the Royston secondary EPA offering a total of 213 places, The Meridian (7.1FE).

3.0	ROYSTON UPPER		ACTUALS			FORECAST									
NO	SCHOOL	School admissions 2016	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
79	Meridian (The)	213	129	114											
	Number of Year 9 places available	213	129	114	213	213	213	213	213	213	213	213	213	213	213
	Demand				129	127	127	142	162	166	180	183	190	201	191
	Surplus/Shortage				84	86	86	71	51	47	33	30	23	12	22
	% Surplus/Shortage				39.4%	40.4%	40.4%	33.3%	23.9%	22.1%	15.5%	14.1%	10.8%	5.6%	10.3%
	No of FE				2.8	2.9	2.9	2.4	1.7	1.6	1.1	1.0	0.8	0.4	0.7

3.42 Current forecasts indicate there is sufficient capacity within the Upper School in the town to meet the needs arising from the existing population and some of the pupil yield from the planned new housing. Analysis of pupil dynamics confirms that currently around 1FE of pupils living in the Royston planning area travel to Buntingford for their Upper School provision.

3.43 However, with rising demand in Buntingford from its local community, this is likely to result in Royston pupils being unsuccessful in seeking a place in a Buntingford school in the future.

3.44 Taking into account current forecasts and the possible impact of Royston pupils no longer being able to access Upper School provision in Buntingford, the demand for Upper School places in Royston is anticipated to increase with the subsequent forecast surplus reducing to around 1FE.

3.45 To ensure sufficient places for the long term, the potential Upper School capacity in Royston therefore needs to be sufficient to cater for both rising demand from the local community and an anticipated pupil yield from proposed new housing.

3.46 Feasibility work is ongoing to confirm the expansion potential of the existing middle and upper school sites in Royston.

Conclusion on Royston Middle and Upper

3.47 In conclusion, our assessment based on current information indicates the need to identify:

- Potential capacity for up to an additional +3/4FE in the middle school sector
- Potential capacity for up to an additional +2/3FE in the upper school sector to meet the anticipated housing growth across the town

Appendix 1

School Expansions Process – School enlargement (prescribed alteration)

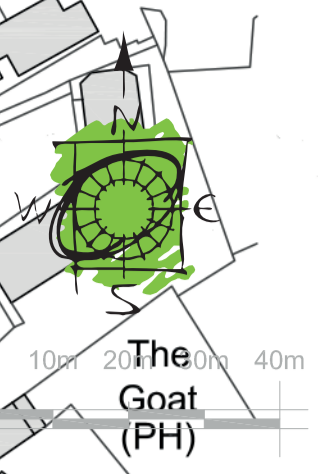
- Identification of need
 - Meeting the Demand for School Places
 - Pupil forecasts
 - Engage with local Head Teacher groups
- Analysis of need in identified areas
 - Analysis of demand
 - Property feasibility work on potential for school sites to expand
 - Work with multi-disciplinary teams to identify possible options
 - Engage with schools in area of need to explore options
- Options Recommendation and decision to consult
 - Assessment of options against the Director’s Four Tests which considers whether the options:
 - Provide the right number of places in the right place to meet demand
 - Enhance capacity to raise educational standards, reduce risk of under-performance or serious weakness, and offer extended schools
 - Have acceptable implications for building design, environmental impact, and cost
 - Have acceptable transitional arrangements for affected pupils
- Statutory consultation on enlargement proposal
- Engagement with School on building design for enlargement
- Formal statutory decision taken by County Council
- Submission of town planning application for building enlargement, including external play areas and associated car parking requirements
- Project completion and additional places made available

Appendix B

2017/18 SUMMER INTERIM FORECAST - PRIMARY

12.1 CODICOTE		2017/18 SUMMER INTERIM FORECAST - PRIMARY SCHOOLS 17-08-2017						
School No	SCHOOL	SCHOOL ADMISSIONS 2017	2015/2016 ACTUAL	2016/2017 ACTUAL	2017/18 FORECAST	2018/19 FORECAST	2019/20 FORECAST	2020/21 FORECAST
54	Codicote C of E Primary VAC	36	31	46				
	Actual Number on Roll		31	46				
	Number of Reception Places Available	36			36	30	30	30
	Demand				40	40	37	41
	Surplus/Shortage				-4	-10	-7	-11
	% Surplus/Shortage				-11.1%	-33.3%	-23.3%	-36.7%
	No of FE				-0.1	-0.3	-0.2	-0.4

Appendix C



Revised Illustrative Masterplan
 Heath Lane, Codicote, Herts
16208 / SK28C
 Scale 1:1000 @ A1 August 2017

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