

# Local Plan Technical Report

## 2018/2019 Infrastructure Delivery Plan Appendices

### **Part 21:** Education – Hertfordshire County Council and Community Infrastructure

Appendices 66 to 77

Appendix 66: HCC St Albans Secondary Schools Capacity Summary (April 2017)

St Albans Secondary Schools Capacity Summary - April 2017

School	Type	School size and Existing PAN	Conclusions	Potential expansion capacity/FE
Beaumont	Academy	6FE (PAN 180)	Site size enables expansion to 7FE (subject to planning permission)	1
Loreto RC Girls	Academy (faith)	5.3FE (PAN160)	School cannot be expanded due to: 1. Faith criteria admission rules - any additional places are unlikely to be offered to local children. 2. Planning constraints likely to make further expansion very difficult. 3. Site size insufficient. 4. Requirement to find additional land	0
Marlborough	Academy	7.1FE (PAN 224)	Expansion very difficult as a result of :- 1. Site size insufficient 2. Requirement to find additional land 3. Planning constraints (mainly highways)	0
Nicholas Breakspear RC	Academy (Faith)	6FE (PAN 150)	Expansion not favoured due to :- 1. Admission criteria (any additional places are unlikely to be offered to local children) 2. Planning constraints (inc Green Belt location and Highways).	0
Samuel Ryder Academy	All-through Academy	6FE (150)	Expansion not possible due to :- 1. Insufficient accommodation for current admission number 2. Planning constraints including Green Belt location and potential highways issues. 3. Requirement to find additional land.	0
Sandringham	Academy	7FE (210)	Expansion may be feasible subject to overcoming :Planning constraints (Green Belt location). Limited site size.	1
St Albans Girls'	Academy	7FE (210)	Expansion very difficult due to :- 1. Site size insufficient 2. Additional land would be required 3. Planning constraints inc Highways and Green Belt location.	0
Townsend C of E (VA)	VA (faith)	5FE (150)	School cannot be expanded further due to :- 1. Planning constraints (inc Highways and Green Belt location)	0

School	Type	School size and Existing PAN	Conclusions	Potential expansion capacity/FE
Verulam	Academy	6.2FE (186)	School cannot be expanded further due to :- 1. Site size ( already has detached playing fields) 2. Planning constraints (inc Highways and Green Belt location) 3. School is unwilling to expand	0
<b>TOTAL</b>				<b>2</b>

Notes Assessing the capacity of schools to expand takes the following into consideration:-

1. Site size measured against Building Bulletin 103
2. Admission criteria, including faith rules, and whether a scheme would provide places where they are needed
3. Town Planning constraints such as green belt, highways issues, topography etc
4. The availability of additional land (including distance from main site, ownership/control, value)

Appendix 67: HCC St Albans Secondary Schools Capacity Summary (May 2017)

**Hertfordshire County Council**  
**St Albans Secondary Schools Capacity Summary**  
**May 2017**

School	Type	School Size and Existing PAN	Conclusions	Potential Expansion Capacity/FE
Beaumont	Academy	6FE (PAN 180)	Site size enables expansion to 7FE (subject to planning permission)	1
Loreto RC Girls	Academy (Faith)	5.3FE (PAN160)	School cannot be expanded due to:- 1. Faith criteria admission rules - any additional places are unlikely to be offered to local children 2. Planning constraints likely to make further expansion very difficult 3. Site size insufficient 4. Requirement to find additional land	0
Marlborough	Academy	7.1FE (PAN 224)	Expansion very difficult as a result of :- 1. Site size insufficient 2. Requirement to find additional land 3.Planning constraints (mainly highways)	0
Nicholas Breakspeare RC	Academy (Faith)	6FE (PAN 180)	Expansion not favoured due to :- 1. Admission criteria (any additional places are unlikely to be offered to local children) 2. Planning constraints (inc Green Belt location and Highways).	0
Samuel Ryder Academy	All-through Academy	6FE (180)	Expansion not possible due to :- 1. Insufficient accommodation for current admission number 2. Planning constraints including Green Belt location and potential highways issues 3. Requirement to find additional land	0
Sandringham	Academy	7FE (210)	Expansion may be feasible subject to overcoming :- 1. Planning constraints (Green Belt location) 2. Limited site size	1
St Albans Girls'	Academy	7FE (210)	Expansion very difficult due to :- 1. Site size insufficient 2. Additional land would be required 3. Planning constraints inc Highways and Green Belt location	0
Townsend C of E (VA)	VA (Faith)	5FE (150)	School cannot be expanded further due to :- 1. Planning constraints (inc Highways and Green Belt location)	0

School	Type	School Size and Existing PAN	Conclusions	Potential Expansion Capacity/FE
Verulam	Academy	6.2FE (186)	School cannot be expanded further due to :- 1. Site size ( already has detached playing fields) 2. Planning constraints (inc Highways and Green Belt location) 3. School is unwilling to expand	0
<b>TOTAL</b>				<b>2</b>

Notes

- Assessing the capacity of schools to expand takes the following into consideration:-
  - Site size measured against Department for Education Building Bulletin 103 - Area Guidelines for Mainstream Schools
  - Admission criteria, including faith rules, and whether a scheme would provide places where they are needed
  - Town Planning constraints such as green belt, highways issues, topography etc
  - The availability of additional land (including distance from main site, ownership/control, value)
- School provision is often described in terms of 'forms of entry'. 1 form of entry (FE) equals 30 places per year group

Appendix 68: HCC Secondary Schools Feasibility Work List (2017)

School planning area	School	Governance	Current Capacity	Expansion Capacity	Feasibility Work	Additional Comments
St Albans	Beaumont	Academy	6FE	1FE	<ul style="list-style-type: none"> <li>• Tree Survey (2013)</li> <li>• FRA and Drainage Strategy (2013)</li> <li>• Ecological Assessment (2014)</li> <li>• Education Needs Assessment (2014)</li> <li>• Geophysical Survey Report (2014)</li> <li>• Heritage Asset Assessment (2013)</li> <li>• Landscape Plan (2013)</li> <li>• Noise Assessment (2013)</li> <li>• Topographical Survey (2013)</li> <li>• Means of Access Study (2013)</li> <li>• Badger Survey</li> <li>• Bat Survey</li> <li>• Reptile Survey</li> <li>• FRA (2013)</li> <li>• Lighting Assessment</li> <li>• TA (2014)</li> <li>• Detailed design and layout</li> <li>• Expansion Capacity Review (Jan 2016)</li> </ul>	<p>Proposals are in place for permanent expansion of Beaumont School from 6FE to 7FE, subject to town planning permission.</p> <p>Potential to expand to 8FE with highways mitigation and additional land/third party dpf.</p> <p>To help facilitate the enhancement of the site, there was an exchange of land between the school and HCC few years back. Town planning permissions have been approved for an extension to the library and sixth form accommodation, provision of new playing pitched including all weather sports facilities and a sports hall, to help address accommodation deficiencies of a 6FE secondary school.</p>
	Loreto RC Girls	Academy	5.3FE	None	None	Site at capacity. No known expansion potential beyond 5FE.

						<p>Very constrained site i.e. Conservation Area, Locally Listed Building, TROs, and potentially highways issues.</p> <p>Note: due to faith criteria admission rules any additional places may not be offered to local children.</p>
	Marlborough	Academy	7.1FE	None	<ul style="list-style-type: none"> <li>• HLHA (2010)</li> <li>• TA (2014)</li> <li>• TA (2016 – awaiting report)</li> </ul>	<p>Potential expansion to 8FE with highways mitigation, third party dpf and flexible Green Belt policies.</p> <p>TA due back by the end of January.</p>
	Nicholas Breakspear RC	Academy	6FE	None	<ul style="list-style-type: none"> <li>• HLHA (2010)</li> <li>• TA (2015)</li> </ul>	<p>Potential expansion to 8FE with highways mitigation and flexible Green Belt policies.</p> <p>Note: due to faith criteria admission rules any additional places may not be offered to local children.</p>
	Samuel Ryder Academy – Secondary	Academy	6FE	None	<ul style="list-style-type: none"> <li>• Archaeological Desk Based Assessment (2012)</li> <li>• Preliminary Ecological Appraisal &amp; Bat Roosting Assessment (2012)</li> <li>• FRA (2012)</li> <li>• Topographical Survey (2012)</li> <li>• TA (2012)</li> <li>• Tree Survey (2012)</li> <li>• TA (2016 – awaiting report)</li> </ul>	<p>Potential expansion to 7FE with flexible Green Belt policies, highways mitigation and additional land or third party dpf.</p> <p>TA due back by the end of January.</p> <p>Permission was granted in 2012 for the construction of the 2FE Primary School.</p>
	Sandringham	Academy	7FE	None	<ul style="list-style-type: none"> <li>• HLHA (2010)</li> <li>• TA (2013)</li> <li>• TA Addendum (2015)</li> <li>• Expansion Capacity Review</li> </ul>	<p>Potential expansion to 8FE with flexible Green Belt policies, highways mitigation and additional land or third party dpf.</p> <p>In 2015 the school permanently expanded from 6FE to 7FE. To help facilitate this, planning applications have</p>

					(Jan 2016)	been made and subsequently approved for a detached multi-purpose sports hall (5/2013/3460) and the construction of a new two storey science/maths classroom block, extension to existing art/music block, extension to existing library/teaching block to provide extended dining and office areas, new vehicular exit gate, etc. (5/2013/3460), in 2012 and 2014 respectively.
	St Albans Girls'	Academy	7FE	None	<ul style="list-style-type: none"> <li>• HLHA (2010)</li> <li>• TA (2014)</li> <li>• Expansion Capacity Review (Jan 2016)</li> </ul>	Potential expansion to 8FE with highways mitigation, additional land or third party dpf and flexible Green Belt policies.
	Townsend C of E (VA) Secondary	Voluntary Aided	5FE	None	<ul style="list-style-type: none"> <li>• HLHA (2010)</li> <li>• TA (2014)</li> <li>• Expansion Capacity Review (Jan 2016)</li> </ul>	Potential expansion to 6FE with highways mitigation, additional land and flexible Green Belt policies.
	Verulam	Academy	5.9FE	None	<ul style="list-style-type: none"> <li>• HLHA (2010)</li> <li>• TA (2014)</li> <li>• Expansion Capacity Review (Jan 2016)</li> </ul>	<p>Potential expansion to 6.3FE with highways mitigation.</p> <p>Planning Permission was granted to convert the existing gym block to a sixth form study area.</p>
Harpenden	Roundwood Park	Academy	6.5FE	None	<ul style="list-style-type: none"> <li>• Archaeological Report (2008)</li> <li>• FRA (2010)</li> <li>• HLHA (2012)</li> <li>• TA (2010)</li> <li>• TA Addendum (2012)</li> </ul>	<p>Site at capacity. No known expansion potential beyond 6.5FE.</p> <p>Planning Permission was granted for the construction of sports hall.</p>
	Sir John Lawes	Academy	6.5FE	None	<ul style="list-style-type: none"> <li>• HLHA (2010)</li> </ul>	Site at capacity. No known expansion potential beyond 6.5FE.
	St George's	Academy	6FE	None	<ul style="list-style-type: none"> <li>• HLHA (2010)</li> </ul>	Site at capacity. No known expansion potential beyond 6FE.

### Secondary School Capacity December 2016

Appendix 69: HCC Children's Services (School Place Planning and Early Childhood Services) Response Regulation 18 Consultation (February 2018)

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

**REPRESENTATIONS ON:**

**ST ALBANS LOCAL PLAN  
(ISSUES AND OPTIONS JANUARY 2018)**

**FEBRUARY 2018**

## Priorities for Older People

### Demography

- 6.11 Demographic projections<sup>1</sup> indicate that the older population in St Albans will increase as follows:

Population by Age Band 2017-2025						
Age	65-74		75-84		85+	
Year	2017	2025	2017	2025	2017	2025
Population	13,100	13,300	7,900	10,100	3,900	5,000

- 6.12 The ACS strategy is to delay or avoid long term admissions to residential/nursing care services by delivering services that enable people to live independently at home.

### Projected Requirements

- 6.13 The Housing Learning and Improvement Network's (Housing LIN) Housing for Older People (SHOP) tool indicates that St Albans will need an additional **40 residential beds** (both self-funded and ACS commissioned) by 2025. This equates to the capacity that would be delivered by one new medium sized care homes. Based on current market share, ACS would expect to commission approximately 45% of future capacity and would need to access those beds at HCC contract rates.

- 6.14 Projections for ACS funded nursing care are as follows:

Nursing Care (HCC funded)		
2015 baseline	2025	Gap
43	56	13

- 6.15 The Housing LIN guidance for accommodation with care for older people sets an aspirational target of 25 units of **extra care housing** per 1,000 people aged over 75.

- 6.16 This ambition would require **377 extra care housing units** to be available by 2025.

- 6.17 ACS currently commissions 51 units of Flexicare (ExtraCare) housing.

## 7.0 HCS Gypsy Section

- 7.1 The HCS Gypsy section have no comments on the consultation document.

## 8.0 Children's Services (School Place Planning)

- 8.1 A statement relating to primary and secondary education in the District has been provided as **Appendix 1**, which forms part of these representations and should be read in conjunction with paragraphs 8.2 to 8.7 below.

<sup>1</sup> 2017 POPPI.

- 8.2 The Local Plan consultation document suggests that 14,500 new homes are needed throughout the District (approximately based on 913 homes per annum for 16 years). This may yield 29 forms of entry (29FE).
- 8.3 In terms of infrastructure, existing and imminent development up to 2020 may take up existing primary school capacity and this existing capacity may not be in the relevant location. Existing secondary school capacity in the District is also to be used to meet known current demand.
- 8.4 It is difficult to identify specific requirements outside of broad locations given there is little information on how and where additional dwellings will be provided at this stage. However, at primary level, at least two new sites should be identified to support growth in St Albans city centre and around London Road. Further/reserve sites may need to be identified within the city, outside of the broad locations, depending on the final decision on development (e.g. if no garden village).
- 8.5 At secondary, it should be noted that some new schools will be limited in how much development they accommodate:
- West St Albans/East of Hemel will only accommodate 5FE growth within the District (assuming no uplift in density/size on that development) with any further capacity going to Dacorum e.g. Spencers Park
  - Harpenden/Katherine Warrington School will support 3 to 4FE growth at broad locations and ad-hoc developments in and around Harpenden, but cannot be assumed to have further capacity to support growth elsewhere because of existing levels of demand in Harpenden.
- 8.6 This would therefore leave approximately 20FE still to be accounted for at secondary. This could be accommodated on three 6 to 8FE sites or two sites of up to 10FE. A preferred solution would depend on the final number and distribution of dwellings e.g. whether a new garden village is included.
- 8.7 HCC would prefer to see specific site allocations within the broad locations that have been identified, in order that provision can be brought forward even if there are delays with housing deliverability.
- 9.0 Children's' Services (Early Childhood Services)**
- 9.1 A statement relating to free early education (FEE) and childcare provision and children's centres in the District has been provided as **Appendix 3** and forms part of these representations.

## **Appendix 1**

### **Hertfordshire County Council's Education Statement for St Albans February 2018**

#### **1.0 Introduction**

- 1.1 This document forms part of the response to the February 2018 St Albans City & District Council Issues and Options Consultation. It updates information previously provided on primary and secondary schools across the District.
- 1.2 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.
- 1.3 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**

- 1.4 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.
- 1.5 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**

- 1.6 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**

- 1.7 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.

#### **Forecasts**

- 1.8 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.
- 1.9 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.
- 1.10 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.
- 1.11 Further information on the methodology around the pupil forecasts can be found at <https://www.hertfordshire.gov.uk/services/schools-and-education/at-school/school-planning/school-planning.aspx>

### **New Schools**

- 1.12 The way in which new schools are set up has undergone significant change in recent years. HCC's role as a commissioner of places is such that where it is 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
- 1.13 HCC 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, HCC continues to hold the key role in negotiating S106 contributions for, and the provision of, all school infrastructure.

### **Forms of Entry**

- 1.14 School provision is often described in terms of 'forms of entry'. 1 form of entry (FE) equals 30 places per year group.
- 1.15 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.
- 1.16 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**

- 1.17 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.
- 1.18 When considering actual proposals or planning applications, HCC uses specific development forecasting models to ascertain more tailored demographic profiles, including pupil yields.

### **Developer Contributions**

- 1.19 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.
- 1.20 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.
- 1.21 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**

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

### **Detached Playing Fields**

- 1.23 A school should have all of the facilities it requires, including playing fields, provided on a single site.
- 1.24 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.

### **Types of School**

- 1.25 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.
- 1.26 HCC is only the admitting authority for Community and Voluntary Controlled schools in the county.
- 1.27 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.
- 1.28 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 Schools

2.1 A series of primary education planning areas (PPAs) cover the District; St Albans North West, St Albans North East, St Albans Central, Colney Heath, Sandridge, St Michaels, St Stephens, St Albans South West, St Albans South East, Park Street, St Albans West, London Colney, Harpenden, Redbourn and Wheathampstead. The school forecasts for Summer 2017/18 are set out below for each of the relevant primary planning areas.

### St Albans North West

2.2 There are two primary schools in St Albans North West PPA – Garden Fields JMI (3FE) and Margaret Wix Primary (2FE).

13.1 ST ALBANS NORTH WEST		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
422	Garden Fields JMI	90	88	84				
431	Margaret Wix Primary	60	32	24				
<b>Actual Number on Roll</b>			<b>120</b>	<b>108</b>				
<b>Number of Reception Places Available</b>		<b>150</b>			<b>150</b>	<b>150</b>	<b>150</b>	<b>150</b>
<b>Demand</b>					<b>103</b>	<b>97</b>	<b>100</b>	<b>102</b>
<b>Surplus/Shortage</b>					<b>47</b>	<b>53</b>	<b>50</b>	<b>48</b>
<b>% Surplus/Shortage</b>					<b>31.3%</b>	<b>35.3%</b>	<b>33.3%</b>	<b>32.0%</b>
<b>No of FE</b>					<b>1.6</b>	<b>1.8</b>	<b>1.7</b>	<b>1.6</b>

2.3 In the short term there is considered to be sufficient capacity within the existing schools. However, there is little or no capacity in the schools for expansion. Any additional growth planned in the St Albans North West PPA should be of sufficient size to include the provision of a new primary school.

### St Albans North East

2.4 There are six schools in the St Albans North East PPA – Bernard's Heath Infants and Junior (3FE), Skysward Primary (1FE), Wheatfield Infants and Junior (3FE) and St John Fisher RC JMI (1FE).

13.2 ST ALBANS NORTH EAST		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
416	Bernards Heath Junior	0	0	0				
417	Bernards Heath Infant	90	90	90				
462	Skyswood Primary	30	30	30				
463	Wheatfields JM	0	0	0				
464	Wheatfields Infants'	90	90	90				
465	St John Fisher RC JMI	30	25	26				
<b>Actual Number on Roll</b>			<b>235</b>	<b>236</b>				
<b>Number of Reception Places Available</b>		<b>240</b>			<b>240</b>	<b>240</b>	<b>240</b>	<b>240</b>
<b>Demand</b>					<b>249</b>	<b>217</b>	<b>233</b>	<b>242</b>
<b>Surplus/Shortage</b>					<b>-9</b>	<b>23</b>	<b>7</b>	<b>-2</b>
<b>% Surplus/Shortage</b>					<b>-3.8%</b>	<b>9.6%</b>	<b>2.9%</b>	<b>-0.8%</b>
<b>No of FE</b>					<b>-0.3</b>	<b>0.8</b>	<b>0.2</b>	<b>-0.1</b>

2.5 Surplus capacity in St Albans North West will provide some flexibility for adjacent areas. Forecasts will continue to be monitored. There is little or no capacity in the schools for expansion. Any additional growth planned in the St Albans North East PPA should be of sufficient size to include the provision of a new primary school.

### St Albans Central

2.7 There are eight schools in the St Albans Central PPA – Alban City School (2FE), St Alban and St Stephen RC Infant and Junior (2FE), Fleetville Infant and Junior (3FE), Aboyne Lodge (1FE), Oakwood Primary (1.5FE) and Maple Primary (1FE).

13.3 ST ALBANS CENTRAL		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
411	Alban City School	60	59	58				
413	St Alban & St Stephen RC Junior	0	0	0				
420	Fleetville JM	0	0	0				
421	Fleetville Infant	90	90	90				
423	Aboyne Lodge	30	29	30				
428	St Alban & St Stephen RC Infant & Nursery	60	60	60				
434	Oakwood Primary	45	46	45				
438	Maple	30	31	60				
	<b>Actual Number on Roll</b>		<b>315</b>	<b>343</b>				
	<b>Number of Reception Places Available</b>	<b>315</b>			<b>315</b>	<b>315</b>	<b>315</b>	<b>315</b>
	<b>Demand</b>				<b>333</b>	<b>311</b>	<b>314</b>	<b>317</b>
	<b>Surplus/Shortage</b>				<b>-18</b>	<b>4</b>	<b>1</b>	<b>-2</b>
	<b>% Surplus/Shortage</b>				<b>-5.7%</b>	<b>1.3%</b>	<b>0.3%</b>	<b>-0.6%</b>
	<b>No of FE</b>				<b>-0.6</b>	<b>0.1</b>	<b>0.0</b>	<b>-0.1</b>

2.8 Surplus capacity in St Albans North West will provide some flexibility for adjacent areas. Forecasts will continue to be monitored to ensure there are sufficient places available in the local area to meet need. Feasibility is being undertaken to assess the potential for future additional primary school places to be made available.

### Colney Heath

2.9 There is one school in the Colney Heath PPA – Colney Heath JMI (1FE).

13.4 COLNEY HEATH		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
454	Colney Heath JMI	30	30	31				
	<b>Actual Number on Roll</b>		<b>30</b>	<b>31</b>				
	<b>Number of Reception Places Available</b>	<b>30</b>			<b>30</b>	<b>30</b>	<b>30</b>	<b>30</b>
	<b>Demand</b>				<b>29</b>	<b>32</b>	<b>25</b>	<b>25</b>
	<b>Surplus/Shortage</b>				<b>1</b>	<b>-2</b>	<b>5</b>	<b>5</b>
	<b>% Surplus/Shortage</b>				<b>3.3%</b>	<b>-6.7%</b>	<b>16.7%</b>	<b>16.7%</b>
	<b>No of FE</b>				<b>0.0</b>	<b>-0.1</b>	<b>0.2</b>	<b>0.2</b>

2.10 Forecasts will continue to be monitored to ensure there are sufficient places available in the wider area to meet need. HCC will work with Colney Heath School to agree temporary arrangements, if required.

### Sandridge

2.11 There is one school in the Sandridge PPA – Sandridge (1FE).

13.5 SANDRIDGE		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
458	Sandridge	30	29	25				
	<b>Actual Number on Roll</b>		<b>29</b>	<b>25</b>				
	<b>Number of Reception Places Available</b>	<b>30</b>			<b>30</b>	<b>30</b>	<b>30</b>	<b>30</b>
	<b>Demand</b>				<b>25</b>	<b>24</b>	<b>27</b>	<b>24</b>
	<b>Surplus/Shortage</b>				<b>5</b>	<b>6</b>	<b>3</b>	<b>6</b>
	<b>% Surplus/Shortage</b>				<b>16.7%</b>	<b>20.0%</b>	<b>10.0%</b>	<b>20.0%</b>
	<b>No of FE</b>				<b>0.2</b>	<b>0.2</b>	<b>0.1</b>	<b>0.2</b>

2.12 Forecasts will be monitored to ensure sufficient places are available to meet local need. HCC will work with Sandridge school to agree temporary arrangements, if required.

### St Michaels

2.13 There are two primary schools in the St Michaels PPA – Prae Wood Primary (2FE) and Killigrew Primary (2FE).

13.6	ST MICHAELS	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
440	Prae Wood Primary	60	57	59				
455	Killigrew Primary and Nursery School	60	60	60				
	<b>Actual Number on Roll</b>		<b>117</b>	<b>119</b>				
	<b>Number of Reception Places Available</b>	<b>120</b>			<b>120</b>	<b>120</b>	<b>120</b>	<b>120</b>
	<b>Demand</b>				<b>114</b>	<b>125</b>	<b>119</b>	<b>125</b>
	<b>Surplus/Shortage</b>				<b>6</b>	<b>-5</b>	<b>1</b>	<b>-5</b>
	<b>% Surplus/Shortage</b>				<b>5.0%</b>	<b>-4.2%</b>	<b>0.8%</b>	<b>-4.2%</b>
	<b>No of FE</b>				<b>0.2</b>	<b>-0.2</b>	<b>0.0</b>	<b>-0.2</b>

2.14 Forecasts will continue to be monitored to ensure there are sufficient places available in the local area to meet need. Killigrew Primary has the potential for a 1FE expansion.

### St Stephens

2.15 There is one primary school in the St Stephens PPA – Mount Pleasant Lane JMI (1.5FE).

13.7	ST STEPHENS	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
457	Mount Pleasant Lane JMI	45	46	45				
	<b>Actual Number on Roll</b>		<b>46</b>	<b>45</b>				
	<b>Number of Reception Places Available</b>	<b>45</b>			<b>45</b>	<b>45</b>	<b>45</b>	<b>45</b>
	<b>Demand</b>				<b>45</b>	<b>54</b>	<b>51</b>	<b>49</b>
	<b>Surplus/Shortage</b>				<b>0</b>	<b>-9</b>	<b>-6</b>	<b>-4</b>
	<b>% Surplus/Shortage</b>				<b>0.0%</b>	<b>-20.0%</b>	<b>-13.3%</b>	<b>-8.9%</b>
	<b>No of FE</b>				<b>0.0</b>	<b>-0.3</b>	<b>-0.2</b>	<b>-0.1</b>

2.16 Forecasts will continue to be monitored to ensure there are sufficient places available in the local area to meet need. Mount Pleasant JMI has the potential for a 0.5FE expansion.

### St Albans South West

2.17 There are three primary schools in the St Albans South West PPA – St Peter's (1FE), Mandeville Primary (2FE) and St Adrian's RC Primary (1FE).

13.8	ST ALBANS SOUTH WEST	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
426	St Peter's	30	30	30				
429	Mandeville Primary	60	58	60				
433	St Adrian's RC Primary	30	30	28				
	<b>Actual Number on Roll</b>		<b>118</b>	<b>118</b>				
	<b>Number of Reception Places Available</b>	<b>120</b>			<b>120</b>	<b>120</b>	<b>120</b>	<b>120</b>
	<b>Demand</b>				<b>117</b>	<b>117</b>	<b>123</b>	<b>118</b>
	<b>Surplus/Shortage</b>				<b>3</b>	<b>3</b>	<b>-3</b>	<b>2</b>
	<b>% Surplus/Shortage</b>				<b>2.5%</b>	<b>2.5%</b>	<b>-2.5%</b>	<b>1.7%</b>
	<b>No of FE</b>				<b>0.1</b>	<b>0.1</b>	<b>-0.1</b>	<b>0.1</b>

2.16 Forecasts will continue to be monitored to ensure there are sufficient places available in the local area to meet need. Feasibility is being undertaken to assess the potential for future additional primary school places to be made available.

### St Albans South East

2.17 There are five schools in the St Albans South East PPA – Samuel Ryder Academy (2FE), Camp Primary (1FE), Windermere JMI (1FE) and Cunningham Hill Infant and Junior (2FE).

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13.9 ST ALBANS SOUTH EAST		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
412	Samuel Ryder Academy - Primary	60	58	60				
418	Camp Primary and Nursery	30	30	30				
435	Windmere JMI	30	30	30				
436	Cunningham Hill JM	0	0	0				
437	Cunningham Hill Infant	60	60	60				
	<b>Actual Number on Roll</b>		<b>178</b>	<b>180</b>				
	<b>Number of Reception Places Available</b>	<b>180</b>			<b>180</b>	<b>180</b>	<b>180</b>	<b>180</b>
	<b>Demand</b>				<b>172</b>	<b>173</b>	<b>166</b>	<b>175</b>
	<b>Surplus/Shortage</b>				<b>8</b>	<b>7</b>	<b>14</b>	<b>5</b>
	<b>% Surplus/Shortage</b>				<b>4.4%</b>	<b>3.9%</b>	<b>7.8%</b>	<b>2.8%</b>
	<b>No of FE</b>				<b>0.3</b>	<b>0.2</b>	<b>0.5</b>	<b>0.2</b>

2.18 Forecasts will continue to be monitored to ensure there are sufficient places available in the local area to meet need.

### Park Street

2.19 There are two primary schools in the Park Street PPA – Park Street C of E Primary (1FE) and How Wood Primary (1FE).

13.11 PARK STREET		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
424	Park Street C of E Voluntary Aided Primary	30	27	28				
466	How Wood Primary	30	29	30				
	<b>Actual Number on Roll</b>		<b>56</b>	<b>58</b>				
	<b>Number of Reception Places Available</b>	<b>60</b>			<b>60</b>	<b>60</b>	<b>60</b>	<b>60</b>
	<b>Demand</b>				<b>50</b>	<b>51</b>	<b>46</b>	<b>45</b>
	<b>Surplus/Shortage</b>				<b>10</b>	<b>9</b>	<b>14</b>	<b>15</b>
	<b>% Surplus/Shortage</b>				<b>16.7%</b>	<b>15.0%</b>	<b>23.3%</b>	<b>25.0%</b>
	<b>No of FE</b>				<b>0.3</b>	<b>0.3</b>	<b>0.5</b>	<b>0.5</b>

2.20 The current forecast indicates that there will be sufficient places to meet demand.

### St Albans West

2.21 There are two primary schools in the St Albans West PPA – St Michaels C of E Primary (0.7FE) and The Abbey C of E Primary (1FE).

13.12 ST ALBANS WEST		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
425	St Michael's C of E VA Primary	22	16	26				
427	Abbey C of E Voluntary Aided Primary (The)	30	30	30				
	<b>Actual Number on Roll</b>		<b>46</b>	<b>56</b>				
	<b>Number of Reception Places Available</b>	<b>52</b>			<b>52</b>	<b>52</b>	<b>52</b>	<b>52</b>
	<b>Demand</b>				<b>50</b>	<b>49</b>	<b>49</b>	<b>51</b>
	<b>Surplus/Shortage</b>				<b>2</b>	<b>3</b>	<b>3</b>	<b>1</b>
	<b>% Surplus/Shortage</b>				<b>3.8%</b>	<b>5.8%</b>	<b>5.8%</b>	<b>1.9%</b>
	<b>No of FE</b>				<b>0.1</b>	<b>0.1</b>	<b>0.1</b>	<b>0.0</b>

2.22 Forecasts will continue to be monitored to ensure sufficient places are available to meet local need.

### London Colney

2.23 There are three primary schools in London Colney PPA – London Colney JMI (1FE), Bowmansgreen Primary (2FE) and St Bernadette RC Primary (1FE).

13.13	LONDON COLNEY	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
452	London Colney JMI	30	27	18				
453	Bowmansgreen Primary	60	59	55				
467	St Bernadette RC Nursery and Primary	30	29	30				
	<b>Actual Number on Roll</b>		<b>115</b>	<b>103</b>				
	<b>Number of Reception Places Available</b>	<b>120</b>			<b>120</b>	<b>120</b>	<b>120</b>	<b>120</b>
	<b>Demand</b>				<b>94</b>	<b>94</b>	<b>101</b>	<b>89</b>
	<b>Surplus/Shortage</b>				<b>26</b>	<b>26</b>	<b>19</b>	<b>31</b>
	<b>% Surplus/Shortage</b>				<b>21.7%</b>	<b>21.7%</b>	<b>15.8%</b>	<b>25.8%</b>
	<b>No of FE</b>				<b>0.9</b>	<b>0.9</b>	<b>0.6</b>	<b>1.0</b>

2.24 The current forecast indicates that there will be sufficient places to meet demand.

### Harpenden

2.25 There are thirteen schools in the Harpenden PPA – The Lea Primary (1FE), Manland Primary (1FE), St Michaels C of E Primary (0.7FE), High Beeches Primary (2FE), Sauncey Wood Primary (1FE), Roundwood Primary (1.5FE), The Grove Infant and Junior (3FE), Wood End (2FE), St Dominic RC Primary (1FE), Crabtree Infant and Junior (2FE) and Harpenden Academy (2FE).

11.2	HARPENDEN	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
484	Lea Primary (The)	30	25	28				
485	Manland Primary	30	30	30				
486	St Nicholas C of E VA Primary	22	20	22				
487	High Beeches Primary	60	59	59				
488	Sauncey Wood Primary	30	26	25				
490	Roundwood Primary	45	45	44				
491	Grove Junior (The)	0	0	0				
492	Grove Infant & Nursery (The)	90	90	79				
493	Wood End	60	83	60				
494	St Dominic RC Primary	30	31	30				
495	Crabtree Junior	0	0	0				
496	Crabtree Infants'	60	60	60				
501	Harpenden Academy	60		28				
	<b>Actual Number on Roll</b>		<b>469</b>	<b>465</b>				
	<b>Number of Reception Places Available</b>	<b>517</b>			<b>517</b>	<b>517</b>	<b>517</b>	<b>517</b>
	<b>Demand</b>				<b>442</b>	<b>421</b>	<b>400</b>	<b>428</b>
	<b>Surplus/Shortage</b>				<b>75</b>	<b>96</b>	<b>117</b>	<b>89</b>
	<b>% Surplus/Shortage</b>				<b>14.5%</b>	<b>18.6%</b>	<b>22.6%</b>	<b>17.2%</b>
	<b>No of FE</b>				<b>2.5</b>	<b>3.2</b>	<b>3.9</b>	<b>3.0</b>

2.26 The current forecast indicates that there will be sufficient places to meet demand. However, experience over recent years indicates that late pupil inflow into the town, particularly at the age of 3 and 4, may result in a higher level of demand for places than indicated by the forecast.

### Redbourn

2.27 There are two schools in the Redbourn PPA – Redbourn Infant and Redbourn Junior (2FE).

11.1	REDBOURN	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
450	Redbourn JM	0	0	0				
451	Redbourn Infant	60	60	60				
	<b>Actual Number on Roll</b>		<b>60</b>	<b>60</b>				
	<b>Number of Reception Places Available</b>	<b>60</b>			<b>60</b>	<b>60</b>	<b>60</b>	<b>60</b>
	<b>Demand</b>				<b>56</b>	<b>58</b>	<b>46</b>	<b>65</b>
	<b>Surplus/Shortage</b>				<b>4</b>	<b>2</b>	<b>14</b>	<b>-5</b>
	<b>% Surplus/Shortage</b>				<b>6.7%</b>	<b>3.3%</b>	<b>23.3%</b>	<b>-8.3%</b>
	<b>No of FE</b>				<b>0.1</b>	<b>0.1</b>	<b>0.5</b>	<b>-0.2</b>

2.28 Forecasts will continue to be monitored to ensure sufficient places are available to meet local need.

## Wheathampstead

2.29 There are two schools in the Wheathampstead PPA – Beech Hyde Primary (1FE) and St Helens C of E Primary (2FE).

11.3	WHEATHAMPSTEAD	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
459	St Helen's Church of England Primary	60	56	55				
468	Beech Hyde Primary and Nursery	30	29	31				
	<b>Actual Number on Roll</b>		<b>85</b>	<b>86</b>				
	<b>Number of Reception Places Available</b>	<b>90</b>			<b>90</b>	<b>90</b>	<b>90</b>	<b>90</b>
	<b>Demand</b>				<b>86</b>	<b>76</b>	<b>66</b>	<b>69</b>
	<b>Surplus/Shortage</b>				<b>4</b>	<b>14</b>	<b>24</b>	<b>21</b>
	<b>% Surplus/Shortage</b>				<b>4.4%</b>	<b>15.6%</b>	<b>26.7%</b>	<b>23.3%</b>
	<b>No of FE</b>				<b>0.1</b>	<b>0.5</b>	<b>0.8</b>	<b>0.7</b>

2.30 The current forecast indicates that there will be sufficient places to meet demand.

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

**Table 1 - Current and Potential Capacity in St Albans Primary Schools – February 2018**

School Planning Area	School	Site area	School Type	Current Capacity	Current Expansion Potential
St Albans North West	Garden Fields JMI	3.01ha	Community	3FE	None
	Margaret Wix Primary	2.23ha	Community	2FE	None
St Albans North East	St John Fisher RC JMI	1.18ha	Voluntary Aided	1FE	1FE
	Bernards Heath Junior	1.97ha	Community	3FE	None
	Bernards Heath Infant	0.60ha	Community	3FE	None
	Skyswood Primary	1.26ha	Community	1FE	None
	Wheatfields JM	2.79ha	Community	3FE	None
	Wheatfields Infants	0.63ha	Community	3FE	None
St Albans Central	Oakwood Primary	1.88ha	Community	1.5FE	0.5FE
	Alban City School	0.5ha	Free School	2FE	None
	Fleetville JM	2.28ha	Academy	3FE	None
	Fleetville Infant	0.53 ha	Academy	3FE	None
	Aboyne Lodge	0.93ha (school site) 0.53ha (dpf to north)	Community	1FE	None
	St Alban & St Stephen RC Infant and Nursery	0.57ha	Voluntary Aided	2FE	None
	St Alban & St Stephen RC Junior	1.09ha	Voluntary Aided	2FE	None
Maple School	1.18ha	Community	1FE	None	
Colney Heath	Colney Heath JMI	2.08ha	Community	1FE	1FE
Sandridge	Sandridge	2.05ha	Community	1FE	1FE

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St Michaels	Killigrew Primary and Nursery School	3.26ha	Community	2FE	1FE
	Prae Wood Primary	1.33ha	Community	2FE	None
St Stephens	Mount Pleasant Lane JMI	2.46ha	Community	1.5FE	0.5FE
St Albans South West	St Peter's	1.31ha	Community	1FE	Possible 1FE
	Mandeville Primary	3.39ha	Community	2FE	None
	St Adrian's RC Primary	0.82ha	Voluntary Aided	1FE	None
St Albans South East	Samuel Ryder Academy – Primary element	10ha (all-through school)	Academy	2FE	None
	Windermere JMI	1.23ha	Community	1FE	1FE
	Cunningham Hill JM	1.74ha	Community	2FE	1FE
	Cunningham Hill Infant	0.67ha	Community	2FE	1FE
	Camp Primary and Nursery	1.20ha	Community	1FE	None
Park Street	Park Street C of E Primary	1.70ha	Voluntary Aided	1FE	1FE
	How Wood Primary	1.15ha	Community	1FE	None
St Albans West	St Michael's C of E VA Primary	1.21ha	Voluntary Aided	1FE	None
	Abbey C of E VA Primary	1.36ha	Voluntary Aided	1FE	None
London Colney	London Colney JMI	1.79ha	Community	1FE	1FE
	Bowmansgreen Primary	2.16ha	Community	2FE	1FE
	St Bernadette RC Nursery and Primary	1.35ha	Voluntary Aided	1FE	None
Harpenden	Crabtree Infants	0.64ha	Community	2FE	1FE
	Crabtree Junior	1.57ha	Community	2FE	1FE
	Roundwood Primary	2.02ha	Community	1.5FE	0.5FE
	Sauncey Wood Primary	1.77ha	Community	1FE	1FE
	Wood End (Temp expansion to 3FE 2012)	2.29ha	Community	2FE	1FE
	Grove Infant & Nursery (The)	0.73ha	Community	3FE	None
	Grove Junior (The)	1.98ha	Community	3FE	None
	Harpenden Free School (Harpenden Academy)	0.31ha	Community	3FE	None
	High Beeches Primary	1.33ha	Academy	2FE	None
	Lea Primary (The)	1.05ha	Community	2FE	None
	Manland Primary	1.54ha	Community	1FE	None
	St Dominic RC Primary	2.20ha	Voluntary Aided	1FE	None
	St Nicholas C of E VA Primary	0.24ha	Voluntary Aided	0.7FE	None
Redbourn	Redbourn Infant and Nursery (Temp expansion to 3FE in 2012)	0.62ha	Community	2FE	1FE
	Redbourn Junior (Temp expansion to 3FE in 2015 )	2.04ha	Community	2FE	1FE
Wheathampstead	Beech Hyde Primary & Nursery	1.46ha	Community	1FE	None
	St Helen's C of E Primary	1.62ha	Voluntary Aided	2FE	None

### 3.0 Secondary Schools

3.1 The current, interim Summer 2017/18 secondary forecast for the relevant EPAs are set out below. A 4-year forecast has been published, with a longer forecast expected to be released in Spring 2018.

#### St Albans

3.2 In the St Albans secondary EPA there is currently 57 forms of entry (FE). This is provided by Verulam (6FE), St Albans Girls' (7FE), Loreto RC Girls (5.3FE), Beaumont (6FE), Townsend C of E (5FE), Marlborough (7.5FE), Sandringham (8FE), Nicholas Breakspear RC (6FE) and Samuel Ryder Academy (6FE).

ST ALBANS Total			2017/18 SUMMER INTERIM FORECAST - Secondary SCHOOLS 17-08-2017					
School No	SCHOOL	SCHOOL ADMISSIONS 2017	2015/16 ACTUAL	2016/17 ACTUAL	2017/18 FORECAST	2018/19 FORECAST	2019/20 FORECAST	2020/21 FORECAST
401	Verulam	186	180	178				
402	St Albans Girls'	210	210	210				
404	Loreto RC Girls	160	150	160				
406	Beaumont	186	186	181				
408	Townsend C of E (VA) Secondary	150	117	116				
409	Marlborough	224	203	221				
442	Sandringham	240	219	216				
444	Nicholas Breakspear RC	180	76	101				
412	Samuel Ryder Academy - Secondary	180	147	164				
	<b>Actual Number on Roll</b>	<b>0</b>	<b>1488</b>	<b>1547</b>				
	<b>Number of Year 7 Places Available</b>	<b>1716</b>			<b>1716</b>	<b>1740</b>	<b>1698</b>	<b>1698</b>
	<b>Demand</b>				<b>1623</b>	<b>1626</b>	<b>1755</b>	<b>1765</b>
	<b>Surplus/Shortage</b>				<b>93</b>	<b>114</b>	<b>-57</b>	<b>-67</b>
	<b>% Surplus/Shortage</b>				<b>5.4%</b>	<b>6.6%</b>	<b>-3.4%</b>	<b>-3.9%</b>
	<b>No of FE</b>				<b>3.1</b>	<b>3.8</b>	<b>-1.9</b>	<b>-2.2</b>

3.3 The current forecast indicates a 2FE shortage of places from 2019/20. As a contingency arrangement relating to the opening of a new school in Harpenden, Sandringham School in agreement with HCC has offered an additional 30 places in 2017, prioritising children from the Harpenden area.

3.4 A permanent expansion of Beaumont School by 30 places is also planned for September 2018, subject to town planning permission. Feasibility work continues to establish both the scale of the additional capacity required and potential options for meeting future need across the area.

3.5 Any additional growth would require a new secondary school to be provided.

#### Harpenden

3.6 There are three secondary schools in the Harpenden secondary EPA totalling 19FE – St George's (6FE), Sir John Lawes (6.5FE) and Roundwood Park (6.5FE).

HARPENDEN Total			2017/18 SUMMER INTERIM FORECAST - Secondary SCHOOLS 17-08-2017												
School No	SCHOOL	SCHOOL ADMISSIONS 2017	2015/16 ACTUAL	2016/17 ACTUAL	2017/18 FORECAST	2018/19 FORECAST	2019/20 FORECAST	2020/21 FORECAST	2021/22 FORECAST	2022/23 FORECAST	2023/24 FORECAST	2024/25 FORECAST	2025/26 FORECAST	2026/2027 FORECAST	
480	St George's	180	184	182											
481	Sir John Lawes	196	200	202											
482	Roundwood Park	196	201	196											
	<b>Actual Number on Roll</b>		<b>585</b>	<b>580</b>											
	<b>Number of Year 7 Places Available</b>	<b>572</b>			<b>572</b>										
	<b>Demand</b>				<b>603</b>	<b>647</b>	<b>698</b>	<b>672</b>	<b>672</b>	<b>711</b>	<b>665</b>	<b>659</b>	<b>616</b>	<b>588</b>	
	<b>Surplus/Shortage</b>				<b>-31</b>	<b>-75</b>	<b>-126</b>	<b>-100</b>	<b>-100</b>	<b>-139</b>	<b>-93</b>	<b>-67</b>	<b>-44</b>	<b>-16</b>	
	<b>% Surplus/Shortage</b>				<b>-5.4%</b>	<b>-13.1%</b>	<b>-22.0%</b>	<b>-17.5%</b>	<b>-17.5%</b>	<b>-24.3%</b>	<b>-16.3%</b>	<b>-15.2%</b>	<b>-7.7%</b>	<b>-2.8%</b>	
	<b>No of FE</b>				<b>-1.0</b>	<b>-2.5</b>	<b>-4.2</b>	<b>-3.3</b>	<b>-3.3</b>	<b>-4.6</b>	<b>-3.1</b>	<b>-2.9</b>	<b>-1.5</b>	<b>-0.5</b>	

3.7 The current forecast indicates a shortage of places across the forecast period ranging from (1FE to 4.6FE). Planning permission is currently being sought for

a new 6 to 8FE secondary school on a site east of Harpenden at Lower Luton Road (Katherine Warrington School) purchased by HCC in January 2016.

- 3.8 As a contingency arrangement relating to the opening of the new school, Sandringham School in St Albans, in agreement with HCC, has offered an additional 30 places in 2017, prioritising children from the Harpenden area.

**Table 2 - Current and Potential Capacity in St Albans Secondary Schools February 2018**

School Planning Area	School	Site area	School Type	Current Capacity	Current Expansion Potential
St Albans	Beaumont	6.36ha	Academy	6FE	1FE
	Loreto RC Girls	3.4ha	Academy	5.3FE	None
	Marlborough	9.48ha	Academy	7.1FE	None
	Nicholas Breakspear RC	13.8ha	Academy	6FE	1FE
	Samuel Ryder Academy – Secondary	10.07 ha	Academy	6FE	1FE
	Sandringham	8.7ha	Academy	7FE	1FE
	St Albans Girls'	8.8ha	Academy	7FE	None
	Townsend C of E (VA) Secondary	8.5ha	Voluntary Aided	5FE	1FE
	Verulam	10.5ha	Academy	6.2FE	None
Harpenden	Roundwood Park	8.32ha	Academy	6.5FE	None
	Sir John Lawes	5.65ha	Academy	6.5FE	None
	St George's	11.40ha	Academy	6FE	None

## **Appendix 3**

### **Free Early Education & Childcare Provision and Children's Centre**

#### **Lead agency**

Hertfordshire County Council

#### **Evidence base**

Liaison with Hertfordshire County Council

Childcare Sufficiency Report, Hertfordshire County Council, May 2016

#### **Current situation and Context**

Section 6 of the Childcare Act 2006 places a duty on all local authorities to secure sufficient childcare for working parents, or parent, who are studying or training for employment for children aged 0 to 14 (19 years for children with special educational needs and disabilities (SEND)). HCC also has a statutory responsibility to provide universal Free Early Education (FEE) for 3 and 4 year olds. Since September 2013 HCC has had a statutory responsibility to provide 15 hours FEE to eligible vulnerable 2 year old children across Hertfordshire.

In September 2017 a new extended entitlement of an additional 15 hours free childcare was introduced for working parents in Hertfordshire. HCC is currently working on the likely demand across the county linked to the number of places available. Consequently demand for these services is forecast to increase, in addition to the increasing population of young children in the county. Provision for this new entitlement will be within schools preschools and day nurseries and childminders.

In addition to FEE places, HCC has a duty to ensure there are sufficient childcare places for 0 to 14 year old children (age 19 for children with SEND) in preschools, day nurseries and out of school clubs, which can run either from school locations or other community facilities.

HCC also has a duty to provide Children's Centres in every community, for children under 5 and their families. These provide a range of services at designated children's centres and community venues such as community centres and schools.

Children's Centres work in partnership with a number of partners including schools, midwives, health visitors and GPs. They offer services to support child development outreach and family support, parenting support access to training and work opportunities and child and family health services. There 82 Children's Centres in Hertfordshire clustered in 29 geographical groups.

There are 10 such centres in St Albans which serve a defined geographical area. The Children's Centre Areas are numbered SA1 to SA10 and their geography is used for the purpose of planning early year's provision (the different types of early years provision including Children's Centres are more fully explained on page 27 below).

The HCC RAG (Red, Amber Green) rates the sufficiency levels for 2, 3, and 4 FEE places and extended childcare entitlement in all Children's Centre Areas.

The key data is measured as follows:

- Green = Sufficient Places Available (Provision largely matches family's needs)
- Amber = Near Sufficient Places Available (A gap exists which may give families difficulties in accessing provision)
- Red = Insufficient Places Available (A gap exists which may prevent families from accessing provision)

The latest information held by HCC on St Albans District's 10 children's centres is shown in the RAG table below:

Children's Centre	FEE for 2, 3 & 4 year old places required* September 2018	Extended Childcare Entitlement for 3 & 4 year old children for September 2018
SA1 Wheathampstead & Kimpton	142 GREEN	41 AMBER
SA2 Harpenden & Batford	177 GREEN	102 GREEN
SA3 Harpenden & Southdown *	167 GREEN	13 AMBER
SA 4 Redbourn Rural	243 GREEN	116 GREEN
SA 5 Marshalwick *	187 GREEN	28 AMBER
SA 6 Batchwood & St Peters	319 GREEN	107 GREEN
SA7 Sopwell & Verulam*	186 GREEN	26 AMBER
SA8 Ashley & Colney Heath	180 GREEN	48 AMBER
SA9 Park Street	122 GREEN	63 GREEN
SA 10 London Colney *	-5 RED	20 AMBER

**Key**

FEE = Free Early Education

\* Data suggests that parents would struggle to find an extended entitlement place and or FEE place.

The rating for any area can quickly change if, for example, a preschool or nursery was to reduce the number of children it could accommodate or if a preschool or nursery were to close. Future requirements will depend on a number of factors, including changes in birth rate, level of provision and changes in regulations and new government initiatives relating to the sector.

**Identified infrastructure requirements**

St Albans is the least deprived area in the county and the number of working households is significantly higher than other areas of the county. Consequently the demand for the new extended childcare entitlement will be high and additional childcare provision will be required in those areas identified as insufficient or near to sufficient to support this new demand. If more private housing is developed the demand for these places will increase further. Current data indicates that four children's centre areas will not have sufficient places for this new working family's entitlement including one children's centre that is showing a very small surplus.

One of the children's centre areas in St Albans fall into the 30% most disadvantaged within the County. As the 2 year old free FEE is only available for disadvantaged children, this indicates that the need for these places will be higher in this area than the rest of the District.

Nine children's centres areas have currently enough FEE places to meet proposed demand. The pressure on these places would increase if more social housing was developed in these areas, as families who meet the eligibility criteria do not tend to be home owners.

### **Definition of Early Years and Types of Provision**

HCC has a duty to secure sufficient FEE and childcare places. Annually, HCC publishes a Childcare Sufficiency Report which details where places are required across the county. HCC works with the private, voluntary and independent (PVI) sector and schools to ensure adequate places. It also assists and enables the provision of day nurseries, play schemes and after school clubs, making sure there are sufficient places for parents to access across the county. The 15 hours of FEE can be provided in maintained provision (e.g. school) or the PVI sector.

**Free Early Education** is a central government funded scheme whereby all children from the term after which they are 3 years old until they reach school age are eligible for a free place for a maximum of 15 hours per week (maximum 38 weeks or a total of 570 hours per year). This free place can be offered in a state maintained school or in a PVI provision such as a preschool, day nursery or childminder. Where new primary school sites are identified, early education (nursery) provision will usually be sought as part of the onsite provision. Since September 2013 HCC also has had a statutory responsibility to provide 15 hours early education to eligible 2 year old children across Hertfordshire.

**Maintained Nursery Schools** are funded by the state where only children aged 3 and 4 receive their FEE entitlement before attending primary school. There are 15 such schools in Hertfordshire.

**Maintained Nursery Classes** are based in primary schools where children aged 3 and 4 received their free early education entitlement until they move up to reception.

**Preschool/Playgroup** provision usually educates children between the ages of 2 years and school age. These settings are often able to offer FEE to eligible 2 year olds as well as all 3 and 4 year olds. These settings are run PVI providers in local communities, and some children attending will be accessing their FEE place, while others will be accessing additional services for which parents pay. These settings will usually be set up in community buildings or schools and will usually be open term time only.

**Day Nurseries** offer childcare and early education for children from 0 to 5 years old. These settings are used predominately by working parents for childcare purposes. They also usually offer FEE for eligible children but with most children accessing additional services for which parents pay. This provision is market led.

**Childcare** HCC has a statutory duty to ensure there is sufficient childcare for working parents; this duty covers 0 to 14 years (19 for children with SEND).

Childcare can take place in preschools, day nurseries, and childminders and out of school provision, such as holiday clubs and after school clubs, depending on the age of the child and therefore can take place in school buildings or community use buildings. New schools should be designed to be able to offer FEE/childcare to children (aged 2 years upwards).

### **Hertfordshire Sure Start Children's Centres**

Legislation about Children's Centres is contained in the Childcare Act 2006. The Act places a duty on local authorities to improve the well-being of young children in their area and reduce inequalities between them. Specifically they must:

- ensure there are sufficient children's centres to meet local need
- ensure each children's centre is within the remit of an Advisory Board
- ensure there is consultation before any significant changes are made to children's centre provision in their area
- ensure that the local authority, local commissioners of health services and Jobcentre Plus jointly consider whether the early childhood services they provide should be provided through children's centres in the area
- ensure that after receiving a report from Ofsted following the inspection of a children's centre an Action plan is prepared and published.

The core purpose of Children's Centres, as defined by the Department for Education, is to improve outcomes for young children and their families, with a particular focus on those families in greatest need of support. Centres are expected to support:

- **Child development and school readiness** - supporting personal, social and emotional development, physical development and communication and language from pre-birth to age 5, so children develop as confident and curious learners and are able to take full advantage of the learning opportunities presented to them in school.
- **Parenting aspirations and parenting skills** - building on strengths and supporting aspirations, so that parents and carers are able to give their child the best start in life.
- **Child and family health and life chances** - promoting good physical and mental health for both children and their family; safeguarding; supporting parents to improve the skills that enable them to access education, training and employment; and addressing risk factors so that children and their families are safe, free from poverty and able to improve both their immediate wellbeing and their future life chances.

**Number of Hertfordshire Centres** There are 82 children's centres in Hertfordshire of which there are 10 in St Albans which were developed in three phases between 2004 and 2010. At that time, each centre covered a geographical area containing an average of 800 children aged 0 to 4 years (0 to 4 years means all children under the age of 5).

**Population** The population of children aged 0 to 4 years in Hertfordshire is 74,492 (Mid-Year Estimate 2011). 81% of children aged 0 to 4 years are currently registered with a Children's Centre. The population of 0 to 4 years has increased by 10,000 children from approximately 64,000 in 2005 when the programme of centres was

being planned. As the population has grown, the average catchment for each children centre area is now 1000 children.

**Children's Centre Premises** There are 73 children's centre buildings which received DfE capital funding for extensions/refurbishment. The terms of the DfE grant mean that the premises must be used for delivery of children's centre/early years services and that DfE reserves a right to claw back the capital funding if the premises are no longer used for these purposes. Some provision is delivered through shared use of community buildings where no dedicated location was identified. All Children's Centre utilise some community buildings to deliver their wide range of services and make them accessible to the whole community.

**How Centre Services are Delivered** All centres are commissioned. Contracts are in place between HCC and 50 lead agencies to manage the centres.

Children's centres offer access to a range of early childhood services aimed at supporting parents-to be, young children aged under five and their families. These include:

- Activities (e.g. stay and play sessions, toddler groups) and information (e.g. early education and childcare, pre-schools, day nurseries) for families
- Outreach and family support
- Evidence-based parenting programmes (Family Links Nurturing Programme is delivered by some centres in Hertfordshire)
- Access to adult learning and employment support (this may include language, literacy and numeracy support, family learning, access to apprenticeships and volunteering opportunities as steps toward employment and links to Jobcentre Plus)
- Child and family health services (delivered by community midwives and health visitors).

Children's centres aim to meet the needs of their local families so services offered by centres will vary according to the population served by the centre.

Appendix 70: HCC Children's Services (School Place Planning and Early Childhood Services) Response Regulation 19 Consultation (October 2018)



**REPRESENTATIONS OF HERTFORDSHIRE COUNTY COUNCIL (HCC)  
GROWTH & INFRASTRUCTURE UNIT ON BEHALF OF HCC SERVICES**

**IN RELATION TO THE**

**ST ALBANS REGULATION 19 LOCAL PLAN 2020-2036 PUBLICATION DRAFT**

**OCTOBER 2018**

This representation is made by Hertfordshire County Council's (HCC) Growth & Infrastructure Unit, in relation to the St Albans City & District Council Regulation 19 Local Plan 2020-2036 Publication Draft. The comments within this representation reflect the interests of the following services within HCC:

- Adult Care Services
- Children's Services (Early Childhood Services)
- Children's Services (School Place Planning)
- Community Protection
- Ecology
- Highways
- Historic Environment
- Landscape
- Lead Local Flood Authority
- Library Services
- Minerals and Waste Planning
- Network and Travel Planning
- Public Health
- Rights of Way
- Strategic Transport & Rail
- Waste Management
- Youth Connexions

The approach adopted within this representation follows the format of the Publication Draft Local Plan itself. It should be noted that comments have only been made on areas of the plan that are considered to have an impact upon the provision of HCC's services. Comments relating to a specific HCC service have been stated.

Soundness objections have been made to parts of the plan where HCC considers that it is not compliant with the National Planning Policy Framework (NPPF), July 2018. These soundness objections have been highlighted within a text box and justification for the soundness objections given. Additional text that have been suggested as modifications have been underlined and text suggested for deletion ~~struck through~~. These have been replicated on the Council's forms and these have been submitted alongside this representation.

Other proposed modifications to the text have also been formatted in the same way.

## INTRODUCTION

### 1.10 Policies Map

Children's Services (School Place Planning). It is considered that the Local Plan Policies Map is unsound for the following reasons:

The non-identification of the education allocations that are listed within the following policies:

- Policy S6 iii): East Hemel Hempstead (South) Broad Location;
- Policy S6 iv): North Hemel Hempstead Broad Location;
- Policy S6 vi): North St Albans Broad Location;
- Policy S6 vii): North East Harpenden Broad Location;
- Policy S6 x): West of Chiswell Green Broad Location;
- Policy S6 xi): Park Street Garden Village Broad Location

The identification of the education allocations as being solely within the Green Belt at the following Broad Locations:

- East Hemel Hempstead (North);
- East St Albans;
- North West Harpenden;
- West of London Colney;

The identification of the education allocation on land off London Road, St Albans as being solely within the Green Belt.

The inclusion in the Green Belt of the school build zone of the new 6FE secondary school on land to the north of Lower Luton Road, Harpenden.

The non-allocation of the former Ariston site, St Albans as a 3 FE site for a new primary school.

Justification: The Local Plan Policies Map is currently inconsistent as showing education allocations on only four of the ten broad locations for housing development that are identified in the Local Plan. Policies S6 (i, iii-xi) list the education requirements for each of the ten broad locations for housing development, which consist of 12 new primary schools, amounting to 28 forms of entry (28FE) and four new secondary schools, equating to 32FE. An additional 2FE primary school that has been allocated on land off London Road, St Albans (within the grounds of Verulam Golf Club), increases the additional primary school provision to 13 separate sites, amounting to 30FE.

In order to ensure the effectiveness and deliverability of the education allocations, the Local Plan Policies Map should identify sites for all of the education requirements that are listed within Policies S6 (i, iii-xi). If the locations of the school sites within the

six Broad Locations listed above are not possible to define with certainty or precision at this stage, then it should be positively acknowledged in the relevant policies that support these Broad Locations that the delivery of a school is a requirement of them (with the school site being included within the land to be excluded from the Green Belt). It is then implicit that to deliver the housing requires delivery of the school.

Each education allocation shown on the Local Plan Policies Map should have their school build zones excluded from the Green Belt. The construction of new buildings in the Green Belt is inappropriate development and is therefore contrary to the NPPF.<sup>1</sup> It is therefore considered that in order for the education allocations to be effective and deliverable and comply with the NPPF, the build zones that will be needed to accommodate the school building footprints, along with the associated hardstanding, should be excluded from the Green Belt.

This approach was accepted by the Inspector at the examination into the soundness of the Three Rivers Site Allocations document in 2014, as excluding the building zones from the Green Belt would avoid the contradictory necessity of demonstrating very special circumstances<sup>2</sup> at the planning application stage, despite having been specifically allocated within the plan. The Inspector also stated that:

*“The advantages of planning decisively by removing the building zones from the Green Belt for the specified purpose intended outweigh the disadvantages of the contradictory approach of leaving them within it, and by a very clear margin.”<sup>3</sup>*

It is considered that removing the building footprint and associated hardstanding from the Green Belt will ensure that these important education allocations are delivered alongside the housing growth within each of these broad locations at the required period stated within the plan. This will also meet the requirements of NPPF paragraph 94, part (a), which gives great weight to the need to create schools through the preparation of plans, along with the expansion and alteration of existing schools.

The school build zone should also be removed from the Green Belt in relation to the new 6FE secondary school (known as Katherine Warrington) that is situated to the southeast of the North East Harpenden Broad Location, adjacent to Common Lane and the B653 (Lower Luton Road). Planning permission for this development was granted in March 2018 (permission ref: 5/2733-17) and various reserved matters applications are currently in the process of being determined by HCC as the relevant planning authority. This school is also designed to accommodate up to 8FE.

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<sup>1</sup> Paragraph 143, NPPF, July 2018. <https://www.gov.uk/government/publications/national-planning-policy-framework--2>.

<sup>2</sup> Paragraph 57, Report on the Examination into the Three Rivers District Council Site Allocations Local Development Document, September 2014. <https://www.threerivers.gov.uk/egcl-page/site-allocations-examination-page>.

<sup>3</sup> Paragraph 54, Report on the Examination into the Three Rivers District Council Site Allocations Local Development Document, September 2014. <https://www.threerivers.gov.uk/egcl-page/site-allocations-examination-page>.

The school build zone is situated on the southwest corner of the site and an extract of a plan showing the approved area showing the buildings and hardstanding is attached to **Appendix C**.

Former Ariston Site Education Allocation Justification: The current additional allocation of 6FE of primary school capacity across the City of St Albans (2FE at the North St Albans Broad Location, 2FE at the East St Albans Broad Location and 2FE on land at the Verulam Golf Club, London Road) will not be sufficient to accommodate the growth within the City and the two Broad Locations at North and East St Albans. Primary school sites identified at West of Chiswell Green, West of London Colney and Park Street Garden Village would not be well located to provide places for demand arising from the City itself.

It is therefore necessary to plan for the delivery of two new primary school sites to serve the locality. Whilst the provision of a new primary school on land off London Road is supported, an additional education allocation for a 3FE primary school site is required on land at the former Ariston site.

Modifications: The following modifications to the Local Plan Policies Map are required, in order to make it sound:

Education allocations should be shown on the Local Plan Policies Map at the following Broad Locations with the school build zones removed from the Green Belt:

- East Hemel Hempstead (South) Broad Location;
- North Hemel Hempstead Broad Location;
- North St Albans Broad Location;
- North East Harpenden Broad Location;
- West of Chiswell Green Broad Location;
- Park Street Garden Village Broad Location

The education allocations at the following locations should be amended to exclude the school build zones from the Green Belt:

- East Hemel Hempstead (North) Broad Location;
- East St Albans Broad Location;
- North West Harpenden Broad Location;
- West of London Colney Broad Location;
- Land off London Road, St Albans

The school build zone in relation to the approved 6FE secondary school on land to the north of Lower Luton Road, Harpenden, should be excluded from the Green Belt.

Whilst not located in the Green Belt, an additional education allocation is required on the former Ariston site, St Albans to provide for a new 3FE primary school site.

The following wording should be amended in the key:

**Key**

*L21 Education (~~in Green Belt~~)*

Minerals and Waste Planning. It is also considered that the Local Plan Policies Map is unsound in relation to the following:

The non-identification of Mineral Safeguarding Areas on the Local Plan Policies Map.

Justification: The District is partly situated within the Sand and Gravel Belt, which is an area that contains potentially workable mineral deposits that could potentially help to meet the needs of the local community with regard to construction materials. The Sand and Gravel Belt is classed as a Mineral Safeguarding Area which safeguards deposits that are, or may become, of economic importance from unnecessary sterilisation by surface development.

The revised National Planning Policy Framework (NPPF) emphasises the importance of maintaining a sufficient supply of minerals and that best use needs to be made of them, in order to secure their long-term conservation.<sup>4</sup> Non Mineral Planning Authorities are required to play their part in conserving mineral deposits, by not normally permitting other development proposals in Mineral Safeguarding Areas if it might constrain potential future use of a mineral working.<sup>5</sup>

Following on from this, the National Planning Practice Guidance (NPPG), within the 'minerals' section, under paragraph five states that regard should be had to a Minerals Local Plan when identifying suitable areas for non-mineral development in their Local Plans and that:

*“District councils should show Mineral Safeguarding Areas on their policy maps”<sup>6</sup>*

Part 4, Regulation 9, (1) (c) in the Town & Country Planning (Local Planning) (England) Regulations 2012, states that the form and content of the adopted policies map must illustrate geographically the application of the policies in the adopted development plan.

The adopted Minerals Local Plan (March 2007) forms part of the development plan for the District and the area of the District that is situated within the Mineral

<sup>4</sup> Paragraph 203, NPPF, July 2018. <https://www.gov.uk/government/publications/national-planning-policy-framework--2>.

<sup>5</sup> Paragraph 206, NPPF, July 2018. <https://www.gov.uk/government/publications/national-planning-policy-framework--2>.

<sup>6</sup> Paragraph: 005 Reference ID: 27-005-20140306, NPPG, March 2014. <https://www.gov.uk/guidance/minerals>

offer opportunities to reduce travel demand and the need to travel and greater accessibility by walking, cycling and public transport.”

## **Policy S2: Development Strategy**

HCC Growth & Infrastructure Unit has no comments to make on Policy L2.

## **Policy S3: Metropolitan Green Belt**

Children’s Services Children’s Services (School Place Planning). It is considered that the following wording within Policy S3 is unsound:

*“Infrastructure provision is essential to ensure development is sustainable across the District and beyond. Some of this will be provided in the Green Belt as set out in this LP. This particularly includes some new transport infrastructure, schools, school playing fields and small scale sport and outdoor recreation facilities.*

*Schools are a key element of infrastructure. They have been successfully provided and retained in the Green Belt in this District in numerous locations over many years. The largely open nature of such sites often makes an important contribution to the Green Belt. Where specifically indicated on the Policies Map and by policies in this LP, proposals for the creation of new state schools in the Green Belt is considered in principle to demonstrate the ‘very special circumstances’ necessary to justify inappropriate development (for that purpose).”*

Justification: Policies S6 (i, iii-xi) identify a requirement for 12 new primary schools, amounting to 28 forms of entry (28FE) and four new secondary schools, equating to 32FE. An additional 2FE primary school has also been allocated on land off London Road, St Albans (within the grounds of Verulam Golf Club), which increases the additional primary school provision to 13 separate sites, amounting to 30FE.

Whilst not all of these new education allocations have been identified on the accompanying Local Plan Policies Map, the education allocations that are shown on the Policies Map at East Hemel Hempstead (North), East St Albans, North West Harpenden, West of London Colney and Land off London Road, are all located within the Green Belt.

The construction of new buildings in the Green Belt is inappropriate development is therefore contrary to the NPPF.<sup>7</sup> It is therefore considered that in order for the education allocations to be effective and deliverable and comply with the NPPF, the build zones that will be needed to accommodate the school building footprints, along with the associated hardstanding, should be excluded from the Green Belt.

This approach was accepted by the Inspector at the examination into the soundness of the Three Rivers Site Allocations document in 2014, as excluding the building

<sup>7</sup> Paragraph 143, NPPF, July 2018. <https://www.gov.uk/government/publications/national-planning-policy-framework--2>.

zones from the Green Belt would avoid the contradictory necessity of demonstrating very special circumstances<sup>8</sup> at the planning application stage, despite having been specifically allocated within the plan. The Inspector also stated that:

*“The advantages of planning decisively by removing the building zones from the Green Belt for the specified purpose intended outweigh the disadvantages of the contradictory approach of leaving them within it, and by a very clear margin.”<sup>9</sup>*

It is considered that removing the building footprint and associated hardstanding from the Green Belt will ensure that these important education allocations are delivered alongside the housing growth within each of these broad locations at the required period stated within the plan. This will also meet the requirements of NPPF paragraph 94, part (a), which gives great weight to the need to create schools through the preparation of plans, along with the expansion and alteration of existing schools.

Modification: HCC considers that the wording within Policy S3, as previously mentioned should be amended as follows, in order to make it sound:

*“Infrastructure provision is essential to ensure development is sustainable across the District and beyond. Some of this will be provided in the Green Belt as set out in this LP. This particularly includes some new transport infrastructure, ~~schools,~~ school playing fields and small scale sport and outdoor recreation facilities.*

*Schools are a key element of infrastructure. In order to ensure the deliverability of the education allocations that are identified on the Local Plan Policies Map and within Policies S6 (i, iii-xi), the school building zones that include the building footprint and associated hardstanding have been removed from the Green Belt. However, the accompanying playing fields have been retained within the Green Belt, as these are considered to preserve the openness of it and do not conflict with the purposes of including land within the Green Belt. They have been successfully provided and retained in the Green Belt in this District in numerous locations over many years. The largely open nature of such sites often makes an important contribution to the Green Belt. Where specifically indicated on the Policies Map and by policies in this LP, proposals for the creation of new state schools in the Green Belt is considered in principle to demonstrate the ‘very special circumstances’ necessary to justify inappropriate development (for that purpose).”*

Ecology. The following paragraph within Policy S3 is supported:

*Consistent with its purposes and objectives, primarily where opportunities arise through development, Green Belt land will be proactively managed to:*

<sup>8</sup> Paragraph 57, Report on the Examination into the Three Rivers District Council Site Allocations Local Development Document, September 2014. <https://www.threerivers.gov.uk/egcl-page/site-allocations-examination-page>.

<sup>9</sup> Paragraph 54, Report on the Examination into the Three Rivers District Council Site Allocations Local Development Document, September 2014. <https://www.threerivers.gov.uk/egcl-page/site-allocations-examination-page>.

- *protect and create attractive landscapes and countryside*
- *promote healthy ecosystem services*
- *support productive and sustainable farming and forestry*
- *provide space for local and wider recreational needs*

Landscape. The following modification is suggested to the following text within Policy S3:

- “*protect and create high quality attractive landscapes and countryside*”

## **CHAPTER 2: HOMES, AFFORDABLE HOMES AND WORKPLACES**

### **Policy S4: Housing Strategy and Housing Requirement/Target**

HCC Growth & Infrastructure Unit has no comments to make on Policy S4.

### **Policy S5: Economic Development Strategy and Employment Land Provision**

HCC Growth & Infrastructure Unit has no comments to make on Policy S5.

### **Policy S6: Broad Locations for Development**

Children’s Services (School Place Planning). HCC is pleased that detailed Policies S6 (i, iii-xi) identify the need for a number of new primary and secondary school sites within the 10 Broad Locations for housing development that are contained within the Local Plan Publication Draft. These 10 Broad Locations aim to deliver a minimum of 10,510 dwellings during the 16 year plan period 2020-2036. An additional 1,835 dwellings are proposed beyond the 2036 plan period at three of the Broad Locations, which increases housing deliverability within these strategic areas to a minimum of 12,345 dwellings, yielding 25 forms of entry (25FE) when using HCC’s principle of 500 dwellings equating to 1FE.

When taking into account the District’s overall housing requirement/target of 14,608 dwellings over the 16 year plan period (as stated in *Policy S4: Housing Strategy and Housing Requirement/Target*) and the 1,835 dwellings proposed beyond 2036, this increases to 16,443 dwellings (33FE).

The proposed level of education provision within the detailed policies that accompany the 10 Broad Locations for growth, equates to 12 primary schools (8 x 2FE and 4 x 3FE totalling 28FE) and four secondary schools (4 x 8FE totalling 32FE). An additional site allocation for a 2FE primary school has been identified on land off London Road (within the grounds of Verulam Golf Club). This increases the additional primary school provision to 30FE across 13 separate sites.

However, it is considered that the provision of a new primary school site to serve the East St Albans Broad Location should be increased to 3FE, in order to cater for the 1,250 dwellings that are proposed as a minimum at this strategic allocation (please refer to the proposed modification to the relevant text under Policy S6 (v)). HCC also

considers that the plan does not identify sufficient primary provision to serve the City of St Albans. In the light of this, an additional education allocation for a 3FE primary school site is sought on the former Ariston site (please refer to the soundness objections in relation to the Local Plan Policies Map and Policy L21). These will increase the total primary school provision in the District to 34FE across 14 separate sites and ensure sufficient capacity can be brought forward in the right locations to meet the needs arising from new housing in the plan.

We also note that not all education allocations listed within Policies S6 (i, iii-xi) have been identified on the Local Plan Policies Map. We request that the remaining Broad Locations (as listed in our soundness objection to the Local Plan Policies Map) have education allocations defined on the Local Plan Policies Map, with the school 'build zones' excluded from the Green Belt, in order to ensure that the allocation is deliverable and to avoid having to demonstrate 'very special circumstances' at the planning application stage. The reasons for this are outlined in the soundness objections to Policies S3, L21 and the Local Plan Policies Map.

Highways. Paragraph 102 of the NPPF highlights the need for transport issues to be considered at the earliest stage of plan making. It is the view of HCC as Highways Authority that insufficient understanding exists relating to the sites that demonstrates this, resulting in the policies of the Local Plan not being able to support the overall aim of Section 9 of the NPPF to promote sustainable transport.

Although Policies S6 (i-xi) contain transport requirements, that the developments within these Broad Locations will be required to deliver, the lack of understanding and detail means that HCC as Highways Authority is unable to confirm whether these will be sufficient to address the issues raised by the high level assessment against LTP4.

As no new transport modelling work was undertaken in advance of the Regulation 19 consultation, it is not possible to fully understand the local and cumulative impact of these sites on the highway network. Any identified impacts will need to be considered as part of the Local Plan and suitable mitigation will need to be developed in line with the St Albans Local Plan transport policies. Those mitigations should then be tested in COMET to demonstrate that the residual impact of the proposed growth is not severe. This will ensure that sufficient evidence is available by the time of any Examination in Public (EiP) so that HCC as Highways Authority is able to support the policies, development strategies and Infrastructure Development Plan (IDP) being brought forward in the Local Plan.

In the light of this, it is considered that the following transport related requirements in Policies S6 (i-xi) are unsound:

**Policy S6 i): East Hemel Hempstead (North) Broad Location**

*"13. Transport network (including walking and cycling links) and public transport services upgrades/improvements."*

**Policy S6 ii): East Hemel Hempstead (Central) Broad Location**

requirement does not feature in any other of the identified broad locations; these represent significant growth, which have the potential to create air quality challenges that may not currently exist.

HCC's recommendation is that every Broad Location should design in air quality mitigation as standard and this has been suggested as a modification to Policies S6 (iv-xi).

### **Policy S6 i): East Hemel Hempstead (North) Broad Location**

Adult Care Services. It is requested that the wording in Requirement 3 is modified below:

*"...at least one 50+ bed C2 Residential or Nursing care home, at least one 50+ home C3 Flexi-care scheme on 0.4ha of land and 12 units to provide special needs accommodation, in accordance with Policy L2"*

Children's Services. Supports Requirement 11, which includes provision for:

*"A 3FE primary school, including Early Years provision, to serve the new community"*

However, Requirement 12 is not supported, which states:

*"An 8FE secondary school to serve the new and existing communities"*

Across both the three Broad Locations at East Hemel Hempstead (north), East Hemel Hempstead (south) and North Hemel Hempstead, a minimum of 5,550 dwellings are proposed, which equates to a pupil yield of approximately 11FE. If the care and nursing homes (which would not yield school age children) are discounted, this could be reduced by 1FE equating to 10FE of secondary provision.

Therefore, a 10FE secondary school site as opposed to the proposed 8FE secondary school site is required to serve these three broad locations. It is important to note that the school site should be 10 FE capacity, but could be built as an 8 FE with flexibility to expand. These broad locations are adjacent to Hemel Hempstead where the strategic secondary school strategy will need to be kept under review in line with progress with the Dacorum Local Plan. The following modification is therefore proposed to Requirement 13:

*"An ~~8FE~~10FE secondary school to serve the new and existing communities"*

The school build zones will need to be removed from the Green Belt, in order for the allocation to be effective and deliverable, as stated in our soundness objections to Policies S3, L21 and the Local Plan Policies Map.

Ecology. There are no fundamental ecological constraints within this broad location. The following statements within Policy S6 (i) are supported:

- 7. Strategic and local public open space, including managed woodland and ecological network links*

HWRC. A new facility could potentially replace the existing HWRCs located within Hemel Hempstead and St Albans. The HWRC annex identifies the expansion of the existing facility at Hemel Hempstead as unviable and the continued use of the HWRC at St Albans as being unviable in the long term.

A new HWRC within the East Hemel Hempstead (Central) Broad Location would also be able to cover most of the existing catchment areas that are currently served by the existing St Albans and Hemel Hempstead HWRCs, as shown on Plan 5: Indicative Catchment Area of Existing Household Waste Recycling Centres, within the HWRC annex.

HCC considers that the following wording should be added to Policy S6 (ii), part 5, in order to make it sound:

*"5. A significant new logistics and mixed industrial area on the northern approximately 38 Hectares of the site, including the provision of a new 1 Hectare Household Waste Recycling Centre"*

### **Policy S6 iii): East Hemel Hempstead (South) Broad Location**

Adult Care Services. It is requested that the wording in Requirement 3 is modified below:

*"...at least one 50+ bed C2 Residential or Nursing care home, at least one 50+ home C3 Flexi-care scheme on 0.4ha of land and 12 units to provide special needs accommodation, in accordance with Policy L2"*

Children's Services. Supports Part 12 of Policy S6 (iii) which includes provision for:

*"One new 3FE and one new 2FE primary schools, including Early Years provision, to serve the new community"*

In line with the soundness objection to the Local Plan Policies Map, it is requested that these education allocations are shown on the Policies Map, with the school build zones removed from the Green Belt.

Ecology. There are no fundamental ecological constraints within this broad location. The following statements within Policy S6 (iii) are supported:

- 8. Strategic and local public open space, including managed woodland and ecological network links*
- 10. A substantial new Country Park providing facilities for new and existing communities and a permanent green buffer to the south east*
- 11. Retention of important trees and landscape features*
- 17. Community Management Organisation with sufficient assets to provide sustainable management of community facilities, open spaces and parklands*

Highways. This Broad Location was included in the development of the Draft Strategic Local Plan in 2016 and some Master Planning work has been carried out. When the site was assessed in high level desk based process, concerns arose in relation to the site meeting Local Transport Plan policy, with significant issues being:

- Impact to routes used by vulnerable road users
- Ensuring the passenger transport provision for this site is not overlooked due to the location of nearby development
- Direct impact on the AQMA (A4147 Hemel Hempstead Road)
- Impact on Leverstock Green Road

From a highways perspective, it is not considered that Requirement 13 within the policy which states “*Transport network (including walking and cycling links) and public transport services upgrades/improvements*” is sufficient to mitigate the impact of the development and ensure the development be delivered in line with Section 9 of the NPPF (please refer to the soundness objection under Policy S6).

Strategic Transport & Rail. Requirement 13 should be modified as follows:

*“Transport ~~network~~ infrastructure (including walking and cycling links and facilities to enable and encourage the use of sustainable modes) and public transport services upgrades/improvements.”*

#### **Policy S6 iv): North Hemel Hempstead Broad Location**

Adult Care Services. It is requested that the wording in Requirement 3 is modified below:

*“...at least one 50+ bed C2 Residential or Nursing care home, at least one 50+ home C3 Flexi-care scheme on 0.4ha of land and 12 units to provide special needs accommodation, in accordance with Policy L2”*

Children’s Services. Supports Part 11 of Policy S6 (iv) which includes provision for:

*“A 3FE primary school, including Early Years provision, to serve the new community”*

In line with the soundness objection to the Local Plan Policies Map, it is requested that this education allocation is shown on the Policies Map, with the school build zone removed from the Green Belt.

Ecology. There are no fundamental ecological constraints within this broad location. The following statements within Policy S6 (iv) are supported:

7. *Strategic and local public open space, including managed woodland and ecological network links*
9. *A substantial new Country Park providing facilities for new and existing communities and a permanent green buffer to Redbourn*
10. *Retention of important trees and landscape features*
16. *Community Management Organisation with sufficient assets to provide sustainable management of community facilities, open spaces and parklands*

*“Transport network infrastructure (including walking and cycling links and facilities to enable and encourage the use of sustainable modes) and public transport services upgrades/improvements.”*

### **Policy S6 v): East St Albans Broad Location**

Adult Care Services. It is requested that the wording in Requirement 3 is modified below:

*“The 1,250 dwelling figure above includes at least ~~one 50+~~ one 75 bed C2 Residential or Nursing care home on 0.5ha of land, at least one 50+ home C3 Flexi-care scheme on 0.4ha of land and 12 units to provide special needs accommodation, in accordance with Policy L2”*

Children’s Services. Provision in Part 9 of Policy S6 (v) for a new primary school is supported. However, this should be increased from a 2FE to a 3FE primary school and the following wording modified:

*“A 23FE primary school, including Early Years provision, to serve the new community”*

The East St Albans Broad Location has a minimum capacity of 1,250 dwellings, which equates to 2.5FE. The 2FE primary allocation stated within the policy is insufficient to meet the yield from the proposed development and HCC therefore seeks an amendment to include a 3FE primary school site at this location. Whilst 348 dwellings have already been granted permission and are in the early stages of construction, which brings the total figure down to 902 dwellings, given the current pressure of primary school places in St Albans, this extra 1FE is needed to provide some flexibility to help support the potential pupil yield expected from growth within St Albans relating to housing outside of the Broad Locations (please refer to our comments relating to the Primary Planning Areas outlined under *Policy L21: Education*).

The school build zone will need to be removed from the Green Belt, in order for the allocation to be effective and deliverable, as stated in our soundness objections to Policies S3, L21 and the Local Plan Policies Map.

Ecology. There are no fundamental ecological constraints within this broad location. However, offsetting would be required to compensate for losses of small grassland meadows. The following statements within Policy S6 (v) are supported:

7. *Strategic and local public open space, including managed woodland and ecological network links*
8. *Retention of important trees and landscape features*
18. *Community Management Organisation with sufficient assets to provide sustainable management of community facilities, open spaces and parklands*

Highways. This Broad Location was included in the development of the Draft Strategic Local Plan in 2016 and some Master Planning work has been carried out.

When the site was assessed in high level desk based process, concerns arose in relation to the site meeting Local Transport Plan policy, with significant issues being:

- Enabling suitable access and provision of passenger transport services
- Ensuring sustainable access from the site to key destinations (such as the station and town centre)
- Impact on the A1057 Hatfield Road, which is a key bus corridor

From a highways perspective, it is not considered that the inclusion of Requirement 11 within the policy, which states “*Transport network (including walking and cycling links) and public transport services upgrades/improvements*” is sufficient to mitigate the impact of the development and ensure the development be delivered in line with Section 9 of the NPPF (please refer to the soundness objection under Policy S6).

Network and Travel Planning. The Oaklands College site is approached via South Drive that makes it over 400m away from the nearest bus stops on Hatfield Rd. There are currently no bus services running along Sandpit Lane immediately to the north of the site. HCC is aware of proposals for a bus only section of road that would allow buses to operate through the site which we would support. The proposed route for buses will need to be appropriately designed so as to be suitable for bus operation in particular in relation to width, alignment and any traffic calming.

Developer contributions will be needed in order to facilitate a diversion of a route through the site and bus stops will need to be provided such that all dwellings are within 400m of a stop. Good quality pedestrian and cycle routes should also be provided so that these modes are encouraged.

Public Health. The following statement should be added to the list of requirements to be delivered in Policy S6 (v):

23. Design to mitigate adverse impacts air pollution.

Strategic Transport & Rail. Requirement 11 should be modified as follows:

“Transport ~~network~~ infrastructure (including walking and cycling links and facilities to enable and encourage the use of sustainable modes) and public transport services upgrades/improvements.”

### **Policy S6 vi): North St Albans Broad Location**

Adult Care Services. It is requested that the wording in Requirement 3 is modified below:

“The 1,100 dwelling figure above includes ~~at least one 50+ one 75 bed C2 Residential or Nursing care home on 0.5ha of land, at least one 50+ home C3 Flexi-care scheme on 0.4ha of land~~ and 12 units to provide special needs accommodation, in accordance with Policy L2”

Children’s Services. Supports Part 10 of Policy S6 (vi) which includes provision for:

*“A 2FE primary school, including Early Years provision, to serve the new community”*

In line with the soundness objection to the Local Plan Policies Map, it is requested that this education allocation is shown on the Policies Map, with the school build zone removed from the Green Belt.

Ecology. There are no fundamental ecological constraints within this broad location. The following statements within Policy S6 (vi) are supported:

8. *Strategic and local public open space, including managed woodland and ecological network links*
9. *Retention of important trees and landscape features*
- 15 *Community Management Organisation with sufficient assets to provide sustainable management of community facilities, open spaces and parklands*

Highways. This Broad Location was not included in the development of the Draft Strategic Local Plan in 2016 and further work is required to understand the transport implications. When the site was assessed in high level desk based process, concerns arose in relation to the site meeting Local Transport Plan policy, with significant issues being:

- Enabling permeability to surrounding sites to minimise walking or cycling trip length to amenities such as the town centre
- Poor walking/cycling crossing of the A1081 (dynamic severance due to capacity)
- Issues around providing links to rail
- Impact on junctions to south of site such as King William IV junction and Ancient Briton junction.

From a highways perspective, it is not considered that Requirement 11 within the policy, which states *“Transport network (including walking and cycling links) and public transport services upgrades/improvements, including off-site improvements to Harpenden Road, Sandridgebury Lane, Valley Road, Ancient Briton junction and King William IV junction”* is sufficient to mitigate the impact of the development and ensure the development be delivered in line with Section 9 of the NPPF (please refer to the soundness objection under Policy S6).

Minerals and Waste Planning. There may be the opportunity for opportunistic mineral extraction at this broad location. According to British Geological Services (BGS) data, sand and gravel resources are present at this site, but the exact quality, depth and quantity is unknown.

The term ‘opportunistic extraction’ describes instances where mineral resources may be present at a potential development site, which may be suitable for processing and use on-site in the construction project. This may include excavating the foundations and footings or landscaping works associated with the development, resulting in minimal quantities of mineral that would not be commercially viable to extract the full resource. In these cases a separate minerals application is not usually required.

It is recommended that a mineral resource assessment is carried out, in order to determine the underlying mineral resources and to prevent sterilisation. Should the

minerals be found to be of a workable quality, the applicant must demonstrate whether the prior extraction of minerals would be practically and environmentally acceptable, prior to the development taking place and in this instance not prejudice the timing of the broad allocation being brought forward for development within the Local Plan period.

Should the mineral be found workable, it is suggested that appropriate wording be added to this policy, which sets out the need to work the minerals for use on-site, before any non-minerals development takes place where the deposit(s) are found.

Network and Travel Planning. Nearest available bus services are on Harpenden Rd with two pairs of stops in the vicinity of the site. Bus services here are good (every 20 mins Mon-Sat) but only a proportion of the site will be within 400m of these stops. Developer contributions towards bus service diversion will therefore be necessary and the site will need to be designed to be conducive to bus operation with a suitable turning facility or route through the site such that buses can re-join Harpenden Rd. Good quality pedestrian and cycle routes to key destinations e.g. nearby schools and employment should also be provided so that these modes are encouraged.

Public Health. The following statement should be added to the list of requirements to be delivered in Policy S6 (vi):

*18. Design to mitigate adverse impacts air pollution.*

Strategic Transport & Rail. Requirement 11 should be modified as follows:

*“Transport network infrastructure (including walking and cycling links and facilities to enable and encourage the use of sustainable modes) and public transport services upgrades/improvements.....”*

### **Policy S6 vii): North East Harpenden Broad Location**

Adult Care Services. It is requested that the wording in Requirement 3 is modified below:

*“...at least one 50+ home C3 Flexi-care scheme on 0.4ha of land and 10 units to provide special needs accommodation, in accordance with Policy L2”*

Children’s Services. Supports Part 10 of Policy S6 (vii) which includes provision for:

*“A site for and appropriate contributions towards a 2 FE primary school, including Early Years provision”*

In line with the soundness objection to the Local Plan Policies Map, it is requested that this education allocation is shown on the Policies Map, with the school build zone removed from the Green Belt.

Ecology. There are no fundamental ecological constraints within this broad location, although limited offsetting may be justified. The following statements within Policy S6 (vii) are supported:

7. *Strategic and local public open space, including managed woodland and ecological network links*
8. *Retention of important trees and landscape features*
13. *Sufficient assets to provide sustainable management of community facilities, open spaces and parklands*

Highways. This Broad Location was not included in the development of the Draft Strategic Local Plan in 2016 and further work is required to understand the transport implications. When the site was assessed in high level desk based process, concerns arose in relation to the site meeting Local Transport Plan policy, with significant issues being:

- Impact to B653 including achieving new access
- Severance issues of B653
- Impact to minor lanes
- Identification of minor lanes as suitable walking routes raises concerns
- Difficulties of providing sustainable access from the site to the station and town centre

From a highways perspective, it is not considered that Requirement 11 within the policy, which states *“Transport network (including walking and cycling links) and public transport services upgrades/improvements”* is sufficient to mitigate the impact of the development and ensure the development be delivered in line with Section 9 of the NPPF (please refer to the soundness objection under Policy S6).

Network and Travel Planning. The north-west portion of this site would be within 400m of Lower Luton Rd where there are currently hourly bus services (Mon-Sat). Bus stops may need to be moved in order to better serve this part of the site. Bus services currently serve the residential area to the south by running along Pickford Hill/Milford Hill which is geographically within 400m of the development site but it is not clear if there is likely to be any pedestrian route through. The site will therefore need to be designed to enable a bus service diversion through the site with bus stops within 400m of all dwellings. Improvements to bus service frequency would also be appropriate to improve access to the town centre and rail station. This site is uphill from the Lower Luton Rd on which there is a small local centre which may discourage walking/ cycling and there is no dedicated local centre mentioned.

Public Health. The following statement should be added to the list of requirements to be delivered in Policy S6 (vii):

*16. Design to mitigate adverse impacts air pollution.*

Strategic Transport & Rail. Requirement 11 should be modified as follows:

*“Transport ~~network~~ infrastructure (including walking and cycling links and facilities to enable and encourage the use of sustainable modes) and public transport services upgrades/improvements.”*

**Policy S6 viii): North West Harpenden Broad Location**

Adult Care Services. It is requested that the wording in Requirement 3 is modified below:

*“...at least one 50+ home C3 Flexi-care scheme on 0.4ha of land and additional units to provide special needs accommodation, in accordance with Policy L2”*

Children’s Services. Supports Part 9 of Policy S6 (viii) which includes provision for:

*“A site for and appropriate contributions towards a 2FE primary school including Early Years provision on a 2.5 ha site”*

However, the school build zone will need to be removed from the Green Belt, in order for the allocation to be effective and deliverable, as stated in our soundness objections to Policies S3, L21 and the Local Plan Policies Map.

Ecology. There are no fundamental ecological constraints within this broad location. The following statement within Policy S6 (viii) is supported:

*7. Retention of important trees and landscape features*

Highways. This Broad Location was included in development of the Draft Strategic Local Plan in 2016 and some Master planning work has been carried out. When the site was assessed in high level desk based process, significant concerns arose in relation to the site meeting Local Transport Plan policy, with significant issues being:

- Clarity of access proposals
- Impact to Cooter’s End Lane which forms part of the Chiltern Way
- Impact of additional traffic on the A1081 in Harpenden

From a highways perspective, it is not considered that Requirement 11 within the policy, which states: *“Significant improvements to existing and/or new walking and cycling facilities to promote car-free access to Harpenden town centre, railway station and secondary school”* is sufficient to mitigate the impact of the development and ensure the development be delivered in line with Section 9 of the NPPF (please refer to the soundness objection under Policy S6).

Network and Travel Planning. There are two pairs of bus stops on Luton Rd which is likely to mean all the site is within 400m of a stop if direct walking routes are provided. Bus services are good, although service frequency is less at commuter times and improvements would be appropriate to encourage sustainable access to the station. HCC would be supportive of improvements to walking/cycling routes to enable access to nearby schools, local retail and the town centre/station.

Public Health. The following statement should be added to the list of requirements to be delivered in Policy S6 (viii):

*16. Design to mitigate adverse impacts air pollution.*

Strategic Transport & Rail. Requirement 10 should be modified as follows:

*“Transport network infrastructure (including walking and cycling links and facilities to enable and encourage the use of sustainable modes) and public transport services upgrades/improvements.”*

Requirement 11 should also be modified as there is no reason this should be limited to secondary schools:

*“Significant improvements to existing and/or new walking and cycling facilities to promote car free access to Harpenden town centre, railway station, ~~secondary schools~~ and other community facilities”*

### **Policy S6 ix): West of London Colney Broad Location**

Adult Care Services. It is requested that the wording in Requirement 3 is modified below:

*“...one 50+ home C3 Flexi-care scheme on 0.4ha of land and 10 units to provide special needs accommodation, in accordance with Policy L2”*

Children’s Services. Supports Part 9 of Policy S6 (ix) which includes provision for a 8FE secondary and a 2FE primary schools. However, the following wording should be modified:

*“A site for and appropriate contributions towards a 8FE secondary and 2 Fe primary ~~‘all-through’~~ schools, including Early Years provision”*

The school build zones will need to be removed from the Green Belt, in order for the allocation to be effective and deliverable, as stated in our soundness objections to Policies S3, L21 and the Local Plan Policies Map.

Ecology. There are no fundamental ecological constraints within this broad location. The following statements within Policy S6 (ix) are supported:

- 7. *Retention of important trees and landscape features*
- 12. *Sufficient assets to provide sustainable management of community facilities, open spaces and parklands*

The location for a new education facility associated with the London Colney Broad Location also covers what was recently an historic orchard associated with Napsbury Hospital, although this appears to have been largely cleared in recent years. Full consideration of associated habitat losses such as this will need to be taken into account if such sites are developed.

Highways. This Broad Location was not included in the development of the Draft Strategic Local Plan in 2016 and further work is required to understand the transport implications. When the site was assessed in high level desk based process, concerns arose in relation to the site meeting Local Transport Plan policy, with significant issues being:

*“Transport network infrastructure (including walking and cycling links and facilities to enable and encourage the use of sustainable modes) and public transport services upgrades/improvements.”*

### **Policy S6 x): West of Chiswell Green Broad Location**

Adult Care Services. It is requested that the following is added to the list of requirements within Policy S6 (x):

*14 The 365 dwelling figure above includes at least one 50+ home C3 Flexi-care scheme on 0.4ha of land and additional units to provide special needs accommodation, in accordance with Policy L2*

Children’s Services. Supports Part 8 of Policy S6 (x) which includes provision for:

*“A site for and appropriate contributions towards a 2 Fe primary school, including Early Years provision”*

In line with the soundness objection to the Local Plan Policies Map, it is requested that this education allocation is shown on the Policies Map, with the school build zone removed from the Green Belt.

Ecology. There are no fundamental ecological constraints within this broad location. The following statements within Policy S6 (x) are supported:

6. *Retention of important trees and landscape features*
11. *Sufficient assets to provide sustainable management of community facilities, open spaces and parklands*

Highways. This Broad Location was not included in the development of the Draft Strategic Local Plan in 2016 and further work is required to understand the transport implications. When the site was assessed in high level desk based process, concerns arose in relation to the site meeting Local Transport Plan policy, with significant issues being:

- Access arrangements
- Pedestrian/cycling permeability to surrounding areas
- Impact to local junctions
- Impact on surrounding rural routes (eg Chiswell Green Lane)

From a highways perspective, it is not considered that Requirement 9 within the policy, which states: *“Transport network (including walking and cycling links) and public transport services upgrades/improvements”* is sufficient to mitigate the impact of the development and ensure the development be delivered in line with Section 9 of the NPPF (please refer to the soundness objection under Policy S6).

Network and Travel Planning. Bus services currently run along Watford Rd and stops are going to be over 400m away unless pedestrian access is possible through the residential area to the east (which does not look likely). Contributions towards bus service diversion are therefore going to be needed. Chiswell Green Lane will need to

be improved to enable bus access to the site and there will need to be somewhere for the buses to turn around on site. The nearest rail station is How Wood (approx. 1.5 miles away) on the Abbey Line. The site is within walking/cycling distance of a small local centre on Watford Rd (approx. 0.2 miles away) however the limited range/size of facilities and services available may encourage trips further afield.

Public Health. The following statement should be added to the list of requirements to be delivered in Policy S6 (x):

15. Design to mitigate adverse impacts air pollution.

Strategic Transport & Rail. Requirement 9 should be modified as follows:

*“Transport ~~network infrastructure~~ (including walking and cycling links and facilities to enable and encourage the use of sustainable modes) and public transport services upgrades/improvements.”*

**Policy S6 xi): Park Street Garden Village Broad Location**

Adult Care Services. It is requested that the wording in Requirement 3 is modified below:

*“...at least one 50+ bed C2 Residential or Nursing care home, at least one 50+ home C3 Flexi-care scheme on 0.4ha of land and 20 units to provide special needs accommodation in accordance with Policy L2”*

Children’s Services. Supports Part 11 of Policy S6 (xi) which includes provision for:

*“One 3FE and one 2FE primary schools, including Early Years provision, to serve the new community”*

Provision for a 8FE secondary school in Part 12 is also supported, but the wording should be amended as follows:

*“An 8FE secondary school site to serve the new and existing communities”*

In line with the soundness objection to the Local Plan Policies Map, it is requested that these education allocations are shown on the Policies Map, with the school build zones removed from the Green Belt.

Ecology. Bird and grassland interest may have degraded. Biodiversity offsetting would be required to compensate for losses where possible and potentially support management of adjacent wildlife site. The following statements within Policy S6 (xi) are however supported:

7. *Strategic and local public open space, including managed woodland and ecological network links*
9. *A substantial new Country Park providing facilities for new and existing communities*
10. *Retention of important trees and landscape features*

*“A ~~Travel and Traffic~~ Transport Assessment will be required for major developments.”*

Network and Travel Planning. Underneath paragraph (iii), the following wording should be amended from: ‘*Travel and Traffic Assessment*’ to ‘*Transport Assessment*.’

The last paragraph regarding education facilities and day nurseries/crèches is supported and is important to reduce the impact of parking on nearby roads. There may also be a need for parking restrictions.

Public Health. The following paragraphs within Policy L19 should be modified to as follows:

*“A Travel and Traffic Assessment and an Air Quality Assessment will be required for major developments.”*

*“New and improved connections to local Rights of Ways, and local foot/cycle paths, should be provided to increase walking, cycling and to facilitate access for disabled and other disadvantaged people There should be an infrastructure first approach to walking and cycling and development designs should be sought that clearly demonstrate how Policy 1 of HCC’s Local Transport Plan 4 (LTP4) have been taken on board.”*

## **Policy L20: New Development Parking Guidance and Standards**

Highways. HCC as Highways Authority would support levels of reduced parking and the use of alternative modes of travel. The parking standards in Appendix 1 appear to be a direct repeat of existing parking standards and the Planning Authority could use the opportunity of a new Local Plan to review and revise the parking standards.

Network and Travel Planning. HCC is supportive of low car parking provision/no provision in highly accessible areas and is also appropriate where additional car trips would lead to adverse impacts on the highway network (e.g. in already congested areas/at junctions operating near to capacity). Car share is supported; particularly where this can be most successful, i.e. where there is likely to be trips to similar destinations e.g. places of work. Provision needs to be made for the disabled.

Public Health. Anti-social parking is known to impede local walking and cycling and outdoor, informal play, with some research further suggesting that social interactions at the neighbour and community level also suffer.

An additional bullet point should be added to the section titled: ‘Parking Standards: General Requirements’

- *“Development should design out anti-social parking, with careful consideration as to how on-street parking may contribute to this issue.”*

## **Policy L21: Education**

A background context to education provision in the District has been provided below and comments have also been made in relation to the following sections contained within Policy L21:

New Schools;  
Green Belt Education Sites;  
New Primary School for the St Albans Central Areas

Children's Services. Existing and imminent development up to 2020 may take up existing primary school capacity and any existing capacity may not be in the relevant location. Existing secondary school capacity in the District is also expected to be used to meet known current demand.

It is difficult to identify specific requirements outside of the Broad Locations given there is little information on how and where additional dwellings will be provided at this stage. In the absence of this information, an assessment of potential pupil yield has been made, by Primary Planning Area (PPA). This is based on known developments (expected within the plan period) coupled with a projection of dwellings, based on the proportion completions in each of these areas over the past 6 years.

A breakdown by area is outlined below:

#### Harpenden

Taking into account the two 2FE primary school sites proposed at the North East and North West Harpenden Broad Locations, there should be sufficient flexibility to accommodate the additional yield from development within Harpenden.

The recently approved Katherine Warington School will support growth at the Harpenden Broad Locations, subject to its ability to expand to 8FE and ad-hoc developments in and around Harpenden, but cannot be assumed to have further capacity to support growth elsewhere, due to existing levels of demand in Harpenden.

#### St Albans Villages/Outer St Albans

For all these areas, it is felt that additional yield from developments should be able to be accommodated within current capacity, the Broad Locations listed within the plan, expansion potential or by local agreement for peak years. Colney Heath and London Colney developments will be accommodated within the proposed 2FE primary outlined within the plan, St Michael's (Chiswell Green) within the 2FE proposed at the land at Chiswell Green and Park Street within the total 5FE proposed at Park Street Garden Village.

#### St Albans City

When considering potential development across the 'City' of St Albans; there is a potential resultant pupil yield of 4-6FE, depending on the pattern of development, much of which relates to St Albans Central.

Modifications Required. It is considered that modifications are required to the following sections within Policy L21:

## New schools

The following text under 'New schools' should be modified as followed:

*“Sites included in Broad locations should be transferred to the Education Authority at nil cost as part of planning obligations attached to initial permissions for the wider development in the Broad Location and appropriate contributions should be made towards delivery of these school sites.”*

Justification: Whilst this suggested modification is not considered to be a soundness issue, the text should be expanded to ensure that Section 106 contributions are made where necessary.

## Green Belt Education Sites

It is considered that the following wording under 'Green Belt education sites' is unsound:

*Green Belt education sites*

*“These sites remain within the Green Belt. The level of built development on the sites overall will remain low due to the school playing field provision requirement. The playing fields retain an important Green Belt function.”*

Justification: Policies S6 (i, iii-xi) identify a requirement for 12 new primary schools, amounting to 28 forms of entry (28FE) and four new secondary schools, equating to 32FE. An additional 2FE primary school has also been allocated on land off London Road, St Albans (within the grounds of Verulam Golf Club), which increases the additional primary school provision to 13 separate sites, amounting to 30FE.

Whilst not all of these new education allocations have been identified on the accompanying Local Plan Policies Map, the education allocations that are shown on the Policies Map at East Hemel Hempstead (North), East St Albans, North West Harpenden, West of London Colney and Land off London Road, are all located within the Green Belt.

The construction of new buildings in the Green Belt is inappropriate development is therefore contrary to the NPPF.<sup>12</sup> It is therefore considered that in order for the education allocations to be effective and deliverable and comply with the NPPF, the build zones that will be needed to accommodate the school building footprints, along with the associated hardstanding, should be excluded from the Green Belt.

This approach was accepted by the Inspector at the examination into the soundness of the Three Rivers Site Allocations document in 2014, as excluding the building zones from the Green Belt would avoid the contradictory necessity of demonstrating

<sup>12</sup> Paragraph 143, NPPF, July 2018. <https://www.gov.uk/government/publications/national-planning-policy-framework--2>.

very special circumstances<sup>13</sup> at the planning application stage, despite having been specifically allocated within the plan. The Inspector also stated that:

*“The advantages of planning decisively by removing the building zones from the Green Belt for the specified purpose intended outweigh the disadvantages of the contradictory approach of leaving them within it, and by a very clear margin.”<sup>14</sup>*

It is considered that removing the building footprint and associated hardstanding from the Green Belt will ensure that these important education allocations are delivered alongside the housing growth within each of these broad locations at the required period stated within the plan. This will also meet the requirements of NPPF paragraph 94, part (a), which gives great weight to the need to create schools through the preparation of plans, along with the expansion and alteration of existing schools.

HCC considers that the wording, as previously mentioned should be modified as follows, in order to make it sound:

*~~Green Belt~~ Education sites*

*~~These sites remain within the Green Belt. The level of built development on the sites overall will remain low due to the school playing field provision requirement. The build zones that will contain the school building footprint and associated hardstanding have been removed from the Green Belt, as shown on the Local Plan Policies Map. The associated playing fields are retained in the Green Belt, as an important Green Belt function.~~*

### **New Primary School for the St Albans Central Areas**

It is considered that the following wording under ‘New Primary School for the St Albans Central Areas’ is unsound:

*New Primary School for the St Albans Central Areas*

*“There are particular current and projected increasing issues with provision of sufficient primary school places in St Albans central areas. Therefore there is an allocation of a site in the Green Belt on land off London Road, St Albans for state funded primary education.”*

<sup>13</sup> Paragraph 57, Report on the Examination into the Three Rivers District Council Site Allocations Local Development Document, September 2014. <https://www.threerivers.gov.uk/egcl-page/site-allocations-examination-page>.

<sup>14</sup> Paragraph 54, Report on the Examination into the Three Rivers District Council Site Allocations Local Development Document, September 2014. <https://www.threerivers.gov.uk/egcl-page/site-allocations-examination-page>.

Justification: HCC supports the education allocation on Land off London Road, St Albans for a new 2FE primary school, subject to the school build zone being removed from the Green Belt. However, the current additional allocation of 6FE of primary school capacity across the City of St Albans (2FE at the North St Albans Broad Location, 2FE at the East St Albans Broad Location and 2FE on land at the Verulam Golf Club, London Road) will not be sufficient to accommodate the growth within the City and the two Broad Locations at North and East St Albans. Primary school sites identified at West of London Colney, West of Chiswell Green, and Park Street Garden Village would not be well located to provide places for demand arising from the City itself.

It is therefore necessary to plan for the delivery of two new primary schools sites, outside of the broad locations, to serve the locality. Whilst the provision of a new primary school on land off London Road is supported, an additional education allocation for a 3FE primary school site is sought on land at the former Ariston site.

HCC considers that the wording, as previously mentioned should be modified as follows, in order to make it sound:

*New Primary Schools for the St Albans Central Areas*

*“There are particular current and projected increasing issues with provision of sufficient primary school places in St Albans central areas. Therefore there are is an two allocations; of a site in the Green Belt a 2FE primary school site on land off London Road, St Albans and a 3FE primary school site on the former Ariston site, for state funded primary education.”*

## **Policy L22: Community, Leisure and Sports Facilities**

HCC services are responsible for providing a number of community facilities within the District. Details of service requirements are given below.

Community Protection. Hertfordshire Fire and Rescue Services (HFRS) has four fire stations within St Albans District.

- St. Albans: a station which has two permanently crewed Fire Engines and also houses HFRS, Rescue Support Unit (RSU).
- Harpenden, Wheathampstead and Redbourn: each of these stations house a single Fire Engine and are crewed on an ‘On Call’ basis i.e. Firefighters in the community respond to an alerter.

No changes are anticipated at the present time to the provision of HFRS facilities in the District. However, a new Integrated Risk Management Plan (IRMP) is currently being produced, which may indicate a requirement for change in the future, as the current service provision alongside the possibility of re-locating stations, both within St. Albans DC and adjoining Districts and Boroughs is being examined, should an opportunity arise that is both operationally and economically viable.

HFRS does not consider that at present there is a need for 'additional' Fire Stations in the District to support the indicated housing numbers and development locations. However, HFRS requests to be consulted on requirements for the provision of water supplies, e.g. suitable and sufficient water mains and hydrants, and recommend the placement of sprinkler systems in all buildings and new developments to form part of an integrated fire safety provision.

Children's Services (Early Childhood Services). Children's Centres are provided by HCC Children's Services. These are often, but not exclusively, provided on school sites. The information contained in **Appendix A** details the current position and the requirements arising from the proposed housing development for the provision of Early Years facilities in the Borough.

Library Services. As stated in our Regulation 18 response, there are currently six libraries within the District; the newest being Harpenden which opened in 2013. St Albans Central is due to undergo a major refurbishment in 2018 to provide a modern, state-of-the-art library. Both Redbourn and Wheathampstead Community Libraries are due to be relocated to new buildings co-located with the local fire stations, with building construction scheduled to commence in 2018.

As part of HCC's Inspiring Libraries strategy, the Tier 3<sup>15</sup> libraries in the District are being transitioned to becoming volunteer-run Community Libraries. Redbourn Library has been operating as a Community Library since 2016 and Wheathampstead since February 2018. London Colney Library will complete its transition into a Community Library during 2018.

The levels of housing growth proposed in the Local Plan will impact on the capacity of existing library services and will therefore necessitate an increase in provision to take account of additional demands. However, HCC has no plans to provide additional libraries in St Albans District, so any required increase in provision will be met by increasing the capacity of service provision in the most appropriate library or libraries nearest to the proposed residential developments. HCC will therefore seek contributions from developers for service improvements appropriate to the scale and nature of proposed developments.

HCC is committed to the provision of good quality library services to local communities and is continuously exploring new ways of delivering the service. The drive for efficiencies and co-location of facilities is likely to influence overall space requirements, and any opportunities for co-location of library services in the District will be actively explored. This could also result in an increase in floor space in some library buildings to accommodate additional community facilities, or a reduction in the library space in existing buildings due to additional facilities being moved in.

Strategic Transport & Rail. The following paragraph under 'Places of worship' within Policy L22 should be modified as follows:

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<sup>15</sup> Tier 3 libraries are located in smaller communities and villages and provide self-service access to library services, including the issue and return of books, access to computers/technology and study space and staff assistance via the LibraryLink service (video link to another library).

Submissions should also include an appropriate desk-based assessment, and where necessary, a field evaluation. Additional guidance should be included to ensure that such desk-based assessments should include, as a minimum, relevant historic environment record data.

*“Planning permission for development which would adversely affect the significance of, or fail to preserve or enhance, a designated or known archaeological site (including a Scheduled Monument) and currently undiscovered/undesigned assets will be refused.”*

## **APPENDIX 1: NEW DEVELOPMENT PARKING GUIDANCE AND STANDARDS**

HCC Growth & Infrastructure Unit has no comments to make on Appendix 1.

## **APPENDIX 2: HOUSING TRAJECTORY**

Comments in relation to the provision of additional primary and secondary education provision that are needed to meet the additional housing requirements in the District have been outlined in Policy S6 and Policies S6 (i, iii-xi).

## **APPENDIX 3: MONITORING FRAMEWORK**

HCC notes the Policy Topic: ‘Metropolitan Green Belt’ and the associated target of: *“no net loss of Green Belt, other than through Plan proposals.”* This target highlights the importance of removing the associated school build zones from the Green Belt, with regard to the education allocations, in order to achieve this objective.

## **APPENDIX 4: INFRASTRUCTURE DELIVERY SCHEDULE**

In line with the modifications sought to Policies S6 (i and v), the following changes should also be made to the schedule table:

- Row 11, Column A. The estimated cost of a new primary school should be changed from £7.5m to £8.7m for a 2FE and £12.4m for a 3FE.
- Row 11, Column D. Change 1 x 2FE to 1 x 3FE, in order to reflect the requirement outlined in Policy S6 (iv): North Hemel Hempstead Broad Location.
- Row 11, Column E. Change 1 x 2FE to 1 x 3FE, in order to reflect the request from Children’s Services to increase new primary school capacity at the East St Albans Broad Location.
- Row 11, Column I. Delete reference to an ‘All-through’ school.
- Row 11, Column L. Include a 1 x 2FE and a 1 x 3FE, in order to reflect the allocation on land off London Road, St Albans and the suggested allocation at the former Ariston site, St Albans.
- Row 11, Column M. Increase primary school provision from 27FE to 34FE.
- Row 11, Column P. The estimated cost of additional primary school provision should be changed from £90m to £144m.
- Row 11, Notes. The estimated area for a new primary school should be changed from 2ha to 2.25ha for a 2FE and 2.95ha for a 3FE. Delete reference to an ‘All-through’ school.

## **Appendix A: Free Early Education & Childcare Provision and Children's Centre**

### **Lead agency**

Hertfordshire County Council

### **Evidence base**

Liaison with Hertfordshire County Council

Childcare Sufficiency Report, Hertfordshire County Council, May 2016

### **Current situation and Context**

Section 6 of the Childcare Act 2006 places a duty on all local authorities to secure sufficient childcare for working parents, or parent, who are studying or training for employment for children aged 0 to 14 (19 years for children with special educational needs and disabilities (SEND)). HCC also has a statutory responsibility to provide universal Free Early Education (FEE) for 3 and 4 year olds. Since September 2013 HCC has had a statutory responsibility to provide 15 hours FEE to eligible vulnerable 2 year old children across Hertfordshire.

In September 2017 a new extended entitlement of an additional 15 hours free childcare was introduced for working parents in Hertfordshire. HCC is currently working on the likely demand across the county linked to the number of places available. Consequently demand for these services is forecast to increase, in addition to the increasing population of young children in the county. Provision for this new entitlement will be within schools preschools and day nurseries and childminders.

In addition to FEE places, HCC has a duty to ensure there are sufficient childcare places for 0 to 14 year old children (age 19 for children with SEND) in preschools, day nurseries and out of school clubs, which can run either from school locations or other community facilities.

HCC also has a duty to provide Children's Centres in every community, for children under 5 and their families. These provide a range of services at designated children's centres and community venues such as community centres and schools.

Children's Centres work in partnership with a number of partners including schools, midwives, health visitors and GPs. They offer services to support child development outreach and family support, parenting support access to training and work opportunities and child and family health services. There 82 Children's Centres in Hertfordshire clustered in 29 geographical groups.

There are 10 such centres in St Albans which serve a defined geographical area. The Children's Centre Areas are numbered SA1 to SA10 and their geography is used for the purpose of planning early year's provision (the different types of early years provision including Children's Centres are more fully explained on page 27 below).

The HCC RAG (Red, Amber Green) rates the sufficiency levels for 2, 3, and 4 FEE places and extended childcare entitlement in all Children's Centre Areas.

The key data is measured as follows:

- Green = Sufficient Places Available (Provision largely matches family's needs)
- Amber = Near Sufficient Places Available (A gap exists which may give families difficulties in accessing provision)
- Red = Insufficient Places Available (A gap exists which may prevent families from accessing provision)

The latest information held by HCC on St Albans District's 10 children's centres is shown in the RAG table below:

Children's Centre	FEE for 2, 3 & 4 year old places required* January 2018	Extended Childcare Entitlement for 3 & 4 year old children for January 2018
SA1 Wheathampstead & Kimpton	114 GREEN	50 GREEN
SA2 Harpenden & Batford	125 GREEN	89 GREEN
SA3 Harpenden & Southdown *	165 GREEN	3 AMBER
SA 4 Redbourn Rural	235 GREEN	165 GREEN
SA 5 Marshalwick *	103GREEN	6 AMBER
SA 6 Batchwood & St Peters	245 GREEN	177 GREEN
SA7 Sopwell & Verulam*	162 GREEN	26 AMBER
SA8 Ashley & Colney Heath	180 GREEN	42 GREEN
SA9 Park Street	85 GREEN	42 GREEN
SA 10 London Colney *	-22 RED	-11 RED

#### Key

FEE = Free Early Education

\* Data suggests that parents would struggle to find an extended entitlement place and or FEE place.

The rating for any area can quickly change if, for example, a preschool or nursery was to reduce the number of children it could accommodate or if a preschool or nursery were to close. Future requirements will depend on a number of factors, including changes in birth rate, level of provision and changes in regulations and new government initiatives relating to the sector.

#### Identified infrastructure requirements

St Albans is the least deprived area in the county and the number of working households is significantly higher than other areas of the county. Consequently the demand for the new extended childcare entitlement will be high and additional childcare provision will be required in those areas identified as insufficient or near to sufficient to support this new demand. If more private housing is developed the demand for these places will increase further. Current data indicates that four children's centre areas may not have sufficient places for this new working family's entitlement and parents will struggle to find adequate provision.

One of the children's centre areas in St Albans fall into the 30% most disadvantaged within the County. As the 2 year old free FEE is only available for disadvantaged children, this indicates that the need for these places will be higher in this area than the rest of the District.

Nine children's centres areas have currently enough FEE places to meet proposed demand. The pressure on these places would increase if more social housing was developed in these areas, as families who meet the eligibility criteria do not tend to be home owners.

### **Definition of Early Years and Types of Provision**

HCC has a duty to secure sufficient FEE and childcare places. Annually, HCC publishes a Childcare Sufficiency Report which details where places are required across the county. HCC works with the private, voluntary and independent (PVI) sector and schools to ensure adequate places. It also assists and enables the provision of day nurseries, play schemes and after school clubs, making sure there are sufficient places for parents to access across the county. The 15 hours of FEE can be provided in maintained provision (e.g. school) or the PVI sector.

**Free Early Education** is a central government funded scheme whereby all children from the term after which they are 3 years old until they reach school age are eligible for a free place for a maximum of 15 hours per week (maximum 38 weeks or a total of 570 hours per year). This free place can be offered in a state maintained school or in a PVI provision such as a preschool, day nursery or childminder. Where new primary school sites are identified, early education (nursery) provision will usually be sought as part of the onsite provision. Since September 2013 HCC also has had a statutory responsibility to provide 15 hours early education to eligible 2 year old children across Hertfordshire.

**Maintained Nursery Schools** are funded by the state where only children aged 3 and 4 receive their FEE entitlement before attending primary school. There are 15 such schools in Hertfordshire.

**Maintained Nursery Classes** are based in primary schools where children aged 3 and 4 received their free early education entitlement until they move up to reception.

**Preschool/Playgroup** provision usually educates children between the ages of 2 years and school age. These settings are often able to offer FEE to eligible 2 year olds as well as all 3 and 4 year olds. These settings are run PVI providers in local communities, and some children attending will be accessing their FEE place, while others will be accessing additional services for which parents pay. These settings will usually be set up in community buildings or schools and will usually be open term time only.

**Day Nurseries** offer childcare and early education for children from 0 to 5 years old. These settings are used predominately by working parents for childcare purposes. They also usually offer FEE for eligible children but with most children accessing additional services for which parents pay. This provision is market led.

**Childcare** HCC has a statutory duty to ensure there is sufficient childcare for working parents; this duty covers 0 to 14 years (19 for children with SEND). Childcare can take place in preschools, day nurseries, and childminders and out of school provision, such as holiday clubs and after school clubs, depending on the age of the child and therefore can take place in school buildings or community use buildings. New schools should be designed to be able to offer FEE/childcare to children (aged 2 years upwards).

### **Hertfordshire Sure Start Children's Centres**

Legislation about Children's Centres is contained in the Childcare Act 2006. The Act places a duty on local authorities to improve the well-being of young children in their area and reduce inequalities between them. Specifically they must:

- ensure there are sufficient children's centres to meet local need
- ensure each children's centre is within the remit of an Advisory Board
- ensure there is consultation before any significant changes are made to children's centre provision in their area
- ensure that the local authority, local commissioners of health services and Jobcentre Plus jointly consider whether the early childhood services they provide should be provided through children's centres in the area
- ensure that after receiving a report from Ofsted following the inspection of a children's centre an Action plan is prepared and published.

The core purpose of Children's Centres, as defined by the Department for Education, is to improve outcomes for young children and their families, with a particular focus on those families in greatest need of support. Centres are expected to support:

- **Child development and school readiness** - supporting personal, social and emotional development, physical development and communication and language from pre-birth to age 5, so children develop as confident and curious learners and are able to take full advantage of the learning opportunities presented to them in school.
- **Parenting aspirations and parenting skills** - building on strengths and supporting aspirations, so that parents and carers are able to give their child the best start in life.
- **Child and family health and life chances** - promoting good physical and mental health for both children and their family; safeguarding; supporting parents to improve the skills that enable them to access education, training and employment; and addressing risk factors so that children and their families are safe, free from poverty and able to improve both their immediate wellbeing and their future life chances.

**Number of Hertfordshire Centres** There are 82 children's centres in Hertfordshire of which there are 10 in St Albans which were developed in three phases between 2004 and 2010. At that time, each centre covered a geographical area containing an average of 800 children aged 0 to 4 years (0 to 4 years means all children under the age of 5).

**Population** The population of children aged 0 to 4 years in Hertfordshire is 74,492 (Mid-Year Estimate 2011). 81% of children aged 0 to 4 years are currently registered with a Children's Centre. The population of 0 to 4 years has increased by 10,000

children from approximately 64,000 in 2005 when the programme of centres was being planned. As the population has grown, the average catchment for each children centre area is now 1000 children.

**Children's Centre Premises** There are 73 children's centre buildings which received DfE capital funding for extensions/refurbishment. The terms of the DfE grant mean that the premises must be used for delivery of children's centre/early years services and that DfE reserves a right to claw back the capital funding if the premises are no longer used for these purposes. Some provision is delivered through shared use of community buildings where no dedicated location was identified. All Children's Centre utilise some community buildings to deliver their wide range of services and make them accessible to the whole community.

**How Centre Services are Delivered** All centres are commissioned. Contracts are in place between HCC and 50 lead agencies to manage the centres.

Children's centres offer access to a range of early childhood services aimed at supporting parents-to be, young children aged under five and their families. These include:

- Activities (e.g. stay and play sessions, toddler groups) and information (e.g. early education and childcare, pre-schools, day nurseries) for families
- Outreach and family support
- Evidence-based parenting programmes (Family Links Nurturing Programme is delivered by some centres in Hertfordshire)
- Access to adult learning and employment support (this may include language, literacy and numeracy support, family learning, access to apprenticeships and volunteering opportunities as steps toward employment and links to Jobcentre Plus)
- Child and family health services (delivered by community midwives and health visitors).

Children's centres aim to meet the needs of their local families so services offered by centres will vary according to the population served by the centre.

**Family Centre Service** Provides additional support for families with children from an early age and support with other aspects of family life.

**Appendix C: Area Showing the Buildings and Hardstanding in relation to the approved 6FE Secondary School, Harpenden**



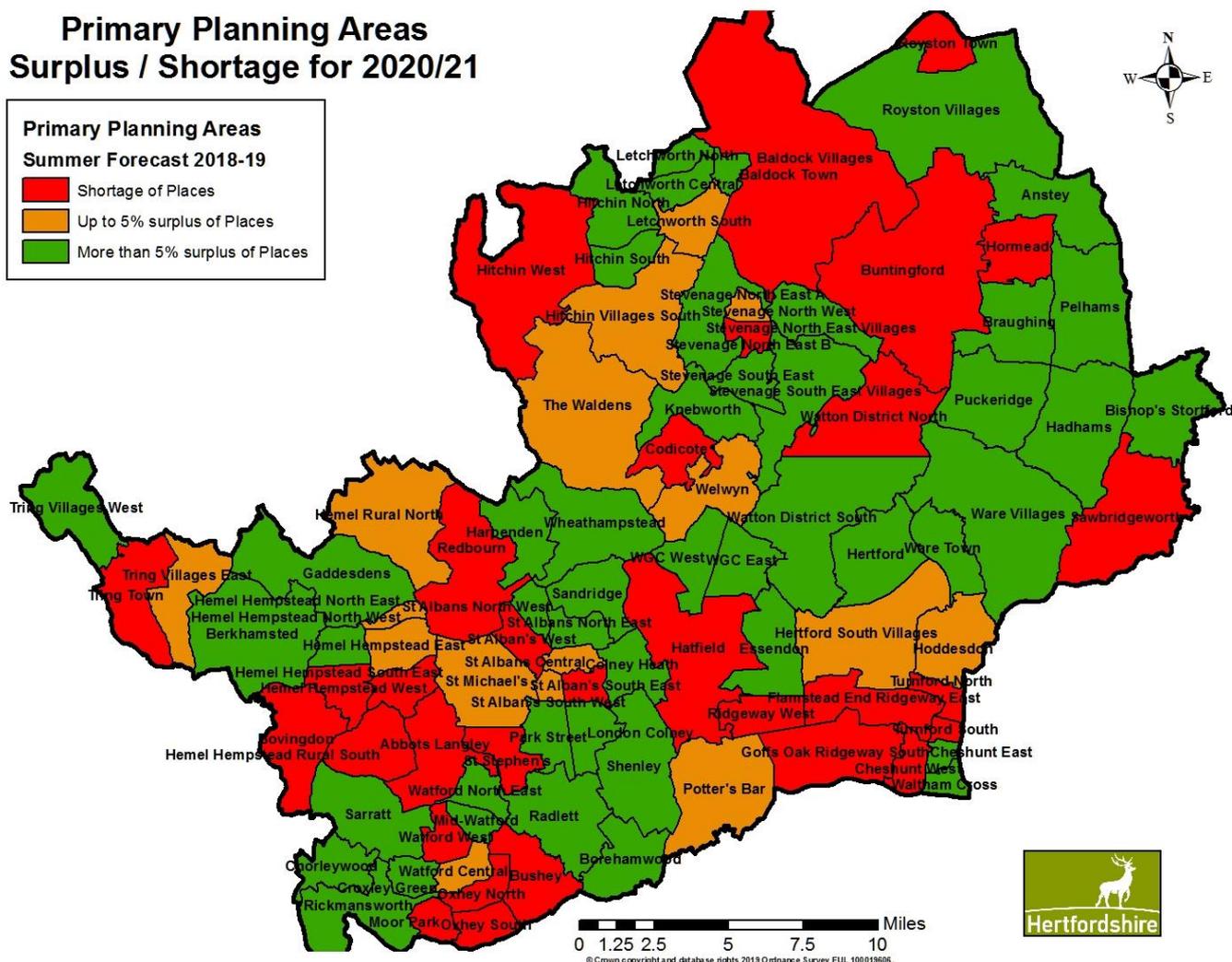
Habitat	Area (sqm)
Semi improved grassland (meadow)	44371
Improved grassland	93029
Buildings+Hardstanding	22057
Ornamental Planting	5383
Marshy grassland	4261
Scattered scrub (retained) and additional areas proposed	3453
Native Hedge (retained)	322
<b>Total</b>	<b>172876</b>

Appendix 71: HCC Meeting the Demand for School Places: Primary Schools  
Summer Forecast 2018/19 (Primary Planning Areas: Colney Heath, Harpenden,  
London Colney, Park Street, Redbourn, Sandridge, St Albans City, St Michaels, St  
Stephens and Wheathampstead)

# Meeting the Demand for School Places: Summer 2018/19

## PRIMARY

**Primary Planning Areas  
Surplus / Shortage for 2020/21**



More details on the local areas are set out below. The figures are based on the latest forecast of pupil demand.

NB: All schools referred to by name throughout this document are Primary schools, unless otherwise stated.

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<b>Colney Heath</b>				
<b>13.4</b>	<b>Forecast</b>			
	<b>2018-19</b>	<b>2019-20</b>	<b>2020-21</b>	<b>2021-22</b>
<b>Total Year R Pupil Demand</b>	<b>29</b>	<b>22</b>	<b>23</b>	<b>22</b>
<b>Total Year R Places Available</b>	<b>30</b>	<b>30</b>	<b>30</b>	<b>30</b>
<b>Surplus or Shortage of Year R Places (No.)</b>	<b>1</b>	<b>8</b>	<b>7</b>	<b>8</b>
<b>Surplus or Shortage of Year R Places (%)</b>	<b>3.3%</b>	<b>26.7%</b>	<b>23.3%</b>	<b>26.7%</b>
<b>Surplus or Shortage of Year R Places (FE)</b>	<b>0.0</b>	<b>0.3</b>	<b>0.2</b>	<b>0.3</b>

The current forecast indicates that there will be sufficient places to meet demand.

#### **Action taken**

None required to date.

#### **Next steps**

Forecasts will continue to be monitored to ensure there are sufficient places available in the wider area to meet need. The county council will work with Colney Heath School to agree temporary arrangements, if required.

<b>Harpenden</b>				
<b>11.2</b>	<b>Forecast</b>			
	<b>2018-19</b>	<b>2019-20</b>	<b>2020-21</b>	<b>2021-22</b>
<b>Total Year R Pupil Demand</b>	<b>409</b>	<b>419</b>	<b>419</b>	<b>393</b>
<b>Total Year R Places Available</b>	<b>517</b>	<b>517</b>	<b>517</b>	<b>517</b>
<b>Surplus or Shortage of Year R Places (No.)</b>	<b>108</b>	<b>98</b>	<b>98</b>	<b>124</b>
<b>Surplus or Shortage of Year R Places (%)</b>	<b>20.9%</b>	<b>19.0%</b>	<b>19.0%</b>	<b>24.0%</b>
<b>Surplus or Shortage of Year R Places (FE)</b>	<b>3.6</b>	<b>3.3</b>	<b>3.3</b>	<b>4.1</b>

The current forecast indicates that there will be sufficient places to meet demand.

### **Action taken**

2010:

- temporary enlargement of The Grove Infants by 0.5 f.e. (15 places) to 3 f.e.

2011:

- temporary enlargement of The Lea by 1 f.e. (30 places) to 2 f.e.;
- temporary enlargement of St Dominic's by 1 f.e. (30 places) to 2 f.e.
- continued temporary enlargement of The Grove Infants by 0.5 f.e.(15 places) to 3 f.e.;

2012:

- continued temporary enlargement of The Grove Infants by 0.5 f.e. (15 places) to 3 f.e.;
- continued temporary enlargement of St Dominic's by 1 f.e. (30 places) to 2 f.e.; temporary enlargement of Manland by 1 f.e. (30 places) to 2 f.e.;
- temporary enlargement of Wood End by 1 f.e. (30 places) to 3 f.e.;
- the DfE approved the opening of The Harpenden Free School, a 2 f.e. (60 reception place) primary school with a Montessori ethos. The school opened in temporary accommodation in Redbourn.

2013:

- permanent enlargement of The Grove Infants by 0.5 f.e.(15 places) to 3 f.e.;

- temporary enlargement of High Beeches from 1 f.e. (30 places) to 2 f.e.

2014:

- permanent enlargement of High Beeches by 1 f.e. (30 places) to 2 f.e.

2015:

- temporary enlargement of Wood End by 1 f.e. (30 places) to 3 f.e.;
- Harpenden Free School changed its name to Harpenden Academy and moved into permanent accommodation in Harpenden.

### **Next steps**

Forecasts will continue to be monitored.

<b>London Colney</b>				
<b>13.13</b>	<b>Forecast</b>			
	<b>2018-19</b>	<b>2019-20</b>	<b>2020-21</b>	<b>2021-22</b>
<b>Total Year R Pupil Demand</b>	<b>86</b>	<b>106</b>	<b>91</b>	<b>86</b>
<b>Total Year R Places Available</b>	<b>120</b>	<b>120</b>	<b>120</b>	<b>120</b>
<b>Surplus or Shortage of Year R Places (No.)</b>	<b>34</b>	<b>14</b>	<b>29</b>	<b>34</b>
<b>Surplus or Shortage of Year R Places (%)</b>	<b>28.3%</b>	<b>11.7%</b>	<b>24.2%</b>	<b>28.3%</b>
<b>Surplus or Shortage of Year R Places (FE)</b>	<b>1.1</b>	<b>0.5</b>	<b>1.0</b>	<b>1.1</b>

The current forecast indicates that there will be sufficient places to meet demand.

**Action taken**

None required to date.

**Next steps**

Forecasts will continue to be monitored.

<b>Park Street</b>				
<b>13.11</b>	<b>Forecast</b>			
	<b>2018-19</b>	<b>2019-20</b>	<b>2020-21</b>	<b>2021-22</b>
<b>Total Year R Pupil Demand</b>	<b>45</b>	<b>42</b>	<b>44</b>	<b>43</b>
<b>Total Year R Places Available</b>	<b>60</b>	<b>60</b>	<b>60</b>	<b>60</b>
<b>Surplus or Shortage of Year R Places (No.)</b>	<b>15</b>	<b>18</b>	<b>16</b>	<b>17</b>
<b>Surplus or Shortage of Year R Places (%)</b>	<b>25.0%</b>	<b>30.0%</b>	<b>26.7%</b>	<b>28.3%</b>
<b>Surplus or Shortage of Year R Places (FE)</b>	<b>0.5</b>	<b>0.6</b>	<b>0.5</b>	<b>0.6</b>

The current forecast indicates that there will be sufficient places to meet demand.

**Action taken**

None required to date.

**Next steps**

Forecasts will continue to be monitored.

<b>Redbourn</b>				
<b>11.1</b>	<b>Forecast</b>			
	<b>2018-19</b>	<b>2019-20</b>	<b>2020-21</b>	<b>2021-22</b>
<b>Total Year R Pupil Demand</b>	64	53	70	54
<b>Total Year R Places Available</b>	60	60	60	60
<b>Surplus or Shortage of Year R Places (No.)</b>	-4	7	-10	6
<b>Surplus or Shortage of Year R Places (%)</b>	-6.7%	11.7%	-16.7%	10.0%
<b>Surplus or Shortage of Year R Places (FE)</b>	-0.1	0.2	-0.3	0.2

A small shortage of places is forecast in 2020/21.

### **Action taken**

2012:

- temporary increase of Redbourn Infants by 1 f.e (30 places) to 3 f.e.;
- the Harpenden Free School opened in temporary premises in Redbourn.

2015:

- temporary enlargement of Redbourn Junior by 1 f.e. (30 places) to 3 f.e.
- the Harpenden Free School moved to its permanent premises in Harpenden.

2018:

- Redbourn Infant and Redbourn Junior were amalgamated to create a 2 f.e. (60 places) primary school from April 2018.

### **Next steps**

Forecasts will continue to be monitored to ensure there are sufficient places available in the local area to meet need. The county council will work with Redbourn School to agree temporary arrangements, if required.

<b>Sandridge</b>				
<b>13.5</b>	<b>Forecast</b>			
	<b>2018-19</b>	<b>2019-20</b>	<b>2020-21</b>	<b>2021-22</b>
<b>Total Year R Pupil Demand</b>	<b>26</b>	<b>25</b>	<b>24</b>	<b>23</b>
<b>Total Year R Places Available</b>	<b>30</b>	<b>30</b>	<b>30</b>	<b>30</b>
<b>Surplus or Shortage of Year R Places (No.)</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>
<b>Surplus or Shortage of Year R Places (%)</b>	<b>13.3%</b>	<b>16.7%</b>	<b>20.0%</b>	<b>23.3%</b>
<b>Surplus or Shortage of Year R Places (FE)</b>	<b>0.1</b>	<b>0.2</b>	<b>0.2</b>	<b>0.2</b>

The current forecast indicates that there will be sufficient places to meet demand.

### **Action taken**

2013:

- permanent enlargement of Sandridge by 0.3 f.e. (9 places) to 1 f.e.

### **Next steps**

Forecasts will be monitored to ensure sufficient places are available to meet local need.

<b>St Albans City</b>				
<b>13.1, 13.2, 13.3, 13.8, 13.9 &amp; 13.12)</b>	<b>Forecast</b>			
	<b>2018-19</b>	<b>2019-20</b>	<b>2020-21</b>	<b>2021-22</b>
<b>Total Year R Pupil Demand</b>	<b>937</b>	<b>988</b>	<b>992</b>	<b>906</b>
<b>Total Year R Places Available</b>	<b>1065</b>	<b>1065</b>	<b>1065</b>	<b>1065</b>
<b>Surplus or Shortage of Year R Places (No.)</b>	<b>128</b>	<b>77</b>	<b>73</b>	<b>159</b>
<b>Surplus or Shortage of Year R Places (%)</b>	<b>12.0%</b>	<b>7.2%</b>	<b>6.9%</b>	<b>14.9%</b>
<b>Surplus or Shortage of Year R Places (FE)</b>	<b>4.3</b>	<b>2.6</b>	<b>2.4</b>	<b>5.3</b>

The current forecast indicates that there will be sufficient places to meet demand. Whilst there are sufficient places across the area as a whole, there is a particular pressure on school places within the city centre where there are more children than places available.

### **Action taken:**

2007:

- temporary enlargement by 1 f.e. (30 places) of:
  - Aboyne Lodge to 2 f.e.
  - Maple to 2 f.e.
  - St Peter's to 2 f.e.

2008:

- permanent enlargement of Mandeville by 1 f.e. (30 places) to 2 f.e.
- permanent enlargement of Bernards Heath Infant by 1 f.e. (30 places) to 3 f.e.

2009:

- temporary enlargement of Margaret Wix by 1 f.e. (30 places) to 2 f.e.

2010:

- permanent enlargement of Margaret Wix by 1 f.e. (30 places) to 2 f.e.
- temporary enlargement of Cunningham Hill Infants by 1 f.e. (30 places) to 3 f.e.

2011:

- permanent enlargement of Bernards Heath Junior by 1 f.e. (30 places) to 3 f.e.

2012:

- establishment of Alban City School – a 2 f.e. (60 reception place) free school in the City Centre.
- establishment of Samuel Ryder Academy - providing a 2 f.e. primary element (60 reception places) as part of an all-through school.

2013 & 2014:

- temporary enlargement of St Michaels by 2 places.

- temporary enlargement in 2013 of Cunningham Hill Juniors by 1 f.e. (30 places) to 3 f.e. following the previous enlargement of the linked infant school.

2015:

- permanent enlargement of Garden Fields by 1 f.e. (30 places) to 3 f.e.

2016:

- temporary enlargement of Maple by 1 f.e. (30 places) to 2 f.e. to create additional capacity in the city centre.
- temporary enlargement of St Michaels by 0.2 f.e. (6 places).

2018:

- permanent enlargement of St Michaels by 0.26 f.e. (8 places). to 1 f.e

### Next steps

The permanent enlargement of St Peter's School by 1 f.e. (30 places) to 2 f.e. (60 places) from 2020/21 (subject to town planning permission). The published Admission Number for Margaret Wix Primary School will be reduced from 60 to 30 from 2020 to help reduce surplus within the North West area.

Forecasts will continue to be monitored.

<b>St Michaels</b>				
<b>13.6</b>	<b>Forecast</b>			
	<b>2018-19</b>	<b>2019-20</b>	<b>2020-21</b>	<b>2021-22</b>
<b>Total Year R Pupil Demand</b>	<b>115</b>	<b>120</b>	<b>117</b>	<b>108</b>
<b>Total Year R Places Available</b>	<b>120</b>	<b>120</b>	<b>120</b>	<b>120</b>
<b>Surplus or Shortage of Year R Places (No.)</b>	<b>5</b>	<b>0</b>	<b>3</b>	<b>12</b>
<b>Surplus or Shortage of Year R Places (%)</b>	<b>4.2%</b>	<b>0.0%</b>	<b>2.5%</b>	<b>10.0%</b>
<b>Surplus or Shortage of Year R Places (FE)</b>	<b>0.2</b>	<b>0.0</b>	<b>0.1</b>	<b>0.4</b>

The current forecast indicates that there will be sufficient places to meet demand.

### Action taken:

2010:

- temporary enlargement of Killigrew by 1 f.e. (30 places) to 3 f.e.

2011 & 2012:

- temporary enlargement of Prae Wood by 1 f.e. (30 places) to 2 f.e.

2013 & 2014:

- temporary enlargement of Prae Wood by 0.5 f.e. (15 places) to 1.5 f.e.

2015:

- temporary enlargement of Prae Wood by 1 f.e. (30 places) to 2 f.e.

2016:

- permanent enlargement of Prae Wood by 1 f.e. (30 places) to 2 f.e.

### Next steps

Forecasts will continue to be monitored to ensure there are sufficient places available in the local area to meet need. The county council will work with local schools to agree temporary arrangements, if required.

<b>St Stephens</b>				
<b>13.7</b>	<b>Forecast</b>			
	<b>2018-19</b>	<b>2019-20</b>	<b>2020-21</b>	<b>2021-22</b>
<b>Total Year R Pupil Demand</b>	<b>48</b>	<b>51</b>	<b>47</b>	<b>52</b>
<b>Total Year R Places Available</b>	<b>45</b>	<b>45</b>	<b>45</b>	<b>45</b>
<b>Surplus or Shortage of Year R Places (No.)</b>	<b>-3</b>	<b>-6</b>	<b>-2</b>	<b>-7</b>
<b>Surplus or Shortage of Year R Places (%)</b>	<b>-6.7%</b>	<b>-13.3%</b>	<b>-4.4%</b>	<b>-15.6%</b>
<b>Surplus or Shortage of Year R Places (FE)</b>	<b>-0.1</b>	<b>-0.2</b>	<b>-0.1</b>	<b>-0.2</b>

The current forecast indicates a small shortage of places.

### Action taken

None required to date.

### Next steps

Forecasts will continue to be monitored to ensure there are sufficient places available in the local area to meet need. The county council will work with local schools to agree temporary arrangements, if required.

<b>Wheathampstead</b>				
<b>11.3</b>	<b>Forecast</b>			
	<b>2018-19</b>	<b>2019-20</b>	<b>2020-21</b>	<b>2021-22</b>
<b>Total Year R Pupil Demand</b>	<b>76</b>	<b>52</b>	<b>51</b>	<b>42</b>
<b>Total Year R Places Available</b>	<b>90</b>	<b>60</b>	<b>60</b>	<b>60</b>
<b>Surplus or Shortage of Year R Places (No.)</b>	<b>14</b>	<b>8</b>	<b>9</b>	<b>18</b>
<b>Surplus or Shortage of Year R Places (%)</b>	<b>15.6%</b>	<b>13.3%</b>	<b>15.0%</b>	<b>30.0%</b>
<b>Surplus or Shortage of Year R Places (FE)</b>	<b>0.5</b>	<b>0.3</b>	<b>0.3</b>	<b>0.6</b>

The current forecast indicates there will be sufficient places to meet demand.

### **Action taken**

2012:

- temporary increase of Beech Hyde by 1 f.e. (30 places) to 2 f.e.

2014:

- permanent enlargement of St. Helen's by 0.67 f.e. (20 places) to 2 f.e.

### **Next steps**

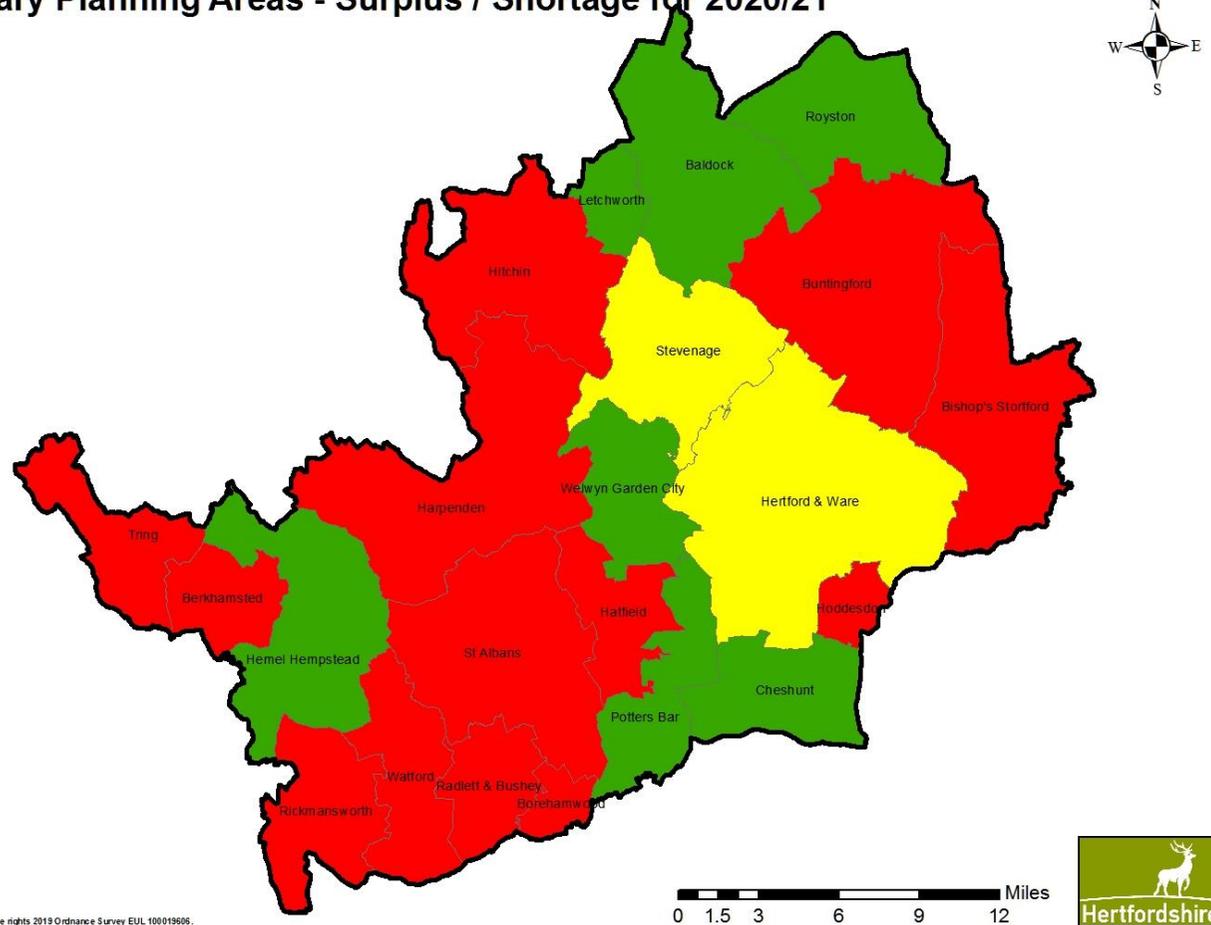
St Helen's Published Admission Number will reduce to 30 places from 60 places from the 2019/20 academic year. Forecasts will continue to be monitored.

Appendix 72: HCC Meeting the Demand for School Places: Secondary Schools  
Summer Forecast 2018/19 (Harpenden and St Albans Secondary Planning Areas)

# Meeting the Demand for School Places: Summer 2018/19

## SECONDARY

### Secondary Planning Areas - Surplus / Shortage for 2020/21



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Harpenden 11.0	Forecast									
	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
Total Year 7 Pupil Demand	634	663	625	635	673	642	636	608	610	632
Total Year 7 Places Available	624	572	572	572	572	572	572	572	572	572
Surplus or Shortage of Year 7 Places (No.)	-10	-91	-53	-63	-101	-70	-64	-36	-38	-60
Surplus or Shortage of Year 7 Places (%)	-1.6%	15.9%	-9.3%	11.0%	17.7%	12.2%	11.2%	-6.3%	-6.6%	10.5%
Surplus or Shortage of Year 7 Places (FE)	-0.3	-3.0	-1.8	-2.1	-3.4	-2.3	-2.1	-1.2	-1.3	-2.0

The current forecast indicates a shortage of places, peaking at 3.4 f.e. in 2022/23.

Actual demand for Harpenden places is higher than recent forecasts indicate, as a result of short-term contingency arrangements made following the DfE's decision to defer opening of the new Katherine Warrington School.

Modelling forecast demand to remove the effect of those contingency arrangements would indicate an average deficit of more than 5 f.e across the next five years.

### Action taken

2006:

- St George's admission number increased by 1 f.e. (30 places).

2011:

- permanent enlargement of Roundwood Park by 0.46 f.e. (14 places).
- permanent enlargement of Sir John Lawes by 0.23 f.e. (7 places).

2012:

- permanent enlargement of Sir John Lawes by 0.16 f.e. (5 places).

2013:

- permanent enlargement of Sir John Lawes by 0.13 f.e. (4 places).

2015:

- Sandringham school, in the adjacent planning area of St Albans, permanently enlarged by 30 places. The additional places helped to alleviate the pressure for pupil places in Harpenden, as 25 of the 30 additional places were available to be allocated to pupils living in Wheathampstead (part of the Harpenden school planning area).

2017:

- The Harpenden Secondary Education Trust gained approval from the DfE to establish a new secondary school in Harpenden from September 2017 (The Katherine Warrington School). The DfE approved the Trust's request to defer the opening until September 2018.
- Sandringham School temporary enlargement by 30 places (to 240), with the additional places prioritising applicants from the Harpenden area.

2018:

- Temporary enlargement of Sir John Lawes School by 0.26 f.e. (8 places).
- Temporary enlargement of St George's School by 1 f.e. (30 places) places.
- Temporary enlargement of Roundwood Park School by 0.46 f.e. (14 places).
- The Department for Education (DfE) further deferred the opening date of The Katherine Warrington School to September 2019.

### **Next steps**

The opening of a new 6fe (180 places per year) secondary school, Katherine Warrington School, in Harpenden for September 2019.

<b>St Albans</b>										
<b>13.0</b>	<b>Forecast</b>									
	<b>2018-19</b>	<b>2019-20</b>	<b>2020-21</b>	<b>2021-22</b>	<b>2022-23</b>	<b>2023-24</b>	<b>2024-25</b>	<b>2025-26</b>	<b>2026-27</b>	<b>2027-28</b>
<b>Total Year 7 Pupil Demand</b>	1698	1805	1807	1815	1868	1937	1871	1808	1870	1857
<b>Total Year 7 Places Available</b>	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758
<b>Surplus or Shortage of Year 7 Places (No.)</b>	60	-47	-49	-57	-110	-179	-113	-50	-112	-99
<b>Surplus or Shortage of Year 7 Places (%)</b>	3.4%	-2.7%	-2.8%	-3.2%	-6.3%	10.2%	-6.4%	-2.8%	-6.4%	-5.6%
<b>Surplus or Shortage of Year 7 Places (FE)</b>	2.0	-1.6	-1.6	-1.9	-3.7	-6.0	-3.8	-1.7	-3.7	-3.3

The current forecast indicates a shortage of places from 2019/20 peaking at 6 f.e. in 2023/24.

Actual demand for St Albans places is lower than recent forecasts indicate, as a result of short-term contingency arrangements made following the DfEs decision to defer the opening of the new Katherine Warington School in Harpenden.

### Action taken

2011:

- St Albans Girls' admission number increased by 18.

2012:

- Beaumont's admission number increased by 2.

2015:

- permanent enlargement of Sandringham by 1 f.e. (30 places). 25 of the additional places prioritised pupils living in Wheathampstead, which will continue until a new school to serve Harpenden and the surrounding villages is established (see Harpenden).
- Beaumont temporarily increased its admission number by 6.
- St Albans Girls' increased its admission number by 14 places.

2016:

- Marlborough School temporarily increased its admission number by 19 places
- Samuel Ryder Academy temporarily increased its admission number by 15 places
- Loreto increased its admission number by 10 places.
- the proposed Harperbury Free School, a 4 f.e. secondary school, originally approved by the DfE to open in September 2014 with proposed admission arrangements to partially cover this area, was cancelled by the DfE.

2017:

- Marlborough increased its admission number by 7 places (205 to 212) and temporarily increased by a further 0.4 f.e. (12 places), from 212 to 224.
- Loreto increased its admission number by 10 places (150 to 160).
- temporary increase of Sandringham by 1 f.e. (30 places), from 210 to 240, prioritising children from the Harpenden area.
- Beaumont temporarily increased its admission number by 6 places (180 to 186).
- Verulam increased its admission number by 8 places (178 to 186).

2018:

- continued temporary increase of Sandringham by 1 f.e. (30 places) , from 210 to 240, prioritising children from the Harpenden area.
- Marlborough temporarily increased its admission number by 12 places (212 to 224).
- permanent enlargement of Beaumont by 1 f.e. (30 places) , from 180 to 210.

### **Next Steps**

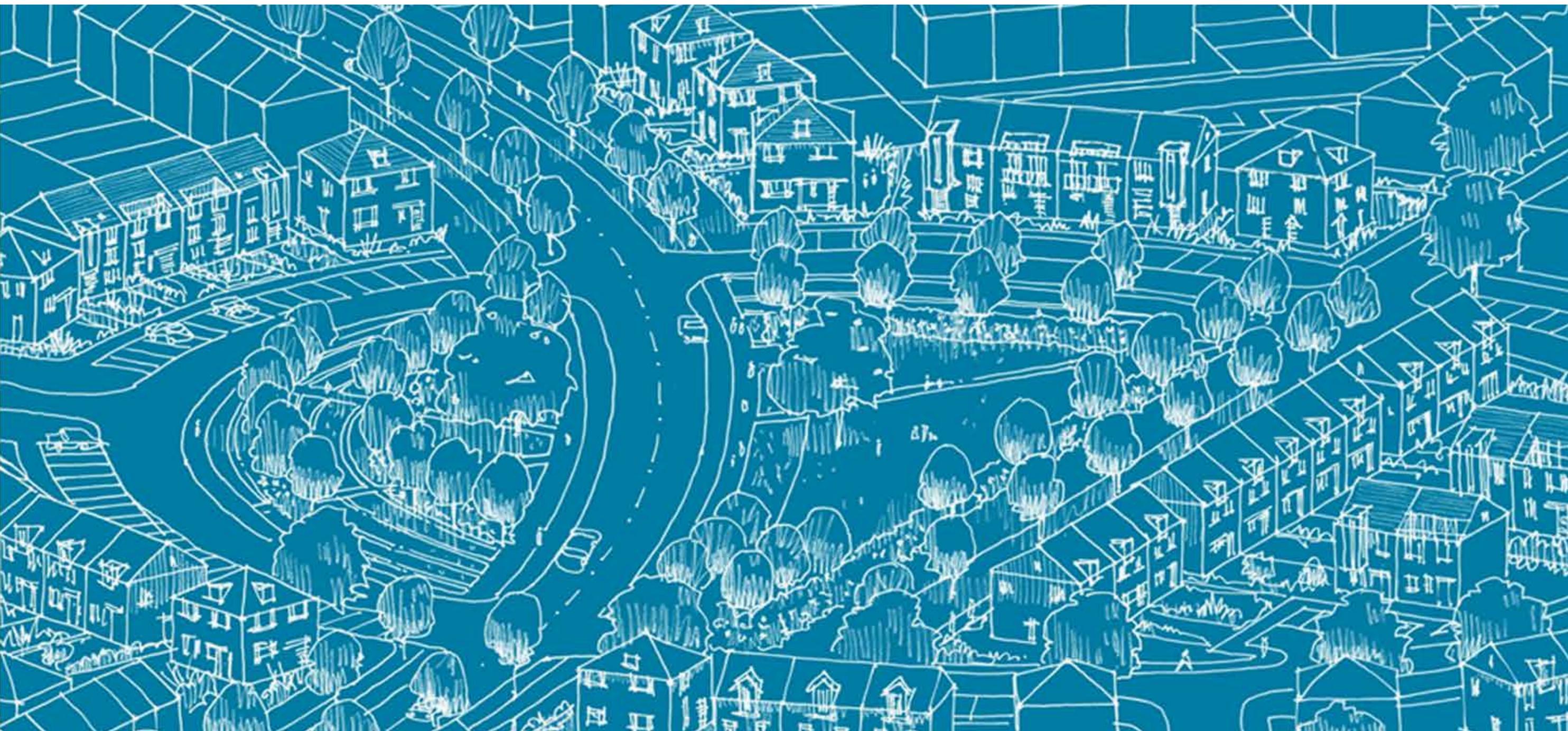
2019:

- permanent enlargement of Sandringham School by 1 f.e. (30 places), from 210 to 240 places, whilst also removing the prioritisation of children from Harpenden and Wheathampstead)
- Permanent enlargement of St Albans Girls School by 30 places (1fe) to 240

Feasibility work continues to establish both the scale of the additional capacity required and potential options for meeting future need across the area.

## **Community Infrastructure**

Appendix 73: Community Infrastructure Extract of East Hemel Hempstead (North)  
Landowner/Developer Representations Regulation 19 Consultation (October 2018)



## East Hemel: Reg 19 Representations Policy S6(i)



**“Policy S6(i) East Hemel Hempstead (North) Broad Location :**

The Crown Estate (TCE) owns the freehold of the land necessary to deliver this Broad Location. Master plan work with St Albans Council has been proceeding for two years and it is intended to submit an outline application for the whole of S6(i) and S6(ii) and the northern part of S6(iii) in 2019. The master plan is well advanced and is shown here.

The planning application will deliver all the components of Policy S6(i) including:

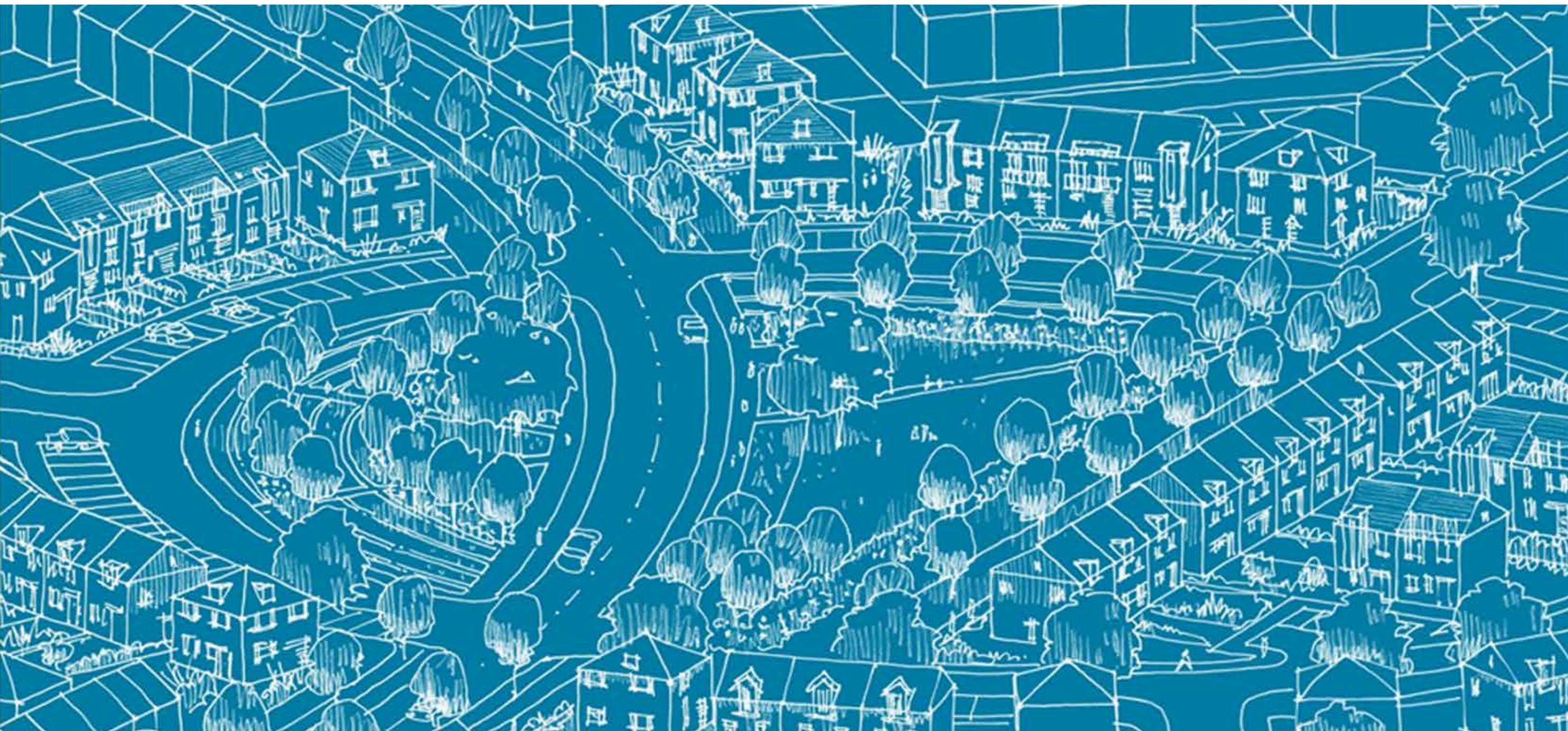
- 1,650 homes (including C2, C3 and special needs housing)
- 40% affordable housing
- a density in excess of 40 dph
- a 3 Form Entry Primary School
- an 8 Form Entry Secondary School
- a new Local Centre with a range of retail, recreational and community uses
- a new Country Park
- strategic and local open space
- a Community Management Organisation.

### The Bigger Picture

East Hemel (North) Broad Location forms one of four Broad Locations which make up the Local Plan Reg 19 proposals for East and North Hemel. The Crown Estate and St Albans Council are jointly working on a comprehensive and integrated master plan for the whole of S6(i) to (iv) which will deliver around 5,550 new homes and 55 ha of new employment. The current version of this master plan is shown here and is capable of further extension west into Dacorum Borough if Dacorum's new Local Plan allocates further strategic housing releases across the northern edge of Hemel Hempstead. Together, these areas could form the 'Hemel Garden Community'.



Appendix 74: Community Infrastructure Extract of East Hemel Hempstead (South)  
Landowner/Developer Representations Regulation 19 Consultation (October 2018)



## East Hemel: Reg 19 Representations Policy S6(ii)



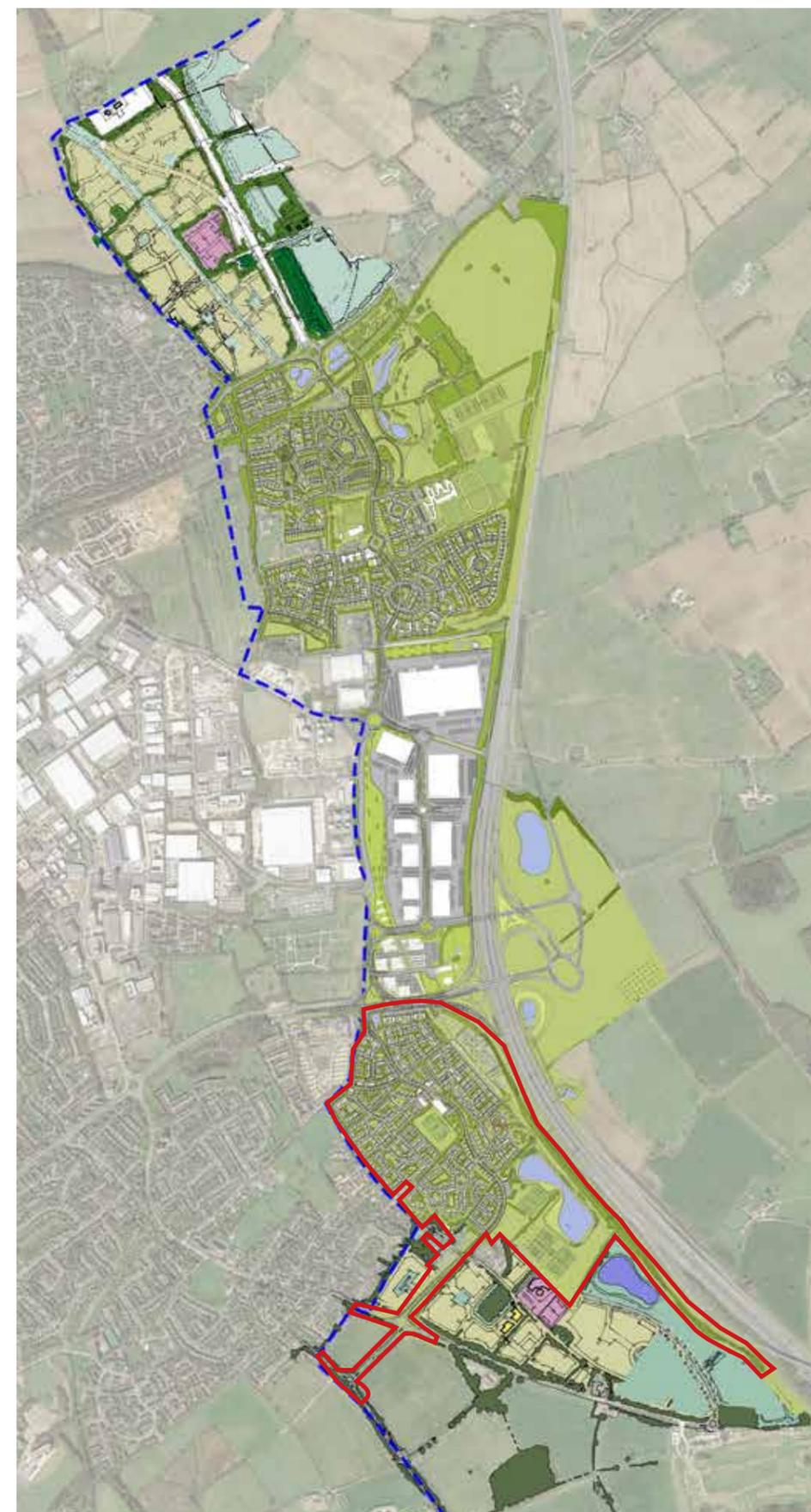
**“Policy S6(iii) East Hemel Hempstead (South) Broad Location:**

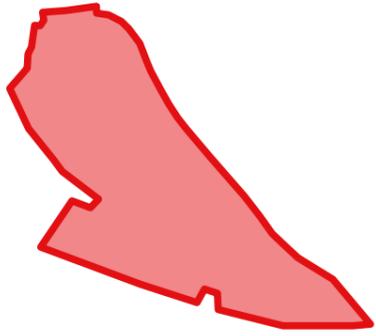
The Crown Estate (TCE) owns the freehold of the land necessary to deliver this Broad Location. Master plan work with St Albans Council has been proceeding for two years and it is intended to submit an outline application for the northern part of S6(iii) along with S6(i) and (ii) in 2019. This will be followed by a planning application for the rest of S6(iii). The master plan is well advanced and is shown here.

- The two planning applications will deliver all the components of Policy S6(iii) area including
- 2,400 homes (including C2, C3 and special needs housing)
- 40% affordable housing
- a density in excess of 40 dph
- one 3FE and one 2FE primary school
- a Local Centre with a range of retail, recreational and community uses
- a new Country Park
- strategic and local open space
- a Gypsy and Traveller site
- a Community Management Organisation.

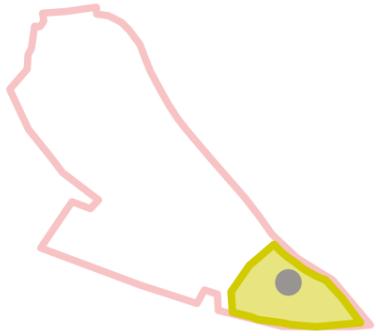
### The Bigger Picture

East Hemel (South) Broad Location forms one of four Broad Locations which make up the Local Plan Reg 19 proposals for East and North Hemel. The Crown Estate and St Albans Council are jointly working on a comprehensive and integrated master plan for the whole of S6(i) to (iv) which will deliver around 5,550 new homes and 55 ha of new employment. The current version of this master plan is shown here and is capable of further extension west into Dacorum Borough if Dacorum's new Local Plan allocates further strategic housing releases across the northern edge of Hemel Hempstead. Together, these areas could form the 'Hemel Garden Community'.





South & South East  
Area : 131 ha

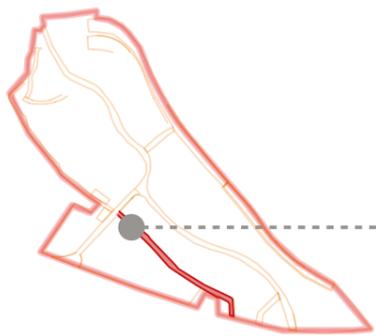


Green Belt  
Area : 18.12 ha



Acoustic Barrier & BPA  
Area : 16.50 ha

The acoustic bund and BPA pipeline along the M1 extends to beyond the Green Belt boundary and prevents residential up to the gross redline area.



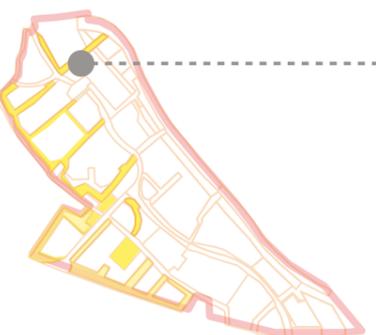
Westwick Road  
Area : 3.72 ha

The main access road through the development which connects A414 to A4147.



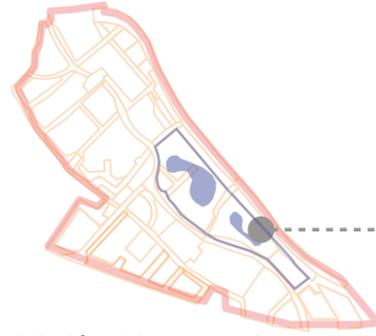
Heritage  
Area : 1.70 ha

The heritage features and the associated standoff distance all prevent development from occurring in these areas and reduces the amount of housing capable of being developed in the area.



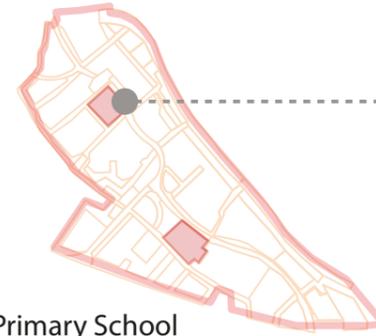
Retained Woodland: 18ha

The woodland blocks, hedges and tree belts are features that are being retained in the masterplan and prevent the area being developed for housing.



SuDS/ Play/ Strategic Open Space  
Area : 22.29ha

The SuDS feature sits at the lowest point in the land and cannot be accommodated in green belt or elsewhere as the land form is higher across the whole of the SE and South of Hemel redline boundary. The water area needs to sit at its lowest point on the site to enable water to follow pipes under the M1 across to SuDS lakes and river courses to the east of the M1. The approximate area follows a similar area required for East Hemel Southern residential area. A network of well designed and cared for open space is designated to local authority standards.



Primary School  
Area : 4.80ha

A primary school is a social infrastructure requirement and comprises two 2.4ha sites which would have delivered 192 residential units if available for housing.



Local centre  
Area : 1.84ha

The local centres are developed with 2 storeys of apartments over the retail/mixed use space which make an allowance for 80 units to be added to final total making it 1842 units.



Net residential  
Area : 44.03ha

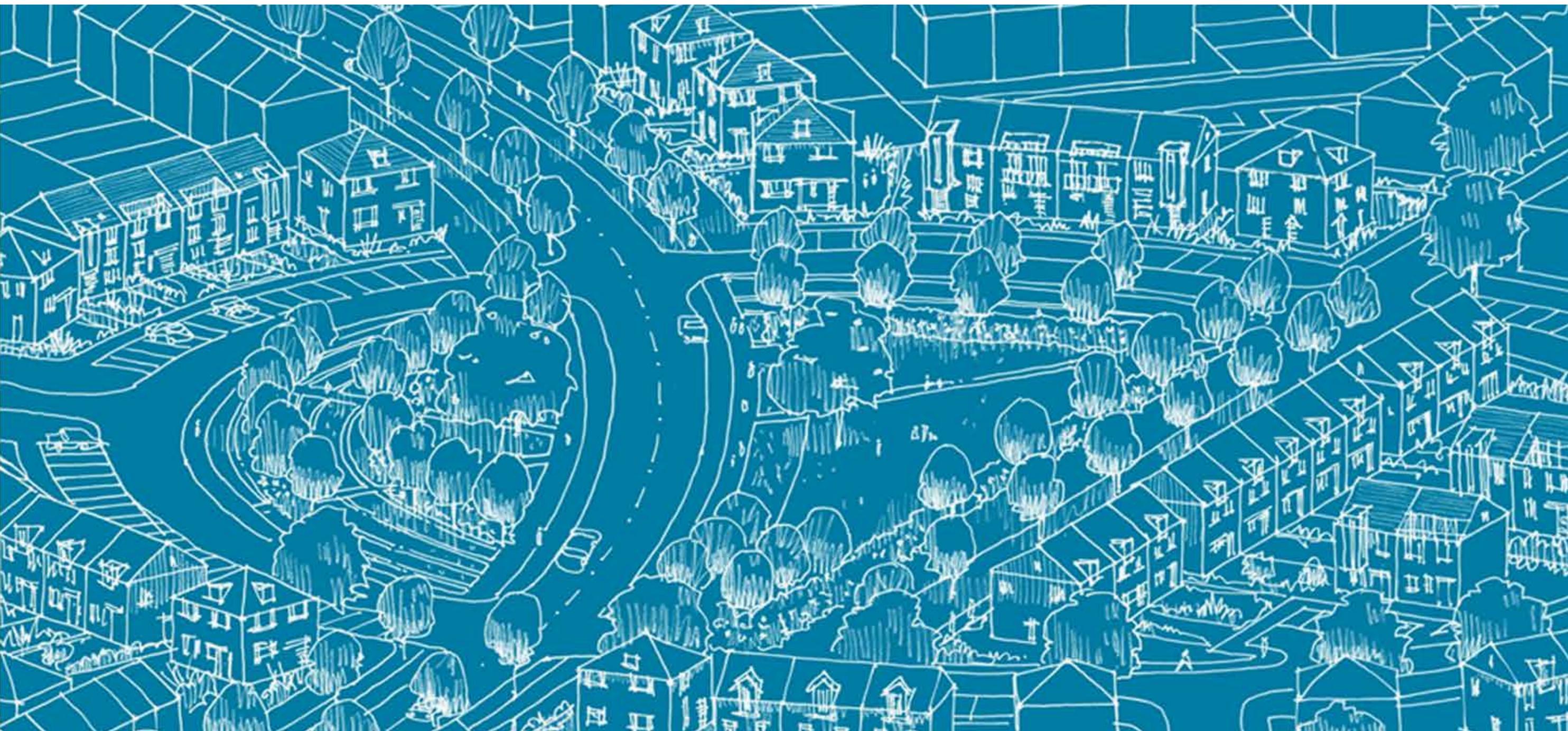
$44.03 \text{ ha} \times 40\text{dph} = 1,762$  residential units plus 80 units in the local centre to be added to the final making it 1842 units.

The above calculation demonstrates that the net residential area is around 44 hectares. At a density of 40dph this delivers only around 1842 homes, around 558 short of the 2,400 homes expected in S6(iii). In order to achieve 2,400 homes in this area, the density would have to rise to over 52/53 dph.



17198-RT-001 Rev5-South East and policy S6(iii) Land use budget break down

Appendix 75: Community Infrastructure Extract of North Hemel Hempstead  
Landowner/Developer Representations Regulation 19 Consultation (October 2018)



## North Hemel: Reg 19 Representations Policy S6(iv)



**Policy S6(iv) North Hemel Hempstead Broad Location :**

The Crown Estate (TCE) is in discussions with the landowners within Broad Location S6(iv) with a view to acquiring their land. However, TCE has progressed masterplan work for this area with St Albans Council in order to produce a comprehensive scheme for all four Broad Locations which would deliver 5,550 homes and up to 10,000 jobs. The master plan is well advanced and is shown here.

The master plan shows how all the components of S6(iv) will be delivered including:

- 1,500 homes(including C2,C3 and special needs housing)
- 40% affordable housing
- a density in excess of 40dph
- one 3FE primary school
- a Local Centre with a range of retail, recreational and community uses
- a new Country Park
- strategic and local open space
- a Community Management Organisation.

### **The Bigger Picture**

North Hemel Hempstead Broad Location forms one of four Broad Locations which make up the Local Plan Reg 19 proposals for East and North Hemel. The Crown Estate and St Albans Council are jointly working on a comprehensive and integrated master plan for the whole of S6(i) to (iv) which will deliver around 5,550 new homes and 55 ha of new employment. The current version of this master plan is shown here and is capable of further extension west into Dacorum Borough if Dacorum's new Local Plan allocates further strategic housing releases across the northern edge of Hemel Hempstead. Together, these areas could form the 'Hemel Garden Community'.



Appendix 76: Community Infrastructure Extract of East St Albans  
Landowner/Developer Representations Call for Sites 2018 (February 2018)

8<sup>th</sup> February 2018

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Chris Briggs  
St Albans City & District Council  
Civic Centre  
St Peter's St  
St Albans  
AL1 3JE

**Lambert Smith Hampton**

United Kingdom House  
180 Oxford Street  
London  
W1D 1NN

**By email**

Dear Mr Briggs

**ST ALBANS CALL FOR SITES 2018 CONSULTATION  
OAKLANDS COLLEGE, HATFIELD ROAD, ST ALBANS HERTFORDSHIRE AL4 0JA**

We write on behalf of Oaklands College, to submit representations in relation to the above consultation and site.

**Background**

Oaklands College carries out a vital economic role that should be fully taken into consideration in preparing the Strategic Local Plan. It is a significant employer in its own right, employing over 1,000 people directly. The College also provides enhanced training provision for local people in a wide range of trades and professions, supporting their learning and development and helping to improve the skills base of the local workforce.

**Masterplan Document & Benefits of the East of St Albans Allocation**

The College prepared a masterplan document and submitted it to the Council in November 2015. This provided details of how it would take forward the proposed strategic allocation contained within what was draft Policy SLP13d and the associated benefits that would be delivered for the community. An updated version of the document is attached. The Council took this document, and responses from other landowners / developers, into account in finalising previous drafts of the Strategic Local Plan.

The masterplan provides initial thinking regarding how a sustainable masterplan could be delivered for the East of St Albans proposed allocation, thereby releasing wide ranging community benefits. These benefits include:

1. 42% affordable housing, in line with the requirements of the local community.
2. A mix of high quality designed homes, in particular 2 bedroom and 3 bedroom homes helping to fill the gaps identified in the SHMA.
3. Self-build Code Level 6 experimental homes within the eastern portion of the masterplan, which would also be used as a teaching, tool for the College and St Albans residents.
4. An exemplar high quality design masterplan that allows residents and the general public to access the parklands, the lake, existing and new footpaths, and cycle paths as well as the college restaurant, farm shop and community days centred on the new public

- square – College Square as part of the current masterplan. This would include zero carbon for 650 of the proposed dwellings.
5. A new two form entry Primary school able to link with other schools in the area but also with the college, enabling an exciting educational opportunity for the primary school children to access all the facilities the College has to offer.
  6. A Combined Heat and Power facility at the centre of the scheme and serving 650 of the dwellings.
  7. Sustainable drainage integrated into the masterplan through swales and reed beds.
  8. Large areas of residential amenity space with wide habitat corridors, considerable numbers of new native trees planted.
  9. Comprehensive new road junction improvements including new junctions and access roads – with the potential for a bus link through from Sandpit Lane to Hatfield Road.
  10. Improved public access to college sports facilities and the possibility for growth in this area to meet community need.
  11. And fundamentally – all the money released through this site allocation will be invested in realising the potential of the communities served by Oaklands College.

### **Recent Appeal Decision Concerning the Site**

In December 2017, permission was granted at appeal for redevelopment of the existing college buildings and 348 dwellings. This means that the first phase of the East of St Albans site will now be delivered. The remaining phases would allow many more benefits to be delivered. This would include much greater investment in education, both the College and school provision. There are also a wide range of other benefits, set out above.

### **Green Belt Review**

The consultation overview text notes that the Green Belt Review undertaken in 2013 identified areas where least damage to the purposes of the Green Belt would be caused if strategic development occurred. The East of St Albans site was ranked second out of nine sites. This was based upon a detailed assessment of: their contribution towards Green Belt purposes; environmental, historic and other primary constraints; capability of integration into existing settlements; and; landscape sensitivity.

### **Emerging Core Strategy Appendices (St Albans Council, 2009)**

This report formed part of a historic draft of the St Albans Local Plan, when it was referred to as a Core Strategy. The report concluded as following in relation to the East of St Albans proposed allocation. 'There do not appear to be any major drawbacks to developing this land. This area is well related to the existing built up area, the landscape quality is not high and the gap between St Albans and nearby settlements would be maintained. Housing development could offer some advantages, including expansion of Oakwood Primary School, a local shopping centre and substantial woodland planting and public open space; possibly also a new St Albans-Hatfield bus route.'

### **Other Factors to Consider**

The consultation overview text also go on to explain that other factors to be consider in determining where to allocate strategic developments are as follows:

- Unique contribution to improve public services and facilities, e.g. public transport.
- Unique contribution to enhancing local high quality job opportunities and the aspirations of the Hertfordshire Local Economic Partnership / Hertfordshire EnviroTech Enterprise Zone.

- Unique contribution to other infrastructure provision or community benefits.

Allocation of the College's land would clearly achieve all three of these objectives. Allocation of the land would lead to a substantial investment in public service facilities, namely education. This includes investment not only in Oaklands College, but also proposed new school facilities. There is also a clear link between investment in education and creating job opportunities.

### **Conclusions**

Oaklands College strongly supports the East of St Albans strategic allocation, as identified in previous drafts of the Strategic Local Plan.

The East of St Albans site has been consistently found to be one of the top performing locations for a strategic housing and education allocation. This includes detailed analysis carried out by independent consultants, considering the Green Belt impacts and sustainability of the various site options.

The College has issued a masterplan document, which provides an initial indication as to how the allocation could be delivered and the wide range of community benefits that would be released. This shows that there would be substantial benefits arising from the allocation.

Yours sincerely



**Vincent Gabbe**  
Director

**DL:**  
**M:**  
**E:**



# OAKLANDS COLLEGE STRATEGIC LOCAL PLAN

Updated  
February 2018

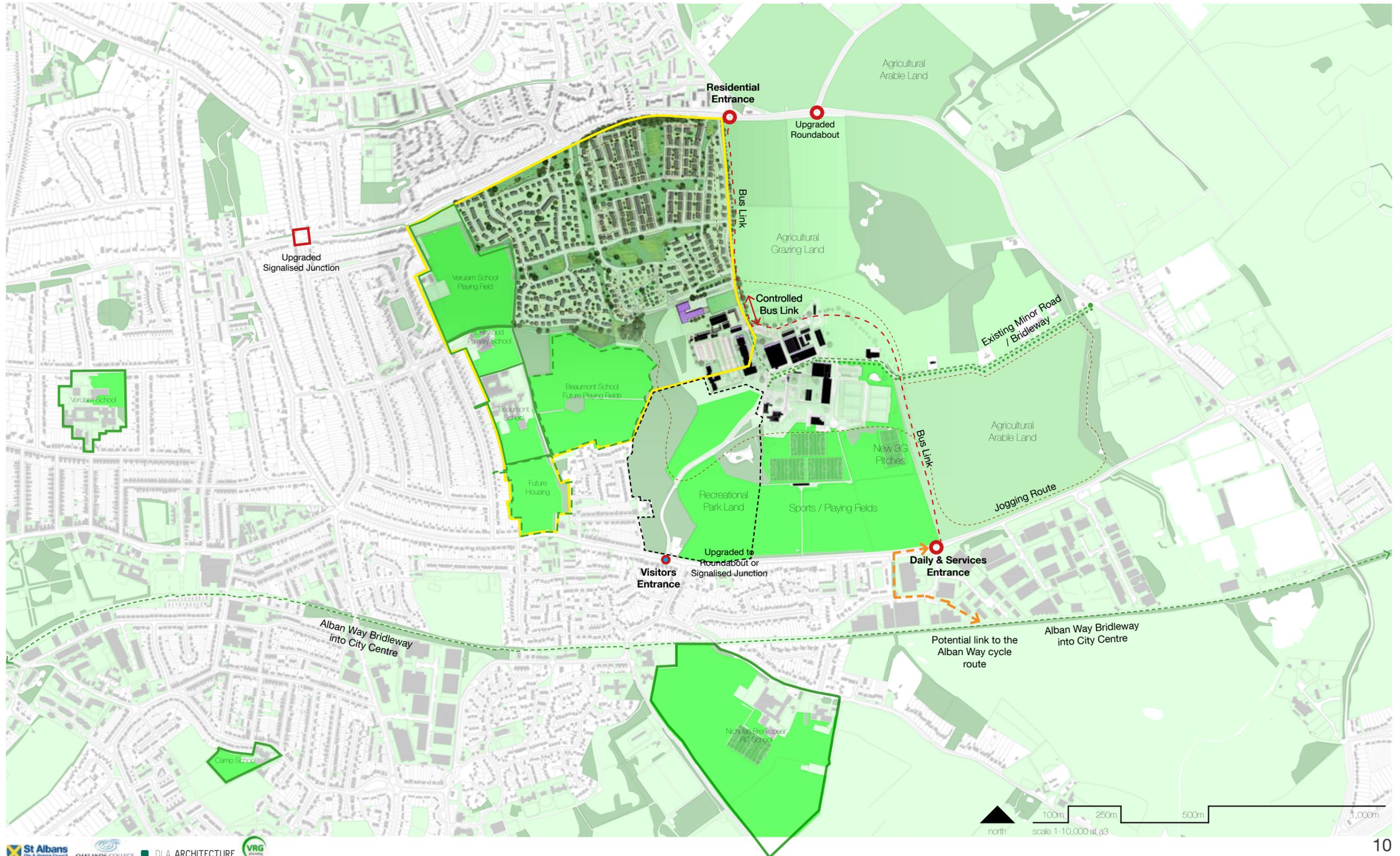


06-02-2018 - [2015-195]



# 05 COMMUNITY & EDUCATION BENEFITS MASTERPLAN & WIDER CONTEXT OVERVIEW

- A SUSTAINABLE & SENSITIVE GREEN BELT USE,
- ZERO CARBON AFFORDABLE HOUSING,
- HIGH QUALITY PRIMARY SCHOOL & COLLEGE PROPOSALS,
- COMMUNITY SPORTS, RECREATION FACILITIES & EVENTS.
- IMPROVED TRANSPORT PROPOSALS



# 05 A PROPOSED SUSTAINABLE MASTERPLAN

## S3: EAST OF ST ALBANS

LARGE AREAS OF RESIDENTIAL AMENITY SPACE WITH WIDE HABITAT CORRIDORS

A COMBINED HEAT AND POWER FACILITY AT THE CENTRE OF THE SCHEME

SUSTAINABLE DRAINAGE INTEGRATED INTO THE MASTERPLAN THROUGH SWALES AND REED BEDS

A NEW TWO FORM ENTRY PRIMARY SCHOOL ABLE TO LINK WITH OTHER SCHOOLS IN THE AREA BUT ALSO WITH THE COLLEGE

COMPREHENSIVE NEW ROAD JUNCTION IMPROVEMENTS

INVIGORATING OPEN PUBLIC GREEN SPACES WITH SHARED ALLOTMENTS, ALONGSIDE PRIVATE GARDENS AND WOODLAND AREAS



A MIX OF HIGH QUALITY DESIGNED HOMES

42% AFFORDABLE HOUSING IN LINE WITH THE REQUIREMENTS OF THE LOCAL COMMUNITY

SELF-BUILD CODE LEVEL 6 EXPERIMENTAL HOMES WHICH WOULD ALSO BE USED AS A TEACHING TOOL FOR THE COLLEGE

COLLEGE SQUARE AS PART OF THE CURRENT MASTERPLAN.

THE COLLEGE AT THE HEART OF THE COMMUNITY & EDUCATION

IMPROVED PUBLIC ACCESS TO COLLEGE SPORTS FACILITIES

# 06 COMMUNITY & EDUCATION BENEFITS

## ZERO CARBON RESIDENTIAL MASTERPLAN

### ZERO CARBON RESIDENTIAL MASTERPLAN WITH THE FOLLOWING BENEFITS:

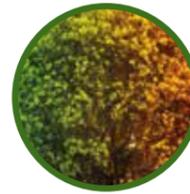
- AN EXEMPLAR HIGH QUALITY RESIDENTIAL MASTERPLAN, WITH ZERO CARBON PROPOSED FOR 650 OF THE DWELLINGS.
- 30% OF AFFORDABLE HOUSING WILL BENEFIT FROM THE ZERO CARBON PROPOSALS. THIS HIGH PERCENTAGE WILL BENEFIT FROM REDUCED FUEL BILLS.
- SELF-BUILD CODE LEVEL 6 EXPERIMENTAL HOMES TO BE LOCATED WITHIN THE EASTERN PORTION OF THE MASTERPLAN, WHICH WOULD ALSO BE USED AS A TEACHING TOOL FOR THE COLLEGE.
- A COMBINED HEAT AND POWER FACILITY AT THE CENTRE OF THE SCHEME AND SERVING 652 OF THE DWELLINGS, WHICH WOULD BE CELEBRATED RATHER THAN HIDDEN AND USED AS A TEACHING TOOL.
- SUSTAINABLE DRAINAGE INTEGRATED INTO THE MASTERPLAN THROUGH SWALES AND REED BEDS

### SUSTAINABLE INITIATIVES INCLUDED WITHIN THE MASTERPLAN:



#### GREEN SPACE

Intensive Green roofs for attenuating surface run-off. Carbon dioxide absorbing. Increase in biodiversity.



#### LANDSCAPE CONTROL

Deciduous summer cooling for shade, with winter heating. Dust pollutant reduction from traffic. Bird habitat.



#### CHP

Combined Heat and Power facility on-site that will generate a portion of the site's energy requirements.



#### PASSIVE HEATING & NATURAL LIGHTING

Winter sun can assist with heating houses in the colder months and admit natural light.



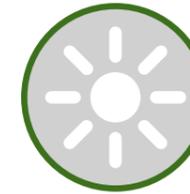
#### RAINWATER COLLECTORS

Rainwater harvesting, using water butts and lagoons will allow on-site storage of water.



#### BIRD DIVERSITY

Introduction of small birds to control insects with close proximity to vegetable gardens.



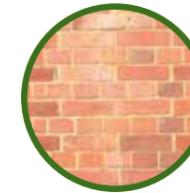
#### SOLAR SHADING

Solar control considered through building orientation, tree planting.



#### BUILDING MASS

Thermal mass from the building structure to increase thermal mass and regulate the internal temperature.



#### SUSTAINABLE MATERIALS

Brick and other locally sourced materials to ground the scheme and contextualise the new build with its surroundings



#### WATER CLEANING

Grey water will be processed by organic vegetation and trees on site.

# 06 COMMUNITY & EDUCATION BENEFITS A NEW 2 FORM PRIMARY SCHOOL



## THE NEW PRIMARY SCHOOL WILL:

- A MUCH NEEDED SCHOOL PROVISION TO ST. ALBANS,
- ENABLE AN EXCITING EDUCATIONAL OPPORTUNITY FOR THE PRIMARY SCHOOL CHILDREN TO ACCESS ALL THE COLLEGE FACILITIES - ANIMALS, WORKSHOPS, SPORTS & MORE,
- BE LOCATED IN A BEAUTIFUL LANDSCAPE SETTING,
- BE A HIGH QUALITY ARCHITECTURAL DESIGN,
- INCLUDE ENGAGEMENT WITH LOCAL SCHOOLS TO EXPLAIN THE DESIGN & CONSTRUCTION PROCESS,



The illustrations to the right show examples of an award winning Primary School in Twickenham by DLA Architecture, including bespoke interior learning environments and nature garden.

There are also opportunities to engage neighbouring Schools in the design and construction process through workshops and site visits tailored to particular curriculum interests and age ranges.



# 06 COMMUNITY & EDUCATION BENEFITS RECREATION, AMENITY FACILITIES & EVENTS:

## THE PROPOSALS PROVIDES THE FOLLOWING:

- A MASTERPLAN THAT ALLOWS RESIDENTS AND THE GENERAL PUBLIC TO ACCESS THE COLLEGE PARK LANDS AND LAKE,
- LARGE AREAS OF RESIDENTIAL AMENITY SPACE WITH WIDE HABITAT CORRIDORS, CONSIDERABLE NUMBERS OF NEW NATIVE TREES PLANTED AS WELL AS EXISTING HABITAT AREAS ENHANCED,
- AN EXTENSIVE NETWORK OF RIGHTS OF WAY IMPROVEMENTS, INCLUDING IMPROVED FOOTPATHS, JOGGING ROUTES & CYCLE PATHS,
- A PEDESTRIAN AND CYCLE LINK FROM THE RESIDENTIAL DEVELOPMENT TO HATFIELD ROAD AND TO THE ALBAN CYCLE WAY,
- THE COLLEGE WILL CONTINUE TO HOST EVENTS SUCH AS SUMMER FAYRE, LAMBING DAY, YOUNG CHEF OF THE YEAR, TO ENABLE COMMUNITY ACCESS TO THE COLLEGE AND ITS FACILITIES.
- THE REVIEW OF THE GYPSY AND TRAVELLER ASSESSMENT SUGGESTS THAT THE EAST OF ST ALBANS IS NOT A PREFERRED LOCATION FOR SUCH PROVISION HOWEVER OAKLANDS COLLEGE WILL WORK WITH THE COUNCIL TO ASSESS THE NEED AND WOULD BE ABLE TO MAKE A MODEST OFF-SITE CONTRIBUTION OR REVIEW OTHER LAND-HOLDINGS IF DEEMED APPROPRIATE.



# 06 COMMUNITY & EDUCATION BENEFITS RECREATION, AMENITY FACILITIES & EVENTS:

## THE DEVELOPMENT PROVIDES THE FOLLOWING:

- 'HAVE A GO DAYS' PROVIDE: THE LOCAL COMMUNITY TO TRY THE EXTENSIVE RANGE FACILITIES & COURSES THE COLLEGE HAS TO OFFER, INCLUDING ANIMAL CARE, THE ARTS AND CONSTRUCTION & ENGINEERING,
- OAKLANDS COLLEGE HOSTS THE ANNUAL PRIMARY SCHOOLS OLYMPICS,
- OAKLANDS COLLEGE IS A CONTRIBUTOR TO & VENUE FOR ST. ALBANS FASHION WEEK,
- IF REQUIRED A GP SURGERY / PHARMACY COULD BE INCLUDED WITHIN THE MASTERPLAN OR ALLOCATION MADE TOWARDS AN OFF SITE CONTRIBUTION,
- THE COLLEGE CAMPUS RUNS THE STABLES RESTAURANT WHICH IS OPEN TO THE PUBLIC,
- THE PROPOSED COLLEGE DEVELOPMENT INCLUDES PROPOSALS FOR A HYDROTHERAPY POOL.

The Director of Public Health at Hertfordshire County Council has written to explain that this would be of great benefit to the community and serve an important local need. There are a number of students at the college with severe and complex learning difficulties, requiring daily therapeutic input. This facility would also benefit the wider community and could potentially be offered alongside other sporting facilities and therapies.



# 06 COMMUNITY & EDUCATION BENEFITS

## SPORTS FACILITIES:

### THE DEVELOPMENT PROVIDES THE FOLLOWING SPORTS FACILITIES:

- A NEW & IMPROVED EQUINE CENTRE,
- A PURPOSE BUILT SPORTS PAVILION & CHANGING ROOMS
- GYM FACILITIES,
- THE HOME TO ST. ALBANS' HOCKEY TEAM, INCLUDING CLUB THEIR HOUSE & BAR,
- MULTI-USE SPORTS HALL,
- FULL SIZE & 5 A-SIDE FOOTBALL & RUGBY PITCHES,
- A NEW JOGGING ROUTE AROUND THE CAMPUS,
- THE FUNDING FOR A NEW 3G PITCH

- Improved public access to College Sports facilities and the possibility for growth in this area to meet local Community needs, including a new



# 06 COMMUNITY & EDUCATION BENEFITS

## THE PROPOSED COLLEGE MASTERPLAN

- Oaklands College Masterplan seeks to combine innovative architectural design, a sympathetic understanding of the Green Belt and the agricultural heritage of Oaklands.
- The Masterplan provides a College green at the centre of the site together with the removal of the poor quality buildings and traffic from the heart of the campus.



(A) The Homestead Student Housing



(B) General Teaching Building

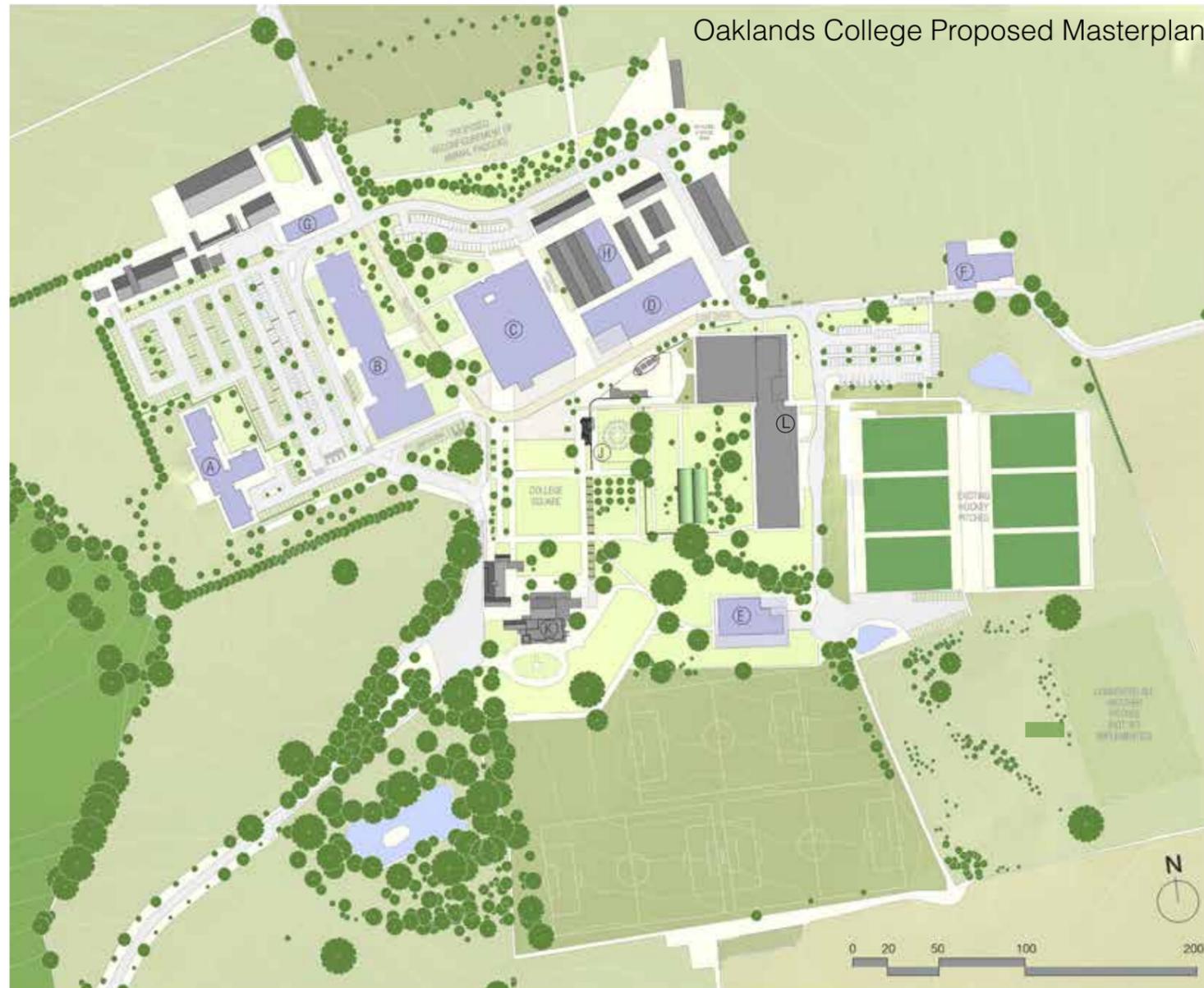


(C) The Entrance & Library Building



(D) Construction & Engineering

### A Summary of the Proposed Education and Community Buildings:



(E) Sports & Changing Pavilion



(F) Children's Nursery



(G) Equestrian Centre



(H) Engineering Workshop



(J) Art Box



(K) The Mansion House



(L) The recently completed Discovery Centre

#### Key to Campus Plan



# 07 DELIVERY TIMETABLE & PHASING

## DELIVERY & PHASING

- THE SITE PERFORMS PARTICULARLY WELL IN TERMS OF DELIVERABILITY, AS IT IS ALL WITHIN ONE OWNERSHIP AND A DEVELOPMENT PARTNER ALREADY EXISTS FOR THE FIRST PHASE,
- IT IS ENVISAGED THAT IN THE ORDER OF 100 DWELLINGS PER ANNUM COULD BE DELIVERED,
- INFRASTRUCTURE WOULD BE DELIVERED EARLY ON IN THE MASTERPLAN DELIVERY PROCESS. THIS IS IMPORTANT IN RELATION TO TRANSPORT FOR EXAMPLE,
- HERTFORDSHIRE COUNTY COUNCIL WOULD BE CONSULTED ON THE OPTIMUM TIME TO PROVIDE THE NEW 2FE PRIMARY SCHOOL TO ENSURE IT MEETS WITH THE NECESSARY NEEDS,
- THE PERMITTED 348 HOUSES ARE BEING DELIVERED BY THE COLLEGE'S EXISTING PARTNER TAYLOR WIMPEY AND THE COLLEGE WILL BE SEEKING DEVELOPMENT PARTNERS TO REALISE THE VISION FOR THE PROPOSED 652 HOUSES
- THE COLLEGE WOULD USE THE SALE CONTRACT TO ENSURE THAT THE APPOINTED DEVELOPMENT PARTNER DELIVERS THE BENEFITS THAT HAVE BEEN AGREED,
- PLANNING POLICIES AND THE PLANNING APPLICATION CAN ALSO ENSURE THE AGREED BENEFITS ARE DELIVERED.



Appendix 77: Community Infrastructure Extract of North St Albans  
Landowner/Developer Representations Regulation 19 Consultation (November  
2018) and Regulation 18 Consultation (February 2018)

# St Albans City & District Local Plan 2020-2036 Publication Draft 2018

Delivery Strategy Notes on behalf of  
Hallam Land Management Limited



## Green Infrastructure and Community Governance - Delivery Note

### North St Albans

17 October 2018

#### 1. Introduction

The purpose of this document is to outline our proposed approach to demonstrate how this project will achieve the Green Infrastructure and Open Space policies of St. Albans City and District Council.

There are four key policies in relation to Green Infrastructure and Open Space from the proposed Local Plan 2020-2036 Publication Draft 2018, namely:

- Policy L26 - Local Green Space
- Policy L27 - Green Space Not Designated as Local Green Space
- Policy L28 - Green Space Standards and New Green Space Provision
- Policy L29 - Green and Blue Infrastructure, Countryside, Landscape and Trees
- Policy S6 vi) - North St Albans Broad Location, criterion 15 'Community Management Organisation

With the exception of Policy L26 which is not considered of relevance to the proposed allocation to the North of St Albans, compliance with policies L27, L28 and L29 is discussed further below.

This delivery note is to be read in conjunction with Representations on behalf of Hallam Land Management Limited prepared by LRM Planning October 2018.

#### 2. Existing Green Infrastructure

At present the Site is comprised predominantly of arable farmland, subdivided into five fields of irregular size and shape by native hedgerow and structural vegetation. Isolated patches of woodland to the north and south of the Site are of note, along with a small area of land to the north west currently in use as playing fields as part of the Old Albanians, Woollam Playing Field complex.

Sandridgebury Lane enters the Site from the east, cutting diagonally across and leaving the Site at the south west corner. A spur from this road connects to a farm building to the north. An existing PRow (Public Right of Way) enters the Site alongside Sandridgebury Lane to the south, runs eastwards along the southern boundary, north along the train line and terminates at the point that Sandridgebury Lane exits the Site to the east.

The Midlands, London to Sheffield, train line flanks the eastern boundary of the Site upon an embankment. Beyond this the local landscape is mostly agricultural. To the south east of the Site, lies the Porters Wood industrial estate, albeit largely screened from the site by Longspring Wood (Ancient Woodland). The grounds of St Albans Girls' School forms a spur into the Site at the southern edge. The western boundary is enclosed by semi-detached and detached two storey residential properties, which front Harpenden Road and form part of the New Green housing estate at the northern edge of the town.

The landscape to the west and north of this extension is composed primarily of farmland and woodland blocks. Notably, the Heartwood Forest, an 850 acre Site and a Woodland Trust initiative, which lies 1.5km to the north east of the Site.

The wider landscape is reasonably permeable to public access, with a network of PRow, roads of varying scale and footpaths circulating through the wider landscape, composing of open countryside, predominantly, to the west, north and east, and the urban form of St Albans to the south.

The Site represents an opportunity to enhance and supplement the existing vegetation, to create a rich habitat in itself and a framework providing effective wildlife corridors to adjoining landscapes. This framework could be designed to be multi-functional and complementary to these ecological aims; accommodating sensitive water management, opportunities for recreation, an effective network of circulation and an attractive setting for any development.

Moreover the Site offers tree planting opportunities in line with the aspirations of the Heartwood Forest and indeed plays an important role in transitioning from the urban edge of St Albans into the forest area further to the north and east.

### 3. Proposed Green Infrastructure

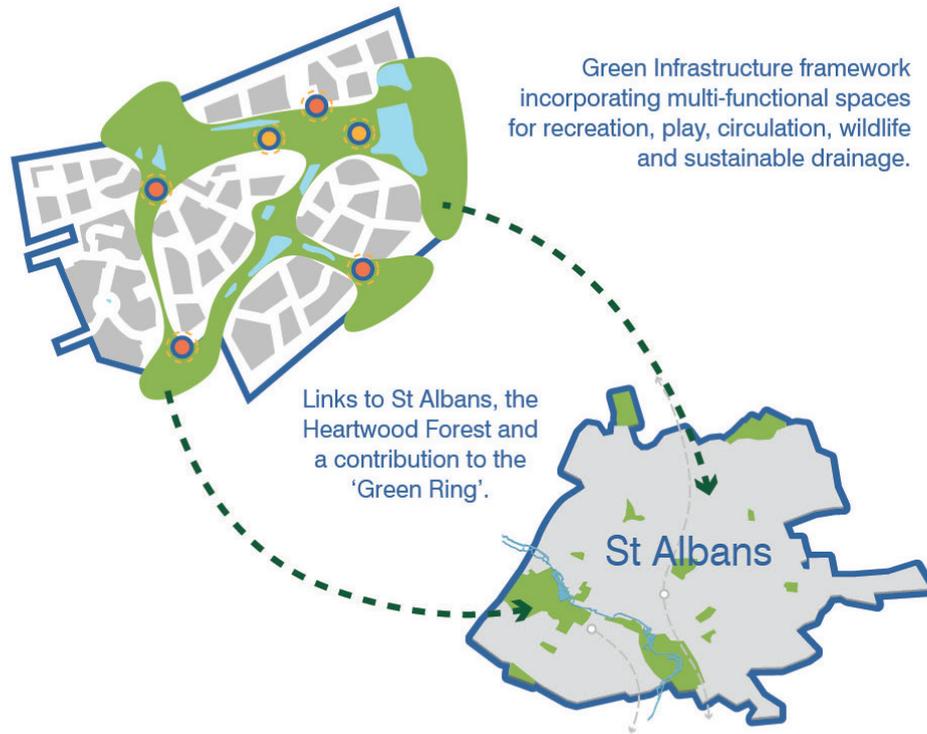
The development will deliver multifunctional and well connected Green Infrastructure that provides important amenity green space alongside an animated and vibrant public realm. The Site's green Infrastructure will be designed to encourage sustainable modes of transport, sensitively manages water, creates wildlife corridors, softens and screens development and helps to link the Site with its wider environs. The design of the Site's open space is crucial to the manner in which the development is perceived, its character and its sense of place.



FIGURE 1: Visual from Page 29 of the North St Albans Vision Document illustrating Green Infrastructure and one approach to natural play provision.

# Green Infrastructure and Community Governance - Delivery Note

## North St Albans



### Allotment and Community

**Strategic Location:**  
Alongside public open space and green infrastructure  
Good access for deliveries and parking  
Benefit from natural surveillance

The icon shows two stylized human figures in green, one holding a small tree sapling. The text is contained within a green rounded rectangle.

Animated, vibrant public realm, street tree planting and incidental green spaces.



An estate team for ongoing management and maintenance

Involve local residents in site wide management and conservation.



FIGURE 2: Visual from Page 31 of the North St Albans Vision Document illustrating Green Infrastructure delivery and management.

Whilst the essence of Green Infrastructure is to create an efficient, multi-functional and well connected network of spaces, as represented by the preceding illustrations and descriptions, there follows an explanation of the various individual benefits harnessed by the term and accommodated within the Illustrative Masterplan.

### Circulation

The movement framework for the Site has been designed to create a legible and coherent development which will connect with existing facilities, in particular St Albans City railway station, City centre, existing employment and education facilities. An interconnected network of primary and secondary streets and pedestrian and cycle routes will be provided to ensure that the development has a high level of permeability and promotes direct and efficient access through and within the development.

The development has been designed to ensure that access to open space, including play space, lies no further than 400m (a 5 minute walk) from all new accommodation. Moreover green spaces interconnect to form a network of public footpaths and cycleways that link each part of the Site with one another and with the town of St Albans to the south and west, and PRowS and the open countryside (including the Heartwood Forest) to the west, north and east.

In establishing excellent connectivity and integration of the Site with existing communities, the principles of national guidance and best practice as set out in 'Manual for Streets 2' will be used to develop a sustainable and effective access strategy for the Site.

### Amenity

The proposals provide a host of easily accessible spaces, offering and supporting both passive and active, formal and informal recreation, as well as an attractive setting to the development. Areas on site offering amenity would include new 'green' circulation corridors, football pitches, play spaces, woodland belts, allotments and gardens.

In addition to the recreational provision on site, improved access through the development would offer good connections to residents and the local population to the adjoining open countryside, including the Heartwood Forest.

### Ecology

The masterplan would seek to promote site wide biodiversity by conserving and enhancing existing site assets, whilst exploiting opportunities to supplement these with rich and varied new habitats. There is substantial space dedicated to planting within the scheme and this is well connected within the site and to neighbouring land, offering effective corridors for wildlife movement. The design accommodates a range of vegetation and wetland types, including woodland, hedgerow, species rich meadow, wetland and amenity grassland. These are to be designed organically in order to promote complexity and a diversity of ecological interest.

The Site proposals would be evolved in collaboration with an ecologist and in accordance with best practice guidance.

### Water

The green network would incorporate numerous integrated Sustainable Drainage Systems (SuDS) to achieve sensitive water management, whilst fulfilling recreational and ecological objectives. The scheme would include swales to convey runoff and attenuation features to manage stormwater. These features would be designed to be aesthetically pleasing, complementing the character of the environment and would include native planting to promote wildlife value.

### Delivery

It is envisaged that following a first phase of development a consortium, or Community Land Trust would be established to help deliver the Green Infrastructure illustrated within the proposals, and to administer capital receipts from further phases. At the outset evolution of the scheme and its development parameters would be steered by a design panel and informed by a design code. Please see Section Titled Community Governance below for further information.

A Community Land Trust (or similar) could provide the opportunity to ensure the maintenance of a high quality living environment in a manner receptive to and representative of community interests. The manner of implementation and management of the green spaces would be agreed with the local planning authority.

The emerging design for the site's Green Infrastructure is robust and effective. This could be sensitively evolved to ensure a positive and enduring landscape framework for the development and its wider setting.

## **4. Emerging Policy Framework**

'St Albans City & District Local Plan 2020-2036, Publication Draft, 2018', prepared by St Albans City & District Council, represents the emerging Local Plan and is currently undergoing a process of consultation. The document incorporates a number of policies pertinent to the provision of Green Infrastructure. The policies of relevance to the Site are summarised below, together with a description for how the proposals respond to ensure compliance.

### Policy L27 - Green Space Not Designated as Local Green Space

The Site is not designated as a 'Local Green Space' and is thereby unaffected by Policy L26.

**Policy L27 states that** *'Loss to development of existing areas of public or private green space will be refused unless they are not of sufficient value to be considered for a Local Green Space designation and if all the following criteria are met:*

- i) The land no longer serves an important recreational, sporting, amenity or biodiversity purpose, or, if i) does not apply, suitable replacement land and facilities can be provided elsewhere (if replacement sports pitches are to be provided, they must be laid out and playable before the existing Site is lost);*
- ii) the proposed development would not destroy or damage the character of any remaining green space, or the environment of the surrounding area, or the strategic function of any green space with which the Site is associated;*
- iii) wildlife conservation has been provided for in the design and landscaping of the proposed development;*

# Green Infrastructure and Community Governance - Delivery Note

## North St Albans

- iv) the integrity and value of green chains such as watercourses and disused railway lines are maintained and opportunities to strengthen such chains are not unacceptably compromised;
- v) Significant new landscaping is provided to mitigate the loss of the area’.

The policy also requires that if ‘existing green space is to be developed, details of the enhancement of the remaining areas and future management of these spaces will be required and secured through planning obligations’.

With reference to the above, any loss of existing playing fields will be addressed. In doing so the development aligns with the policy as it does not lead to the loss of valued green space, as defined by the Local Green Space criteria. The character and the strategic function of the surrounding area would be maintained and significant new green space would enhance the ecological and recreational value of the Site and its relationship to the local environment, utilising existing and proposed connections.

### Policy L28 - Green Space Standards and New Green Space Provision

This policy sets out the standards of provision for new green space in the case of new housing development. The provision is outlined in terms of quantity and accessibility, as described in the table below.

Table 1: Quantity and Accessibility Standards

Type of green space		Quantity standard (square metres per person)	Accessibility standard (metres)
Multi-functional green space	Amenity green space	15	300
	Natural and semi-natural green spaces	5	600 (walking) 5,000 (driving)
	Parks and gardens	12	500
Total multi-functional green space		32	N/A
Allotments		4.5	600
Children’s play areas		0.6	Younger children: 300 Older children: 450 Strategic play area: 900
Teenage areas		0.18	600 (walking) 1,500 (cycling)

The following represents the policy requirement for the Site based on the quantity standards described above. The numbers are derived from an expectation for the Site to deliver approximately 1100 dwellings at an average occupancy rate of 2.36 per dwelling.

Table 2: Quantity Standards Applied to Site

# Green Infrastructure and Community Governance - Delivery Note

North St Albans

Type of green space	Quantity standard (square metres)
Multi-functional green space standard (inc. amenity green space, natural and semi-natural green space, and parks and gardens)	83,072
Allotments	11,682
Children's play areas	1,558
Teenage areas	467

The quantity standard applied to the Site requires 96,779 square metres of green space. The current proposals incorporate significantly more green space; well in excess of the figure required by the emerging policy. The character of the design is flexible and would readily accommodate the different functions and the quantity of each required by the standard.

With regard to the accessibility standard, the nature of the proposals are compatible with the aspirations of the local authority.

The policy states that for a project of more than a 100 dwellings, full provision of the above requirements are required on Site. The proposals would satisfy this aspect of the policy, providing the full range of desired facilities and green space.

The policy requires that *'Play facilities will generally be designed and provided in accordance with national best practice guidance (currently set out by Fields in Trust (FIT)23), in Supplementary Planning Documents, or other local guidance'*. It is intended that the proposals would be designed with reference to the aforementioned guidance.

The policy also states that *'the creation of new green space through development must be based on the following principles:*

- Developers should assume that they will need to create the new green-space themselves and secure its status and management permanently through public ownership or trust and related funding arrangements that are self sustaining. Local authority (SADC) and local council (town and parish council) options may be available but private management arrangements may be necessary and must be secured by planning obligations.*
- Larger strategic open spaces/play areas, rather than small spaces, will be preferred so as to maximise use options and ease management and maintenance. Spaces should be multi-functional and provide varied types of enjoyment for all age groups.*
- Design and management should generally be for the benefit of ecological/wildlife habitat, as well as good general public access and appropriate recreational and sporting use.*
- Design and management arrangements should incorporate any Sustainable Urban Drainage Systems (SUDS) features needed for any nearby or associated area. This requirement must be considered as part of initial Masterplanning and appropriate provision, management and maintenance arrangements should be secured by planning obligations'.*

Consistent with the above requirements, the scheme design will be steered and informed by a design

panel and the production of a design code which we anticipate will be conditioned on the grant of an outline permission. This process will establish a set of development parameters which will steer subsequent Reserved Matters applications.

In tandem with delivery of the first phase of development on site we propose to establish a consortium, or Community Land Trust. This body will include representatives of the community (new residents) alongside key stakeholders, including but not limited to St Albans Council and St Albans School, to guide the delivery of subsequent phases of development.

A Community Land Trust, (or similar) will ensure the maintenance of a high quality living environment in a manner receptive to and representative of community interests. The manner of implementation and management of the green spaces would be agreed with the local planning authority.

Policy L28 identifies the Site at North St Albans for the following priority provision:

- Strategic play
- Teenage areas
- Amenity Green Space
- Parks
- Playing pitches: adult and junior football

As stated previously, the area within the scheme dedicated to green space is generous and flexible, with the scope to accommodate the full range of functions required by the policy.

The proposals will compose strategic scale and connected multi-functional spaces, designed to jointly promote ecological value, public access and varied amenity, whilst fulfilling an integrated water management function.

### Policy L29 - Green and Blue Infrastructure, Countryside, Landscape and Trees

This policy sets out an ambition to conserve and enhance public access improvements to the existing Green Infrastructure Network, whilst securing new green infrastructure for new development.

Particular opportunities sought within the policy and of relevance to this potential development, include;

- *The creation of new green recreation and/or wildlife routes at all scales;*
- *Implementation of Rights of Way Improvement Plans and other route improvements to improve access to green infrastructure features; and,*
- *Greening of the urban environment, including tree planting, green roofs and green walls.*

In addition, it is stated that '*Masterplanning for new development should have reference to these plans and should plan positively for related open space and access links across Site boundaries*'.

The Vision Document and the Illustrative Masterplan contained therein, prepared in support of the

site's allocation (See figure below), identify a range of landscape interventions in support of the opportunities noted above. The green space allocated within the development are substantial, extensive and connected, providing a great opportunity for wide ranging and meaningful benefits. The Site is enclosed by structural native vegetation, including woodland, specimen trees and hedgerows, alongside meadows and amenity grassland, and is subdivided by a comprehensive network of corridors composed of the same. This new infrastructure frames circulation around and through the Site, whilst providing rich interconnected habitats for wildlife, and robust and attractive environments for recreation.



FIGURE 3: Copy of the latest masterplan for North St Albans

The policy also sets out a position on a number of aspects related to landscape, as described below.

### Countryside and Landscape Character:

*'The condition and strength of character (including remaining areas of tranquillity) of the District's landscapes will be conserved, managed, and where appropriate enhanced, with reference to national and local Landscape Character Assessment (LCA), Landscape Conservation Area designations, Historic Landscape Characterisation (HLC) and Heritage Partnership Agreements. Landscape and Visual Impact assessments will be required for all major developments and any other developments which may have a significant effect on the local landscape'.*

A Landscape & Visual Impact Assessment will be undertaken as part of an iterative design process, informing appropriate design and mitigation, to ensure a sensitive proposal. A preliminary Landscape & Visual Assessment undertaken by Urban Wilderness concludes that the development would not result in any significant adverse effects upon the landscape or visual amenity of the Site, or local context and could therefore be supported in landscape terms.

### Biodiversity:

This section of the policy proposes to conserve, enhance and manage Sites of ecological importance, whilst advocating the linking or reconnecting of wildlife habitats and providing green infrastructure in new developments.

The development proposals comply with this aspiration for biodiversity; retaining and enhancing existing ecological features, and promoting rich and varied habitats throughout the Site, through a range of vegetation and wetland types, arranged to promote complexity. There is substantial space dedicated to green infrastructure and the arrangement throughout the Site ensures good connectivity within the development and to neighbouring land, enriching the Site and strengthening the wider network.

The Site proposals would be developed in collaboration with an ecologist and in accordance with best practice guidance.

### Agricultural Land:

This section states the requirement for an assessment to grade the land and suggest that the *'most versatile agricultural land (grades 1, 2 or 3a) will normally be refused' development, albeit an exception may be made where it can be evidenced that there is an overriding need for the development*.

The Site is comprised of arable farmland classified predominantly as being of grades 3a and 3b quality, with a smaller area of grade 2 farmland to the north of the Site. However, the Site in its entirety has been identified for a proposed urban extension to the north of St. Albans, as a result of overriding need for residential development.

### Watercourses and flood risk:

The policy states that watercourses *'and their settings will be conserved for their biodiversity value and to improve water quality'*. It continues to assert that the *'Council will seek to avoid development in areas at risk from flooding in accordance with national policy and ensure that water management and flood risk issues are fully addressed by new development*.

The Site lies in Flood Zone 1 and investigations demonstrate that the Site is capable of delivering Sustainable Drainage Systems (SuDS) to limit stormwater runoff, with potential even to reduce stormwater runoff to below present day conditions, providing valuable flooding alleviation to the wider area of St. Albans. The space allocated to Green Infrastructure on Site is substantial and extensive, providing an opportunity to effectively manage water on Site, in a way that is sensitive to and compatible with the ecological and amenity functions of the scheme.

### Countryside access:

This aspect of the policy states that *'opportunities for new definitive links between existing rights of way and greater access to the countryside for all users will be encouraged'*. The development proposes a very comprehensive network of routes for non-motorised users, set within spacious, attractive and safe corridors, achieving rational links between key features within the scheme and existing Public Rights of Way within the Site and to the east and west. The routes would be of benefit for those wishing to travel efficiently within the Site, or commute across it, connecting regularly and logically with the surrounding landscape.

### Protection of existing woodland, trees and landscape features:

The policy supports the retention and protection of existing woodlands, trees and landscape features, including hedgerows. The future planning application would be supported by a full land and arboricultural survey, conforming to the requirements of BS5837 (2012) and any further design would be sensitive to identified assets, ensuring that they are, where possible, positively accommodated within a scheme and protected in accordance with relevant British Standards. The final design of the Site would be sensitive to existing landscape character and considerate to potential future conflicts.

### New landscaping and tree planting:

The policy requires judicious specification for the implementation and retention of hard landscape features and vegetation, and prescription for the ongoing maintenance and management of these, to ensure the scheme establishes effectively and is successful in the long term. The final proposals would set out detailed arrangements for the landscape to include full specifications for the components and the installation of the hard and soft features, accompanied by maintenance and management reports, reinforcing the vision for the landscape and the practicalities of realising this. New planting and the techniques proposed for the implementation of the landscape, will be specified in accordance with industry best practice and the requirements of the local planning authority.

## 5. Community Governance

With respect to Policy S6 vi) - North St Albans Broad Location, criterion 15 *'Community Management Organisation with sufficient assets to provide sustainable management of community facilities, open spaces and parklands...'* page 33 of the Vision Document for North St Albans notes the following:

*'One potential solution being explored for the delivery and ongoing management of various aspects of the proposed development is the establishment of a Community Land Trust. A Community Land Trust approach allows for communities to deliver their own services, housing, pubs, community facilities and enterprises, would enable local people to access truly affordable housing, and to manage their own homes and communities.'*

*It is envisaged that St Albans School would set up the Trust and participate as a member on its board alongside community representatives and other key stakeholders. A CLT or similar:*

# Green Infrastructure and Community Governance - Delivery Note

## North St Albans

- *allows for a community driven approach which ties into the legacy goals of the School, ensuring the involvement of residents and the community in the management of key elements of the development proposals, including:*
  - *Proportion of the affordable housing*
  - *Key worker homes, with priority to those in the education sector*
  - *Community facilities, including local retail, community hall*
  - *Open space*
- *Enables borrowing from Government for the delivery of additional infrastructure, if necessary*
- *Ensures the maintenance of a high quality living environment in a way that is controlled by the Trust*
- *Allows community control and representation*
- *Allows greater flexibility over the delivery of affordable housing*
- *Not for profit organisation, with surplus recycled back into the Trust for use within the community, including additional community projects where appropriate.'*

St Albans School and Hallam Land Management are committed to the delivery of a CLT or similar consortium.

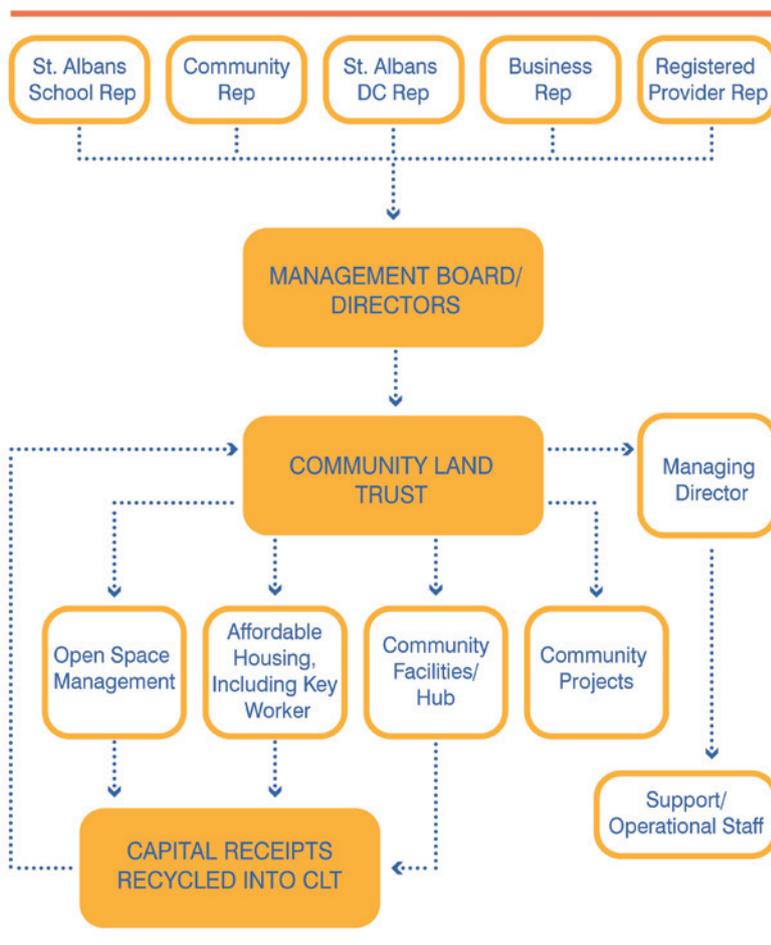


FIGURE 4: Anticipated structure of Community Land Trust for North St Albans.

### 6. Summary

The Green Infrastructure proposed for the scheme and as represented within the Vision Document and the Illustrative Masterplan offers a landscape that is efficient, multi-functional and well connected; exploiting opportunities within the development to deliver an attractive, ecologically sensitive and dynamic series of spaces, benefiting the site and its context.

In addition, the application of Green Infrastructure principles within the site are consistent with the policy set out within 'St Albans City & District Local Plan 2020-2036, Publication Draft, 2018'.

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@urban\_wild

# North St Albans

St Albans, Hertfordshire

St  
North  Ibans



# PLACE MAKING



**CONTEXT IS KEY:** The Site is readily accessible, can be accommodated within the landscape and can build on existing communities and local facilities within the surrounding area.



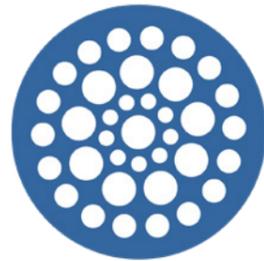
**ARRIVAL AND CONNECTION:** The development will create a sense of arrival to St Albans from the north. Routes into, through and around the development will be clear, attractive and logical. Pedestrian and cycle links between the Site and surrounding area will be maximised and the development will help connect people to green space with accessible links to open space and the wider Heartwood Forest initiative.



**PLACES FOR PEOPLE:** The development will comprise new walkable neighbourhoods of high quality housing, (including affordable homes, self build opportunities and specialist housing for the elderly), designed to be in keeping with the rich character of St Albans and centered around a new local centre including a new primary school, local shops and community space.



**GUIDED THROUGH GOVERNANCE:** The creation of a A Community Land Trust will be explored. This would include representatives from St Albans School and would be tasked with overseeing open space, management and tenanted commercial and residential accommodation. The Trust will be based at a dedicated estate office located at the heart of the Site. This building will provide a public facing reception as well as community rooms and the potential for a treatment room for a visiting GP / health professionals.



**FUNCTIONAL YET BEAUTIFUL:** The development will be designed to be safe, adequately drained and well serviced (including connectivity to public transport and superfast broadband), whilst ensuring that spaces and streets are distinctive and attractive. The detailed design of the development will be informed by a Design Code which will ensure that a high standard of design is maintained and that the development delivers an enduring place within people want to live and work.



**AVAILABLE AND ACHIEVABLE:** Land is available for development now. Preliminary work by HLM shows that the proposed quantum and mix of uses along with infrastructure costs such as works to the Ancient Briton and King William IV junctions are economically viable and that their phased delivery is both practical and achievable

# Illustrative Masterplan

The current masterplan continues to evolve following an iterative process of design, testing and refinement.

North St Albans is capable of delivering:

1. Up to 1000 high quality homes in a mix of sizes, styles and tenure, including 1, 2 and 3 bed apartments, 2, 3, 4 and 5 bed housing, specialist housing for the elderly and self build plots.
2. 40% affordable housing comprising a mix of key worker housing, shared ownership and private rented accommodation. St Albans School will retain a number of the key worker and private rented houses and will manage these units primarily for staff of the School as well as other local teachers.
3. A new local centre comprising of small to medium scale retail and employment units. The local centre will provide for the day to day needs of local residents and will also foster the growth and development of small scale businesses. Office space will provide flexible work spaces and virtual office services with a postal address and professional telephone answering service, a range of contemporary meeting rooms and conference facilities, including high speed internet access, audio-visual equipment and car parking.
4. A new primary school, sponsored by St Albans School.
5. A new care home (circa 80 beds) will anchor the Site with Harpenden Road. The Site's primary junction with Harpenden Road will see an upgrade of the existing access to the Woollam Playing Field complex from a priority T junction to a roundabout junction. In doing so traffic speeds along Harpendon Road will be slowed and one's sense of arrival to the north of the city enhanced.
6. A dedicated 'Estate Office' at the heart of the development. This facility seeks to provide offices for the Community Land Trust, flexible community meeting rooms, a treatment room for visiting healthcare professionals and space for crime liaison officer.
7. Changes to Sandridgebury Lane and Valley Road to include signals, in order to help manage the flow of traffic through the Site, in particular with regard to traffic between Harpendon Road and the existing Porters Woods employment Site to the south.
8. Diverse, interconnected, usable green space in the form of parks, allotment gardens, greenways, woodland belts, footpath and cycle connections and play space.
9. Wholesale biodiversity enhancement through the creation of a range of habitat types including wetland, woodland and species rich meadow.

-  **Site Boundary: 46.55 Ha**
-  Proposed Vehicular Access
-  Proposed Pedestrian Access
-  Existing Vehicular Access Via Valley Road to be controlled with Signals
-  Existing Pedestrian Access Retained
-  Sandridgebury Lane retained along current alignment. Potential for future closure will be explored.
-  Existing Private Drive to Residential Dwellings Retained
-  **Proposed Residential Plots: Up to 1000 dwellings @ average 40dph**
-  Proposed Roads
-  Proposed Shared Surface Carriageway
-  **Proposed Local Centre: 1.2 Ha with Retail, Flexible Office Space, Apartments, Car Parking & High Quality Public Realm**
-  **Proposed School: 2.4 Ha with Car Parking, Junior Sports Pitches, and Recreational Space**
-  **Primary Frontage: Potential Care Home**
-  **Proposed Estate Office/Community Rooms/Outlier Healthcare for Existing GP Practice**
-  **Proposed Self-Build Plot**
-  **Proposed Green Infrastructure**
-  Proposed Attenuation Features
-  Proposed Boardwalk Features
-  Proposed Equipped Play
-  Potential Footpath / Cycle Corridor: Hallam Land and St Albans School are committed to exploring the potential of closing Sandridgebury Lane in the future. This corridor has been designed such that it could function in its current state or as a footpath / cycle corridor.
-  Proposed U9/U10 Sports Pitches
-  Proposed Tree Planting
-  Retained Existing Woodland
-  Retained Existing Public Right of Way
-  Proposed Key Extension to Public Right of Way
-  Potential for Community Allotments



**Illustrative Masterplan**

# A Mixed Use Community

“Sense of community is a feeling that members have of belonging, a feeling that members matter to one another and to the group, and a shared faith that members’ needs will be met through their commitment to be together” (McMillan).

According to City Lab and Scott Doyon of PlaceMaker there are 7 key principles to a ‘good community’ namely;

- Good governance;
- Walkable, connected, mixed-use character;
- Parks and gardens;
- Partnerships;
- Programming;
- Neighbourhood-responsive schools; and
- Tree culture

Physical place making through design deals with four of these principles, ‘Connection’, ‘Green Space’, ‘School Provision’ and ‘Tree Planting to promote health, wellbeing, and biodiversity enhancement’.

The question ‘What makes a community work?’ hinges largely on good governance and the ability for people to feel empowered and involved, i.e. the ability for people to share values and influence their environment.

To this end the development seeks to establish a Community Land Trust, (or similar) made up of key stakeholders such as St Albans School, the Local Authority and local residents.

- A dedicated ‘Estate Office’ is proposed within the heart of the development in order to provide the Community Land Trust with office and meeting space.
- This building will provide flexible community meeting rooms, for yoga, karate, guides, scouts, mums and toddlers etc, as well as notice boards for community events and news.
- The Estate Office has the potential to provide dedicated space for visiting healthcare professionals such as an outlying treatment room for local GPs and also offers the potential to provide serviced space for the police in order to ensure a continuing presence on Site and within the surrounding area.

**7 Key Principles for a 'Good Community'**

- Good governance
- Partnerships
- Programming
  
- Parks and gardens
- Neighbourhood- responsive schools
- Tree culture
- Walkable, connected, mixed-use character



# Housing, Education, Retail and Commercial Uses

## Housing

North St Albans will deliver up to 1000 high quality homes in a mix of sizes, styles and tenure, including 1, 2 and 3 bed apartments, 2, 3, 4 and 5 bed housing, specialist housing for the elderly and self build plots.

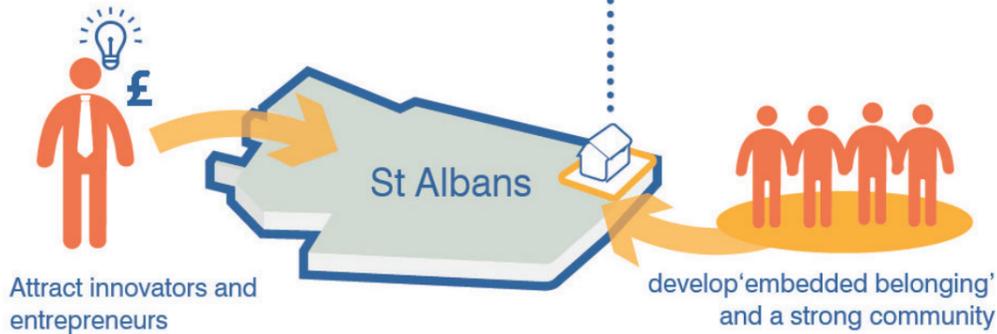
## Education, Retail and Commercial Uses

A new local centre comprising of a new primary school alongside small to medium scale retail and employment units is proposed within easy reach of each housing plot. The local centre will provide for the day to day needs of local residents and will also foster the growth and development of small scale businesses. The local centre currently comprises a 'High Street' flanked by a mix of uses.





Self Build Accomodation - custom build with design code



Comply with Lifetime Homes Standards

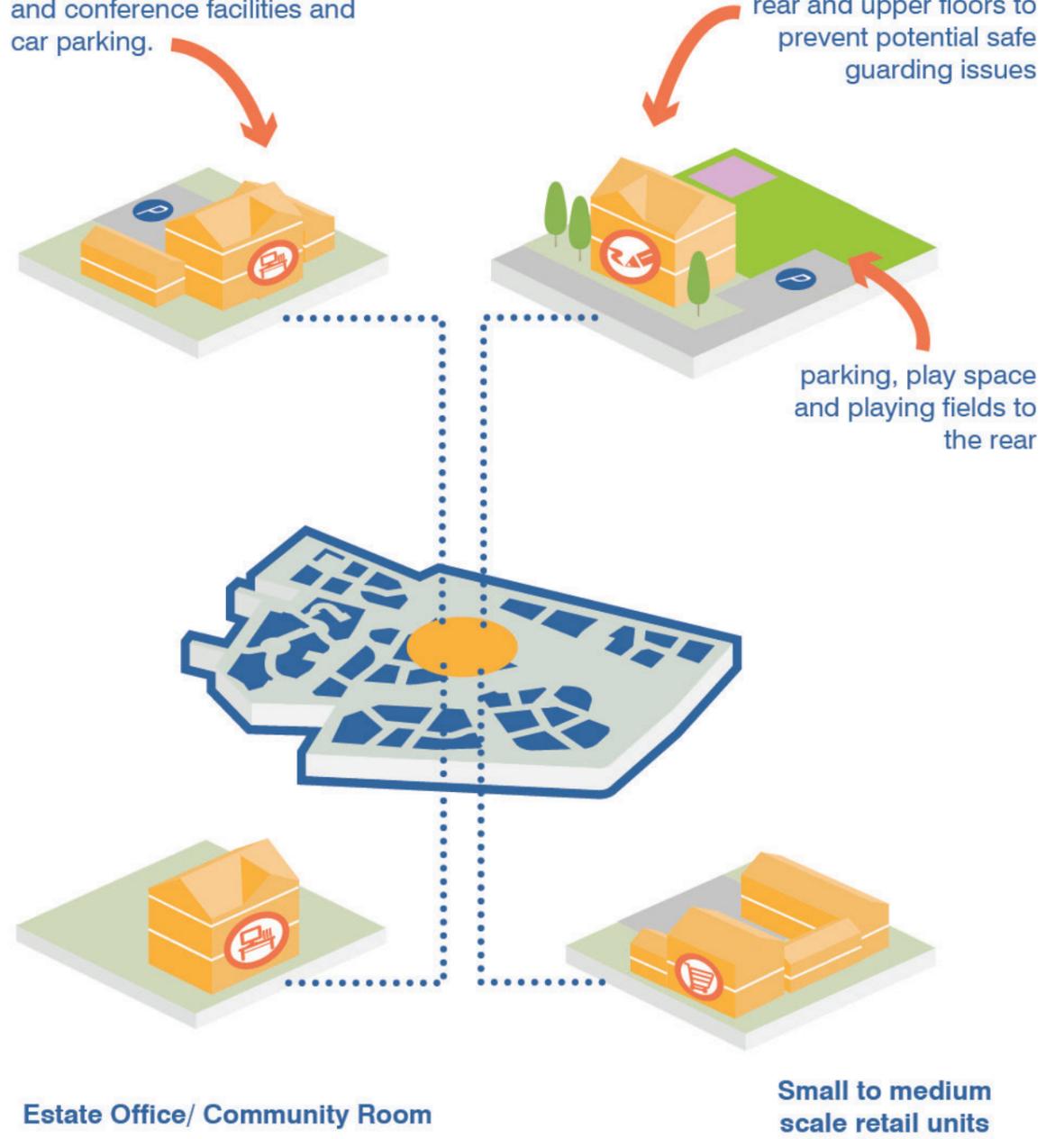
Develop connected care opportunities through provision of a new care home and age restricted or assisted living units

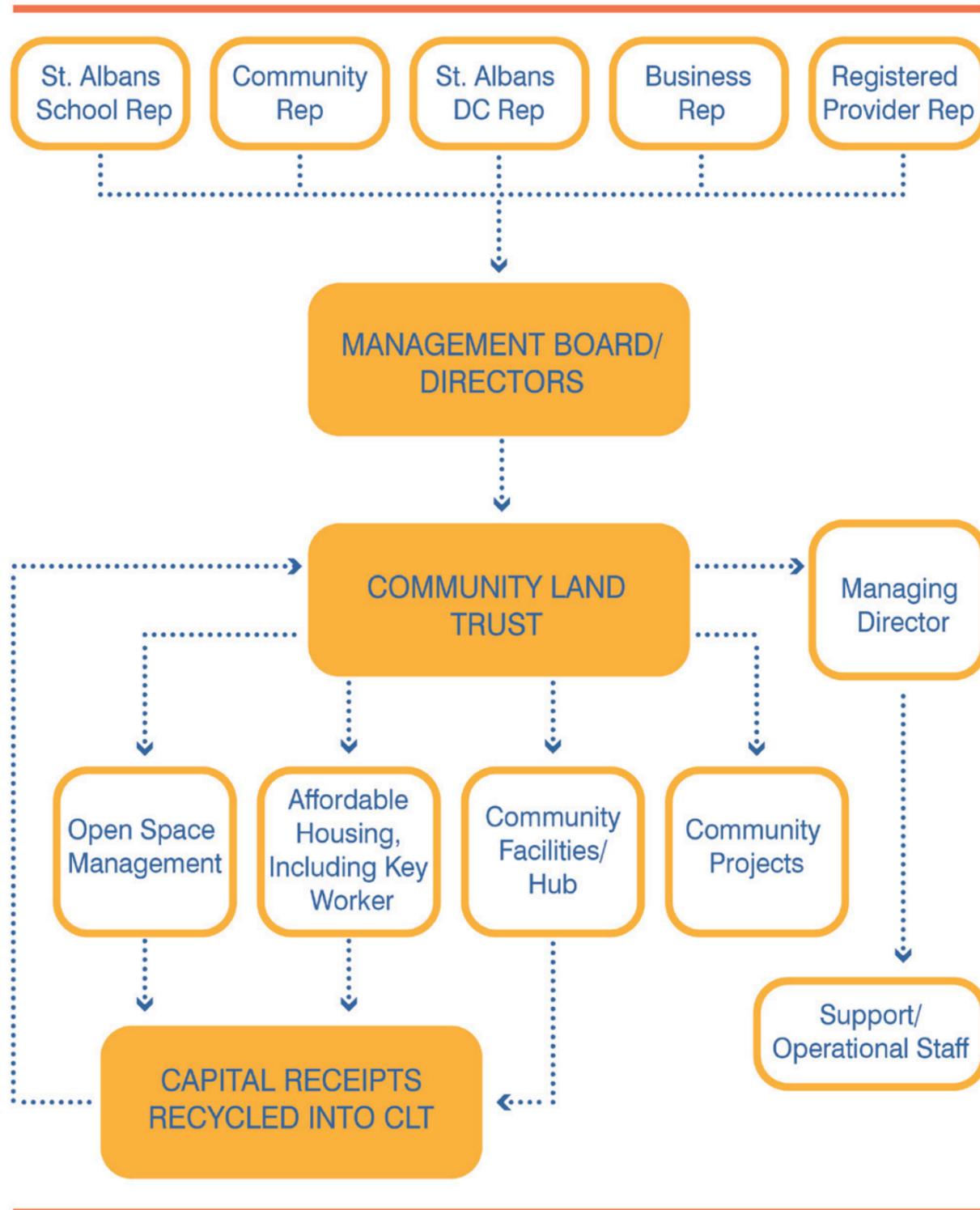
# Housing

# Economic

**Office Spaces**  
An employment hub offering flexible work spaces and virtual office services, a range of contemporary meeting rooms and conference facilities and car parking.

**New Primary School**  
School reception, offices stores and classrooms will be located to the rear and upper floors to prevent potential safe guarding issues





# Community Land Trust

One potential solution being explored for the delivery and ongoing management of various aspects of the proposed development is the establishment of a Community Land Trust. A Community Land Trust approach allows for communities to deliver their own services, housing, pubs, community facilities and enterprises, would enable local people to access truly affordable housing, and to manage their own homes and communities.

It is envisaged that the School would set up the Trust and participate as a member on its board alongside community representatives and other key stakeholders.

- Allows for a community driven approach which ties into the legacy goals of the School, ensuring the involvement of residents and the community in the management of key elements of the development proposals, including:
  - Proportion of the affordable housing
  - Key worker homes, with priority to those in the education sector
  - Community facilities, including local retail, community hall
  - Open space
- Enables borrowing from Government for the delivery of additional infrastructure, if necessary
- Ensures the maintenance of a high quality living environment in a way that is controlled by the Trust
- Allows community control and representation
- Allows greater flexibility over the delivery of affordable housing
- Not for profit organisation, with surplus recycled back into the Trust for use within the community, including additional community projects where appropriate.

# Phasing

## Practical Delivery

The commitments set out in this proposal will be secured through a Section 106 Agreement. The Heads of Terms for that Agreement are presently being drafted and will form part of an Infrastructure Delivery Plan and associated viability appraisal which will complement this document.

## Phasing

The transport infrastructure necessary to support the Site will be delivered in a timely way in order to reduce the impact of the development. Provision will need to be made in step with the requirements of each phase of development and will ensure that provision is coordinated between phases.

Key elements of infrastructure required to support the vision and aims of sustainable development i.e connectivity through pedestrian and cycle and through public transport improvements, will be integral parts of the Site development.

The anticipated phasing for delivery of the potential off-site highways improvements at the Ancient Briton and King William IV junctions will be early in the development of the Site, with phased delivery prior to the occupation of any development, subject to agreement of details with Hertfordshire as highways authority.

## Trajectory of Housing:

### Year 1 =

50 homes from two clusters including a demonstration phase, plus primary access; care home

### Year 2 =

100 homes plus open space

### Year 3 =

200 homes plus open space, signalise Valley Road

### Year 4 =

200 homes plus open space; Local Centre

### Year 5 =

200 homes plus open space; wider green infrastructure, including linkages to Heartwood Forest Arc; primary school

### Year 6 =

200 homes plus open space; community retail; surgery (if demand / take-up)

### Year 7 =

50 dwellings plus open space; self build