

**TOWN AND COUNTRY PLANNING ACT 1990**  
**(as amended)**

**Appeal by Alban Developments & Alban Pearson,  
CALA Homes (Chiltern) & Redington Capital Ltd**

**LAND SOUTH OF CHISWELL GREEN LANE,  
CHISWELL GREEN, ST ALBANS, HERTFORDSHIRE**

**EDUCATION MATTERS**  
**Education Provision in Chiswell Green, St Albans, Hertfordshire**

**Hertfordshire County Council**

**SUMMARY PROOF OF EVIDENCE (CD 3.21B)**

**Ben James Hunter**  
BA DipMS

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EFM  
SUITE 2, UNIT 10, BRADBURY'S COURT,  
LYON ROAD, HARROW MX HA1 1BY

Tel: +44 208 125 4081  
Email: [ben@efm-ltd.co.uk](mailto:ben@efm-ltd.co.uk)

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## 1 Background

1.1 This document is a summary of the Education Proof of Evidence (CD 3.21A), which was written to assist the Inspector in determining whether any harm is likely to arise in Chiswell Green, from an Education perspective, if this development was to receive a positive determination. The Education Proof of Evidence also discusses the clear and demonstrable benefits of having School Land reserved within the development, for both the pupils who will live on this development site, and the wider population of St Albans.

1.2 The Education Proof of Evidence came to the following conclusions:

- There is currently one school in Chiswell Green itself – Killigrew Primary School – that as of the previous academic year accepted a full 60 pupils in to Reception Year, meaning that this Year Group was full. Four of the seven Year Groups were at practical capacity;
- Should it be deemed the best solution, HCC has confirmed that this school can likely be expanded to accommodate the child yield of this development site. However, this expansion is only likely to be able to accommodate the pupil yield of this development, and would not allow for any surplus capacity to be built in to the area;
- Hertfordshire County Council (“HCC”) and the Appellants have agreed that the best form of development mitigation is the reservation of school land on this development that would have the ability to provide a new 2FE Primary School. This would accommodate the pupils of this development, whilst also safeguarding provision for future growth, should additional sites come forward in the area, which HCC confirmed is likely;
- New Primary School provision would provide additional Primary and Early Years provision for the surrounding areas, would help ensure that HCC is able to fulfil its statutory duty of providing sufficient pupil places for their area, and will increase the options for the wider community during the annual admissions window. On that basis, this offers a genuine and demonstrable benefit to the people of Chiswell Green and wider population of St Albans;

- The school site is well placed, and of sufficient size to be able to deliver the full 2FE school provision plus Nursery provision without any compromises on space standards;
- Funding towards the build programme, which other developments coming forward that would utilise the school will pay for commensurate to their impact, as well as Government Funding through Basic Need, has been agreed with HCC, who have ten years to draw down the land once the need for the provision has been established.

1.3 On the basis of the above, the reservation of a Primary School site is important to allow HCC to fulfil its statutory duty of providing sufficient pupil places for its area, as well as increasing the choice of schools for parents of Chiswell Green, who currently only have one school in their immediate vicinity. It is certainly clear that there is no Primary School related reason for this development not to progress, as confirmed by HCC.

1.4 It is my professional opinion that the inclusion of a school site on this development should be given substantial weight. This is a rare opportunity, as school land is not easy to come by especially unencumbered, remediated, of an appropriate size, and without the need for Compulsory Purchase Order.

1.5 Any new Primary School provision on site would include an element of Early Years provision.

1.6 The Appellants, in consultation with HCC, have therefore agreed to allow a broad range of choice of Education provision that could be utilised on this development site. This could include SEND provision to accommodate what HCC reports is a significant shortfall in existing provision.

1.7 The benefits of delivering this provision on site cannot be understated. Land is hard to come by, and many Education Authorities are having to explore Compulsory Purchase Orders to acquire school sites. This development makes it very straight forward and cost effective for HCC, whilst maximising their options for safeguarding new provision. This is important when considering the shortfall in available provision highlighted by HCC in their Statement of Case.

- 1.8 The Education Proof concludes:
- There is a demonstrable shortfall of Special Education Needs and Disabilities (“SEND”) places currently across Hertfordshire, especially with regards to Profound Neurological Impairment (“PNI”) provision;
  - There is no site or strategy agreed to accommodate the demand for new PNI pupil places;
  - The Appeal site is suitable in principle for new provision;
  - The funding is being collected from every development expected to generate children with SEND requirements in Hertfordshire through pooled Section 106 contributions; and the land could accommodate a standalone SEND facility or in combination with mainstream provision, without having to compromise on space standards;
  - Accordingly, this should be afforded substantial weight.
- 1.9 There is no Secondary Education reason for this development not to progress.
- 1.10 There are no outstanding issues between the Appellants and the Education Authority, as demonstrated in the Statement of Common Ground between the Appellant and HCC Education. A collaborative approach has been consistent throughout the process.