

**ST ALBANS CITY AND DISTRICT COUNCIL, – SKM GREEN BELT REVIEW
SITES AND BOUNDARIES STUDY**

HCC SERVICE POSITION UPDATE

DEVELOPMENT SERVICES ON BEHALF OF HCC SERVICES

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1.0 INTRODUCTION

1.1 HCC continues to welcome the opportunity to engage with the Local Planning Authority in preparation of the Strategic Local Plan for St Albans City and District. The opportunity to continue to support development of the evidence base being gathered by the Local Planning Authority, and assist in the identification of the issues which the strategic local plan can helpfully deal with, is positively supported. This should help to ensure that the Strategic Local Plan is :

- Positively prepared
- Justified (considering alternatives and based on proportionate evidence)
- Effective
- And
- Consistent with National Policy,

and, will therefore maximise the prospects of the Plan which follows being sound when it is subjected to Examination in Public.

1.2 The work associated with identifying objectively assessed housing need and in relation to the Part 1 and Part 2 Green Belt review which have been reported to recent meetings of the City and District Council's Planning Policy Committee has been noted. The 4th March resolution of the St Albans Planning Policy Committee to consider the economic, social and environmental implications of development of the strategic sub areas identified in the **SKM Green Belt Review Sites and Boundaries Study, February 2014**, has also been noted.

1.3 It is clear from the minutes of the St Albans City and District Council's meeting of 1st May that issues relating to the adequacy of infrastructure, such as school capacity, are of interest to Planning Policy Committee Members in considering the implications of the strategic sites in the SKM report. The minutes of the 1st May Planning Policy Committee state that:

The interim Head of Planning and Building Control made the point that through the process of developing a strategic local plan the Committee should attempt where possible to address existing problems as well as addressing the needs arising as a consequence of any potential development, but that addressing existing problems could not be a requirement.

1.4 While it would not be possible to address historic/existing problems from a planning obligations/CIL/Section 106 perspective, it is the case that a positively prepared, justified, evidence based, Strategic Local Plan **will** deal with the spatial land use needs that are flowing out of existing and new communities. If the Strategic Local Plan deals with issues, like the need for new schools to serve the existing, as well as new communities that will lead to a sound Plan. [This approach has been found sound in Dacorum and Three Rivers].

1.5 The purpose of this document is to provide the Local Planning Authority with an overview of the implications of selection of the different strategic sites for development, in terms of HCC service delivery.

- 1.6 Consideration of the implications for service delivery of each of the Strategic Sub Areas, (the 'S' areas in the Sinclair Knight Metz work), might assist the Local Planning Authority in identifying which of the four Strategic Local Plan development strategy options they are considering to pursue, ie:
- Mixed location/scale development
 - Mixed location/scale development with smaller, but more sites, or
 - Dispersed development; or
 - Concentrated development,

With the current work being carried out by the Local Planning Authority seeking to assist in informing which strategy will be pursued in the Strategic Local Plan.

- 1.7 Before considering each of the Strategic Sub Areas set out in the SKM report, it will be helpful to briefly summarise what has been said in previous representations.

2.0 PREVIOUS REPRESENTATIONS

- 2.1 This document is complimentary to the representations which were submitted to the Local Planning Authority in February 2011:

- **(St Albans District Council Shaping our Community: Consultation on the Strategy for Locating Future Development in the District December 2010 Consultation Response by Hertfordshire Property on Behalf of HCC Services).**

and the separate Vincent and Gorbing representations:

- **St Albans City and District Secondary Schools Delivering Secondary School Expansion – January 2011**

- 2.2 In summary, those previous representations identified the capacity of schools within each of the settlements in St Albans City and District to expand. They identified the fact that it would be helpful to identify new major developed site boundaries in the Green Belt, and that flexible urban open land policy and policies enabling the expansion of school sites, including by providing detached playing fields would be helpful. They identified the fact that it is considered important for the spatial plan to deliver education allocations at St Albans and Harpenden to prudently plan to provide sufficient primary and secondary school places and identify the interrelationship between development within Dacorum to the east of Hemel Hempstead, and any development within St Albans to the East of Hemel Hempstead.
- 2.3 The representations identified that education allocations would be helpful in terms of assisting with the economics of site acquisition and consequent delivery of additional school places. [See paragraph 6.1 to 6.3 and 7.3 to 7.4 of Consultation response on behalf of HCC Services February 2011]. It is worth repeating the quote from the Land Compensation Act 1961 which was contained in those previous representations here:

Part III of the Land Compensation Act 1961 provides a mechanism for indicating the kind of development (if any) for which planning permission can be assumed by means of a 'certificate of appropriate alternative development'. The permissions indicated in a certificate can briefly be described as those with which an

owner might reasonably have expected to sell his land in the open market if it had not been publicly acquired. Therefore, if X number sites are identified as being educational sites in the development plan and they are located in the Green Belt, then the alternative use is limited to those uses which are appropriate in the Green Belt. If however, the identification is simply as a school as part of a wider housing release, then one might argue that the alternative development would be residential and the site acquisition will be prohibitively more expensive.

- 2.4 The need to enlarge, or relocate the existing Household Waste Recycling Centre (HWRC) in St Albans, (Ronsons Way), was also mentioned in previous representations.
- 2.5 Also, included as **Appendix 1**(page 25 of this document), is a copy of the document sent to St Albans City and District Council officers to assist them in preparation of the Infrastructure Delivery Plan in July 2012.
- 2.6 Attention is drawn to section 10.1 to 10.2 of that document, which identified that assuming child yield of 1form of entry (fe) per 500 dwellings will provide 97.5% confidence that child yield will not be underestimated, and it is likely child yield will be in the range of 1fe per 500 to 1 fe per 850 dwellings, depending upon the specifics of development.
- 2.7 Sections 16.1 to 16.7 of the document at Appendix 1 summarise the work that had been done to evidence the need for additional secondary school places in the City and District. Appendix 3 (page 51 of this document), **within the Appendix 1 document** is an analysis of the child yield coming from housing sites identified in the District Council's Housing trajectory and the latent capacity of schools within settlements in the City and District to accommodate those yields. The housing site information was supplied to HCC by the City and District Council.
- 2.8 Applying the range of child yield identified at 2.6 above, it was possible to attribute a range of child yields to those sites, and therefore the need to prudently plan for additional primary school capacity arising out of the development set out in the housing trajectory. The yields represented in the summary table, (Appendix 3, (page 51 of this document), **within the Appendix 1 document**), in no way factor in the scale of demand for additional school places which would be generated by the strategic scale development represented in the SKM document. It is assumed that the housing development set out in the SKM report would represent additional demand which would need to be layered in, 'in addition'.
- 2.9 Having set the context provided by previous reps, it is appropriate to consider the implications for service delivery of each of the areas of search.

3.0 IMPLICATIONS OF SELECTION OF THE STRATEGIC SITES

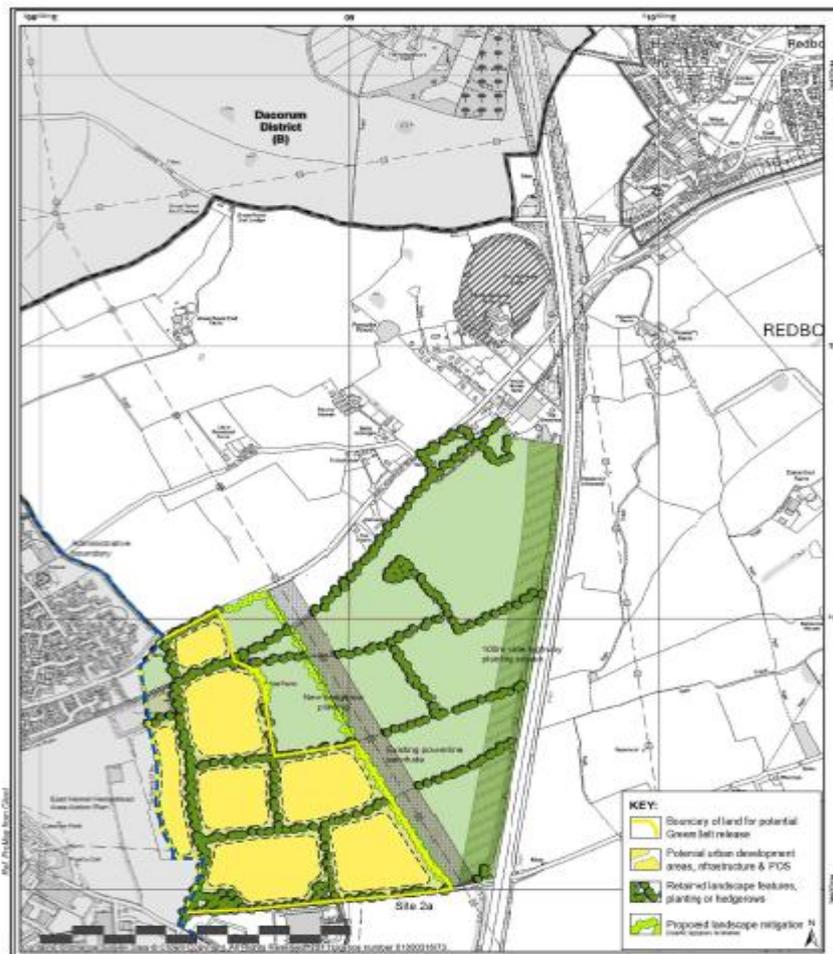
In this section, the dwelling yields which are given are based upon the dwelling range for each of the sites set out in table 13.1 of the SKM report – ie estimated residential capacities based upon a range of 30 dwellings per hectare to 50 dwellings per hectare.

S1 : East of Hemel Hempstead North

- 3.1 It is worth noting that the need to prudently plan for an additional 2fe primary school to serve the Hemel Hempstead East Primary Planning Area (at a location east of Hemel within Dacorum's administrative area), has been

identified in separate representations to Dacorum Borough Council. (Those separate representations have previously been copied to colleagues in spatial planning at St Albans).

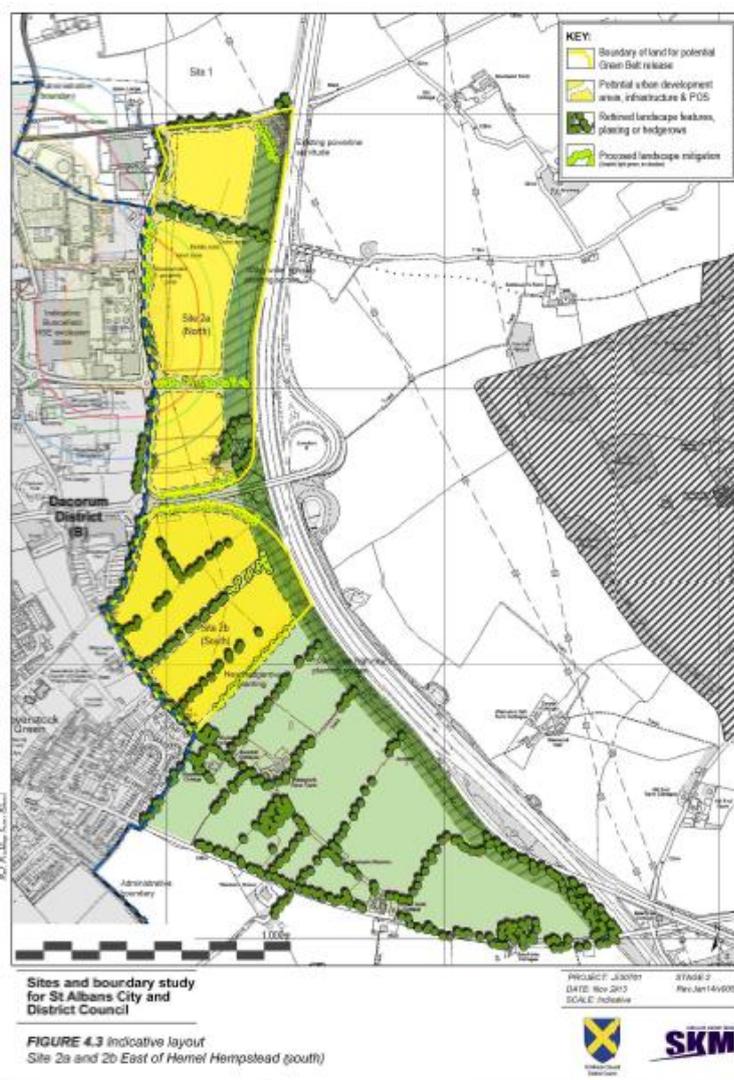
- 3.2 It seems likely that this need is most likely to be addressed in the East Hemel Hempstead Area Action Plan in due course. The need exists without taking into account any additional housing in St Albans.
- 3.3 The SKM report indicates site S1 could accommodate between 1,026 and 1,710 dwellings. Therefore, development of S1 would necessitate provision of a single 2 fe primary school site (2.5 ha) at the lower end of delivery, and 2 number 2fe primary school sites, (5 ha), at the higher density of development. In addition it would be appropriate for the site to provide a reserve secondary allocation for need arising from the site itself and as a contingent source of secondary education land supply to the east of Hemel Hempstead.
- 3.4 **Appendix 2**, (page 56 of this document) identifies the land use budget required to meet the secondary need, and identifies that a 12 ha site would be required to deliver an 8 fe secondary school. It may be that the playing fields associated with this, (which would have a land take in the region of 6.5 ha) could be located to the east of the area which figure 3.3 of the SKM report suggests could be released for development.



Sites and boundary study for St Albans City and District Council
FIGURE 3.3 indicative layout Site 1 East of Hemel Hempstead (north)

S2 : East of Hemel Hempstead South

- 3.5 The SKM report identifies that this land could accommodate between 684 and 1140 homes. It seems likely such development would come forward through the East Hemel Hempstead Area Action Plan in due course.



- 3.6 Considered in isolation, it would be appropriate for the site to provide for a 2 fe school under either scenario, however, at the 1140 home scale, it would be prudent for any primary site to be capable of providing a 3 fe school. (A 3 fe school would require 3ha of land). Again, it would be appropriate for the land to the south to deliver a reserve secondary school of 12 ha area. (As with land parcel S1, it is worth noting that 6.5 ha of that overall secondary school site area would be playing fields). Therefore the Local Planning Authority might consider that this is more compatible with the land to the south east of the area identified for potential Green Belt release.
- 3.7 It is also worth noting that the identification of land for development to the east of Hemel Hempstead may provide opportunities to consider the potential for the provision of a new expanded HWRC serving Hemel Hempstead. In this respect, attention is drawn to section 4 of the separate service provision

update document (repeated for convenience at **Appendix 3**, pg 57 of this document) which was sent to Dacorum Borough Council at the start of May.

- 3.8 Most particularly, paragraph 4.2 of **Appendix 3** identifies that the most appropriate location for any new HWRC to serve Hemel Hempstead, is likely to be influenced by the extent of development east of Hemel, including land within St Albans City and District, (if any). HCC officers would welcome further tri partite discussions in relation to this, and other service related issues relating to the land to the east of Hemel Hempstead.
- 3.9 Such joint working would be helpful in the event that development in this broad area is taken forward. That could be by St Albans, as part of an Area Action Plan to the East of Hemel, or as part of the early partial review of the Core Strategy to reconsider housing need and the role of the Green Belt, to which Dacorum are committed. [As set out in the Duty to Co-Operate letter sent by Dacorum in relation to their pre submission Site Allocations DPD on 23rd May]. It would also be consistent with the duty to co-operate which is set out in sections 178 to 181 of the National Planning Policy Framework.

S1 and S2 Individually / or in Combination

- 3.10 In terms of the consideration which is being given to the environmental and social/economic implications of the different development scenarios it is relevant to note the following in terms of giving consideration to any land use budget.

Individually

Site S1	Low 30 dph	High 50 dph	Land use budget
Dwelling range (no of dwellings)	1026	1710	14.5 to 17 ha
Child yield (fe) (1 fe per 850/ 1 fe per 500)	1.2/2.05	2.01/3.42	1 no. secondary site + between 1 no. 2fe primary school and 2 no. 2fe primary school sites

Site S2	Low 30dph	High 50 dph	Land use budget
Dwelling range (no of dwellings)	684	1140	14.5 to 15ha
Child yield (fe) (1 fe per 850/ 1 fe per 500)	0.8/1.37	1.34/2.28	1 no. secondary site + 1 no. 2 fe or 3fe primary school site

NB the above tables **do not** contain the land take for a new HWRC.

3.11 **S1 and S 2 in combination**

Site S1 and S2	Low 30 dph	High 50 dph	Land use budget
Dwelling range (no of dwellings)	1710	2850	14.5 ha to 19 ha
Child yield (fe) (1 fe per 850/ 1 fe per 500)	2.0/3.42	3.35/5.7	1 no. secondary site + 1 no.2 fe to 3 no. 2fe primary school sites.

NB the above tables **do not** contain the land take for a new HWRC.

- 3.12 Of the options set out above, it is apparent that the option involving development of both S1 and S2 would be better balanced in terms of creating a critical mass of need which would come closest to enabling the creation of a new viable secondary school, which could also potentially provide additional school places for the existing urban area of Hemel Hempstead to the west.
- 3.13 It has been noted that the site capacity work carried out by SKM has sought to take into account potential infrastructure needs, including education, but the assumptions made about what land is taken for what uses, are not clear from their report. However, considered crudely, the 14.5 to 17 hectares of land required for education uses at Site 1 would leave only 5 hectares of land (from the 23 ha) referred to at para 3.6.9 of the SKM report, available for supporting infrastructure.
- 3.14 What this emphasises is the need for a detailed land use budget to be drawn up to accurately factor in the potential scale of land needed to ensure that new development is indeed 'sustainable', and to achieve the aim of delivering sufficient new education infrastructure, (para 162 of the NPPF). This approach will help ensure that the suggestion to ensure cooperation between two tiers of Local Government as advocated in paragraph 180 of the NPPF is achieved. The opportunity provided by the Local Planning Authority for HCC to comment on the implications of the Strategic Sites from a services perspective is welcomed.

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S3 : East of St Albans

3.15 Site S3 is identified as having an area of 55 hectares and the potential of providing between 990 and 1650 houses. For the purposes of the Green Belt Sites and Boundaries report, SKM have assumed that only 33 hectares of this would be developed with housing, with the remainder being used to provide supporting infrastructure, including education. It is worth noting that there is an inconsistency in the text for site S3. Section 5.6.10 of the report makes it clear that 22 hectares would be used for supporting infrastructure, but the calculation of residential yields at 5.6.12 of the SKM report, transposes the site area for supporting infrastructure in to the calculation of housing yield. This is a little confusing with the text informing the calculation leading one to expect a lower housing yield.

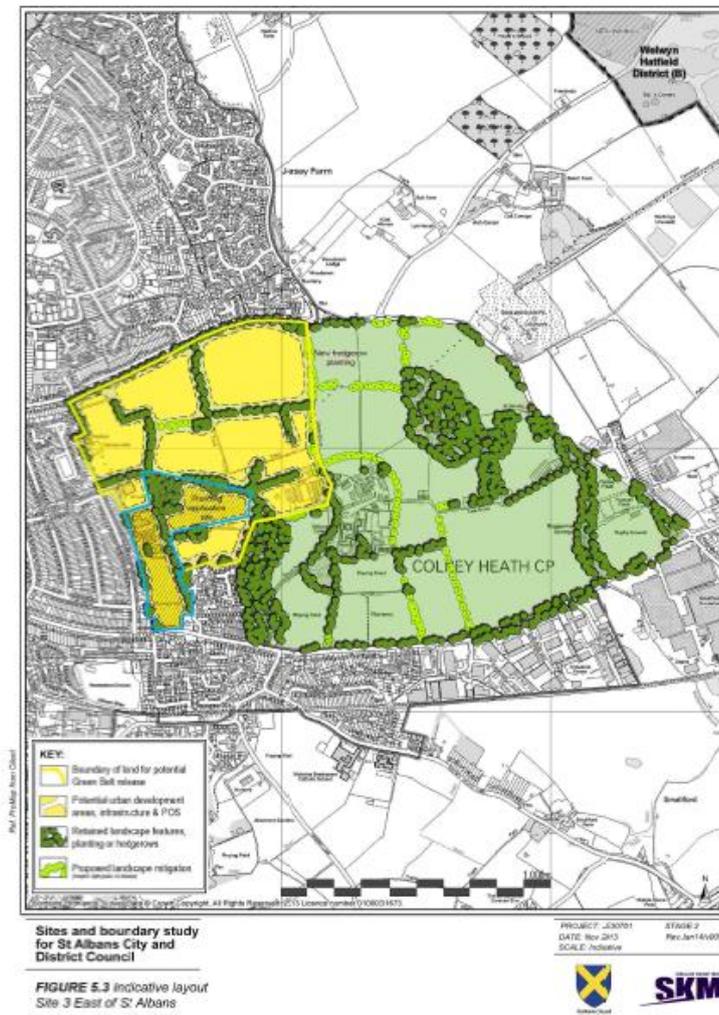


FIGURE 5.3 Indicative layout Site 3 East of St Albans

3.16 In previous Core Strategy representations we have set out the fact that Oakwood Primary school may have the potential to expand by 0.5fe subject to flexible green belt policy, access improvements and additional playing fields in third party ownership. [Section 5.6 of HCC Core Strategy Consultation response December 2010]. Any additional capacity that might be released through that policy approach is probably best regarded as providing latent capacity which could assist in meeting demand arising out of the existing urban area.

- 3.17 Considered in isolation, 990 to 1650 dwellings would yield between 1.16/1.98fe and 1.9/3.3fe respectively. There would therefore be a requirement for any strategic release to incorporate one no. 2fe primary school site at the bottom end of the scale, and two no. 2 fe primary school sites at the upper end of the scale. [Land take of 2.5 and 5 hectares respectively].
- 3.18 In addition to primary school requirements, the additional child yield arising from development at S3 would amplify and emphasise the need for the Local Planning Authority to respond positively to the evidence submitted to inform the Core Strategy in February 2011. [The previous work referred to at paragraphs 2.1 to 2.3 of this service provision update].
- 3.19 Insofar as it related to St Albans Secondary Planning Area, those representations identified that it would be helpful if the Local Planning Authority could make education allocations in relation to land:
- At Site C : Land north west of St Albans Road, St Albans
 - At Site D : Land south of House Lane, St Albans
 - At Site K : Land south of Holyrood Crescent, St Albans
 - At Site L : Land south of Butterfield Crescent, St Albans

For ease of reference, an extract of the key plan showing the above sites which related to St Albans, taken from the representations submitted by Vincent and Gorbings on behalf of HCC services is included at **Appendix 4**, (page 58 of this document).

- 3.20 Therefore, it is integral to any release of strategic sites for housing at St Albans, that the Local Planning Authority also ensures that the strategic local plan makes appropriate provision for new secondary school places. In so doing the local planning authority will be meeting the requirement set out at paragraph 72 of the NPPF for Local Planning Authorities to :

Take a proactive, positive and collaborative approach to meeting this requirement, and to development that might widen choice in education,

and to

assess the quality and capacity of infrastructure for.....education.....and its ability to meet forecast demands,

as required by paragraph 162 of the NPPF.

- 3.21 As drafted, the plan at figure 5.3 for S3 includes 7.3 hectares of detached playing fields which serve Verulam school. A plan showing the extent of these fields is included as **Appendix 5**, (page 59 of this document). In order to achieve the 33 hectares of housing land that is specified in section 5.6.9 of the SKM report, it would be necessary to re provide these playing fields – potentially on the land areas to the east. The need to re provide the Verulam playing fields has been included in the land use budget that is set out in the table below.

S3 : East of St Albans

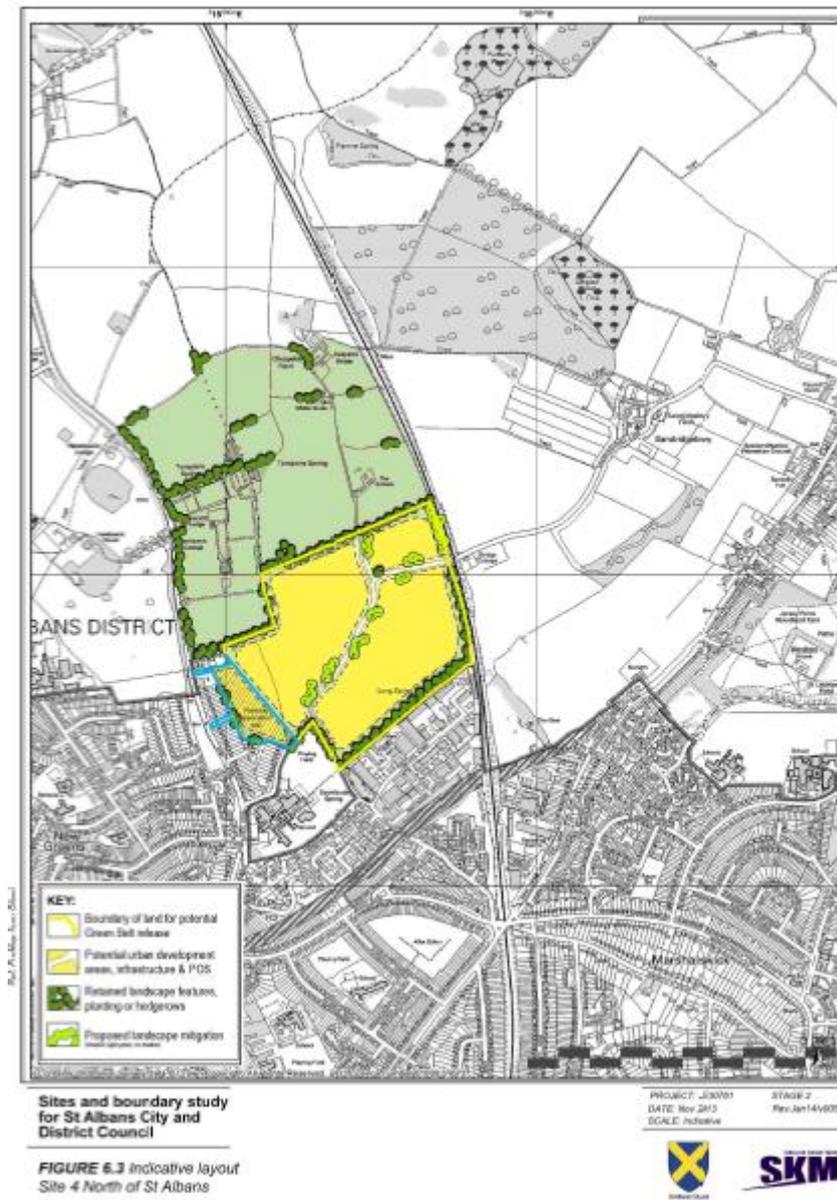
Site S3	Low 30 dph	High 50 dph	Land use budget
Dwelling range (no of dwellings)	990	1650	7.5 hectares* + 2.5 to 5.0 ha
Child yield (fe) (1 fe per 850/ 1 fe per 500)	1.16/1.98	1.9/3.3	*replacement playing fields to Verulam School + between 1no. and 2 no. 2fe primary sites

- 3.22 Fundamentally, with site S3, if it is taken forward as an option for further development it would be important that the site should provide for itself in terms of primary capacity. Therefore, it would be helpful if the scale and phasing of any development is devised with this in mind. It may be that the location of any new primary school element, could be on the eastern edge of the proposed Green Belt release since the playing fields associated with any such release may assist in providing the transition between urban and rural areas. Consideration would need to be given to whether any replacement playing fields enjoyed a functionally acceptable relationship with the school (which is an academy). If the functional relationship is not acceptable, then the scale of release is likely to require amendment or additional land will need to be identified to provide the residential capacity identified in the release.

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S4 : North of St Albans

- 3.23 Site S4 is identified as having an area of 38 hectares, of which 23 hectares would potentially be released to provide housing land with the remaining 15 hectares providing supporting infrastructure, including education land. The range in housing capacity given for the land is between 684 and 1140 dwellings.



- 3.24 This equates to a primary yield of between 0.8/1.36fe and 1.34/2.28fe. At this scale of development it would be appropriate to provide a new 2 fe primary school on a 2.5 ha site at the lower end of the scale and a 2 fe school on a site capable of expanding to 3 fe, (a 3 ha site) if housing at the upper end of the scale is achieved.
- 3.25 The comments made at 3.18 to 3.20 relating to secondary capacity are reiterated. If this location were to be selected for housing growth, as well as site S3, then need for provision of additional secondary school capacity, as an

issue to be considered and dealt with is an even more compelling requirement for the Strategic Local Plan.

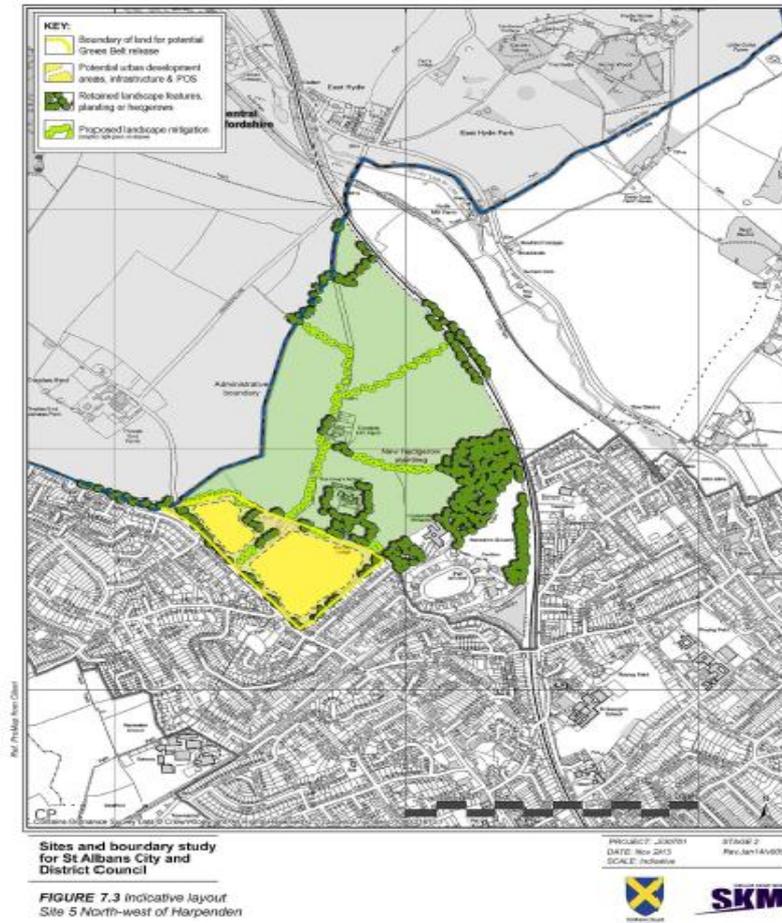
S4 : North of St Albans

Site S4	Low 30 dph	High 50 dph	Land use budget
Dwelling range (no of dwellings)	684	1140	2.5 to 3 ha
Child yield (fe) (1 fe per 850/ 1 fe per 500)	0.8/1.36	1.34/2.28	Between 1no.2fe primary and 1no.2fe primary on a site capable of expanding to 3fe.

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S5 : Land Northwest of Harpenden

- 3.26 Site S5 is identified as having a total area of 18 hectares of which 11 hectares would be developed for housing. 7 hectares is identified as potentially being available to support delivery of new infrastructure, including education. It is worth noting that 7 hectares is less than the 12 hectares identified as being required to provide a new 8fe secondary school in **Appendix 2**, (page 56 of this document).



- 3.27 At the range of densities in the SKM report, the site has a residential capacity of between 324 and 540 dwellings. This equates to a primary yield of 0.38/0.65 fe to 0.63/1.08fe. This suggests that it would be prudent to plan for an additional 2fe primary school on a 2.5 ha site to meet the need arising from this housing. [It may well be that any such site would be developed as a 1fe school with 2fe core facilities, but the logic of ensuring that any new provision is capable of further expansion will be self-evident].
- 3.28 The need to prudently plan for additional primary school capacity to serve Harpenden has been identified in HCC representations since February 2011. [Section 5.9 to 5.12 of the HCC Core Strategy Consultation Response on Behalf of HCC Services relates. In addition, that need is reflected in the Infrastructure Provision in Hertfordshire document attached as **Appendix 1** to this service position update. [Section 10.14 to 10.16, section 10.28, and Appendix 3 **within the Appendix 1 document** provide further details].

- 3.29 In addition to primary school requirements, the additional child yield arising from development at S5 would amplify and emphasise the need for the Local Planning Authority to respond positively to the evidence submitted to inform the Core Strategy in February 2011. [The Vincent and Gorbing work referred to at paragraphs 2.1 to 2.3 of this service provision update].
- 3.30 Insofar as it related to Harpenden, those previous representations identified that it would be helpful if the Local Planning Authority could make education allocations in relation to land:

- At Site F : land north of lower Luton Road, Harpenden,

and the HCC service representations also submitted in February 2011, identified that;

- In order to provide flexibility within the plan period, it would be prudent for SACDC to make an education allocation on rural estate land adjacent to Roundwood Park School and running up to Roundwood Lane, which could assist in the provision of additional secondary and primary school places in Harpenden. [Section 5.11 and 6.2 to 6.3 of HCC Service response on SACDC Core Strategy Consultation February 2011].
- The confirmation of which sites should be allocated in any subsequent site allocations document will be dependent upon the views of the Local Planning Authority, and subsequent technical investigations [Section 6.2 of HCC Service response on SACDC Core Strategy Consultation February 2011].

For ease of reference, an extract of the key plan showing the above sites which related to Harpenden, taken from the representations submitted by Vincent and Gorbing on behalf of HCC services is included at **Appendix 6** of this document.

- 3.31 It is integral to any release of strategic sites for housing at Harpenden, that the Local Planning Authority also ensures that the strategic local plan makes appropriate provision for new primary and secondary school provision. In the absence of the strategic local plan doing that, the only way of taking forward proposals for new schools in the Green Belt will be via very special circumstances arguments, with all the uncertainty associated with that for all stakeholders.
- 3.32 In positively planning for schools, the local planning authority will be meeting the requirement set out at paragraph 72 of the NPPF for Local Planning Authorities to :

Take a proactive, positive and collaborative approach to meeting this requirement, and to development that might widen choice in education,
and to
assess the quality and capacity of infrastructure for.....education.....and its ability to meet forecast demands,

as required by paragraph 162 of the NPPF.

S5 : North West of Harpenden

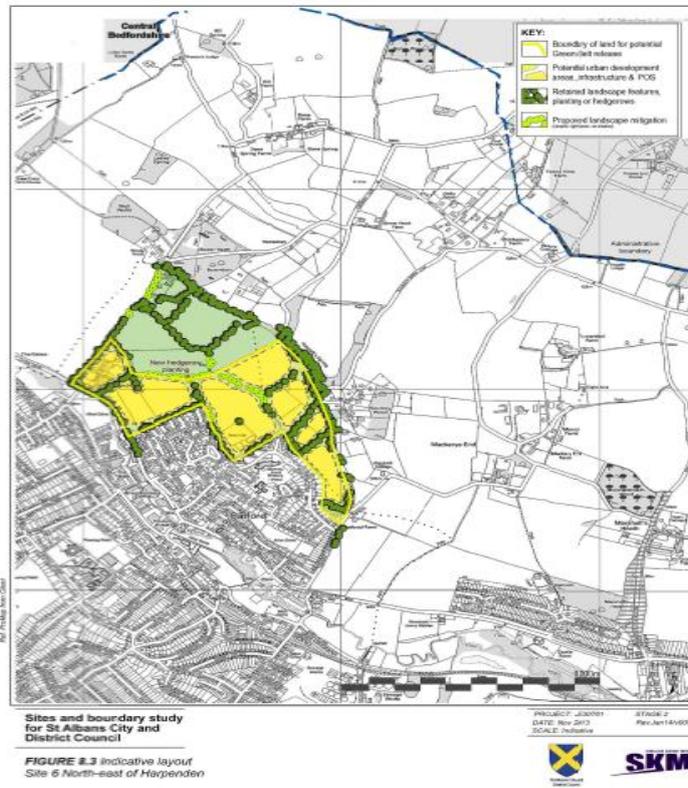
Site S5	Low 30 dph	High 50 dph	Land use budget
Dwelling range (no of dwellings)	324	540	2.5ha
Child yield (fe) (1 fe per 850/ 1 fe per 500)	0.38/0.65	0.63/1.08	1no.2fe primary school site, (which may be 1fe with 2fe core facilities in the first instance.

NB The above table does not include the land requirements for a new secondary school [12ha]

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S6 : North East Harpenden

- 3.33 Site S6 is identified as having a total area of 32 hectares. Of this, the SKM suggest that 19 hectares would be developed with housing, with the remaining 13 hectares providing for supporting infrastructure.



- 3.34 There is an inconsistency in the SKM report as while the text at paragraph 8.6.8 indicates that gross site area to be developed for housing will be 19 hectares, the calculation at paragraph 8.6.11 identifies that housing yields would be 576 and 960 dwellings respectively, and confusingly identifies that the amount of residential development land would be 20 hectares. The figures of 576 and 960 are repeated in the table of estimated residential capacity at 13.1 of the SKM report. At 19 hectares, the figures in table 13.1 should be 570 (at 30 dph) and 950 (at 50 dph).
- 3.35 Assuming that 19 hectares of land are developed, the child yield arising from the development would be in the range of 0.67/1.14fe to 1.12 to 1.9 fe. It would therefore be prudent for any development in this location to provide a 2fe primary school site of 2.5ha area. Depending on the specifics of development, it might be considered that a 1 fe school with 2fe core facilities should be provided in the first instance.
- 3.36 The comments made at paragraphs 3.29 to 3.32 above relating to the need to plan for additional secondary school capacity to serve Harpenden are reiterated.
- 3.37 If **both** site S5 **and** S6 were to be taken forward then given that they could yield 3fe of pupils. Under those circumstances, it would be prudent to identify two no. 2fe primary school sites to support both housing releases, and to provide some flexible contingent sources of capacity to serve the existing residential area.

S6 : North East of Harpenden

Site S6	Low 30 dph	High 50 dph	Land use budget
Dwelling range (no of dwellings)	570*	950*	2.5 ha
Child yield (fe) (1 fe per 850/ 1 fe per 500)	0.67/1.14	1.12/1.9	1no. 2fe primary school

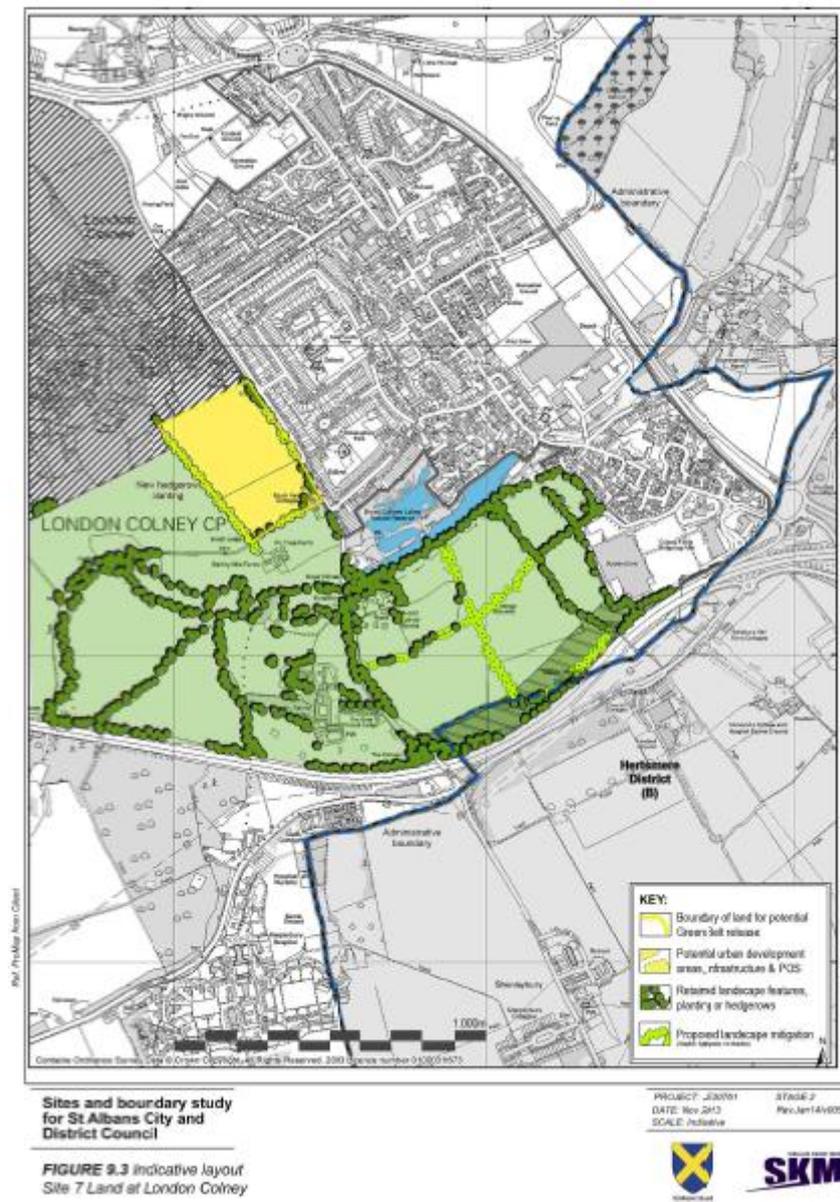
***dwelling range assumes 19 hectare of residential land**

NB The above table does not include the land requirements for a new secondary school [12ha]

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S7 : Land at London Colney

- 3.38 The SKM report identifies that 8 hectares of land at London Colney would be available for housing, with 8 hectares providing supporting infrastructure, including education facilities.
- 3.39 Again, the calculation which has been used to identify dwelling yields at paragraph 9.6.12 is not entirely clear, since multiplying the site area of 8 hectares by 30 dph/50 dph would give dwelling yields in the range of 240 dwellings to 400 dwellings. The yields actually identified at 9.6.12 of the report are repeated in Table 13.1 of Estimated Residential Capacity, and are identified as being between 252 and 420 dwellings. For the purpose of calculating child yields, these differences are not fundamental. However it might be helpful if the correct figure could be clarified.



- 3.40 Development of between 240 and 400 dwellings would generate a child yield in the range of 0.28fe/0.48fe and 0.47/0.8fe.

- 3.41 In HCCs Core Strategy Consultation response on behalf of HCC Services, a need was identified to provide additional primary school capacity to meet the needs arising from development south east of London Colney and from the Harperbury Hospital site. [See section 5.20 of HCC Core Strategy Consultation Response February 2011]. In the Infrastructure document attached to this update as **Appendix 1**, section 5.20 restates that need. The analysis of potential child yield from urban capacity sites, and comments on London Colney **contained within Appendix 3 of the Appendix 1 document**, identified that urban capacity sites, could yield 1.03 fe of child yield and confirmed that it would be prudent to plan for an additional 2fe of primary school capacity at London Colney.
- 3.42 The yield arising from the strategic growth at S7 would be slightly less than 1fe, however taking into account the potential demand for school places which could come from urban capacity sites, it would be prudent to ensure that any new strategic site should also provide a 2.5 ha, 2fe primary school site. Such a site would not only meet the needs arising from the strategic development, it would also provide latent capacity to serve the existing urban area.
- 3.43 The additional demand for secondary school places which would result from development at London Colney would amplify the need to for the Strategic Local Plan to consider additional education allocations to deliver additional secondary capacity at St Albans to 2031, as set out at 3.18 to 3.20 above.

S7 : Land at London Colney

Site S3	Low 30 dph	High 50 dph	Land use budget
Dwelling range (no of dwellings)	240*	400*	2.5ha
Child yield (fe) (1 fe per 850/ 1 fe per 500)	0.28/0.48	0.47/0.8	1 no. 2 fe primary school site

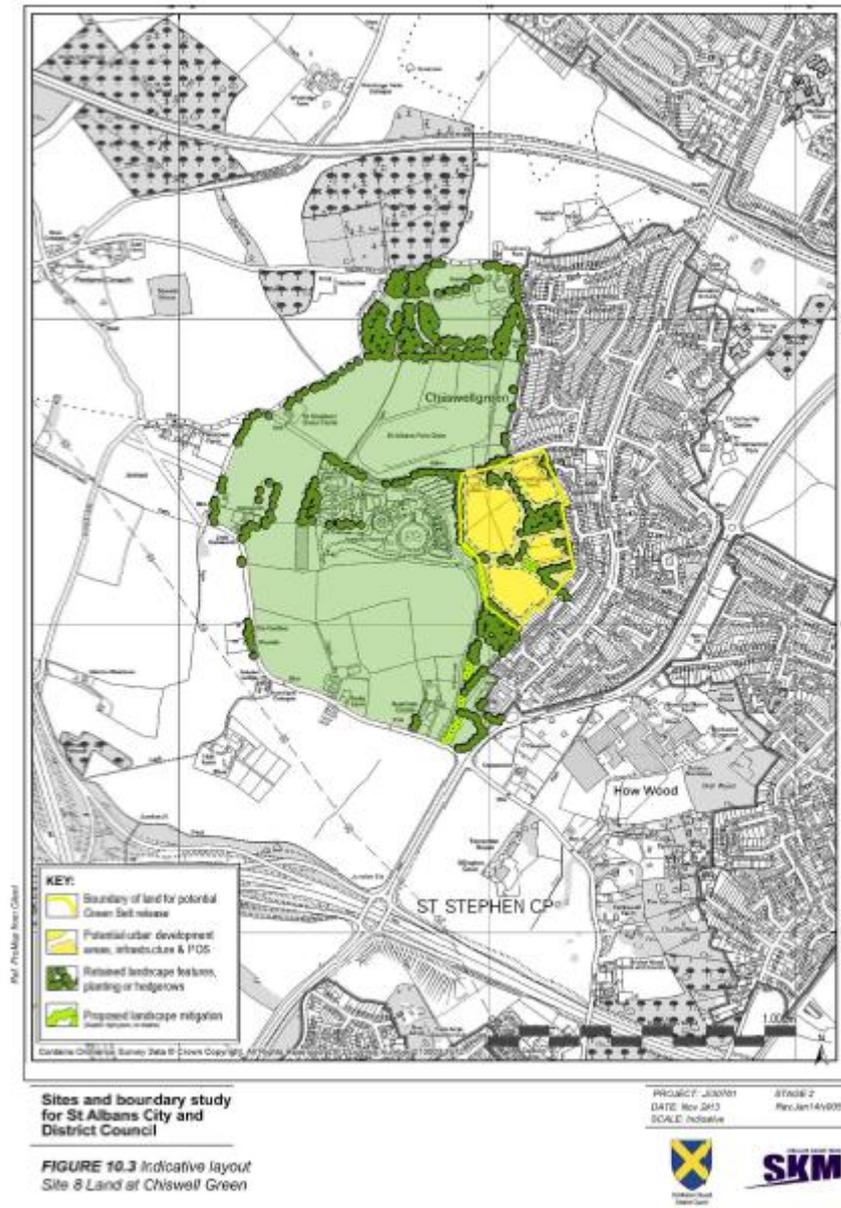
***dwelling range assumes 8 hectares of development land as set out in the report.**

- 3.44 In terms of meeting the need to provide contingent primary capacity, the planning authority might consider that the siting of any school on the edge of any Green Belt release for housing might assist in transitioning from open countryside to the urban area.

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S8 : Land at Chiswell Green

- 3.45 The SKM report identifies that the 9 hectares of land to the west of Chiswell Green could provide between 270 and 450 dwellings. The report identifies that in addition, 6 hectares of land would be available to provide supporting infrastructure, including education facilities.



- 3.46 The dwelling numbers identified in the SKM report would yield between 0.31/0.54fe to 0.52/0.9 fe respectively.
- 3.47 Concerns over the deliverability of expansion of existing schools were identified in previous representations, (HCC Core Strategy Representations February 2011, para 5.6). It was identified that any further expansion of Killigrew school would rely upon flexible Green Belt policy and upon the resolution of highways issues which may be insurmountable.
- 3.48 Given these uncertainties, and the child yield which would arise from the new development, it would be appropriate for any release here to provide for a

new 2 fe school on a 2.5ha site, (which might be developed with a 1 fe school in the first instance). However, the additional potential capacity would provide additional latent, deliverable capacity to provide both for the new community and any additional needs arising from recycling of sites in the existing urban area. In addition, it is worth noting that the strategic release would offer the potential to provide a new school on the south west side of Chiswell Green, and west of Watford Road.

- 3.49 In addition to the fact that it would be prudent to plan for additional primary capacity within the settlement, further development at Chiswell Green would generate demand for additional secondary school places. This amplifies the need to for the Strategic Local Plan to consider additional education allocations to deliver additional secondary capacity at St Albans to 2031, as set out at 3.18 to 3.20 above.

S8 : Land at Chiswell Green

Site S3	Low 30 dph	High 50 dph	Land use budget
Dwelling range (no of dwellings)	270	450	2.5 ha
Child yield (fe) (1 fe per 850/ 1 fe per 500)	0.31/0.54	0.52/0.9	1 no.2fe primary school site

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4.0 CONCLUSION

- 4.1 The Local Planning Authority has provided the opportunity for HCC to comment on the emerging Spatial Plan from a service provision perspective since 2006. The opportunity to comment on the SKM report, while the next stage of the Strategic Local Plan is a work in progress paper is appreciated. HCC officers are committed to maintaining the dialogue.
- 4.2 This document confirms the major land use allocation implications raised by each of the sites in the SKM report. All of the releases have implications for service delivery. S1 and S2 to the east of Hemel Hempstead have implications which stretch across the District/Borough administrative boundary, but equally, they offer the opportunity to provide a solution to new secondary capacity which would assist not only the development itself, but also provide additional capacity for the existing settlement. HCC officers would be positively welcome the opportunity to participate in any tripartite discussions with St Albans and Dacorum which might be associated with taking this work forwards. Likewise HCC officers would welcome the opportunity of meeting to discuss mechanisms to secure delivery of infrastructure. (Current thinking is that for development of over 500 units Section 106 is appropriate, with CIL applying to smaller schemes).
- 4.3 Throughout this document, the range of child yield that is likely to arise from development has been identified. It is worth emphasising that as part of a prudent spatial plan, **it must** be appropriate to plan for the higher yields and identify appropriate land use allocations and policies to deal with the implications of them.
- 4.4 Subject to the strategic local plan:
- taking on board the land use budget implications associated with the service uses,
 - positively facilitating provision,
 - ensuring appropriate phasing and funding, (whether by section 106 or through the Community Infrastructure Levy) for delivery of facilities,

then, from a service provision perspective the Plan is likely to be:

- Positively prepared.
- Justified, based on a proportionate evidence base.
- Effective and,
- Consistent with National policy.

This will maximise the prospects of the Strategic Local Plan being found sound.

- 4.5 If there are any matters contained in this updated position statement which Spatial Planning Officers at St Albans wish to discuss further then please do not hesitate to contact me and I can facilitate a meeting attended by appropriate Estates and Asset Management/Services colleagues.

Matt Wood
Principal Planner
Development Services 04.06.14

INFRASTRUCTURE PROVISION IN HERTFORDSHIRE ST ALBANS CITY AND DISTRICT COUNCIL -

1.0 PRIMARY EDUCATION

Generic Background information

- 1.2 This document is intended to assist in the provision of information, regarding county council services where there is likelihood of additional service or infrastructure requirements during the LDF (Local Development Framework) plan period. It is particularly aimed at informing LDF documents and notably, infrastructure development plans.

2.0 Children's Services Strategy

- 2.1 Current strategy for provision of education is set out in the "Meeting the rising demand for pupil places" document. Refer to the following weblink:-

<http://www.hertsdirect.org/services/edlearn/aboutstatesch/risingdemand>

- 2.2 The 'Meeting the Rising Demand' document is reviewed by Children's Services annually, in the light of forecasts which are produced twice yearly to identify whether any further action may be required.

3.0 School and site size requirements

- 3.1 School provision is often described in terms of 'Forms of entry'. 1 Form of Entry (FE) equals 30 places per year group. Primary schools typically have 7 year groups from reception through to year 6; therefore a 1FE school has $30 \times 7 = 210$ pupils. Many primary schools also have a nursery class, typically with 30 places which operates morning and afternoon sessions.
- 3.2 HCC policy is to provide 2FE primary schools where possible, with 420 pupils (plus nursery), for operational reasons. There are also variations in provision, such as in rural areas where schools are smaller than 2 FE or in those parts of the county where there is a three tier system (first, middle and upper schools). More information can be supplied for these examples upon request.
- 3.3 Ancillary uses including pre-schools, children's centres and extended schools facilities often co-locate on school sites offering wider provision to the local community. In addition, many schools have community use agreements allowing other users, such as sports clubs to use their site and facilities out of hours.

3.4 Primary schools should ideally meet the following criteria:-

- 2.5 Hectares
- Sustainably located
- Flat
- Accessible to pedestrians (less than 2 miles along safe routes) and vehicles
- Free from site constraints

3.5 The above standard sets out the County Council's preferred model of provision. The Government has recently introduced new policy which allows the setting up of free schools which are not governed by the same standards and may be lower in terms of spatial provision. HCC must continue to seek provision of schools to DfES standards and this document reflects those.

4.0 Costs of providing new schools

4.1 Average Hertfordshire based build costs for the provision of generic new Primary and Secondary schools were provided by the County Council's contractor (Mace Ltd) for new build (as of January 2011) as follows:

Item	Pupils	Cost in £millions	Cost per pupil	Area in square metres
1 FE Primary	210	£4.89m	£23,285	1434m ²
2 FE Primary	420	£7.64m	£18,190	2278m ²
3 FE Primary	630	£10.8m	£17,142	3270m ²

5.0 Costs of extending primary schools

Item	Pupils	Cost in £millions	Cost per pupil	Area in square metres
0.5 FE extension	105	£2.82m	£26,857	828m ²
1 FE extension	210	£4.16m	£19,809	1219m ²

- 5.1 **The above figures do not include the cost of acquiring land.** The approach that is suggested to deal with the cost of land is as follows.

Land should be given an agreed residential value per hectare (we can provide average land values for Hertfordshire (LSH study)). The number of hectares required for the school site should be multiplied by the residential land value to estimate the cost of the land.

This will not apply to land which is part of a s106 (S106) deed, ie a scheme which provides a school as part of the overall development proposal. An appropriate CIL charge should be levied on development schemes to enable collection of a fund to be used in the acquisition of a school site in the absence of provision of land.

For non urban or edge of settlement land, and any land restricted by open land or Green Belt designation, this basis of valuation would not be appropriate since the alternative (valuable) use would not be available. In addition, it should be noted that extending existing schools may impose a requirement to secure additional playing fields either through negotiation to use existing fields or purchase of land for new facilities. More detailed information can be provided on request.

6.0 **Funding (mainstream funding and developer contributions)**

- 6.1 The funding stream for providing additional pupil places is referred to as Basic Need. This is otherwise known as capital funding. DfES calculate this based on assessments of demand for additional places, and it varies substantially from year to year. There is no funding settlement currently in existence after the current year (2011/12) and thus the level of any future Basic Need funding is unknown. In the current year, basic need funding will meet about half of the costs of the current primary school expansion programme.
- 6.2 It is difficult to provide information on education funding since arrangements for the future, (ie beyond 2 years ahead) are not clear or certain. Central Government grant funding for basic need, (additional school places) is currently allocated to Local Authorities on an annual basis for one year ahead. The Government is yet to announce its response on some elements of the James' Review, which included consideration of those funding arrangements.
- 6.3 In addition, the process for the introduction of new schools into the education system has changed. New schools, whether to meet a basic need or to provide additional choice and diversity for communities, are now to be academies or free schools promoted by others, rather than Local Authorities. (LA). Their site requirements might vary, as they are not bound by the current site regulations for community schools. They

are subject to central government and not LA approval, and some are funded direct by central government. HCC has therefore so far sought provision of schools and sites under the existing regulations but is conscious that the rules may change.

6.4 Since funding arrangements could change, HCC will need to keep in close contact with Districts to update them on the range of funding streams, (and the evolving education strategy), so that IDPs can be amended.

6.2 S106 funding has traditionally been sought is intended to meet the requirements of demand for additional school places resulting from new housing development. Following the introduction of the CIL Regulations 2010 which will result in S106s being scaled back from April 2014 or the introduction of a CIL charge (whichever is the soonest) this approach may be replaced with a combination of CIL and/or S106 (depending on local circumstances). Work is underway with all Hertfordshire districts in terms of assessing the need for school places over the LDF plan period.

7.0 Site Acquisition

7.1 The County Council may need to acquire new sites for schools during the plan period. This may be through transfer of sites where they are part of a large development (say 500 dwellings and above) or the provision may be through use of compulsory purchase powers. The purchase price of the land will vary. Part III of the Land Compensation Act 1961 provides a mechanism for indicating the kind of development (if any) for which planning permission can be assumed by means of a 'certificate of appropriate alternative development'. The permissions indicated in a certificate can briefly be described as those with which an owner might reasonably have expected to sell his land on the open market if it had not been publicly acquired.

7.2 Therefore, if X number sites are identified as being educational sites in the development plan and they are located in the Green Belt, then the alternative use is limited to those uses which are appropriate in the Green Belt. If however, the identification is simply as a school as part of a wider housing release, then it could be argued that the alternative development would be residential and the site acquisition will be prohibitively more expensive.

8.0 Mapped education planning areas

8.1 Education planning areas (both primary and secondary – the thick lines delineate the secondary areas) are shown on the attached map at **Appendix 1**. These areas provide the geographical base for forecasting pupil numbers.

9.0 Demographics (child yield and residential development)

- 9.1 The County Council's demographer, Dr Paul Garcia assisted in developing a methodology to link residential development and child yield, the resulting information can be used for school planning purposes. Each LDF area has been considered independently and information supplied to each district planning authority to assist in informing LDFs.. Further information on this methodology can be provided on request.

DISTRICT BASED INFORMATION

10.0 Demographic work on child yields per district

- 10.1 Pupil yields vary by place and the character of the development. However, a study of developments around the county allows us to calculate an average yield which can be used for school planning purposes. The results of the study indicate that HCC should allow for 42 primary pupils per hundred dwellings and 38 secondary pupils per hundred dwellings, to be 97.5% confident of not underestimating the child yield from residential development. This equates to 1FE per 500 dwellings. (In this context, 1FE means 30 pupils in each of the seven years, a total of 210 pupils).
- 10.2 In St Albans, HCC has thus far taken the view that it would be appropriate to seek 1FE per 850 dwellings in the absence of evidence to indicate any alternative approach is sufficiently robust. However, it is now considered that this may be on the low side given the latest evidence suggesting a higher county wide average yield of 1FE per 500 dwellings. It is reasonable to conclude therefore that the child yield from new development will be somewhere in the above range of 1FE per 500 – 850 dwellings. We will be able to advise further once precise details of scheme mix are known.
- 10.3 It is also important to note that the representations made in September 2009 were based on the level of housing growth then contained within the Regional Spatial Strategy, (the East of England Plan), which anticipated a level of growth of 360 dwellings per annum.
- 10.4 The HCC representations dated February 2011 identified the implications for education by settlement of the 250 dwellings per annum which were then being proposed. It was noted (section 4.4 of those representations) that the Core Strategy document identified strategic housing sites for 750 of the 4250 homes, (ie three years of the housing land supply), with the locations of the other housing unidentified within that consultation document. Accordingly, the representations were submitted by HCC in February 2011 confined themselves to identifying the latent capacity that was considered to exist within the Primary Planning Areas on a settlement by settlement basis.

- 10.5 Subsequently, a housing trajectory identifying the locations of the 250 dwellings per annum has been made available. It has been possible to consider the yields that would arise out of that housing – but it is important to note that those yields only identify the need arising from new housing, not existing need. A document summarising the child yield arising out of the housing trajectory to 2028 is included as **Appendix 2** to this document. That summary identifies the total additional school place capacity that might arise from new housing development in the plan period. It does not identify existing forecast deficits in provision of school places which it would be appropriate for the Local Planning Authority to seek to plan for as part of any Core Strategy or Site Allocations document.
- 10.6 It is noted that the Housing Trajectory contains many existing planning permissions, and obviously the majority of these relate to the first 5 year tranche of housing land supply to 2016. These existing planning permissions may already be accompanied by any necessary Section 106 provisions required to mitigate their impact on primary and secondary education provision, or not, as the case may be.
- 10.7 It would be reasonable to assume that those developments which have already achieved planning permission will not be factored into the calculation of a CIL charge. [The inference of this will be that for those planning permissions or windfalls which have already been approved and have not involved a Section 106 agreement, there will be no funding available via CIL and it would not be appropriate to seek to apply a CIL levy to those retrospectively even though they may have a cumulative impact on service provision].
- 10.8 A significant number of windfalls have been built in St Albans and Harpenden, and some of these may lie below the threshold where the Local Planning Authority would have sought Section 106 contributions towards additional education capacity.
- 10.9 If contributions are only sought based upon a threshold of a particular number of units, then the risk of there being a larger funding gap in terms of any new provision will be clear. Therefore, with the exception of those units which already have planning permission, and irrespective of the size of a development in terms of unit numbers, it is considered necessary that every single one of the 250 dwellings per annum which are to be built over the plan period, addresses its impact on primary and secondary education provision either by section 106 obligation or the future CIL charge as appropriate. However, we understand the CIL regulations will exempt affordable housing.
- 10.10 The question of identifying which developments should contribute to new provision (a CIL charge) should take into account those developments with live 106 agreements). St Albans City and District Council can form a view about what developments might have already

contributed towards provision by reference to the St Albans Planning Obligations register and if necessary, the HCC Section 106 Contribution Traffic Light report.

10.11 Existing school site capacity

10.12 The position with regard to latent capacity within existing primary schools as it was understood in 2011 was set out at section 5. to 5.23 of the February 2011 Core Strategy representations. The tables summarising the latent capacity that was considered to exist, as it was understood at that point in time are attached here for completeness;

St Albans City

School Name	Current Capacity	Expansion Potential
Garden Fields	2FE	+1FE * ₁
Margaret Wix	1FE	+1FE
Bernards Heath Infants & Junior	3FE	0
Skyswood	1FE	+1FE* ²
Wheatfields Infants & Junior	3FE	0
St John Fisher	1FE	+1FE* ²
Aboyne Lodge	1FE	0
St Alban and St Stephen Infant and Junior	2FE	0
Fleetville Infant and Junior	3FE	0
Maple	1FE	0
Oakwood	1.5FE	+0.5FE* ³
Prae Wood	1FE	+1FE* ₄
Killigrew	2FE	+1FE * ₅
St Peter's	1FE	0
Mandeville	2FE	+1FE* ₆
St Adrian's	1FE	0
Camp	1FE	0* ₇
Windermere	1FE	+1FE* ₈
Cunningham Hill Infant & Junior	2FE	+1FE* ₈
Francis Bacon	0FE	+2FE
St Michael's Infant & Junior	0.8FE	0

Abbey	1FE	0
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- *1 Not currently planned. May require relocation of another service. Highways issues/needs proving by further feasibility.
- *2 Dependent on detached playing field on SADC land. Site not been subject to highways appraisal. Tight site. Expansion of Skyswood and St John Fisher is mutually exclusive, both owing to need for detached playing field.
- *3 Dependent on flexible Green Belt policy/access improvements and additional playing field in third party ownership. Medium to longer term potential depending upon Core Strategy
- *4 Relies on provision of a Multi Use Games Area (MUGA) or detached playing field in SADC ownership.
- *5 Relies on flexible Green Belt policy/resolution of highways issues which may be insurmountable. Land in third party ownership may assist.
- *6 May be problematic, as high level highways advice suggests access/traffic generation may be problematic unless children live very close to area of need.
- *7 While SADC detached playing field available, there are serious highway deficiencies. Not considered to be deliverable from a highways perspective.
- *8 Detached playing field or MUGA required to meet site deficiencies. SADC land in close proximity to both sites. Highways advice confirms expansion of Windemere and Cunningham Hill is mutually exclusive.

The representations continued that ;

5.7 The above figures indicate that, from a theoretical town planning perspective there is 9.5FE spare capacity within St Albans City PPA to accommodate additional growth (taking into account the fact that Skyswood/St John Fisher and Windemere/Cunningham are mutually exclusive). However, 8.5FE of spare capacity is dependent on the provision of either a detached playing field, MUGA, flexible Green Belt policy or the resolution of highway issues and the practicality of delivering of school expansions on these sites is far from certain. This leaves only 3FE of deliverable capacity within this primary planning area (Margaret Wix and Francis Bacon).

June 2012 Update

- 10.13 Since the representations were submitted in February 2011, the following circumstances have changed ;

The additional capacity at Francis Bacon will be realised by providing an additional 2 fe capacity from September 2012. Therefore, that latent capacity is no longer available. An additional 2 fe of capacity is also being provided by the Alban City Free School on the former College of Law site in the City Centre.

Comment

Both of the above proposals are meeting existing need.

Harpenden

- 10.14 The position as it was understood in February 2011, identifying latent capacity in Harpenden was;

School Name	Current Capacity	Expansion Potential
The Lea	1FE	0
Manland	1FE	0
St Nicholas	0.8FE	0
High Beeches	1FE	+1FE* ₁
Sauncey Wood	1FE	+1FE* ₂
Roundwood	1.5FE	0
St Dominic's	1FE	1FE
The Grove Infant and Juniors	2.5FE	0.5FE
Wood End	2FE	1FE* ₃
Crabtree Infant and Juniors	2FE	0

*1 Subject to provision of detached playing field and highways appraisal. Tight site. HP officers believe highly questionable delivery

*2 Subject to provision of detached playing field and highways difficulties to be resolved, which may impact on affordability and therefore make delivery questionable.

*3 Subject to provision of detached playing field/MUGA.

The representations continued that;

5.9 The above figures indicate there is 4.5 FE of spare capacity within the Harpenden Primary Planning Area. However, 3.FE of spare capacity is dependent on the provision of either a detached playing field, MUGA or the resolution of highway issues. This leaves only 1.5FE of deliverable capacity within this primary planning area (St Dominic's and The Grove).

June 2012 Update

- 10.15 Both the Grove and St Dominic's were temporarily expanded to cater for 2 year groups in 2011. That was to meet existing need.
- 10.16 For September 2012 temporary expansions are proposed at both Manland and Wood End schools and these are the subject of current

planning applications. The permanent expandability of St Dominic's would be caveated more heavily now, and deliverability would need to be proven by detailed technical feasibility work. It is the intention that expansion of The Grove Infants, and the Grove Junior will be made permanent from 2013, and feasibility around the planning applications to deliver that is currently being explored.

10.17 Highways advice has been procured which suggests that High Beeches may be expandable by 1 fe subject to achieving a range of measures to mitigate highways impacts.

10.18 The situation with regard to the expandability of primary schools in other settlements in St Albans City and District (SADC), is summarised in sections 5 to 5.23 of the February 2011 representations. However, as at June 2012 there are some current proposals it is appropriate to identify ;

- Sandridge – permanent expansion to 1fe planned for delivery by September 2013. Further expansion would require flexible Green Belt policy.
- Wheathampstead – Beech Hyde is being temporarily expanded for one year group for September 2012 and is the subject of a current planning application.
- Redbourn – Redbourn Infants is being expanded by 1 year group for September 2012 and is the subject of a current planning application

10.19 For other settlements, the situation in terms of need and potentially prudent policy responses remains as per the representations made in February 2011.

10.20 LDF Representations

10.21 HCC wrote to SADC in July 2007, September 2009 and February 2011 commenting amongst other things, on the Core Strategy emerging options for future housing growth. It is important to note that in terms of the scale of housing growth, this has been pared back from the 360 dwellings per annum over the plan period to 250 dwellings per annum in the most recent consultation in December 2010.

10.22 From the consultation in December 2010, it is understood that the pre submission Core Strategy is likely to feature proposals for the provision of 250 dwellings per annum over the plan period to 2028, and unlike the consultation in December 2010 will be supported by a Housing Trajectory identifying sources of Housing Land Supply.

New Housing

- 10.23 HCC has noted at 10.1 to 10.2 above that it is appropriate to consider the child yield arising out of these 250 dwellings per annum as falling somewhere in the range of 1 form of entry per 500 to 1 form of entry per 850 dwellings. The housing trajectory previously provided by SADC in 2011 has been analysed to consider the child yields which could arise across the period of the housing trajectory.
- 10.24 **Appendix 2** identifies forms of entry (FE), which could result from the housing identified in the housing land supply figures and these include an allowance for windfalls using a methodology agreed with SADC based upon the historic rates of windfalls in individual geographic areas. The trajectory from April 2011 has been compared with that forwarded in May 2012 and it has been noted that the following sites are additional to those tested and quantified in Appendix 2;
- RS 46 Jewson Depot, Cape Road, St Albans (20 units which look likely to come later in the plan period)
 - RS95 222 London Road St Albans (22 units likely to be later in the plan period)
 - TBA 29 Harpenden Delivery office (10 units in the first 5 years of the plan period)
 - TBA 30 SADC garage court programme (80 units in the first 5 years of the plan period but locations unknown)
 - TBA 31 London Colney (10 units in the first 5 years of the plan period)
 - TBA 32 Egg Packing Factory, Highfield Lane, St Albans (7 units in the first 5 years of the plan period)
 - TBA 33 Former Westfield Allotments, Harpenden (18 units in the first 5 years of the plan period).
- 10.25 The table identifies the total number of housing units that the housing land supply information identifies could be constructed during the plan period. It identifies the total number of units by area, and each 5 year period of the plan, both with and without windfalls. The range in the forms of entry that would arise over the plan period is also identified.
- 10.26 Strategy for provision**
- 10.27 **Appendix 3** contains a summary of the potential child yields arising in each settlement area out of new housing that is proposed, and reflects back on existing CS forecasts to identify the new primary school provision that it is considered it would be appropriate to plan for across the Plan Period. In some locations there is a significant difference between the child yield that can be attributed to the new housing and the level of need that it would be prudent to plan for in terms of potential new school places.

- 10.28 Reflecting on that information, the yields arising from the new housing development suggested by SADC's Trajectory data, taken with existing needs within those settlements enables the following summary to be provided:

St Albans **Total max yield suggested from new housing is 5 FE.**

Taking into account the locations of schools that may potentially be expandable, it would be prudent to plan for an additional 2 number 2fe schools at St Albans.

Hemel Hempstead **Total max yield from new housing is 0.3FE.**

The need to engage in tri-partite discussions with St Albans/Dacorum and HCC is a point that has been made in previous reps, but it is likely to be prudent to plan for a new 2 fe school.

Harpenden **Total max yield suggested from new housing is 0.75FE.**

Given the existing pressures in the settlement, Children's Services preference for 2FE schools, and the need to factor in a contingent source of education land supply to 2028, it would be appropriate to identify a 2fe primary school site in Harpenden. Further information can be found at section 5.9 to 5.12 of HCC representations dated February 2011.

Wheathampstead **Total max yield suggested from new housing is 0.27FE.**

Expansion of existing schools would be required and provided for by the flexible planning policies for school sites requested in previous representations, see section 5.18 of reps submitted February 2011.

Bricket Wood **Total Max yield suggested from new housing is 0.49FE.**

This would necessitate expansion of the existing school, requiring appropriately worded Green Belt policies to facilitate both school expansion and use of the adjacent rural estate land as additional playing fields. See section 5.13 to 5.15 of HCC service reps February 2011.

Park Street/How Wood **Total maximum yield suggested is 0.28FE.**

This would need to be managed by considering expansion of the closest, most appropriately located expandable schools which are likely to be Green Belt schools in Park Street and Chiswell Green.

London Colney **Total maximum yield suggested is 1.03FE.**

This would exacerbate the deficit of places already forecast by 2016/17 and referred to in previous reps (see section 5.20 of reps submitted February 2011) and amplifies the need for identification of a new 2FE school site.

Sandridge **Total maximum yield suggested is 0.08FE.**

The total maximum yield would be capable of being accommodated within the existing school, subject to the flexible planning policies in the Green Belt referred to at section 5.17 of HCC reps dated February 2011.

Colney Heath **Total maximum yield suggested is 0.11FE.**

There is an interrelationship within the primary planning area with the east of St Albans. This yield would need to be accommodated within existing schools, subject to the provision of flexibly worded Green Belt policies referred to at Section 5.21 of the reps previously forwarded to SADC in February 2011.

10.29 It would be important to consider the implications, in terms of child yield, of releasing different sites with different yields, in different locations around the County. On the basis of the current housing land assumptions, the maximum primary child yield from **new housing** would be 8.3 forms of entry.

10.30 Developer role in provision of land and quantum requirement.

10.31 Based on our current understanding it is considered that a CIL charge should apply across the district to secure funding for infrastructure and in the following cases, which require provision of new schools:-

- Where developments creating demand are fragmented across the town, thus it would be appropriate to seek funding for infrastructure via CIL.
- Where single developments are proposing 1FE or more of child yield i.e. 500 houses or more, it is likely a primary school will need to be provided as part of that development. Accordingly, it would appear more appropriate to deal with these cases via a S106. HCC would welcome the opportunity to discuss how this requirement could be best addressed given the introduction of CIL and the changes to S106.

10.32 Within St Albans City and District the December 2010 consultation makes it clear that there are unlikely to be many single developments which would, in themselves yield a justification for a whole form of entry and consequently, the approach in the first bullet point above is more likely to be relevant.

10.33 For sites such as TBA 2 – Harperbury (250 units), the funding could either be via CIL, or if a CIL charge is not in place, via a Section 106 agreement seeking funding towards a new school at London Colney. [As part of the CIL '5 sites rule' regulation 123 of the CIL Regs April 2010].

11.0 SECONDARY EDUCATION

Generic Background information

11.1 Secondary school and site size requirements

- 11.2 School provision is often described in terms of 'Forms of entry'. 1 Form of Entry (FE) equals 30 places per year group. Secondary schools have 5 year groups, from Year 7 through to Year 11. A typical Hertfordshire secondary school has between 5 and 8 FE, therefore a 5 FE school will have $30 \times 5 \times 5 = 750$ compulsory age pupils. Many schools also have sixth forms, with lower and upper year groups. Currently approximately 60% of students take up places in the sixth form, although this varies in specific areas across the County and is generally higher in secondary schools in St Albans District.
- 11.3 However, as a result of government policy, this proportion is expected to rise to 80% as the number of places in education and training for 16 to 18 year olds increases to meet the rise in the participation age to 18 by 2015. Local authorities have a duty to ensure that sufficient, suitable places are available to meet the reasonable needs of all young people, and to encourage them to participate.
- 11.4 HCC policy is to provide secondary schools of between 6 and 10FE where possible, for operational reasons.
- 11.5 Ancillary uses including extended schools and sports facilities often on school sites often offer wider provision to the local community. Many schools have community use agreements allowing other users, such as sports clubs to use their site and facilities out of hours.
- 11.6 Secondary schools (where they are 6-8FE) should ideally meet the following criteria:-
- 12-15 Hectares (c.4 ha will be built and include hard play and parking areas)
 - Sustainably located
 - Flat
 - Accessible to pedestrians, vehicles and public transport
 - Free from site constraints
- 11.7 The above standard sets out the County Council's preferred model of provision. The Government has recently introduced new policy which allows the setting up of free schools and academies, which are not governed by explicit standards. Nonetheless, the County Council believes that the standards applicable for maintained schools have proved satisfactory over many years and are appropriate as non-statutory guidelines for Free School provision.

11.8 The above standard sets out the County Council's preferred model of provision. It is intended to enable school premises to meet the needs of a typical secondary school curriculum analysis and the accommodation requirement that flows, and also the Education (School Premises) Regulations 1999 [SPR] and DfE Building Bulletin guidance that apply to Maintained Schools.

11.9 The Government has recently introduced new policy and Legislation which allows the setting up of Free Schools and Academies. Whilst they are not Maintained Schools and are not formally subject to the SPR, when existing school sites are expanded or new sites allocated HCC would wish to see these premises standards achieved so that the expanded and new schools have full capability to deliver a typical secondary school curriculum.

12.0 Costs of providing new secondary schools

12.1 Average Hertfordshire based build costs for the provision of generic new Primary and Secondary schools were provided the County Council's contractor (Mace Ltd) for new build (as of January 2011) as follows:

Item	Pupils (inc 50% 6 th form SOR)	Cost in £millions	Cost per pupil	Area in square metres
6FE	1008	£18,469	£18,322	8603

(based on BCIS Q1 2006)

12.2 Costs of extending secondary schools

Item	Pupils (inc 50% 6 th form SOR)	Cost in £millions	Cost per pupil	Area in square metres
4 FE extension	660	£20,463	£31,004	6000
5 FE extension	825	£24,556	£29,764	7200

These figures at July 2011 BCIS cost base

12.3 The above figures do not include the cost of acquiring land. In addition, it should be noted that extending existing schools may impose a requirement to secure additional playing fields either through negotiation to use existing fields or purchase of land for new facilities. There is a preference to provide playing fields on site wherever possible but this is not always the case, particularly in urban areas where schools need to be expanded and SPR must be met. More detailed information can be provided on request.

13.0 Demographics (child yield and residential development)

- 13.1 The county council's demographer, Dr Paul Garcia assisted in developing a methodology to link residential development and child yield, the resulting information can be used for school planning purposes. Each LDF area has been considered independently and information supplied to each district planning authority to assist in informing LDFs. Further information on this methodology can be provided on request.
- 13.2 The study shows that using 2011 schools census data, the county's mean yield is 21 secondary pupils per hundred dwellings, in other words 1 FE per 857 dwellings.

DISTRICT BASED INFORMATION

14.0 Demographic work on child yield per district

- 14.1 Pupil yields vary by place and the character of the development. However, a study of developments around the county allows us to calculate an average yield which can be used for school planning purposes. The study shows that using 2011 schools census data, the county's mean yield is 21 secondary pupils per hundred dwellings, in other words 1 FE per 857 dwellings. In responding to previous LDF documents HCC has taken a prudent view and used a similar rate to the primary figure, i.e. 1FE per 850 dwellings, partly in view of the long term nature of forecasting throughout the LDF.
- 14.2 The proposed **new housing** would generate around 4.7FE of additional secondary school demand during the plan period. The capacity of existing schools in both Harpenden and St Albans to absorb the additional demand for school places arising from this new housing is considered in section 15 below.
- ### 15.0 Existing school site capacity work
- 15.1 A detailed assessment was made of the capacity of existing school sites to expand in the representations made by Vincent and Gorbng in January 2011 on behalf of Children's Services and Herts Property in their reports entitled;

St Albans City and District Secondary Schools – Delivering Secondary School Expansion which comprised three documents ;

- Town Planning Appraisal of Existing school sites, and
- Town Planning Appraisal of Proposed School sites,
- Summary report,

- 15.2 The report concluded that there was theoretical potential for up to 9FE of expansion in St Albans, but deliverability of this would be dependant

upon further technical investigations. [See sections 4.91 to 4.94 of V and G Town Planning Appraisal summary report reps].

- 15.3 In Harpenden, the total theoretical additional capacity of 3.7 forms of entry is available. However, the delivery of this is highly questionable given the current physical constraints relating to existing sites, and complex interdependencies in terms of highways and the use of detached playing fields. In addition, each secondary school is either Academy or Voluntary Aided, (soon to be Academy). This means the schools are independent of the local authority, and are responsible for setting admission rules and published admission numbers. The local authority can seek to negotiate additional school places, but can not 'force' expansion. This means that each schools' governing body would need to be in favour of growth.
- 15.4 Since the last representations to the LDF on secondary education, the secondary forecast has changed. This largely reflects changes to pupil demographics at the lower age range (particularly in Harpenden) and changes in the pattern of secondary pupil in and outflow (particularly in St Albans). The latest secondary forecast indicates a peak in demand in September 2019 of approximately 6 additional f.e. in Harpenden and 3 additional f.e. in St Albans.

16.0 LDF Representations

- 16.1 That report identified that on the basis of Children's Services forecasts, (as they stood in 2010), it was considered that 12 to 14 forms of entry (including a small surplus) of additional capacity was required in the period up to 2021.
- 16.2 Owing to the uncertainties around delivery of expansions on a number of the secondary school sites, the LDF representations identified that it would be appropriate to identify a number of reserve sites (to accommodate new schools, or to provide additional detached sports provision to enable expansion) as part of the emerging LDF. 5 sites were suggested;
- Site C – Land north west of St Albans Road, St Albans
 - Site D – Land south of House Lane, St Albans
 - Site K – Land south of Holyrood Crescent, St Albans
 - Site L – Land south of Butterfield Crescent, St Albans
 - Site F – Land north of lower Luton Road, Harpenden
- 16.3 The locations of these sites is shown in the plan attached as Appendix 4.
- Site C might offer the potential for either a detached playing field or, in the event that it was required, offer the potential for a whole new school,

- Site D offers the potential to provide a detached playing field which would enable the expansion of Sandringham school
- Site K might provide detached playing fields enabling the expansion of Marlborough
- Site L offers the potential for either a new secondary school site, (pending further investigation of highway issues), or as an alternative to provide the opportunity of detached playing fields for Marlborough school.
- Site F Harpenden – offers the potential to provide an all through school or new secondary school provision.

16.4 Sites C and D in St Albans are in the ownership of the County Council, the remainder are not and it may be that the County Council would need to acquire one of the sites by agreement or by exercise of compulsory purchase powers.

16.5 Attention is also drawn to paragraph 5.11 of HCC service representations, February 2011 and paragraph 5.72 of the Vincent and Gorbings Town Planning Appraisal summary report. Both of these identify the potential contribution of HCC rural estate land adjacent to Round Wood Park School. The interrelationship of development in Markyate and Flamstead with Harpenden, and therefore cross boundary issues with DBC settlements which might look toward Harpenden for secondary education provision also needs to be considered.

16.6 It is important to note that the new housing planned over the plan period would yield 4.7 forms of entry of new secondary children at the 250 dwellings per annum rate set out in the Housing trajectory.

16.7 Again the caveat referred to at 10.10 is reiterated [ie that there may be some development referred to in the trajectory which already has planning permission and an accompanying S106 which includes provision towards secondary education.

17.0 Strategy for provision

17.1 Children's Services colleagues consider the appropriate way to manage short term needs and plan for the future, based upon their annual forecasts, in updates to the Meeting the Rising Demand document. It remains the case that it is necessary for developments across the City and District to make the appropriate contributions towards the provision of new secondary school places.

17.2 The town planning system also has a role to play in allocating appropriate sites for the delivery of new secondary school places for the reasons set out in footnote 1, page 11 of the HCC services representations dated February 2011. ie;

Part III of the Land Compensation Act 1961 provides a mechanism for indicating the kind of development (if any) for which planning permission can be assumed by means of a 'certificate of appropriate alternative

development'. The permissions indicated in a certificate can briefly be described as those with which an owner might reasonably have expected to sell his land in the open market if it had not been publicly acquired. Therefore, if X number sites are identified as being educational sites in the development plan and they are located in the Green Belt, then the alternative use is limited to those uses which are appropriate in the Green Belt. If however, the identification is simply as a school as part of a wider housing release, then one might argue that the alternative development would be residential and the site acquisition will be prohibitively more expensive.

18.0 Developer role in provision of land and quantum requirement

18.1 It is considered that a CIL charge should apply across the district to secure funding for infrastructure. For the whole of the City and District of St Albans, the developments creating demand are fragmented across the town therefore it would be appropriate and necessary to seek funding for infrastructure via a CIL charge.

18.2 In the event that development east of Hemel Hempstead begins to approach a scale which would generate 1 form of entry worth of child yield, (ie 1FE per 500 and 850 houses at primary level and 1FE per 850 houses at a secondary level), it may be necessary to consider seeking planning obligations under a Section 106 towards provision of a new primary school and expansion of an existing secondary school at Hemel Hempstead. [As part of the CIL's sites rule' regulation 123 of the CIL Regs April 2010].

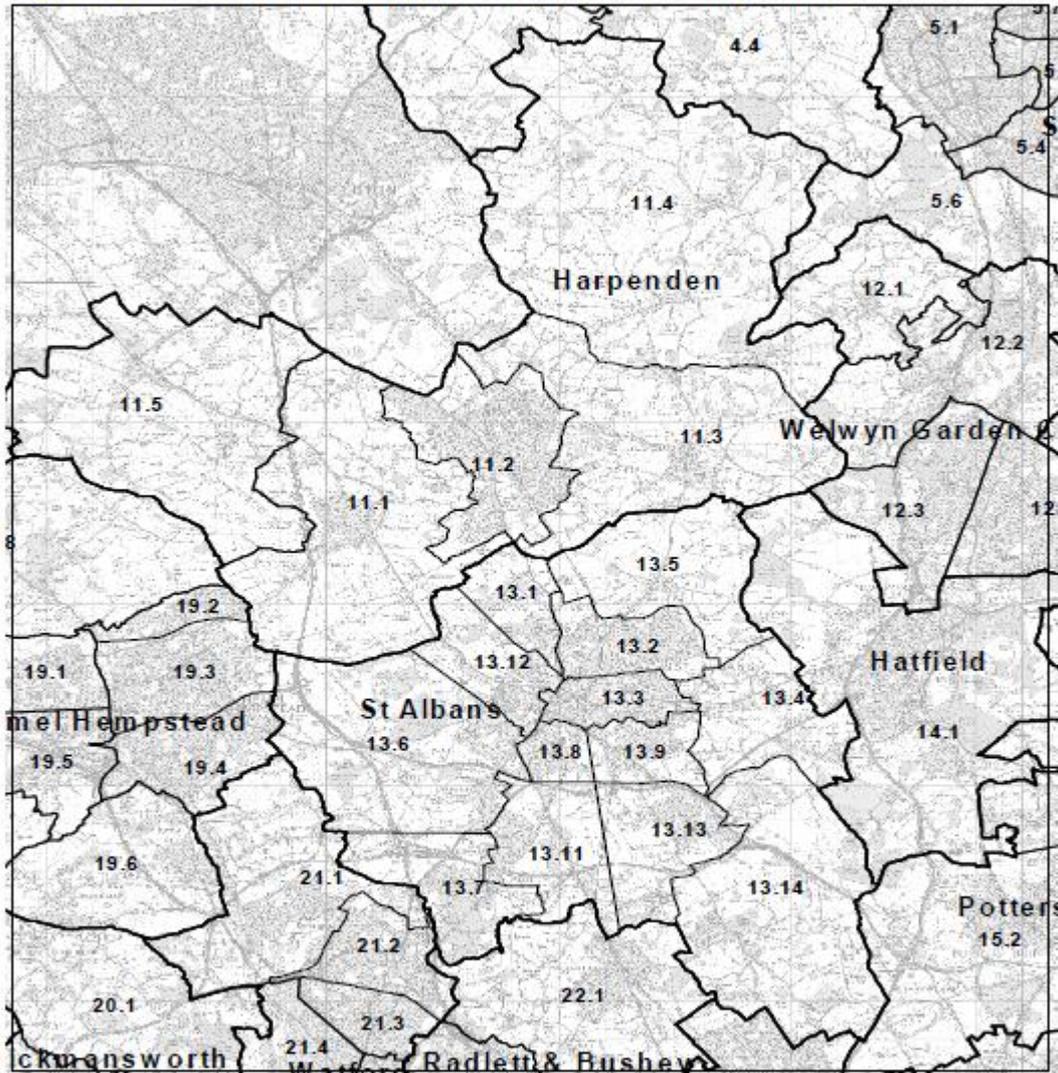
18.3 Please note this approach has yet to be agreed.

19.0 REPLACEMENT HOUSEHOLD WASTE RECYCLING CENTRE (HWRC)

19.1 Section 12.7 of the Core Strategy representations submitted in February 2011, made reference to the need for enlargement/relocation of the existing HWRC at Ronsons Way in St Albans. At the time of writing this response, my understanding is that measures are in hand to secure the expansion of the existing HWRC. However, colleagues in Waste Management advise that they retain a keen interest in achieving a better located facility, ideally to the west of St Albans. A specification for such a facility is included at Appendix 5.



St Albans and Harpenden Secondary and Primary Education Planning Areas



2 0 2 4 Miles

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APPENDIX 2

Housing Trajectory based upon Housing Trajectory Information provided by SADC dated 26.04.11

Assumptions

1fe per 500 = 42 children per 100 dwellings

1fe per 850 = 24.7 children per 100 dwellings

[figure in square brackets is the linear fe generated at 1fe per 500 and 1 fe per 850 respectively]

NB information relating to windfall rates provided by SADC aggregated across the plan period for each of the 'Mouchel Areas'.

Site reference numbers relate to site reference in SADC Housing trajectory

Settlement	Site reference no.	2011 – 2016	2016- 2021	2021- 2028
Hemel	TBA13		150	
	pupil yield		63/38	
	forms of entry		[0.3/0.17]	
Harpenden	RH1	18	15	21
	RH883	11		
	TBA15			27
	TBA23		8	
	RH39	22		
	RH33	7		
	RH1254	11		
	TBA26	12		
	RH36	11		
	RH1191	8		
	RH40	14		
	TBA18	10		
	RH293	6		
	RH37	8		
	TBA7	5		
	sub total units	143	23	48
	pupil yields	60/35.3	9.66/5.66	20.0/12
	forms of entry	[0.28/0.16]	[.05/.02]	[0.09/.05]
	total units with windfalls	167	83	144
	mouchel 17@12 dpa			
	2014-2028			
	pupil yields	70/41	35/20	60/38
	forms of entry	[0.3/0.19]	[0.166/0.10]	[0.28/0.16]

Wheathampstead	TBA3	7		
	RG6	5		
	RW2		18	
	RW6	66		
sub total units	78	18		
pupil yields	32/19	6.0/4.0		
forms of entry	[0.16/0.09]	[0.03/0.02]		
total units with windfalls area 18	85	36	28	
3.5 dpa 2014-28				
pupil yields	36/21	15.0/9.0	12.0/7.0	
forms of entry	[0.17/0.1]	[0.07/0.04]	[0.05/0.03]	

Bricket Wood	RB9	10		
	TBA4	6		
	TBA1	50	100	
		66	100	
sub total units	66	100		
pupil yields	27.72/16	42/24.7		
forms of entry	[0.13/0.07]	[0.2/0.11]		
total units with windfalls area 13	78	130	42	
6dpa 2014-28				
pupil yields	33/19	55/32	18.0/10.0	
forms of entry	[0.15/0.09]	[0.26/0.15]	[0.084/0.04]	
totals with windfalls area 14	73	117	28	
3.5dpa 2014-28				
		less yield than would be the case with area 13		

Park Street/How Wood	RP1243	7		
	RP3	24		
	RF1		22	
		31	22	
sub total units	31	22		
pupil yields	13.0/8.0	9.0/5.0		
forms of entry	[0.06/0.03]	[0.04/0.02]		
total units with windfalls area 13	43	52	48	
6dpa 2014-28				
pupil yields	18.0/11.0	22.0/13.0	20.0/12.0	
forms of entry	[0.09/0.05]	[0.10/0.06]	[0.09/0.06]	

London Colney	RG1	21		
	RL1071	10		
	RL1103	12		
	RL974	8		
	RL18	26		
	TBA11	14		
	TBA19	107		
	TBA2	160	90	
sub total units		358	90	
pupil yield		150/88	38/22	
forms of entry		[0.7/0.43]	[0.18/0.10]	
total units with windfalls area 12		368	115	35
5dpa				
pupil yields		155/91	48/28	15.0/7
forms of entry		[0.73/0.43]	[0.23/0.13]	[0.07/0.04]

Sandridge	TBA25		25	
sub total units			25	
pupil yields			11/8.0	
forms of entry			[0.05/0.03]	
total with windfalls area 10		2	30	8
1dpa 2014-28				
pupil yields		1/0.0	13/7.0	3.0/2.0
forms of entry		[0.004/0.002]	[0.06/0.04]	[0.02/0.009]

Colney Heath	TBA 20		30	
sub total units			30	
pupil yields			13.0/7.0	
forms of entry			[0.08/0.03]	
total with windfalls area 11		4	40	16
2dpa 2014-28				
pupil yields		2.0/1.0	17.0/10.0	7.0/4.0
forms of entry		[0.0008/0.004]	[0.08/0.047]	[0.032/0.018]

St Albans North West (Townsend New Greens)	RS1041	9		
	TBA12	12		
	RS1241	5		
	RS102	55		
	RS1179	8		
	TBA17	10		
sub total units		99		
pupil yields		42/24		
forms of entry		[0.2/0.11]		
total with windfalls from area 3 – 5dpa and area 9, 6dpa 2014-28		121	55	88
pupil yields		51/30	23/14	37/22
forms of entry		[0.24/0.14]	[0.11/0.06]	[0.17/0.10]

St Albans City Centre	TBA5	12		
	TBA14	99	100	
	TBA8	5		
	RS87	100		
	RS27	307		
	RS1012	11		
	TBA10	10		
	RS1083	10		
	RS111	6		
	RS112	289		
	sub total units		849	100
pupil yields		356/210	42/24.7	
forms of entry		[1.7/0.99]	[0.2/0.12]	
total with windfalls from area 1, 20dpa 2014 – 2028		889	200	160
pupil yields		373/210	84/49	67/40
forms of entry		[1.77/1.04]	[0.4/0.23]	[0.32/0.18]

St Albans East (Fleetville and Smallford included)	RG044		13	
	Beaumont	73	75	
	RG11	62		
	TBA6	5		
	RS47	18		
	RS45	14		
	RS117	12		
	TBA9	18		
	RS1264	6		
	TBA21	10		
	RG12	34		
sub total units	252	88		
pupil yields	106/62	37/22		
forms of entry	[0.21/0.07]	[0.07/0.02]		
windfalls from areas				
2 (18dpa)	36	90	144	
5 (7dpa)	14	35	56	
6 (6dpa)	12	30	48	
(NB area 4 with yield of 5dpa 2014- 28 could be picked up by Skyswood/ Sir John Fisher)				
total with windfalls 2014-28	314	243	248	
pupil yields	131/78	102/60	104/61	
forms of entry	[0.6/0.09]	[0.5/0.29]	[0.5/0.29]	

St Albans South West (St Julians St Stephens)	RS972*	16		
	or RS972	126		
	RS972 (south)	100	50	
	TBA22	8		
	TBA16	8		
sub total units		132*	50	
	or	258		
*RS972 north supposed to be all retirement with exception of 16 units but in event any resubmission seeking to maximise use for alternative development				
sub total units		22/33	21.0/12.0	
pupil yields		[0.11/0.03]	[0.1/0.06]	
forms of entry	or	108/64		
		[0.2/0.07]		
total with windfalls from areas 7/8 2014-28				
area 7 5dpa		10	25	40
area 8 4dpa		8	20	32
total with windfalls 2014-2028		150*	95	72
pupil yields		63/37	40/23	30/18
forms of entry		[0.1/0.04]	[0.08/0.03]	[0.06/0.02]
	or	276		
		116/68		
		[0.23/0.08]		
*RS972 north supposed to be all retirement with exception of 16 units but in event any resubmission seeking to maximise use for alternative development				

Housing Trajectory Summary of potential Yields

Summary of yield range by settlement identifying the highest and lowest yields that might be created by the housing trajectory, with the highest yield being calculated with 97.5% confidence that the yield has not been underestimated

Settlement	2011-16	2016-21	2021-28
St Albans			
St Albans North West (Townsend, B Heath, N Greens)	0.14 to 0.24fe	0.08 to 0.11fe	0.10 to 0.17fe
City Centre	1.04 to 1.77fe	0.23 to 0.4 fe	0.18 to 0.32 fe
St Albans East (Camp/Fleetville)	0.09 to 0.6fe	0.29 to 0.5fe	0.29 to 0.5fe
St Albans South West (St Stephens/St Julians)	0.04 to 0.23fe	0.03 to 0.08fe	0.02 to 0.08fe
Total Requirement	1.31 to 2.84 fe	0.61 to 1.09fe	0.59 to 1.05fe

Comment ; Total max yield suggested from new housing is 5fe. Overall, in addition to the existing known need that is being picked up by Francis Bacon and Alban City School and taking into account the locations of schools that may potentially be expandable, it would be prudent to plan for an additional 2 number 2fe schools at St Albans

Hemel Hempstead	0.17 to 0.3fe
Total Requirement	0.17 to 0.3fe

Comment ; Total max yield from new housing is 0.3 fe. The need to engage in tri-partite discussions with St Albans/Dacorum and HCC is a point that has been made in previous reps, but it is likely to be prudent to plan for a new 2 fe school

Harpenden requirement with windfall	0.16 to 0.28fe	0.02 to 0.05fe	0.05 to 0.09fe
	0.19 to 0.3fe	0.1 to 0.168fe	0.18 to 0.28fe

Comment; Total max yield suggested from new housing is 0.75 fe. Given the existing pressures in the settlement, CS's preference for 2fe schools, and the need to factor in a contingent source of education land supply to 2028, it would be appropriate to identify a 2fe site from a primary perspective in Harpenden. Further information can be found at section 5.9 to 5.12 of HCC reps dated February 2011.

Wheathampstead including windfall	0.08 to 0.13fe	0.02 to 0.03fe	0.03 to 0.05fe
	0.09 to 0.15fe	0.04 to 0.07fe	0.03 to 0.05fe

Comment; Total max yield suggested from new housing is 0.27 fe. Expansion of existing schools would be required and provided for by the flexible planning policies for school sites requested in previous reps, see section 5.18 of reps submitted February 2011.

Bricket Wood (includes windfalls)	0.09 to 0.15fe	0.15 to 0.28fe	0.04 to 0.08fe
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Comment; Total Max yield suggested from new housing is 0.49fe. This would necessitate expansion of the existing school, requiring appropriately worded Green Belt policies to facilitate both school expansion and use of the adjacent rural estate land as additional playing fields. See section 5.13 to 5.15 of HCC service reps February 2011.

Park Street/How Wood (includes windfalls)	0.05 to 0.09fe	0.08 to 0.10fe	0.06 to 0.09fe
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Comment ; Total maximum yield suggested is 0.28fe. This would need to be managed by considering expansion of the closest, most appropriately located expandable schools which are likely to be Green Belt schools in Park Street and Chiswell Green

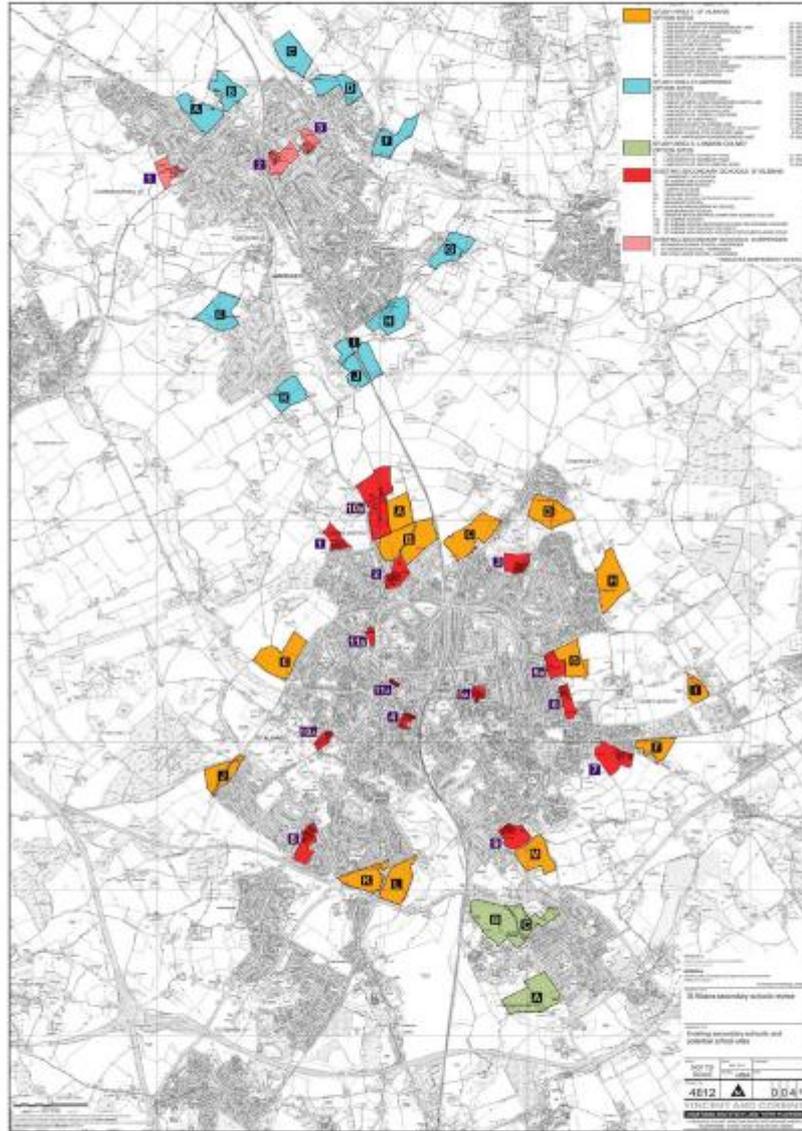
London Colney (includes windfalls)	0.43 to 0.73fe	0.13 to 0.23fe	0.04 to 0.07fe
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Comment ; Total maximum yield suggested is 1.03 fee. This would exacerbate the deficit of places already forecast by 2016/17 and referred to in previous reps (see section 5.20 of reps submitted February 2011) and amplifies the need for identification of a new 2 fe school site.

Sandridge (includes windfalls)	0.002 to	0.03 to 0.06fe	0.09 to 0.02fe
	0.004fe		
Comment ; Total maximum yield suggested is 0.08 fe. The total maximum yield would be capable of being accommodated within the existing school, subject to the flexible planning policies in the Green Belt referred to at section 5.17 of HCC reps dated February 2011.			

Colney Heath (includes windfalls)	0 to 0.004fe	0.047 to	0.018 to
		0.08fe	0.032fe
Comment ; Total maximum yield suggested of is 0.11fe. There is an interrelationship within the primary planning area with the east of St Albans. This yield would need to be accommodated within existing schools subject to the provision of the flexibly worded Green Belt policies referred to at Section 5.21 of the reps previously forwarded to SADC in February 2011.			

APPENDIX 4



Household Waste Recycling Site

Subject to catchment area 4,500 to 6,300 sq.m / 0.45 to 0.63 hectares

Draft specification of 3rd Jan 2012 provided by Michael Shaw,

A 'modern' HWRC can be accommodated on either a clear hard surfaced area or in a warehouse style building with sufficient headroom (9m) to load containers on to and off of the back of a servicing vehicle. In its most basic form it would be a rectangular concreted area approximately 90m x 50m (although if the 50m could be increased by some 20m it would help with servicing) with gentle gradients in all directions and with good road access for the anticipated volume of traffic.

It would need consented drainage to the foul system and have telephone, electricity and potable water supplies to a small building housing office, mess room, changing and toilet facilities.

It would also require a water supply to fire hoses and may, if the experiment at Harpenden is successful, need to accommodate a re-use building for the storage and sale of recovered goods. A HWRC could also be accommodated on a sloping site, a la Waterdale, but it is difficult to give an ideal layout without knowing dimensions and gradient.

The cost of developing a 'flat' site would be in the order of £2m (excluding the cost of the land).

APPENDIX 2

9.0 Summary of minimum space standards for an 8fe secondary school site

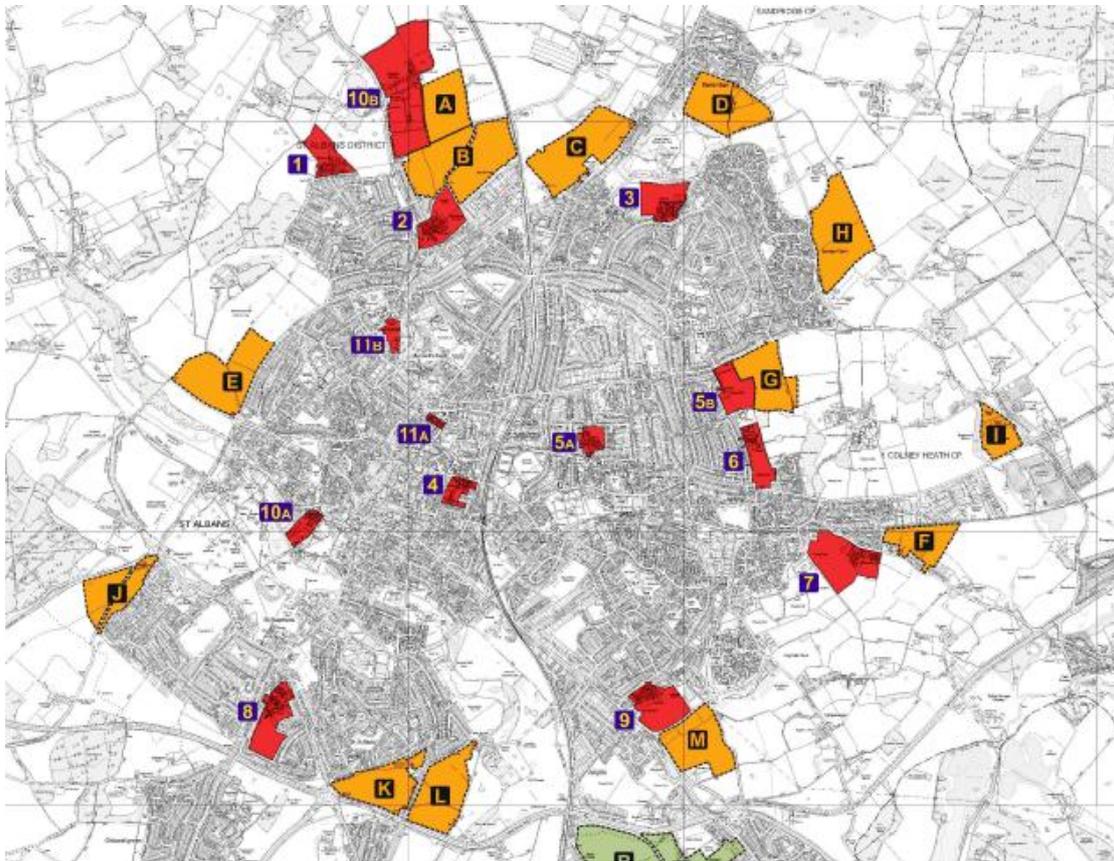
The table below gives a summary of the minimum space standards required for an 8fe secondary school. **It includes an additional area to accommodate for abnormalities on site such as those listed in point 1.0. The more developable the site, as in having no or few restrictions, the smaller site area will be required.**

Site Area	Total m ²
Grassed playing fields	65,000
Hard surfaced team game courts	3,864
Hard surfaced informal play	2,848
Soft surfaced informal recreation	4,880
Habitat	1,832
Car parking (21 staff and visitor)	4,370
Turning circle and drop -off	1,800 (approx)
Cycle parking	336
Building	12,271
BB 99 Float (site)	9,160
BB 98 Float (building)	772
Total (Min standards)	107,133
Additional Land for abnormalities and site restrictions	12,000
Total 8 FE school site area	119,133 (round up to 12ha)

INTER RELATIONSHIP BETWEEN SITES S1 AND S2 AND THE POTENTIAL NEED FOR A REPLACEMENT/ENLARGED HWRC SITE TO SERVE HEMEL HEMPSTEAD

- 4.0 EAST HEMEL/THE AREA ACTION PLAN [AAP] AREA TO THE EAST OF HEMEL
- 4.1 Officers at Dacorum will be aware that the need for a larger Household Waste Recycling Centre, (HWRC), has been identified in previous representations. [Section 3.13 and 3.36 of HCC Response on behalf of HCC Services - Pre Submission Core Strategy, December 2011 and Section 2.8, 2.9, 4.43, 4.44 and 5.31 of the HCC Response on behalf of HCC Services – Core Strategy Draft for Consultation November 2010].
- 4.2 Work is ongoing to consider whether the existing Hemel HWRC can be expanded on its existing site. In the event that this does not prove possible then it would be helpful if, in due course, consideration can be given via the Site Allocations Development Plan Document, or Hemel East Area Action Plan, to the identification of an appropriate site to deliver an HWRC for the Hemel Hempstead area for the period to 2031. Clearly, the most appropriate location for this might also be influenced by the extent of development to the East of Hemel Hempstead, including within St Albans City and District, if any.
- 4.3 DBC officers will be aware that the Waste Site Allocations document identifies a number of locations within East Hemel, within which the Waste Plan identifies new waste related uses are acceptable. There could also be an interrelationship between that Plan and any subsequent East Hemel Area Action Plan.

V AND G SECONDARY SCHOOL STUDY 2011 ST ALBANS SITES



V AND G SECONDARY SCHOOL STUDY 2011 HARPENDEN SITES

