

# Local Plan Technical Report

## 2018/2019 Infrastructure Delivery Plan Appendices

### **Part 18:** Education – Hertfordshire County Council

#### Appendix 62

Appendix 62: St Albans District Secondary Schools: Town Planning Appraisal  
Summary Report (January 2011)



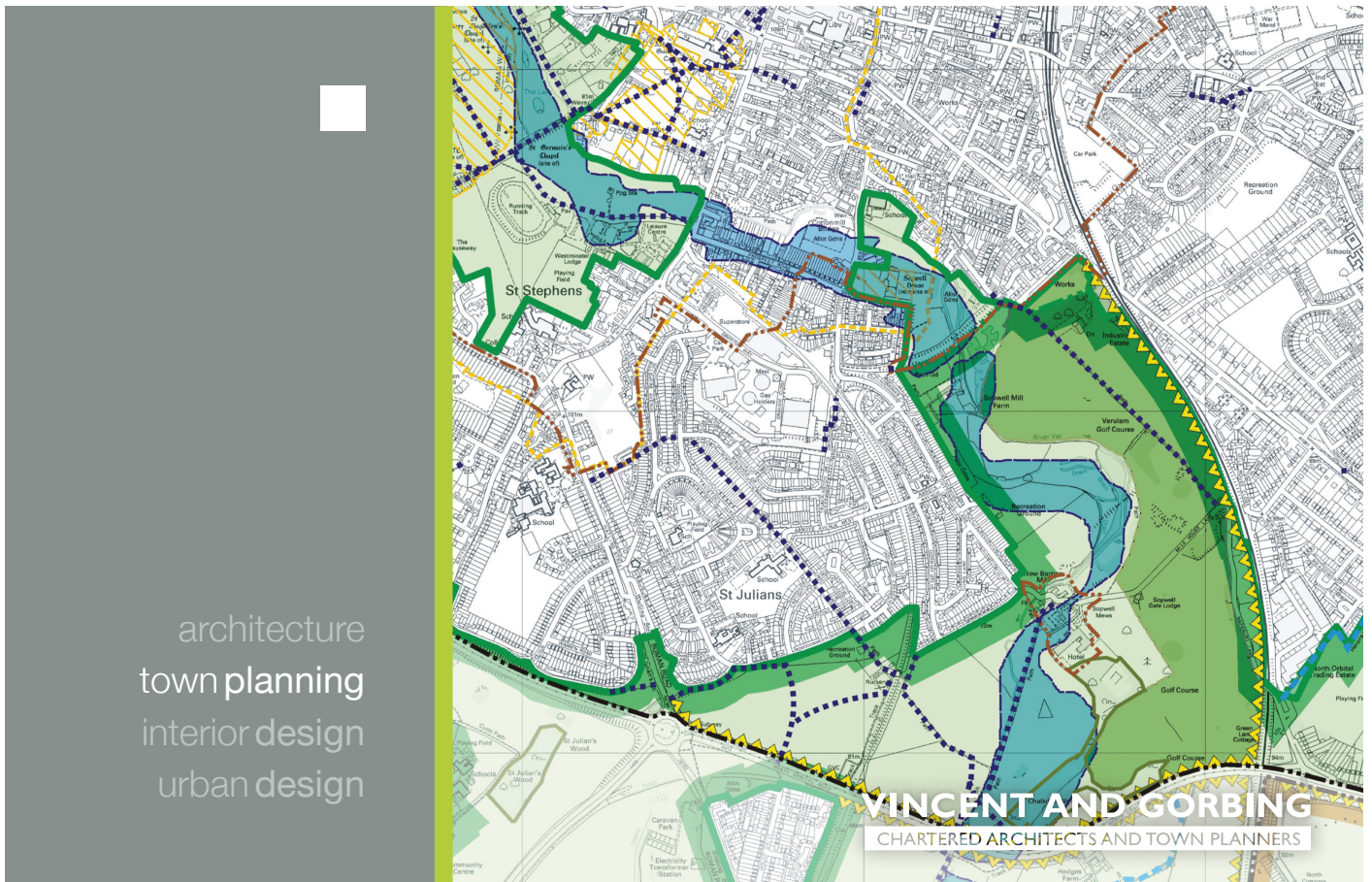
# St Albans City and District Secondary Schools

Delivering secondary school expansion  
Town planning appraisal

Summary report

January 2011

prepared by Vincent and Gorbing



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## ACCOMPANYING REPORTS

The following reports should be read in conjunction with this summary report:

St Albans City and District Secondary Schools: Delivering Secondary School Expansion: Town Planning Appraisal: Potential School Sites

St Albans City and District Secondary Schools: Delivering Secondary School Expansion: Town Planning Appraisal: Existing School Sites

Highway Appraisals: Stomor Ltd

## APPENDICES

Appendix One: Planning and environmental constraints analysis: St Albans

Appendix Two: Planning and environmental constraints analysis: Harpenden

Appendix Three: Planning and environmental constraints analysis: London Colney

Appendix Four: Potential school sites: summary analysis

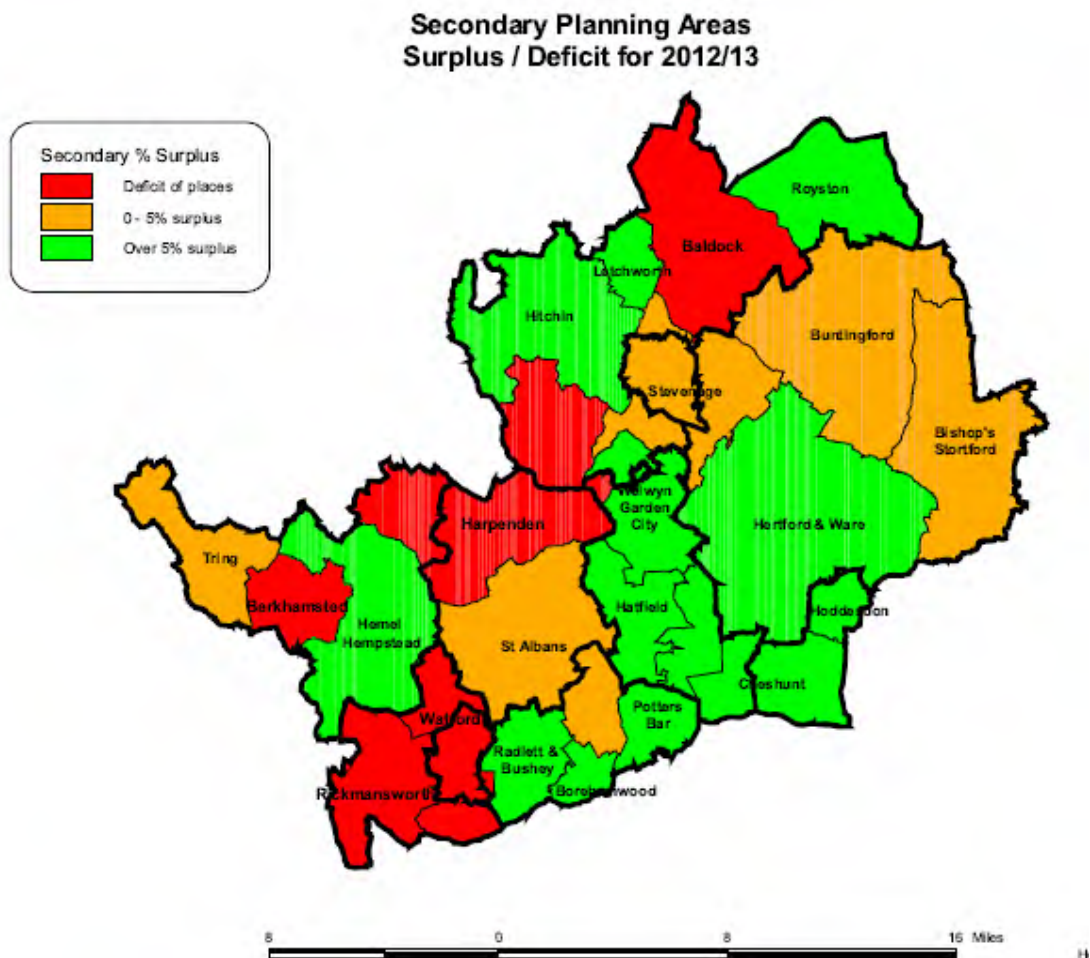
## **1.0 INTRODUCTION**

- 1.1 Hertfordshire County Council set out an approach to planning and providing suitable levels of primary and secondary school places across the County in a report entitled “Meeting the rising demand for school places” which was approved by Cabinet in December 2009. The report indicated that the demand for both primary and secondary school places has, across the County, increased, and is likely to increase further.
- 1.2 The report forecasts a shortage of secondary school places in the City and District of St Albans. The report concludes that feasibility work is required to ascertain the most appropriate long term solution to create the required additional capacity across the District. This could be through establishing new provision, the expansion of schools or a combination of both.
- 1.3 Vincent and Gorbings have been commissioned by Hertfordshire County Council to undertake a town planning appraisals of existing school sites to determine whether additional capacity could be delivered; and to search for, and evaluate potential school new school sites. This report is supported by highways appraisals undertaken by Civil Engineering Consultants Stomor Ltd which is the subject of a separate accompanying report.
- 1.4 Section two sets out the future education requirements in the secondary planning areas of St Albans and Harpenden.
- 1.5 Section three sets out the methodology used in producing this appraisal document.
- 1.6 Sections four to six set out the analysis of existing school expansion capacity and potential options for new secondary school sites that has been carried out in three areas; Harpenden, St Albans and London Colney.
- 1.7 Section seven sets out the summary and recommendations.

## 2.0 FUTURE SECONDARY EDUCATION REQUIREMENTS

### ST ALBANS AND HARPENDEN SECONDARY PLANNING AREA NEED

- 2.1 The Hertfordshire County Council Cabinet report “Meeting the rising demand for school places” sets out the County requirement for additional primary and secondary school places across the County. It confirms that the demand for places has increased and will increase further as a result of rising birth rates (recognising a national trend). The report forecasts that demand for reception places will rise by 8% county-wide over the next three years. This growth is not consistent across the County and in individual local areas changes can be rapid, substantial and unpredictable.
- 2.2 The rising birth rate and demand for reception places will inevitably translate over time into a requirement for additional secondary school places.



- 2.3 Figure 1 above (extract from the Cabinet Report) shows the countywide surplus/deficit for secondary school places. It shows that there will be a deficit of places in the St Albans and Harpenden secondary planning areas.
- 2.4 The updated forecast indicates that, in the St Albans secondary planning area the total number of Year 7 places currently available is 1,579. By 2019/20 the predicted demand for Year 7 places is 1777 which is a deficit of -13%.
- 2.5 In the St Albans secondary planning area some action has already been taken to address this deficit:
- To align the admission number of a popular single sex school with its physical capacity the County Council has determined an increased published admission number at St Albans Girls School from 178 to 196 from 2011/12
- 2.6 In the Harpenden planning area the total number of Year 7 places currently available is 542. By 2019/20 the predicted demand for Year 7 places is 664 which is a deficit of -23%.
- 2.7 In the Harpenden secondary planning area some action has already been undertaken to address this deficit:
- In 2006 the admission number at St Georges School was increased from 130 (plus 20 boarding spaces) to 160 (plus 20 boarding spaces)
  - To improve access to Harpenden children the County Council is has determined the following increases to school planning admission numbers: Roundwood Park from 182 to 196 and Sir John Lawes from 180 to 187 from 2011/12.
- 2.8 There is a relationship between Harpenden and surrounding settlements (Wheathampstead and Redbourn), Harpenden and St Albans, St Albans and surrounding settlements (London Colney, Chiswell Green, How Wood and Park Street) as parts of those areas are geographically close. Planning for future provision, either by expanding existing schools or providing new schools needs to take account of the relationships between the settlements and the spatial distribution of existing secondary schools.
- 2.9 It is anticipated that, together with some surplus spaces to allow for parental satisfaction, 12-14fe (360-420 places) will be required up to 2021 across the St Albans and Harpenden planning areas. School place planning beyond 2021 has not yet been undertaken since forecasts beyond this period are based on births which have not yet taken place.



## **HOUSING GROWTH**

- 2.10 It is recognised that some housing growth will occur in the District up to the period 2028 (the timeframe for the Local Development Framework). At the present time it is not possible to forecast school placement requirements until the Council's housing trajectory, spatial distribution of housing growth, and anticipated housing yields is confirmed.
- 2.11 Given the lack of current information in respect of housing growth and the uncertainty in respect of post 2021 school placement planning, the County Council will be looking to pursue a prudent planning approach that will give flexibility and capacity across the entire plan period; as well as taking account of the existing spatial distribution of secondary schools and any uncertainties in respect of their expansion potential.

## **PREFERED EDUCATION MODEL**

- 2.12 Hertfordshire County Council's preferred secondary school size is between 6-10 forms of entry (FE) although it is recognised that smaller models of 4-6FE should not be discounted as potential education models (particularly in respect of the Government's approach to Free Schools).
- 2.13 The objective of this town planning appraisal is to identify how (if at all) existing school sites could be expanded to provide 6-8FE of capacity (the mid-range of the Council's preferred secondary school size); and whether there are any potential new school sites that could provide up to 8fe capacity. A maximum site size will enable smaller schools (including Free Schools) to be developed within the site area if required and allow for potential later expansion if required.
- 2.14 The overall aim is to establish how the additional requirement for 14fe (meeting the need across both St Albans and Harpenden to 2021) could be met either by expanding existing sites, on new sites or a combination of both.

## **SITE AREA REQUIREMENT**

- 2.15 As a starting point DfES Building Bulletin 98 "Briefing Framework for Secondary Projects" sets a minimum likely site range of between 9.72ha to 11.04ha for 8FE school sites for 1600 pupils. Allowing for parking, access and servicing, this would increase the site to a likely minimum site of 11.56ha to 12.88ha, which would round up to 12 to 13ha.
- 2.16 In addition to the above the actual site area is likely to increase for a variety of reasons:

- Physical factors (e.g. site shape, topography, and site features, such as woodland, watercourses, overhead power lines etc)
- Public rights of way which may need to be retained (or diverted)
- Planning factors (e.g. building heights, car park provision)
- Whether or not an all weather pitch is provided
- The extent to which the school incorporates community facilities
- The need to provide a high quality access to the adopted road network

In the consideration of *potential new sites* where the extent of mitigation and potential constraints (above) is unknown, the objective is to identify sites of 12ha (minimum) to 15ha (ideal) to take some account of the above factors (based on Hertfordshire County Council's and Vincent and Goring's experience in providing a new 8FE secondary school at Great Ashby, Stevenage as part of the previous Government's BSF programme).

- 2.17 In the consideration of the potential expansion capability of *existing school* sites the objective will be to provide overall capacity to expand up to 8FE on a site area of 12ha (minimum) to 15ha (ideal) with any additional capacity being provided on site, adjoining the site, or detached from the site (depending on the existing site size characteristics).

### **School building zone**

- 2.18 The building zone for an 8FE school would be around 4ha which would include a floodlit all weather pitch, games courts, informal play areas, car parks and service areas. This building zone will need to be located immediately adjacent to the site access.

### **Split sites**

- 2.19 Split sites (i.e. the school building zone is separated from detached playing fields, or from some of the playing fields) might be considered but it is recognised that in educational terms split sites are a sub-optimal solution to the delivery of education providing management and financial challenges. In the search for *potential* school sites split site options will only be acceptable if there are no other alternative acceptable school sites.
- 2.20 In this event the preferred split site solution would require at least some on site playing field provision and as a minimum the provision should equate to a building zone + playing field area providing 6.5ha (as in the case of Nobel

School Stevenage). Additional detached playing fields would be required to make up the deficit in site area.

- 2.21 Some *existing* secondary schools have distances of up to 980m between the school buildings and its detached playing field(s). This is regarded as a sub-optimal in planning for new secondary school sites, (in the case of a split site where the above 6.5ha requirement cannot be provided), a building zone site of 4ha could be considered but, for initial site sifting the distance between the two sites should be no more than 400m (as the crow flies). Subsequent detailed evaluation of sites will seek to ensure that the 400m distance between sites is accessible using existing (or possibly new) footpath links.
- 2.22 In the potential expansion of *existing* school sites it is recognised that it will not always be possible to provide additional capacity on site, adjoining the site or within the 400m walking distance. Therefore, any additional provision should be as close to the school as possible but not restricted to 400m walking distance between the sites.

#### **SITE CHARACTERISTICS**

- 2.23 *Potential* school sites should ideally be roughly square or rectangular in order to enable the most efficient layout of buildings and playing fields and to provide a single open area of playing fields for easy supervision.
- 2.24 The site should be flat or gently sloping (so long as terracing could be introduced). Steeply sloping sites should be avoided if possible. Significant terracing is less desirable because; there is an increased land take requirement; costs are higher since they require larger site areas for acquisition and earthworks; they have less flexibility in layout; and they can have a significantly adverse visual impact on the Green Belt.
- 2.25 Sites should be within or adjoining an existing urban area to provide access to existing populations and avoid locations in open countryside.

#### **THE SEQUENTIAL APPROACH**

- 2.26 *Existing school* sites will be considered for expansion before new sites are considered. Their expansion potential will be subject to town planning and highway appraisals.
- 2.27 Using the site search criteria of minimum 4ha building zone and a minimum overall site area of 12 to 15ha as set out above, *potential new* sites will be considered in accordance with a sequential approach:

- Urban brownfield sites
- Urban greenfield sites
- Greenfield sites on the edge of urban areas

#### **SITE SEARCH CRITERIA**

- 2.28 The search for *potential new* school sites will avoid areas in the flood plain, areas of woodland, wildlife sites, golf courses, established parkland (with or without historic significance), areas of archaeological importance (where SAM or areas of known high archaeological potential are likely to preclude development), and sites containing listed buildings. These constraints are considered to be so severe as to preclude development of a secondary school.
- 2.29 Preference will be given to sites where good vehicular and pedestrian access can be achieved, where school transport can access the site; where there are no unacceptable impacts on the local highway network; and with links to public transport (either adjacent to or within walking distance). Sites that would require new access onto Primary Roads or the upgrading of rural country lanes are unlikely to be acceptable to the Highway Authority unless there are exceptional circumstances (i.e. there are no suitable alternative sites).
- 2.30 If no suitable secondary school sites can be found, utilising the above site search criteria, a review of rejected sites will take place to assess whether the established planning and development constraints can be overcome to find a site to that will meet the educational need.

### **3.0 METHODOLOGY**

#### **MAPPING EXISTING SECONDARY SCHOOL PROVISION**

3.1 Initially, the existing secondary schools in the St Albans and Harpenden secondary planning areas were mapped. Plan 4812/004/B is enclosed at the back of this report.

3.2 Within the St Albans and Harpenden secondary planning area there are 12 secondary schools:

- Townsend CoE VA School, St Albans
- St Albans Girls School Business and Enterprise College, St Albans
- Sandringham School, St Albans
- Loreto College, St Albans
- Verulam School, St Albans
- Beaumont School, St Albans
- Nicholas Brakespear RC School, St Albans
- Marlborough School Science College, St Albans
- Francis Bacon Maths and Computing College, St Albans
- Roundwood Park School, Harpenden
- St Georges School, Harpenden
- Sir John Lawes School, Harpenden

3.3 Two independent secondary schools are also located in the St Albans and Harpenden secondary planning area:

- St Albans High School for Girls, St Albans
- St Albans School, St Albans

### **EXISTING SCHOOLS: CURRENT AND POTENTIAL CAPACITY**

- 3.4 Existing schools were examined to determine their:
- Current operating school size and current site capacity
  - The potential of the existing school site to expand up to 8fe; on its existing site; on adjoining land; or land as close to the site as possible
- 3.5 For each school site a site identification plan and aerial photograph was prepared. A site appraisal was undertaken together with an inspection of each school site from public viewpoints.
- 3.6 A proforma was prepared for each existing school site to enable a consistent information gathering approach. The proforma recorded site details (including existing site area, current capacity); accessibility (including existing vehicular and pedestrian access and access to public transport); environmental impact (including the potential impacts of expansion on the environment or particular environmental constraints that preclude expansion); existing planning constraints (including existing or emerging site specific planning designations); and site development potential (whether the existing site could be extended to provide expansion to 8fe, whether additional land could be provided adjacent to the site or nearby). The existing schools site proformas and accompanying plans are contained in an accompanying report.
- 3.7 For each existing school site a highways appraisal was undertaken by Civil Engineering Consultants Stomor Ltd to examine the potential effect on the existing access and highway network of potential expansion to 8fe. A summary of their findings is set out in the site proformas. Their reports on each site are set out in their report which also accompanies this report.

### **POTENTIAL SCHOOL SITES**

- 3.8 In parallel with the appraisal of existing school sites a site search was undertaken in each of the study areas to look for new school sites to provide 6-8fe capacity.
- 3.9 Initially a planning and environmental constraints analysis was undertaken of the study areas. This analysis involved the mapping of existing planning and environmental constraints:
- Existing planning designations (e.g.s. Green Belt, Landscape Character designations, Conservation Areas, Areas of Archaeological Importance)

- Existing environmental and land use constraints (e.g. flood plain, wildlife sites, woodland, golf courses, historic parks and gardens and overhead power lines)
- 3.10 This mapping sieved out land which would not be suitable for a new school site. Utilising the educational site selection requirements set out in section 2, sites were identified that could be suitable. A *long list* of sites was prepared.
- 3.11 For each *potential* school site a site identification plan was prepared. A site appraisal was undertaken together with an inspection of each *potential* school site from public viewpoints.
- 3.12 A proforma was prepared for each potential school site to enable a consistent information gathering approach. The proforma recorded site details (including existing site area, current capacity); accessibility (including existing vehicular and pedestrian access and access to public transport); environmental impact (including the potential impacts of developing a new school on the environment or particular environmental constraints that preclude a new school); existing planning constraints (including existing or emerging site specific planning designations); and conclusions. The potential school site proformas and plans are contained in an accompanying report.
- 3.13 Following this initial analysis sites were then rejected or identified for further consideration. Sites were rejected for a number of reasons including being inaccessible, too visually exposed, too prominent, too small, or too steeply sloping or the relocation of uses would be required and which would not be easily achievable.
- 3.14 A *short list* of was prepared. For each of the sites on the short list a highways appraisal was undertaken by Civil Engineering Consultants Stomor Ltd to examine the potential vehicular and pedestrian access points, access to existing public transport and the potential highway impact of an 8fe secondary school on the local highway network. Detailed traffic counts have not been undertaken at this stage although the analysis involved an inspection of the site and the surrounding road network.
- 3.15 Following the highways appraisals some sites were rejected due to access difficulties or due to the potential adverse impact on the local highway network.
- 3.16 Having completed the highways appraisal some sites were identified as having the potential to accommodate a new 8FE secondary school. For each site a development principles plan was prepared which shows how the site could be developed for secondary school use illustrating the provision of an 8FE school site on a site area of 15ha (the maximum site requirement):
- building zone (4ha)

- playing fields zone (11ha)
- vehicular and pedestrian access points (based on the highways appraisals)
- existing vegetation which may need to be retained
- new landscaping which may need to be introduced to mitigate against the visual impact of the development
- any rights of way that may need to be diverted
- other potential attenuation requirements if necessary (e.g. noise)

3.17 For each of the sites with development potential the conclusions set out the further technical and environmental investigations that would be required to determine the deliverability of each site.



## 4.0 STUDY AREA 1: ST ALBANS

### DEFINITION OF THE STUDY AREA

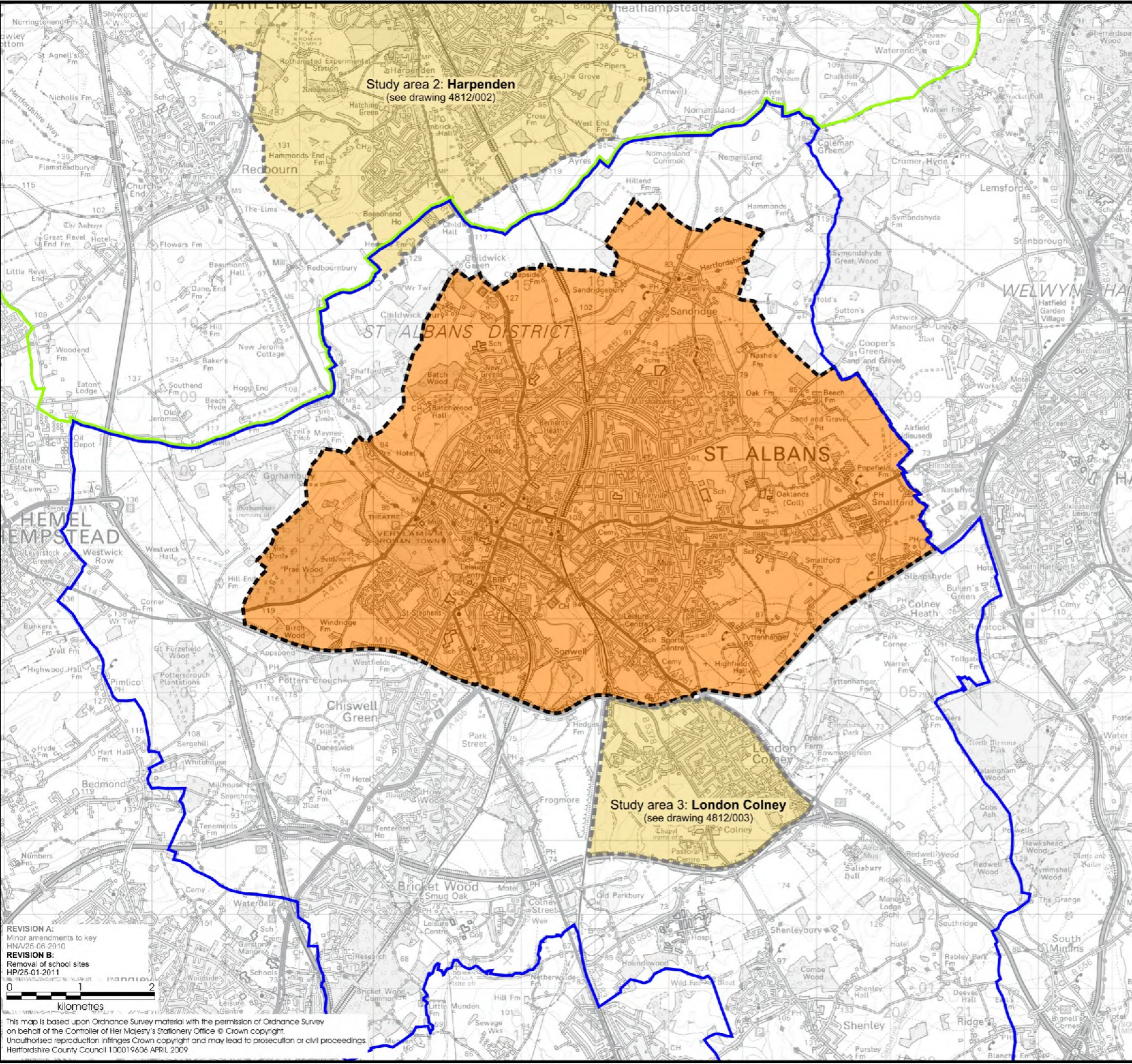
- 4.1 The St Albans study area lies within the St Albans secondary planning area (Plan 4812/001/B).
- 4.2 The Study area comprises the settlement of St Albans together with an area around the City which was defined to enable a search for new school sites of between 12-15ha.

### EXISTING SECONDARY SCHOOLS APPRAISALS

- 4.3 Town planning appraisals were undertaken on all 9 secondary schools in St Albans. Highway appraisals were undertaken on 7 of these school sites. The detailed site proformas completed for each site and the plans referred to in each of the summaries below are contained in the accompanying report on *existing school sites*.

#### **Townsend CofE VA School, St Albans**

- 4.4 Townsend CofE VA School is located on the northern edge of St Albans and the secondary planning area (Plan 4812/004/B).
- 4.5 It is a mixed voluntary aided school on a total site area of 8.42ha (Plan 4812/051). The County Council owns the playing fields but the buildings are owned by the Diocese.
- 4.6 The current operating school size is 5FE and the current site capacity is 5FE. The difference between the currently operating school size and current site capacity is 0FE. The site is too small to expand on its current site and may need additional land to expand.
- 4.7 The site is located in the Green Belt.
- 4.8 The existing site access is from Sparrowswick Ride.
- 4.9 The Stomor report recommends that there may be scope for limited expansion due to the comprehensive network of good quality local roads which serve the site and the potential for traffic dispersal onto Batchwood Drive and Harpenden Road. However, expansion may be limited due to the potential impact on the Ancient Briton junction which does not have any capacity for significant expansion. The Stomor report recommends that the local highway network could potentially accommodate 1FE of additional capacity.
- 4.10 Plan 4812/053/A shows the potential area for the building zone expansion and the potential location for additional playing fields.



- STUDY AREA
- OTHER STUDY AREAS
- ST ALBANS SECONDARY PLANNING AREA
- HARPENDEN SECONDARY PLANNING AREA

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PROJECT TITLE  
**St Albans secondary schools review**

DRAWING TITLE  
**Study area 1: St Albans**

SCALE	DATE	CHECKED
1:50000	APRIL 2010	
	DRAWN	DATE
	HNA	

PROJECT No.		001B
4812		

VINCENT AND GORBING

CHARTERED ARCHITECTS AND TOWN PLANNERS

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REVISION A:  
 Minor amendments to key  
 HNA/25.06.2010

REVISION B:  
 Removal of school sites  
 HP/25.01.2011

0 1 2  
 kilometres

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- 4.11 The advantages of expansion are:
- As an existing school site it already has an educational use
  - The site adjoins existing playing fields which offer the potential for dual use under a licence agreement with SADC
  - Extension to the build zone is physically possible with limited impact on the openness of the Green Belt (due to visual containment)
  - Existing access could be utilised and there is the potential for a new circulation facility to be provided on the eastern site area (subject to further investigation)
  - Accessible to public transport
- 4.12 The disadvantages of expansion are:
- Existing Green Belt designation
  - School is located toward the northern side of the St Albans Secondary planning area being located on the northern edge of St Albans
  - School expansion in conjunction with expansion of St Albans Girls School is unlikely to be acceptable due to the impact on the highway network (particularly the Ancient Briton junction)
- 4.13 Site expansion could be difficult due to planning policy constraints although it is possible that 1FE additional capacity could be delivered with careful consideration. The expansion would potentially require the use of adjoining land in SADC ownership. This would increase the capacity of the school from 5FE up to 6FE.

#### **St Albans Girls School, St Albans**

- 4.14 St Albans Girls School is located on the northern edge of St Albans and the secondary planning area (Plan 4812/004/B).
- 4.15 It is a Girls community school on a total site area of 8.84ha (Plan 4812/061). The buildings and playing fields are owned by Hertfordshire County Council.
- 4.16 The current operating school size is 5.93FE and the current site capacity is 4.16FE. The difference between the currently operating school size and current site capacity is -1.77fe. The school is too small on its current site and may need additional land to expand.
- 4.17 The site is located in the Green Belt.

- 4.18 The existing access is from Sandridgebury Lane which leads directly onto the Harpenden Road.
- 4.19 The Stomor report concludes that the site is not suitable for expansion to 8FE unless Sandridgebury Lane can be widened and a second access can be achieved from Valley Road (both of these options would be difficult). Any expansion of the school would have a more immediate effect on the Ancient Briton junction (than an expansion at Townsend). Discussions with the Highway authority have confirmed that this junction does not have the capacity to be improved significantly.
- 4.20 The advantages of expansion are:
- Existing school site with educational use
  - Adjoins existing land to the north (currently in agricultural use) which would appear to offer a prospect to expand the school site area (subject to an appropriate pedestrian crossing point being introduced)
  - Physical potential to expand the building zone
  - Accessible to public transport
- 4.21 The disadvantages of expansion are:
- Existing Green Belt designation
  - Unacceptable adverse impact on the Ancient Briton junction which is unlikely to be capable of significant improvement
  - Any major expansion would require improvements to Sandridgebury Lane and second point of access from Valley Road both of which are likely to be unacceptable
- 4.22 Given the potential highway and access difficulties associated with any potential expansion on this site it is recommended that this site does not have any significant potential for expansion.

#### **Sandringham School, St Albans**

- 4.23 Sandringham School is located on the northern edge of St Albans and the secondary planning area (Plan 4812/004/B).
- 4.24 It is a mixed community school on a total site area of 8.69ha (Plan 4812/071). The buildings and playing fields are owned by Hertfordshire County Council.
- 4.25 The current operating school size is 6FE and the current site capacity is 6FE. The difference between the currently operating school size and current site

capacity is 0FE. The school is too small on its current site and may need additional land to expand.

- 4.26 The site is located in the Green Belt.
- 4.27 The existing access to the site is from The Ridgeway.
- 4.28 The Stomor report concludes that the site is suitable for expansion up to 8FE due to the good road network surrounding the school and low base flows.
- 4.29 Plan 4812/073/B shows the potential area for the building zone expansion and a potential location for additional playing fields on land south of House Lane.
- 4.30 The advantages of expansion are:
- Existing school site with educational use
  - The site is close to HCC owned land (Site D south of House Lane, Sandridge) which may offer the potential for a detached playing field if necessary to extend the overall site area
  - Physical potential to expand the build to the west or north of existing buildings with limited impact on the openness of the Green Belt
  - The site could be expanded to 8FE due to the good road network surrounding the school and low base flows
  - Accessible to public transport
- 4.31 The disadvantages of expansion are:
- Existing Green Belt designation
  - School is located toward the northern side of the St Albans Secondary planning area being located on the northern edge of St Albans
- 4.32 Site expansion could be difficult due to planning policy constraints although it is possible that 2FE additional capacity could be delivered with careful consideration. The expansion would potentially require the use of HCC land south of House Lane. This would increase the capacity of the school from 6FE up to 8FE.

#### **Loreto College, St Albans**

- 4.33 Loreto College is located close to the centre of St Albans and the secondary planning area.

- 4.34 It is a girls' voluntary aided school on a total site area of 3.39ha (Plan 4812/081). The site is not in the ownership of Hertfordshire County Council.
- 4.35 The current operating school size is 5FE and the current site capacity is 0.55FE. The difference between the currently operating school size and current site capacity is -4.45FE. The school is too small on its current site and may need additional land to expand.
- 4.36 The site is located in the Conservation Area.
- 4.37 The existing points of access to the site are from Upper Lattimore Road and Hatfield Road.
- 4.38 The advantages of expansion are:
- Existing school site with educational use
  - Accessible to public transport
- 4.39 The disadvantages of expansion are:
- Conservation Area status
  - Buildings of potential historic significance
  - Mature trees
  - Site currently too small to accommodate significant expansion to the building zone without loss of trees or informal recreation areas
  - Site currently too small to accommodate any expansion of school playing fields without significant off site provision
  - School is located toward the northern side of the St Albans Secondary planning area being located on the northern edge of St Albans
- 4.40 The site is in a Conservation Area with many mature trees. The school is operating on a site well below the capacity standard and is too small to accommodate any further expansion without significant off site provision. Any further on site expansion is likely to be limited by the Conservation Area status of the site.
- 4.41 Given the potential town planning difficulties associated with any potential expansion on this site it is recommended that this site is not taken forward for further consideration.

#### **Verulam School, St Albans**

- 4.42 Verulam School currently occupies a split site. The school buildings are located at Brampton Road close to the centre of St Albans and the

secondary planning area. The school playing fields are located on the eastern edge of St Albans at Sandpit Lane.

- 4.43 It is a boys' community school. The school buildings site at Brampton Road occupies a total site area of 5.93ha (Plan 4812/091/A). The school playing fields at Sandpit Lane occupy a total site area of 7.33ha (plan 4812/101). The site is in the ownership of Hertfordshire County Council.
- 4.44 The current operating school size is 5.93FE and the current site capacity is 8FE (taking account of both sites). The difference between the currently operating school size and current site capacity is +2.07FE. The school has sufficient site capacity to expand. The main consideration is whether the school site in Brampton Road is suitable for expansion.
- 4.45 The site is located in the City and there are no specific local plan designations affecting this site.
- 4.46 There are currently two points of access to the site (from Brampton Road and Jennings Road). Access to the detached playing fields is from Sandpit Lane.
- 4.47 The Stomor report concludes that there would be scope to expand the school by a further 1FE given its central location with good access to public transport and as such the number of additional car parking trips generated by expansion would be minimal. The report recommends the introduction of crossing points and the provision of additional car parking and on site circulation facilities.
- 4.48 Plan 4812/093 shows the potential area for the building zone expansion on the Brampton Road site. The highways appraisal has indicated that an additional 1FE could be potentially accommodated in the highway network but this would be subject to additional on site car parking and circulation facilities. This may not leave sufficient residual land for any built accommodation and there may be an unacceptable impact on the properties to the immediate east of the site. Furthermore, building on the only grassed area of the site may not be an acceptable education solution.
- 4.49 The advantages of expansion are:
- Existing school site with educational use
  - Not in the Green Belt
  - Highly sustainable location (easy access by foot with public transport close to the site)
- 4.50 The disadvantages of expansion are:

- Traffic conditions along Brampton Road are poor and pedestrian crossing points would need to be introduced as part of any expansion proposals

4.51 Given the Highways comments, the school may have expansion potential for a further 1FE but this might not be an acceptable education solution, there may be site capacity planning problems and unacceptable adverse impact on residential amenity. Further detailed feasibility work would be required.

#### **Beaumont School, St Albans**

4.52 Beaumont School is located on the eastern edge of St Albans and the secondary planning area.

4.53 It is a mixed community school on a total site area of 6.36ha (Plan 4812/111). The site is in the ownership of Hertfordshire County Council.

4.54 The current operating school size is 5.93FE and the current site capacity is 4.16FE. The difference between the currently operating school size and current site capacity is -1.77FE. The school is too small on its current site and may need additional land to expand.

4.55 The site is located in the Green Belt.

4.56 The existing access to the site is from Oakwood Drive although there are proposals to create a new access to the site from Hatfield Road as part of a package to release land for residential development to enable the provision of improved playing fields.

4.57 The advantages of expansion are:

- Existing school site with educational use
- Accessible to public transport
- Visually enclosed site adjacent to the urban area

4.58 The disadvantages of expansion are:

- Existing Green Belt designation
- Existing access proposals to enable the like for like replacement of existing playing fields together with enabling residential development would not enable capacity for additional expansion (the proposed junction design would require acquisition of third party land)

4.59 The school is currently too small to have capacity for expansion to 8FE and is in the Green Belt. It is currently the subject of (very special circumstances) proposals to replace the existing poor quality playing fields on land to the



east with enabling residential development. The proposals involve the creation of a new access onto the Hatfield Road. That access will only be of sufficient standard to provide capacity for the development proposals. Any further expansion of the school would require a larger junction which would involve third party land. Expansion potential should be re-assessed once the residential development is completed and traffic flows on the local highway network can be re-assessed. Potential for expansion might also be facilitated if neighbouring third party land, in the event St Albans District Council determine that land, formerly in Area of Search 5, has a contribution to make in the long term planning of the area.

- 4.60 There is no current expansion potential but this could be re-assessed in the future once the residential development is completed.

#### **Nicholas Brakespear RC School, St Albans**

- 4.61 Nicholas Brakespear School is located on the eastern edge of St Albans and the secondary planning area.
- 4.62 It is a mixed voluntary aided school on a total site area of 13.82ha (Plan 4812/121). The site is no longer in the ownership of Hertfordshire County Council.
- 4.63 The current operating school size is 6FE and the current site capacity is 10FE. The difference between the currently operating school size and current site capacity is +4FE. The school has sufficient site capacity to expand.
- 4.64 The site is located in the Green Belt.
- 4.65 The existing access to the site is from Colney Heath Lane.
- 4.66 The Stomor report concluded that there would be scope to expand the school to 8FE depending on the origin of additional pupils attending the school and subject to improvements to footway facilities and the provision of improved drop off facilities and staff parking and subject to there being no unacceptable impacts on the local highway network. Stomor consider that the local highway network could potentially accommodate a further 2FE of additional capacity.
- 4.67 Plan 4812/123 shows the potential areas for the building zone expansion and the potential use of additional land for playing fields at some stage in the future if required.
- 4.68 The advantages of expansion are:
- Existing school with educational use
  - Sustainable location (easy access by foot with public transport close to the site)

- Sufficient site capacity for expansion without recourse to adjoining land
- Parts of the site are visually enclosed site and are adjacent to the urban area

4.69 The disadvantages of expansion are:

- Existing Green Belt designation
- Potential expansion could be limited by adverse impact on the local highway network

4.70 Site expansion could be difficult due to existing planning policies and potential highway constraints although it is possible that an additional 2FE capacity could be delivered with careful consideration. This would increase the capacity of the school from 6FE to 8FE.

#### **Marlborough School, St Albans**

4.71 Marlborough School is located on the south west edge of St Albans and the secondary planning area.

4.72 It is a mixed foundation school on a total site area of 9.48ha (Plan 4812/131). The site is no longer in the ownership of Hertfordshire County Council.

4.73 The current operating school size is 6.83FE and the current site capacity is 5.83FE. The difference between the currently operating school size and current site capacity is -1FE. The school is too small on its current site and may need additional land to expand. There is no land immediately adjacent to the site and land nearby would need to be acquired. Land at Site K (a potential school site south of Holyrood Crescent) could be considered but this is subject to acceptable noise levels.

4.74 The site is located in the City and there are no specific local plan designations affecting this site.

4.75 The existing access to the site is from Watling Street.

4.76 The Stomor report concluded that there could be potential to expand the school subject to further investigations in respect of the King Harry Lane mini-roundabout. Stomor consider that the local highway network could potentially accommodate a further 1FE of additional capacity.

4.77 Plan 4812/133/B shows the potential building zone extension and the relationship of the school to the potential detached playing fields at site K.

4.78 The advantages of expansion are:

- Existing school with education use

- Possibility of the use of part of site K (subject to noise constraints for additional playing field capacity)
- Physical potential to expand the building zone to the south of the existing buildings (assuming replacement playing fields)
- Accessible to public transport
- Not located in the Green Belt

4.79 The disadvantages of expansion are:

- Potential expansion could be limited by adverse impact on the local highway network and capacity of the King Harry Lane junction and associated improvements
- Expansion potential does not exist on site or on land in the immediate vicinity to provide additional site capacity

4.80 The school site is currently too small to have capacity for expansion to 8FE and may require additional land to replace any extension of the building zone. Site expansion could be difficult due to highway constraints although it is possible that 1FE additional capacity could be delivered with careful consideration. The expansion would potentially require the use of additional land. There is no land in the ownership of the County Council that would enable expansion but additional land at Site K may be possible (subject to technical investigation of that site).

#### **Francis Bacon Maths and Computing College, St Albans**

4.81 Francis Bacon School is located on the southern edge of St Albans and the secondary planning area.

4.82 It is a mixed foundation school on a total site area of 10.07ha (Plan 4812/141). The site is no longer in the ownership of Hertfordshire County Council.

4.83 The current operating school size is 6FE and the current site capacity is 8FE. The difference between the currently operating school size and current site capacity is +2FE. A decision has been taken to provide 6FE secondary capacity and 2FE primary capacity in an "All Through" school. Additional land may be required to expand the school to 8FE secondary and 4FE primary school. Should this be the case HCC owned land to the south-east of the site (Highfield Drive) could be provided if required.

4.84 The site is located in the City and there are no specific local plan designations affecting this site.

4.85 The existing access to the site is from Watling Street.

- 4.86 A highways appraisal undertaken by Fairhurst Civil Engineering Consultants concluded that provided sufficient car parking, drop off facilities and improvements to the Drake Drive traffic light signal junction are made, the school could expand up to 8FE and 4Fe primary capacity if required.
- 4.87 Plan 4812/143/B shows the potential building zone extension options and the relationship of the school to the potential detached playing fields south east of Highfield Drive.
- 4.88 The advantages of expansion are:
- Existing school with education use
  - Close to HCC land to the south-east (Highfield Drive)
  - Accessible to public transport
- 4.89 The disadvantages of expansion are:
- Existing Green Belt designation
- 4.90 Site expansion could be difficult due to planning policy constraints although it is possible that 2FE additional capacity could be delivered with careful consideration. The expansion would potentially require the use of HCC land south-east of Highfield Drive. This would increase the capacity of the school from 6FE up to 8FE.

#### **Existing school sites: capacity conclusions**

- 4.91 The conclusion of the capacity analysis of existing school sites in St Albans expansion would be possible on the following sites:
- Townsend CoE School (currently operating at 5FE with capacity for 5FE) could potentially be expanded to provide a further **1FE** (to bring the site up to 6FE but this could be dependent on the use of adjoining playing fields in SADC ownership and acceptable impact on the local highway network)
  - Sandringham School (currently operating at 6FE with capacity for 6FE) could be potentially expanded to provide a further **2FE** (to bring the site up to 8FE but this could be dependent on the use of land south of House Lane, Sandridge in HCC ownership)
  - Verulam School (currently operating at 5.93FE with capacity for 8FE) could be potentially expanded to provide a further **1FE** (to bring the operating capacity up to 6.93FE but this could be dependent on further feasibility work to look more closely at on site building expansion options and their implications which may not be acceptable in education terms)

- Nicholas Brakespear RC School (currently operating at 6FE with capacity for 10FE) could potentially be expanded to provide a further **2FE** but this could be dependent on acceptable impact on the local highway network
- Marlborough School (currently operating at 6.83FE with capacity for 5.83FE) could potentially be expanded to provide a further **1FE** but this could be dependent on the suitability of Site K (Land south of Holyrood Crescent) to provide additional playing fields that being subject to a noise assessment, and also dependent on acceptable impact on the local highway network
- Francis Bacon Maths and Computing College (currently operating at 6FE with capacity for 8FE) could potentially be expanded to provide a further **2FE** of capacity but this could be dependent on the use of land to the south-east of Highfield Drive in HCC ownership)

4.92 Not all of the above sites are in the ownership of Hertfordshire County Council. The only sites that are in its ownership are:

- Sandringham School
- Verulam School

(although it is understood that both schools have applied for Academy status)

4.93 For this reason it is not possible to confirm that the expansion potential outlined above would be delivered. Schools with expansion potential may take the decision not to expand and therefore the overall expansion potential of 9FE cannot be confirmed but merely identified as a possible way forward.

4.94 Even if all schools do take the decision to expand as suggested, many of the proposals would be dependent on further technical investigations (highways, noise etc) and since they are currently in the Green Belt very special circumstances case would need to be made.

## **POTENTIAL SITES**

### **Planning and environmental constraints analysis**

4.95 A planning and environmental constraints analysis of the St Albans study area has been completed. Plans 4812/005 - 4812/014 set out the mapping exercise that was carried out. These plans are attached at Appendix one of this report. The mapping concluded that there were no suitable school sites

of between 12-15ha within the City settlement boundaries and no potential locations for split school sites within the City settlement boundaries.

4.96 A total of 13 sites were identified around the edge of the settlement, mostly in the north, east and to the south of the City. These potential school sites are shown on Plan 4812/004/B. The areas to the west of the City are heavily protected by archaeological designations and historic parks and gardens precluded the identification of sites. The following sites were identified:

- Site A: Land east of Harpenden Road, St Albans
- Site B: Land east and west of Sandridgebury Lane, St Albans
- Site C: Land north west of St Albans Road, St Albans
- Site D: Land south of House Lane, Sandridge
- Site E: Land west of Batchwood Drive, St Albans
- Site F: Land to the rear of Colney Heath Lane, St Albans
- Site G: Land south of Sandpit Lane, St Albans
- Site H: Land east of House Lane, St Albans
- Site I: Former detached school playing field (Sandfield Girls School), St Albans
- Site J: Land adjoining Bedmond Lane, St Albans
- Site K: Land south of Holyrood Crescent, St Albans
- Site L: Land adjoining Butterfield Lane, St Albans
- Site M: Land east of London Road, St Albans

4.97 Site appraisals of the above sites were undertaken. The site appraisals are set out in the accompanying report on *potential school sites*. As a consequence of the site appraisals the following 8 sites were rejected for further consideration:

- Site A: Land east of Harpenden Road, St Albans (rejected because the site is visually exposed and disconnected from the urban area)
- Site B: Land east and west of Sandridgebury Lane, St Albans (rejected because large parts of the site are visually exposed and in places disconnected from the urban area, an access from Sandridgebury Lane is unlikely to be acceptable, and the impact on the Ancient Briton junction is unlikely to be acceptable)

- Site E: Land west of Batchwood Drive, St Albans (rejected because the site is visually exposed, in an Area of Archaeological Significance, is covered by zone of visibility planning restrictions; the significant level difference between Batchwood Drive and the site would make access difficult; and the site is beyond Batchwood Drive which constitutes a natural settlement boundary to St Albans)
- Site F: Land to the rear of Colney Heath Lane, St Albans (rejected because; there are power lines and rights of way bisecting the site; there is poor visibility along Colney Heath lane at the potential points of access; an existing residential use would be lost; and the site is not sufficiently large enough for school and attached playing fields)
- Site H: Land east of House Lane, St Albans (rejected because; the site is beyond House Lane which constitutes a natural settlement boundary to St Albans; and, the site is visually exposed)
- Site I: Former detached school playing field (Sandfield Girls School), St Albans (rejected because the site is not large enough for school and playing fields and all the existing uses would have to be relocated)
- Site J: Land adjoining Bedmond Lane, St Albans (rejected because the site is not large enough for school and playing fields and would lead to a split site; the site is in an Area of Archaeological Significance; and public rights of way run across part of the site which would lead to the site being undevelopable)
- Site M: Land east of London Road, St Albans (rejected because the site is too close to Francis Bacon School and would lead to a concentration of secondary school provision and the site has been identified as a potential employment site which could lead to site acquisition difficulties)

4.98 The remaining 5 sites were taken forward for highways appraisals to assess in more detail the feasibility of creating vehicular and pedestrian access to the site; the proximity of the site to public transport networks; and the potential impact of a secondary school on the local highway network. This work was undertaken by Stomor Civil Engineering Consultants Ltd and is the subject of a separate accompanying report:

- Site C: Land north west of St Albans Road, St Albans
- Site D: Land south of House Lane, Sandridge
- Site G: Land south of Sandpit Lane, St Albans

- Site K: Land south of Holyrood Crescent, St Albans
- Site L: Land adjoining Butterfield Lane, St Albans

4.99 These sites are considered in more detail below.

**Site C: Land north- west of St Albans Road, St Albans**

- 4.100 The site is located on the northern edge of the City (plan 4812/004/B) and is in nursery/agricultural use.
- 4.101 The total site area is 24.18ha (Plan 4812/385/A and Plan 4812/386). The land is in HCC ownership.
- 4.102 The site is in the Green Belt.
- 4.103 The site rise from St Albans Road to the north-west boundary of the site. In places there is a significant level difference between St Albans Road and the site.
- 4.104 The Stomor report concludes that; an access to the site could be achieved from St Albans Road using the existing site access to the nursery where there are no significant level difference issues; crossing facilities may be required; and further investigation in respect of traffic impact is also required.
- 4.105 A development principles plan (4812/387/B) shows how the site might be developed with the building zone being kept close to the settlement boundaries of St Albans to reduce the potential of settlement coalescence with Sandridge.
- 4.106 The site would attract pupils from Wheathampstead, Sandridge, St Albans and is well located for secondary school use.
- 4.107 The advantages of the site are that:
- It is large enough for school and attached playing fields
  - Access could technically be achieved from St Albans Road subject to impact on the local highway network
  - It lies adjacent to the urban area to the south
  - HCC owns the site
- 4.108 The disadvantages of the site are that:
- The site is in the Green Belt



- Part of the site is an area of archaeological importance and part of the site is a scheduled ancient monument which may preclude development of part of the site and further investigation is required
- Development would lead to the loss of a nursery/farm shop
- Topography would necessitate significant terracing of the site and the landscape impact would need careful consideration
- The site may have some ecological value

4.109 Despite the above disadvantages it is recommended that this site be taken forward for further consideration as a potential reserve site for educational use (providing a potential 8FE school site as an alternative to Site D or to provide expansion capability for Sandringham School).

**Site D: Land south of House Lane, Sandridge**

4.110 The site is located on the northern edge of the City (plan 4812/004/B) and is in agricultural use and use for horse grazing.

4.111 The total site area is 17.14ha (Plan 4812/390 and Plan 4812/391). Parcel A in HCC ownership; parcel B is in unknown private ownership.

4.112 The site is in the Green Belt.

4.113 Part of the site is flat and part rises towards the south. Part of the site is visually contained; parcel A is visually enclosed but parcel B is visually exposed.

4.114 The Stomor report concludes that; an access to the site could be achieved from House Lane; there are concerns about the capacity of the southern half of House Lane to accommodate likely increase in traffic flows; a drop off facility will be required on the site; improved footway facilities are likely to be required; and safety improvements to Jersey Lane may also be required to ensure it is safe pedestrian route for pupils.

4.115 Although this site is in the Green Belt it is on the southern edge of Sandridge and Parcel A is visually well enclosed by existing vegetation on the site boundaries. Parcel B is more exposed and less suitable for built development but could accommodate playing fields. Structural landscaping would also be required. A development principles plan (4812/392) shows how the site might be developed.

4.116 The site would attract pupils from Wheathampstead, Sandridge, St Albans and is well located for secondary school use.

4.117 The advantages of the site are that:

- It is large enough for school and attached playing fields
- Access could technically be achieved from House Lane

- It lies adjacent to the urban area to the south (via Jersey Lane) and to the north (Sandridge)
- Land to the west of Jersey Lane is visually enclosed
- Land to the east of Jersey Lane could be used for school playing fields
- HCC owns part of the site

4.118 The disadvantages of the site are that:

- The site is in the Green Belt and development on Parcel A might lead to a coalescence although playing fields on the remainder of Parcel A (to the south) could provide a robust Green Belt boundary
- Safety improvements to Jersey Lane will be required
- The impact of traffic on the southern half of Jersey Lane may be unacceptable
- Improvements may be required to the junction of Sandridge lane and House Lane
- HCC does not own part of the site

4.119 Despite the above disadvantages it is recommended that this site be taken forward for further consideration as a potential reserve site for educational use (providing a potential 8FE school site or expansion capability for Sandringham School if required).

**Site G: Land south of Sandpit Lane, St Albans**

4.120 The site is located on the eastern edge of the City (plan 4812/004/B) and is in agricultural use.

4.121 The total site area is 15.24ha (Plan 4812/405/A). The site is in the ownership of Oaklands College.

4.122 The site is in the Green Belt but has been identified as a potential location for 300 houses to provide enabling development funding for Oaklands College.

4.123 The site is visually exposed, prominent and there is a significant level difference between Sandpit Lane and the site itself.

4.124 The Stomor report concludes that; an access to the site could be achieved from Sandpit Lane; there is a considerable change in levels which could lead to significant earthworks to achieve an access; and a parking and circulation facility would need to be provided on the site.

- 4.125 The site would attract pupils from Hatfield and is not well located for secondary school use. It would lead to a concentration of provision in one location with Beaumont School being located nearby.
- 4.126 The advantages of the site are that:
- It is large enough for school and attached playing fields
  - Access could technically be achieved from Sandpit Lane
  - It is highly accessible to public transport
- 4.127 The disadvantages of the site are that:
- The site is in the Green Belt
  - The site is visually exposed and prominent with a significant change in level between the site and Sandpit Lane leading to the requirement for significant earthworks to create an access
  - The site has been considered as a potential housing site which could lead to site acquisition difficulties
  - The site would attract pupils from Hatfield; and the provision of a school in this location would lead to a concentration of secondary school provision with Beaumont School in close proximity)
- 4.128 For the above disadvantages and particularly for the above educational reasons it is recommended that this site should not be taken forward for further consideration as a potential secondary school site.

**Site K: Land south of Holyrood Crescent, St Albans**

- 4.129 The site is located on the southern edge of the City (plan 4812/004/B) and is in agricultural use.
- 4.130 The total site area is 15.01ha (Plan 4812/425). The site ownership is unknown.
- 4.131 The site is in the Green Belt and is visually contained.
- 4.132 The Stomor report concludes that; an access to the site could be achieved from Holyrood Crescent with the removal of some trees; start/finish times may need to be staggered with local schools at peak hours; crossing points introduced and rights of way improvements under the railway bridge may be required.
- 4.133 The site would attract pupils from the residential development to the immediate north and will serve the southern part of the secondary planning area (including Bricket Wood, Chiswell Green, Park Street and How Wood). It is well located for secondary school use.

- 4.134 The advantages of the site are that:
- It is large enough for school and attached playing fields
  - Access could technically be achieved from Holyrood Crescent
  - It is highly accessible to public transport
  - Adjacent to the urban area
- 4.135 The disadvantages of the site are that:
- The site is in the Green Belt
  - Noise could pose a significant (and possibly determining planning constraint)
  - Two rights of way bisect the site and would require diversion
  - Access to the site could involve the removal of significant existing vegetation
- 4.136 Despite the above disadvantages it is recommended that this site be taken forward for further consideration as a potential reserve site for educational use (providing a potential 8FE school site or expansion capability for Marlborough School if required).

**Site L: Land adjoining Butterfield Lane, St Albans**

- 4.137 The site is located on the southern edge of the City (plan 4812/004/B) and is in use for horse grazing.
- 4.138 The total site area is 17.87ha (Plan 4812/430). The site ownership is unknown.
- 4.139 The site is in the Green Belt and is visually contained.
- 4.140 The Stomor report concludes that; Butterfield Lane would not be suitable for significant volume of school traffic unless it could be widened; a significant increase in traffic along Milehouse Lane/Cottonmill Lane may be problematic crossing points introduced; and rights of way improvements under the railway bridge may be required.
- 4.141 The site would attract pupils from the residential development to the immediate north and will serve the southern part of the secondary planning area (including Bricket Wood, Chiswell Green, Park Street and How Wood). It is well located for secondary school use.
- 4.142 The advantages of the site are that:
- It is large enough for school and attached playing fields

- The site is relatively flat and visually enclosed

4.143 The disadvantages of the site are that:

- The site is in the Green Belt
- Noise could pose a significant (and possibly determining planning constraint although possibly less so than site K)
- One right of way bisects the site and may require diversion
- Access to the site could be difficult and impact on Cottonmill lane/Milehouse Lane may not be acceptable

4.144 Although there may be highway issues with this site it is considered to be a potentially suitable location for a new secondary school site. Until further investigations are completed it is recommended that this site is included as a potential reserve school site as an alternative to Site K to providing additional expansion capability for Marlborough School.

### **ST ALBANS: PREFERRED OPTIONS**

#### **School Expansions**

4.145 Within the St Albans study area 6 schools may have the potential to expand:

- Townsend CoE School\*
- Sandringham School\*
- Verulam School
- Nicholas Brakespear RC School\*
- Marlborough School
- Francis Bacon Maths and Computing College\*

Offering total potential expansion of 9FE.

4.146 The status of these school sites should be considered further in the emerging LDF. For those schools listed above that are located in the Green Belt (marked \*) the building zones could be removed from the Green Belt with a policy that enables development for educational purposes. Alternatively the sites could be identified as Major Developed Sites (MDS status) in the Green Belt and an infilling envelope created to enable development to take place as and when required for educational purposes in the plan period.

#### **Potential school sites**

4.147 Within the St Albans study area 4 sites have been identified which would initially appear to offer potential new secondary school sites:

- Site C: Land north west of St Albans Road, St Albans
- Site D: Land south of House Lane, Sandridge
- Site K: Land south of Holyrood Crescent, St Albans
- Site L: Land adjoining Butterfield Lane, St Albans

4.148 Given the uncertainty regarding delivery of expansion capability in existing schools, and therefore taking a prudent approach to planning across the plan period, it is recommended that these sites are taken forward for further consideration as potential reserve education allocations by the District Council in the course of LDF preparation. This approach would also build flexibility into the Core Strategy for the period 2021-2028 when forecast pupil need is unknown and housing trajectory information is currently unavailable.

## 5.0 STUDY AREA 2: HARPENDEN

### DEFINITION OF THE STUDY AREA

- 5.1 The Harpenden study area lies within the Harpenden secondary planning area (Plan 4812/002/A).
- 5.2 The Study area comprises the settlement of Harpenden together with a belt around the town which would enable a search for new school sites of between 12-15ha.

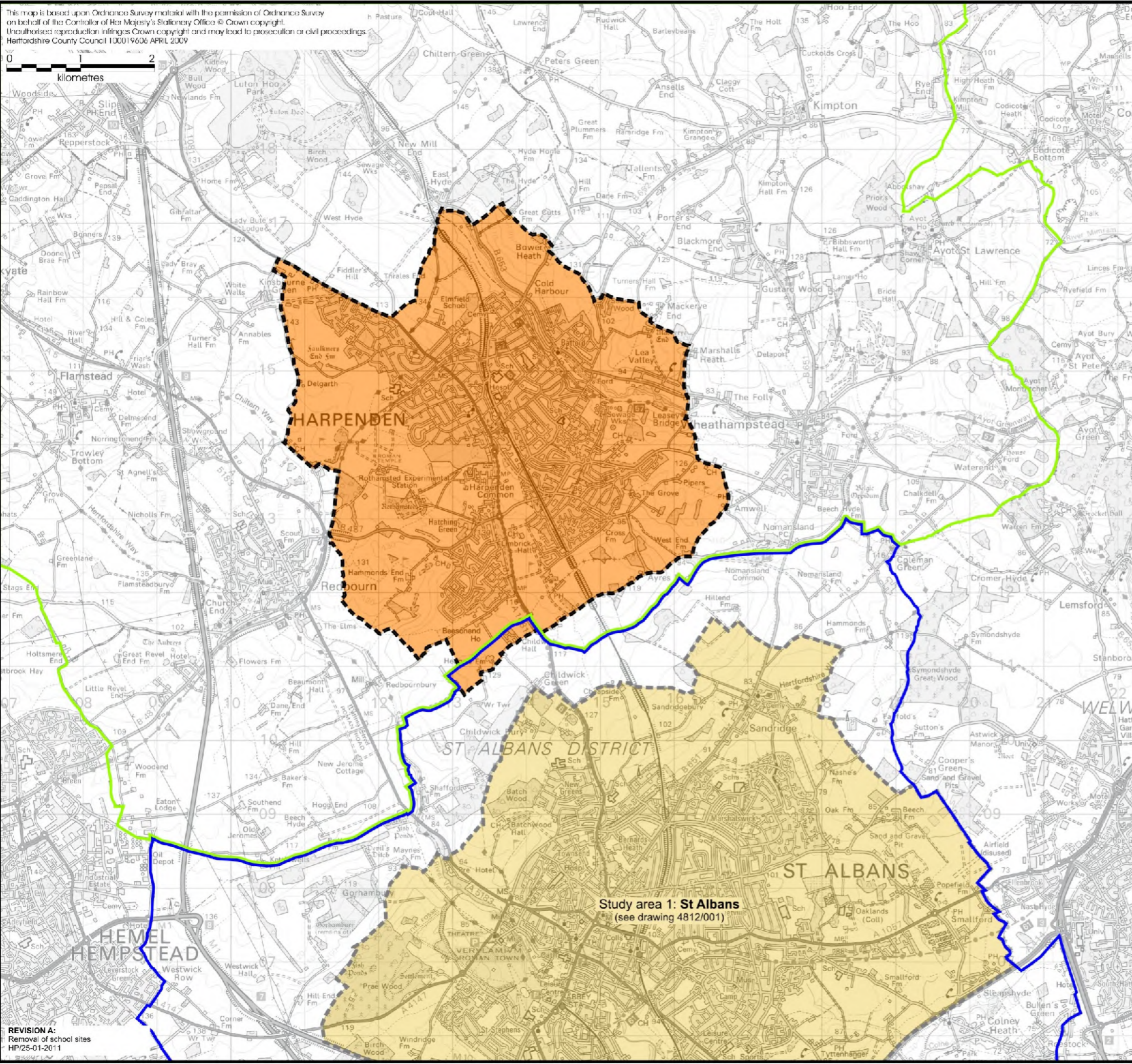
### EXISTING SECONDARY SCHOOLS APPRAISALS

- 5.3 Town planning appraisals were undertaken on all 3 secondary schools in Harpenden. Highway appraisals were undertaken on all of these school sites. The detailed site proformas completed for each site and the plans referred to in each of the summaries below are contained in the accompanying report on *existing school* sites.

#### Roundwood Park School, Harpenden

- 5.4 Roundwood Park School is located on the north western edge of Harpenden (Plan 4812/004/A).
- 5.5 It is a mixed community school on a total site area of 8.02ha (Plan 4812/251). The site is in the ownership of the County Council and adjoins Roundwood JMI School. The County Council is looking to expand Roundwood Park JMI School from 1.5FE to 2FE.
- 5.6 The current operating school size is 6.06FE and the current site capacity is 6.3FE. The difference between the currently operating school size and current site capacity is +0.26FE. The site is too small to expand on its current site and may need additional land to expand.
- 5.7 The site is located in the Green Belt.
- 5.8 The existing site access is from Roundwood Park and serves both school sites.
- 5.9 The Stomor report recommends that the secondary school could only be expanded to 8FE if the existing JMI School is relocated. The potential traffic impact on the roads in the immediate vicinity of the school, of a JMI school expansion to 2FE and a secondary expansion to 8FE would be unacceptable. Therefore, to enable these expansions to take place, a relocation of the JMI School to County Council owned rural estate land with an access from Roundwood Park Lane, would be required.

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- STUDY AREA
- OTHER STUDY AREAS
- ST ALBANS SECONDARY PLANNING AREA
- HARPENDEN SECONDARY PLANNING AREA

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PROJECT TITLE  
St Albans secondary schools review

DRAWING TITLE  
Study area 2: Harpenden

SCALE	DATE	CHECKED
1:50000	APRIL 2010	
	DRAWN	DATE
	HNA	

PROJECT No.  
**4812** **002A**

**VINCENT AND GORBING**  
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REVISION A:  
Removal of school sites  
HP25-01-2011

Study area 1: St Albans  
(see drawing 4812/001)



5.10 Plan 4812/253/C shows the potential area for building zone expansion of the secondary school into the existing building zone of the JMI school and the potential requirements for additional playing fields (which could be located) either to the immediate west of the site (on land not in HCC ownership) or on land further west (on HCC rural estate land) with a footpath connection to the existing school playing fields.

5.11 The advantages of expansion are:

- As an existing school site it already has an educational use
- The site adjoins Roundwood Park JMI which could provide the buildings for expansion if it were to be relocated to a new site
- The site adjoins flat land which could provide additional playing fields if required
- Existing access could be utilised
- Close to existing cycleway (Nicky Line)
- Accessible to public transport

5.12 The disadvantages of expansion are:

- Existing Green Belt designation
- Expansion to 8FE would be dependent on relocation of Roundwood Park JMI school at considerable cost

5.13 Site expansion could be difficult due to planning policy constraints although it is possible that 1.7FE additional site capacity could be delivered with careful consideration. The expansion would potentially require the use of adjoining land.

### **St Georges School, Harpenden**

5.14 St George's School is located to the north of the centre of Harpenden.

5.15 It is a mixed voluntary aided school on a total site area of 11.37ha (Plan 4812/261). The County Council owns the school playing fields but not the school buildings.

5.16 The current operating school size is 6FE and the current site capacity is 6.6FE. The difference between the currently operating school size and current site capacity is +0.6FE. The site is too small to expand on its current site to 8FE.

5.17 The site is located in the Conservation Area.

5.18 The existing site access is from Sun Lane and Carlton Road.

- 5.19 The Stomor report identifies several inadequacies in the existing highway network particularly in relation to footway widths and visibility on the adjacent railway crossings and the Sun Lane/Carlton Road junction would need to be improved at considerable cost; the potential for an on-site drop off facility would need investigation; and pedestrian crossing points would require improvement. The report concludes that the expansion of the school would be problematic unless effective improvements could be made to the adjacent highway network.
- 5.20 The potential requirements for highway improvements could result in unacceptable impacts on the Conservation Area.
- 5.21 The advantages of expansion are:
- Existing school site in educational use
  - Central location within Harpenden Secondary Planning Area
  - Existing access could be utilised
  - Some of the modern buildings could be replaced
- 5.22 The disadvantages of expansion are:
- Potential adverse impacts on the Conservation Area
  - Locally listed building on the school site
- 5.23 There is limited scope for extending the existing building area and the main opportunity is likely to be in any inherent capacity in the school buildings or replacement of existing modern buildings. Given the town planning and highway constraints it is considered that the school site may have capacity for a very limited expansion by up to 0.6FE.

#### **Sir John Lawes School, Harpenden**

- 5.24 Sir John Lawes School is located to the north of the centre of Harpenden (Plan 4812/004/A).
- 5.25 It is a mixed community school on a total site area of 5.63ha (Plan 4812/271). The County Council owns the site.
- 5.26 The current operating school size is 6FE and the current site capacity is 3.1FE. The difference between the currently operating school size and current site capacity is -2.9FE. The site is too small to expand on its current site to 8FE.
- 5.27 The site is located within the urban area and there are no specific local plan designations.
- 5.28 The existing site access is from Manland Way and Sauncey Avenue.

- 5.29 The Stomor report concludes that the school would be suitable for moderate expansion of 2FE subject to improved crossing facilities and various other minor improvements to the highway to improve safety and visibility.
- 5.30 Plan 4812/273 shows the potential area for the building zone expansion. Additional detached playing fields would also be required as part of any package of expansion. The County Council's rural estate land lying on the west side of Harpenden could accommodate additional school playing fields to meet the expansion requirement of the school to 8FE. This land also has the capacity to provide a new 2FE JMI school replacement to enable Roundwood Park to expand (see Roundwood Park Development Principles Plan 4812/253/C).
- 5.31 The advantages of expansion are:
- Existing school site in educational use
  - Central location within Harpenden Secondary Planning Area
  - Existing access could be utilised
- 5.32 The disadvantages of expansion are:
- No potential for expanding the school or for detached playing fields within 400m of the site
  - Limited scope for expanding the building area due to already limited amount of playing fields on the site
- 5.33 There is potential for moderate 2FE expansion of this site subject to additional playing fields being provided approximately 2km away on the west side of the town as part of a package of new provision on HCC owned rural estate land.

#### **Existing school sites: capacity conclusions**

- 5.34 The conclusion of the capacity analysis of existing school sites in Harpenden is that expansion would be possible on the following sites:
- Roundwood Park (currently operating at 6.06FE with capacity for 6.3FE) could potentially be expanded to provide a further **1.7FE** (to bring the site capacity up to 8FE but this would be dependent the relocation of Roundwood Park JMI and additional playing fields)
  - Sir John Lawes (currently operating at 6FE with capacity for 3.1FE) could be potentially expanded to provide a further **2FE** (to bring the site up to 8FE but this would be dependent on provision of detached

playing fields 2km to the west as part of the Roundwood Park expansion package)

- 5.35 Both of these schools are currently in the ownership of Hertfordshire County Council. However expansion proposals would be subject to agreement by the schools. If expansion proposals were taken forward as described above a further 3.7FE of capacity could be provided in Harpenden. However, the 1.7FE expansion of Roundwood Park would be dependent on the relocation of Roundwood Park JMI which would in itself be a costly expansion solution.

### **POTENTIAL SITES**

#### **Planning and environmental constraints analysis**

- 5.36 A planning and environmental constraints analysis of the Harpenden study area has been completed. Plans 4812/015 - 4812/020 set out the mapping exercise that was carried out. These plans are attached at Appendix two of this report. The mapping concluded that there were no suitable school sites of between 12-15ha within the town settlement boundaries and no potential locations for split school sites within the town settlement boundaries.
- 5.37 A total of 11 sites were identified around the edge of the settlement. These potential school sites are shown on Plan 4812/004/B. The following sites were identified:
- Site A: Land east of Luton Road, Harpenden
  - Site B: Land north of Ambrose Lane, Harpenden
  - Site C: Land at Lower Luton Road/Bower Heath Lane, Harpenden
  - Site D: Land east of Lower Luton Road, Harpenden
  - Site E: Land north of Redbourn Lane, Harpenden
  - Site F: Land north of Lower Luton Road, Harpenden
  - Site G: Land east of Croftwell, Harpenden
  - Site H: Land south east of Cross Lane, Harpenden
  - Site I: Land south of Cross Lane and east of railway
  - Site J: Reserve School site Ayres End Lane, Harpenden
  - Site K: Land at Harpenden Road/Beesonend Lane, Harpenden

5.38 Site appraisals of the above sites were undertaken. The site appraisals are set out in the accompanying report on *potential school* sites. As a consequence of the site appraisals the following 8 sites were rejected for further consideration:

- Site B: Land north of Ambrose Lane, Harpenden (rejected because the site is prominent, visually exposed and disconnected from the urban area)
- Site C: Land at Lower Luton Road/Bower Heath Lane, Harpenden (rejected because the site is visually exposed and disconnected from the urban area)
- Site D: Land east of Lower Luton Road, Harpenden (rejected because of site topography, part of the site is visually prominent and exposed; the site is irregular in shape; rights of way cross the site)
- Site E: Land north of Redbourn Lane, Harpenden (rejected because the site is used for crop experimentation, the site could potentially be considered to be within the curtilage of a Grade II listed building; the site lies close to an Area of Archaeological Significance; and achieving access to the site may be difficult)
- Site H: Land south east of Cross Lane, Harpenden (rejected because the land is undulating and at a higher level than Ayres End Lane; Ayres End Lane would not be suitable for access and could not be improved; and there would be an unacceptable traffic impact on the country lanes; there is no suitable point of access through the site other than through farm buildings which may have some historic significance)
- Site I: Land south of Cross Lane and east of railway (rejected because access from Cross Lane is unlikely to be acceptable; the site is some distance from any public transport routes; and the site would be split which is not an optimal education solution when other whole sites are available)
- Site J: Reserve School site Ayres End Lane, Harpenden (rejected because the site is not large enough for school buildings and playing fields; the site is disconnected from the urban area; an access from Ayres End Lane is unlikely to be acceptable; and the site is some distance from public transport)
- Site K: Land at Harpenden Road/Beesonend Lane, Harpenden (rejected because the site is located in a Conservation Area, and is visually exposed)

5.39 The remaining 3 sites were taken forward for highways appraisals to assess in more detail the feasibility of creating vehicular and pedestrian access to the site; the proximity of the site to public transport networks; and the potential impact of a secondary school on the local highway network. This work was undertaken by Stomor Civil Engineering Consultants Ltd and is the subject of a separate accompanying report:

- Site A: Land east of Luton Road, Harpenden
- Site F: Land north of Lower Luton Road, Harpenden
- Site G: Land east of Croftwell, Harpenden

5.40 These sites are considered in more detail below.

**Site A: Land east of Luton Road, Harpenden**

5.41 The site is located on the north western edge of the town (plan 4812/004/B) and is in agricultural use.

5.42 The total site area is 16.48ha (Plan 4812/300 and Plan 4812/301). The land is in private ownership.

5.43 The site is in the Green Belt but has been previously considered for a housing allocation in the emerging LDF. (Area of Search 8 in previous iterations of the Core Strategy).

5.44 The site slopes gently to the north-east from the south-western site boundary.

5.45 The Stomor report concludes that; a vehicular access to the site directly from the Luton Road is unlikely to be acceptable being contrary to HCC Principal Roads policy; it would be technically possible to achieve an access from Cooters End Lane into Parcel B providing the highway authority will accept minor improvements to the south-western end of the road together with the use of the existing right hand turn onto Luton Road; and further analysis would be required of the potential traffic flows and impacts on country lanes and Luton Road.

5.46 A development principles plan (4812/302) shows how the site might be developed. The preferred point of access from Cooters End Lane determines the location of the school site on parcel B which would leave parcel A (the part of the site closest to the urban area) undeveloped. From a town planning perspective this is not the most logical position for built development; the walking distance from the urban area to the south east is increased; and the site would be split with the school buildings on parcel A and the playing fields on parcel B.

5.47 The site would attract pupils from outside the secondary planning area from Luton. It is not well located for secondary school use.

- 5.48 The advantages of the site are that:
- It is collectively large enough for school and attached playing fields
  - Access could technically be achieved from Cooters End Lane subject to impact on the local highway network
  - Site is relatively visually enclosed by changes in topography and existing vegetation
  - Accessible to public transport
- 5.49 The disadvantages of the site are that:
- The site is in the Green Belt
  - The site would be split between parcel A and parcel B
  - Potential impact of traffic on Cooters End Lane/Luton Road requires further investigation
  - Topography may necessitate some terracing of the site and the landscape impact would need careful consideration
  - The site may have some ecological value
  - Impact on agricultural viability unknown
  - Site may have some potential for residential development
- 5.50 The site would be split which is a sub optimal education solution and it is not well located to serve the needs of the secondary planning area. The building zone would not be a preferred town planning solution and the site may have some potential for residential development.
- 5.51 For these reasons it is considered that the site should not be taken forward for further investigation.

**Site F: Land north of Lower Luton Road, Harpenden**

- 5.52 The site is located on the north eastern edge of the town (plan 4812/004B) and is in agricultural use.
- 5.53 The total site area is 15.04ha (Plan 4812/312 and Plan 4812/326). The land is in private ownership.
- 5.54 The site is in the Green Belt.
- 5.55 The site rises from west to east.

- 5.56 The Stomor report concludes that; a vehicular access from Lower Luton Road would be difficult but that access from Common Lane could be achieved; a drop off facility is likely to be required and pedestrian crossings may be required; and further analysis would be required of the potential traffic flows and impacts on country lanes and Lower Luton Road; and any potential requirements for junction improvements.
- 5.57 A development principles plan (4812/327) shows how the site might be developed. The preferred point of access would be from Common Lane with building zone adjacent to the urban area and playing fields forming a buffer to the east.
- 5.58 The site would attract pupils from the residential areas to the west and south as well as from Wheathampstead. The site would be well located to meet the needs of the Harpenden Secondary Planning Area.
- 5.59 The advantages of the site are that:
- It is collectively large enough for school and attached playing fields
  - Access could technically be achieved from Common Lane subject to impact on the local highway network
  - Site is relatively visually enclosed by changes in topography and a tree belt on the eastern boundary
  - Accessible to public transport
- 5.60 The disadvantages of the site are that:
- The site is in the Green Belt and adjoins a Conservation Area
  - The site is irregular in shape although this may not preclude the laying out of playing fields
  - The topography may necessitate some terracing
- 5.61 The site is well located to serve the needs of the secondary planning area and could accommodate an 8FE secondary school. It is recommended that this site be taken forward for further consideration as a potential reserve school site for educational use.

**Site G: Land east of Croftwell, Harpenden**

- 5.62 The site is located on the eastern edge of the town (plan 4812/004B) and is in agricultural use.
- 5.63 The total site area is 14.86ha (Plan 4812/330). The land is in private ownership.
- 5.64 The site is in the Green Belt.



- 5.65 The site is relatively flat.
- 5.66 The Stomor report concludes that; a vehicular access from Pipers Lane and Wheathampstead Road would not be acceptable; access from Croftwell may not be deliverable since the road will require widening; and the site is some distance from residential areas which could generate a significant number of pupils travelling to school by car.
- 5.67 The site would attract pupils from the residential areas to the west as well as from Wheathampstead. The site is not that well located to meet the needs of the Harpenden Secondary Planning Area being on the eastern edge of the town away from the main residential areas.
- 5.68 The advantages of the site are that:
- It is collectively large enough for school and attached playing fields
  - The site is visually contained by existing vegetation
  - The site is adjacent to the eastern edge of Harpenden
- 5.69 The disadvantages of the site are that:
- The site is in the Green Belt
  - The site is some distance from main residential areas and would generate significant volume of car traffic
  - Vehicular access to the site would be difficult
  - Existing tree belt bisects the site
  - Potential adverse impact on residents of Croftwell (road widening)
- 5.70 The site is not well located to serve the needs of the secondary planning area and there are highway and traffic issues with this site which could render it unsustainable. It is recommended that this site is not taken forward for further consideration as a potential reserve school site for educational use.

## **HARPENDEN: PREFERRED OPTIONS**

### **School Expansions**

- 5.71 Within the Harpenden study area 2 schools have the capacity to expand:
- Roundwood Park School
  - Sir John Lawes School

5.72 The status of these school sites should be considered further in the emerging LDF. For Roundwood Park School the building zones of these sites could be removed from the Green Belt with a policy that enables development for educational purposes. Alternatively the site could be identified as Major Developed Sites (MDS status) in the Green Belt and an infilling envelope created to enable development to take place as and when required for educational purposes in the plan period. However, the education allocation should also acknowledge the potential of the adjoining lands to also provide a land reservation for a 2FE primary school.

**Potential school sites**

5.73 Within the Harpenden study area 1 site has been identified which would initially appear to offer potential new secondary school sites:

- Site F: Land north of Lower Luton Road

5.74 Given the uncertainty regarding delivery of expansion capability in existing schools, and therefore taking a prudent approach to planning across the plan period, it is recommended that this site is taken forward for further consideration as a potential reserve education allocation by the District Council in the course of LDF preparation.

## 6.0 LONDON COLNEY

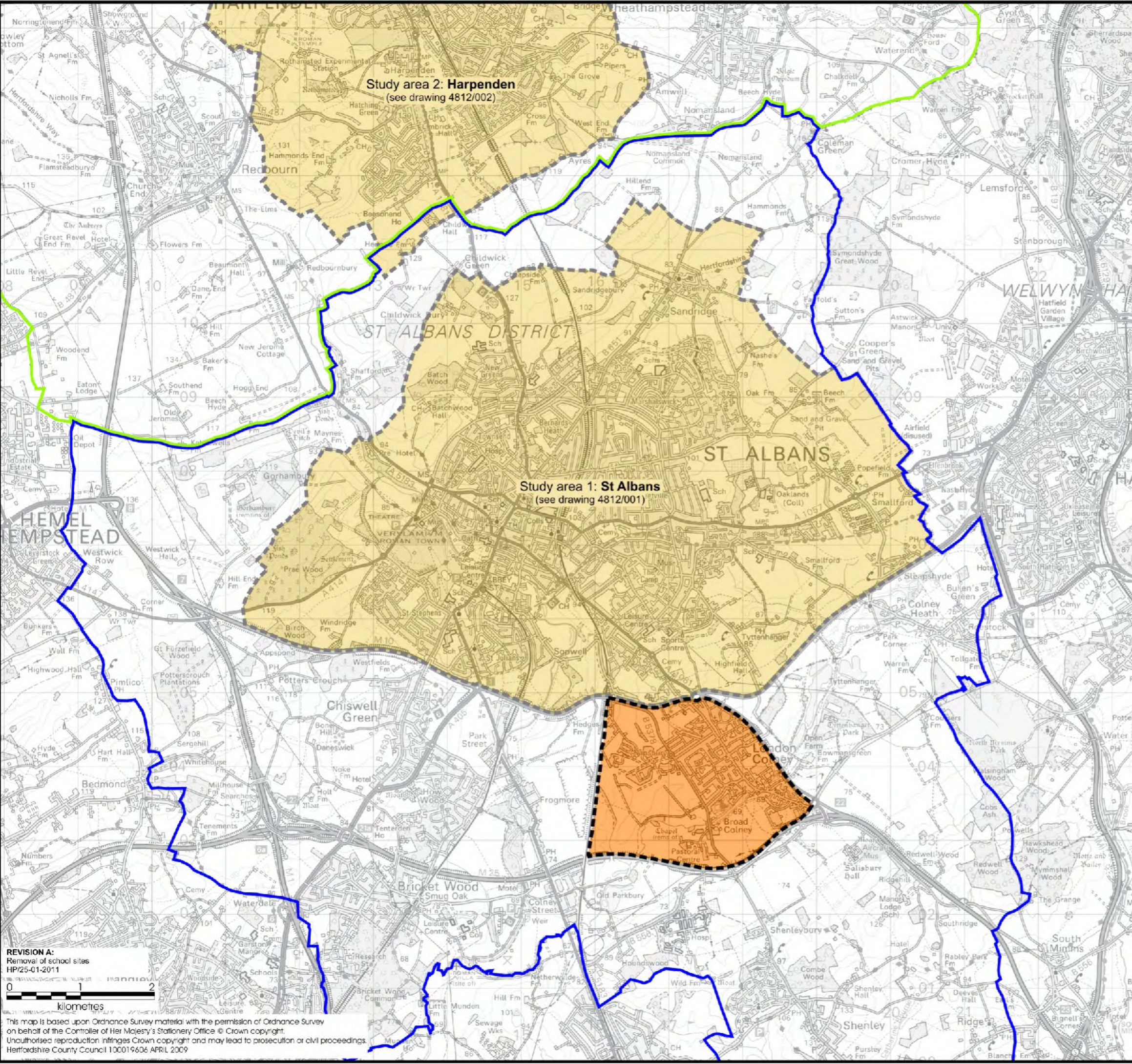
### DEFINITION OF THE STUDY AREA

- 6.1 The London Colney study area lies within the St Albans secondary planning area (Plan 4812/003/A).
- 6.2 The Study area comprises the settlement of London Colney. The study area is bounded by the North Orbital to the north and east; the M25 to the south; and the railway to the west.
- 6.3 There are no existing secondary schools in London Colney. Pupils from this area attend Francis Bacon Maths and Computing College.

### POTENTIAL SITES

#### Planning and environmental constraints analysis

- 6.4 A planning and environmental constraints analysis of London Colney study area has been completed. Plans 4812/021 - 4812/022 set out the mapping exercise that was carried out. These plans are attached at Appendix three of this report. The mapping concluded that there were no suitable school sites of between 12-15ha within the town settlement boundaries and no potential locations for split school sites within the town settlement boundaries.
- 6.5 A total of 3 sites were identified around the edge of the settlement. These potential school sites are shown on Plan 4812/004B. The following sites were identified:
- Site A: Land south of Napsbury Park, London Colney
  - Site B: Land north of Napsbury Park, London Colney
  - Site C: Land south of the North Orbital Road, London Colney
- 6.6 Site appraisals of the above sites were undertaken. The site appraisals are set out in the accompanying report on *potential school sites*. As a consequence of the site appraisals the following 2 sites were rejected for further consideration:
- Site B: Land north of Napsbury Park, Harpenden (rejected because; the site is prominent, visually exposed and in a registered park/garden; noise assessments have been carried out which show that a 2FE primary school could be developed on the site with acoustic attenuation; it is likely that a more extensive built development associated with a secondary school would be



- STUDY AREA
- OTHER STUDY AREAS
- ST ALBANS SECONDARY PLANNING AREA
- HARPENDEN SECONDARY PLANNING AREA

**REVISION A:**  
Removal of school sites  
HP/25-01-2011

0 1 2  
kilometres

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PROJECT TITLE  
**St Albans secondary schools review**

DRAWING TITLE  
**Study area 3: London Colney**

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**4812** N **003A**

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undeliverable due to noise constraints; and the site is required for a 2FE primary school reservation)

- Site C: Land south of the North Orbital, London Colney (rejected because the land is in formal recreation use and these uses would have to be relocated; noise could be a significant constraint in this location; part of the site may be liable to flood risk; and allotments would have to be relocated)

6.7 The remaining 1 site was taken forward for highways appraisal to assess in more detail the feasibility of creating vehicular and pedestrian access to the site; the proximity of the site to public transport networks; and the potential impact of a secondary school on the local highway network. This work was undertaken by Stomor Civil Engineering Consultants Ltd and is the subject of a separate accompanying report:

- Site A: Land south of Napsbury Park, London Colney

6.8 This site is considered in more detail below.

**Site A: Land south of Napsbury Park**

6.9 The site is located on the western edge of London Colney (plan 4812/004/B) and is in agricultural use.

6.10 The total site area is 16.48ha (Plan 4812/355 and Plan 4812/356). The land is in HCC ownership.

6.11 The site is in the Green Belt but has been previously considered for housing allocation by St Albans District Council, as Area of Search 3 in previous iterations of the Core Strategy and was promoted by the County Council as a landowner in previous consultations on the emerging LDF.

6.12 The site is relatively flat.

6.13 The Stomor report concludes that; a vehicular access to the site could be achieved via a roundabout in Shenley Lane and that a 6 or 8FE secondary school could be accommodated alongside a development of 180 dwellings together with a 2FE primary school on land to the north of Napsbury; school bus services would be required to transport a significant number of pupils from St Albans and Harpenden to avoid high levels of car usage.

6.14 A development principles plan (4812/357) shows how the site might be developed. The preferred point of access from Shenley Lane determines the location of the school site.

6.15 There is no requirement for a secondary school in London Colney. Pupils from London Colney go to Francis Bacon Maths and Computing College which has the capacity to expand further if required. It is not well located for secondary school use.

- 6.16 The advantages of the site are that:
- It is large enough for school and attached playing fields
  - Access could technically be achieved from Shenley Lane
  - Site is flat and visually enclosed
  - Land is in the ownership of HCC
  - Accessible to public transport
  - All technical investigations have been undertaken and there are no significant known impediments to development at this stage
- 6.17 The disadvantages of the site are that:
- The site is in the Green Belt
  - The site would not meet education requirements
- 6.18 The site could accommodate an 8FE secondary school together with some residential development but there is no requirement for a secondary school in London Colney. Pupils from London Colney go to Francis Bacon Maths and Computing College which has the capacity to expand further if required.
- 6.19 For this reason it is considered that the site should not be taken forward for further investigation.

## 7.0 SUMMARY AND RECOMMENDATIONS

- 7.1 In a report to Hertfordshire County Council Cabinet in December 2009 (“Meeting the rising demand for school places”), Hertfordshire County Council have calculated that there will be a deficit of Year 7 places by 2021. Although some steps have been taken to address this deficit it is apparent that up to 14FE could be required up to 2021 across the two secondary planning areas.
- 7.2 Hertfordshire County Council have identified a preferred secondary school size in the range of 6-10FE. This appraisal has identified whether existing schools could be expanded and whether any new sites would be available to meet an 8FE requirement (the mid-point of the range).
- 7.3 The preferred site area for a new school and the expansion of existing schools to deliver an 8FE requirement is 12-15ha (comprising a building zone of 4ha and a residual site area of 11ha). In the case of split sites a preferred site area of 6.5ha would be required where the distance to detached playing fields is over 400m. Where the distance is less than 400m a site area of 4ha could be acceptable. It is recognised that split sites are sub-optimal solutions in the planning and delivery of new secondary provision and would only be acceptable where there are no other whole sites.
- 7.4 A total of 12 existing secondary schools were the subject of town planning and highway appraisals. The following schools were identified as not having capacity for significant expansion (beyond their existing or committed capacity) due to either highway, town planning constraints or both:
- St Albans Girls School, St Albans
  - Loreto College, St Albans
  - Beaumont School\*, St Albans
  - St Georges School, Harpenden
- 7.5 \* Beaumont School may have potential to expand to 8fe but until the impact of the existing proposed development at the site on the highway network is known no further expansion potential can be confirmed.
- 7.6 Following town planning and highway appraisals the following schools were identified as having capacity for expansion (beyond their existing or committed capacity):
- Townsend CoE School (currently operating at 5FE with capacity for 5FE) could potentially be expanded to provide a further 1FE)
  - Sandringham School (currently operating at 6FE with capacity for 6FE) could be potentially expanded to provide a further 2FE)

- Verulam School (currently operating at 5.93FE with capacity for 8FE) could be potentially expanded to provide a further 1FE
- Nicholas Brakespear RC School (currently operating at 6FE with capacity for 10FE) could be potentially expanded to provide a further 2FE
- Marlborough School (currently operating at 6.83FE with capacity for 5.83FE) could potentially be expanded to provide a further 1FE
- Francis Bacon Maths and Computing College (currently operating at 6FE with capacity for 8FE) could potentially be expanded to provide a further 2FE
- Roundwood Park (currently operating at 6.06FE with capacity for 6.3FE) could potentially be expanded to provide a further 1.7FE
- Sir John Lawes (currently operating at 6FE with capacity for 3.1FE) could be potentially expanded to provide a further 2FE

7.7 School expansion would therefore (subject to further technical investigations and agreement of the schools to expand) offer a total additional capacity of 9FE in St Albans and 3.7FE in Harpenden which would not be sufficient to meet the overall deficit of 14FE. Given the potential town planning and highway constraints and the requirement for agreement with schools, delivery of this additional capacity cannot be guaranteed.

7.8 A new school site will be required in the St Albans and Harpenden Secondary planning area. It would be prudent to plan for more than one secondary school reserve school site to allow for flexibility in recognition of; the uncertainty in delivering the expansion of existing schools; and absence of detailed school placement planning data for the latter period of the LDF (2021-2028). There is also a lack of certainty around phasing, locations and yields of housing in St Albans District Council for the period 2021-2028. In order to respond positively to the evidence relating to secondary capacity and to be flexible and deliverable it would be prudent, and sound, to make more than one education allocation.

7.9 A total of 27 sites were identified as potential secondary school sites on the settlement boundaries around St Albans, Harpenden and London Colney.

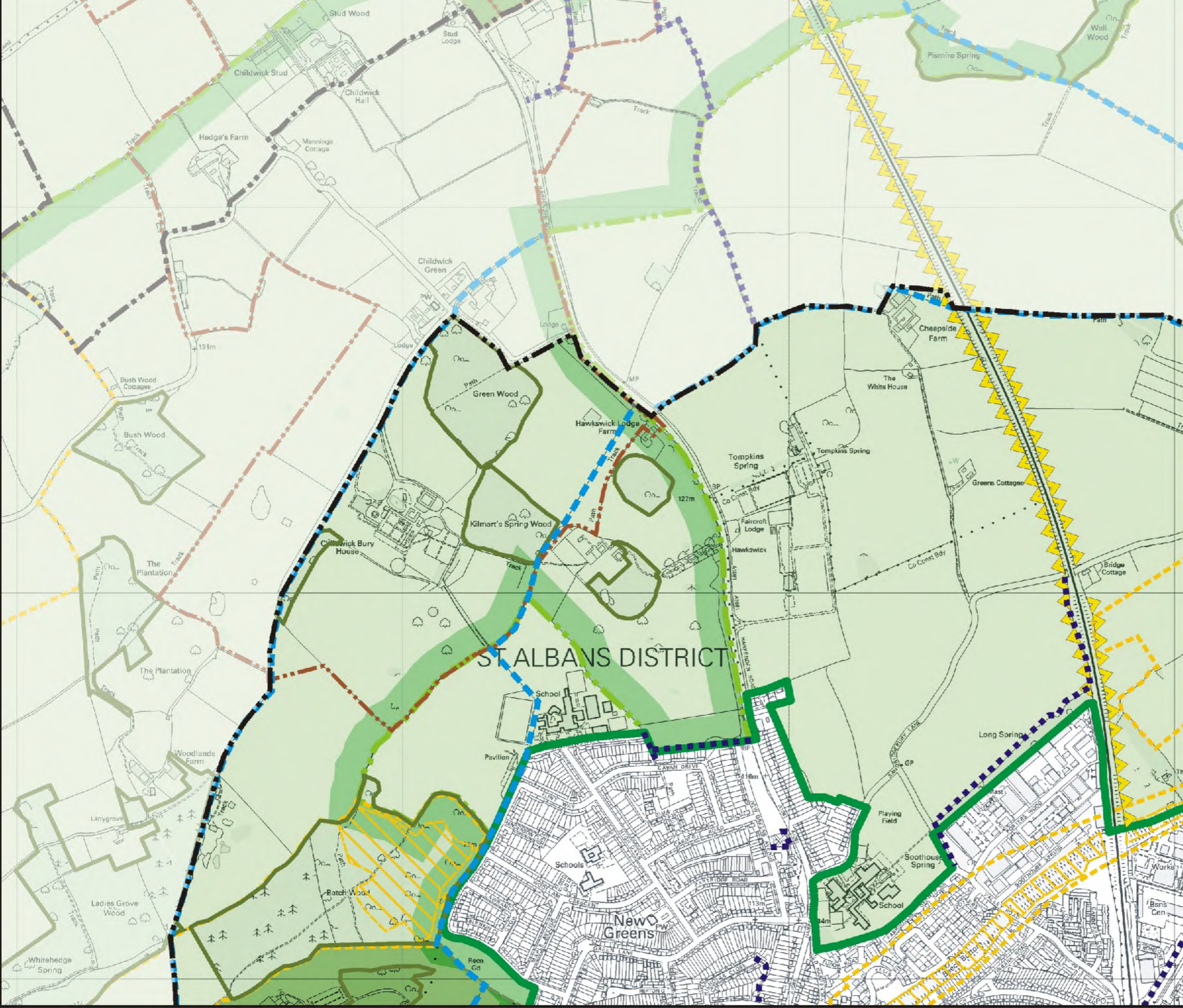
7.10 A summary analysis (RAG) plan of the 27 sites is attached at Appendix Four. A summary of each constraint is presented (red indicates that constraint may preclude development; amber indicates that the constraint may affect the potential for development and would need further investigation; green indicates that (on the basis of the preliminary investigations) the constraint may not affect development potential.



- 7.11 A number of these 27 sites were rejected as a consequence of; town planning constraints, highways constraints, or inappropriate location to meet the education needs of the secondary planning area.
- 7.12 The following sites were confirmed as potential 8FE reserve secondary school sites subject to further investigations:
- 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
- 7.13 Two of the potential sites (St Albans: sites C and D) identified at this stage, are in in the County Council's ownership. The remaining sites (Harpenden: site F and St Albans: sites K and L) are not in the ownership of the County Council. It may be that the County Council will need to acquire one of the sites by agreement or by the exercise of compulsory powers. It will be County Council's intent also to use this work as a base for the site search and evaluation of potentially suitable sites for the purposes of future justification of the use of acquisition powers if at some time during the LDF plan period there is a requirement to bring one or more of these sites forward for development.

**APPENDIX 1**

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- EXISTING SCHOOL SITES
  - OPTION SITES
  - GREEN BELT
  - GOLF COURSES
  - AREA OF FLOODING (SOURCE: ENVIRONMENT AGENCY)
  - AREA OF EXTREME FLOODING (SOURCE: ENVIRONMENT AGENCY)
  - AREAS OF WOODLAND
  - CONSERVATION AREAS
  - REGISTERED PARK/ GARDEN
  - AREA OF ARCHAEOLOGICAL INTEREST
  - SCHEDULED ANCIENT MONUMENT
  - LANDSCAPE DEVELOPMENT AREA
  - LANDSCAPE CONSERVATION AREA
  - NOISE SOURCE
  - BRIDLEWAY
  - RESTRICTED BYWAY
  - FOOTPATH
  - OVERHEAD POWERLINES
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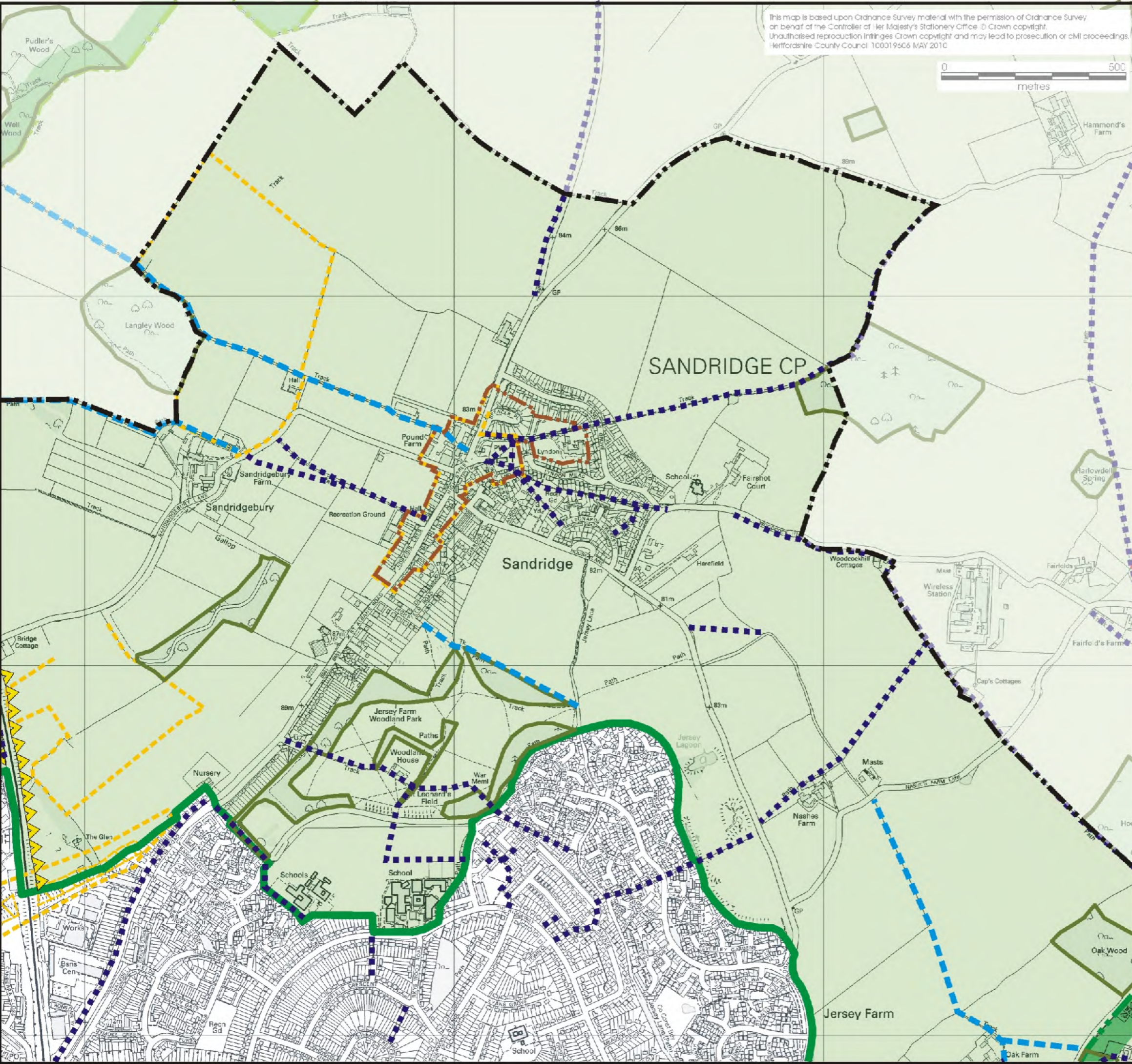
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 St Albans sheet 1**

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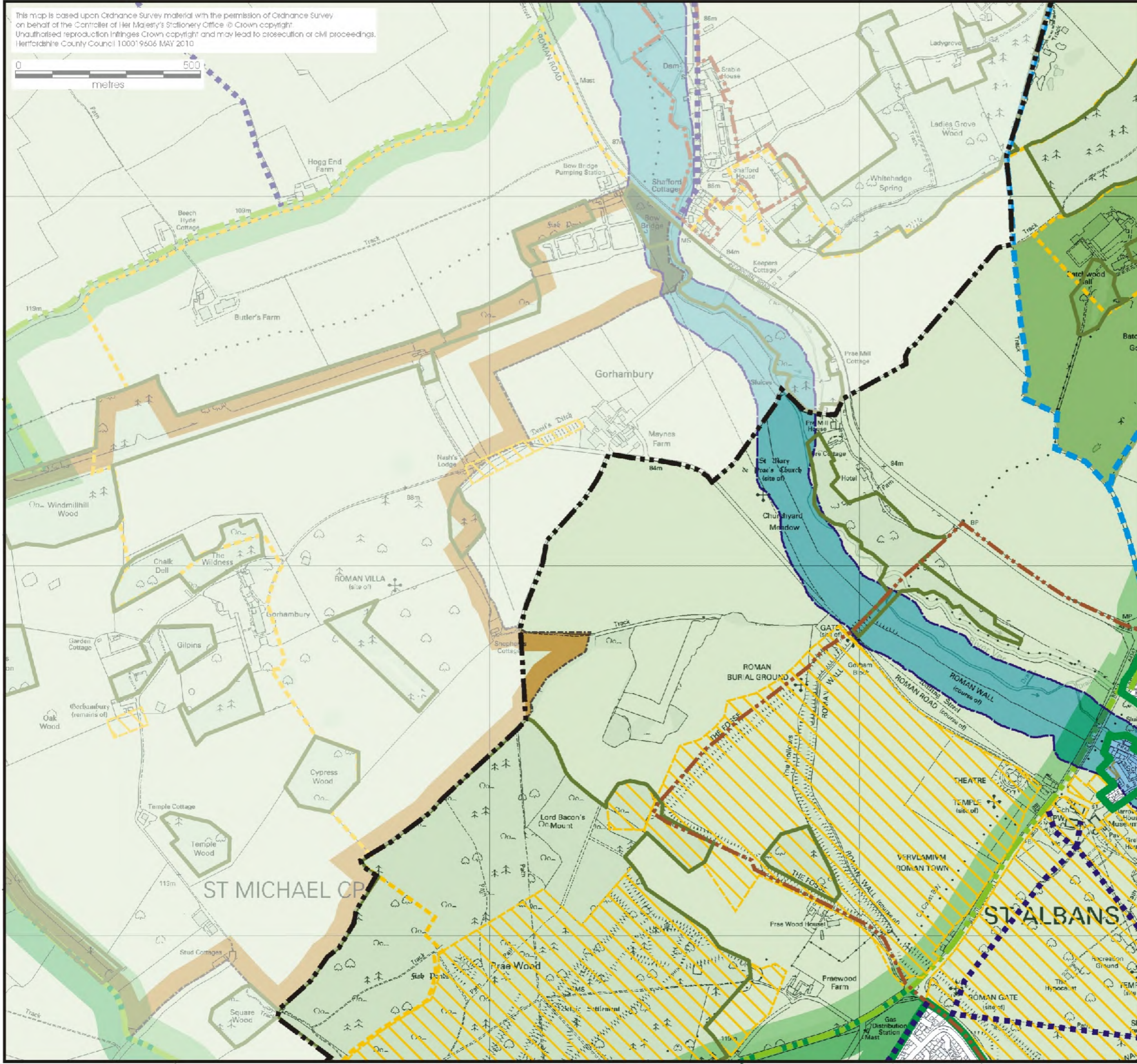
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- EXISTING SCHOOL SITES
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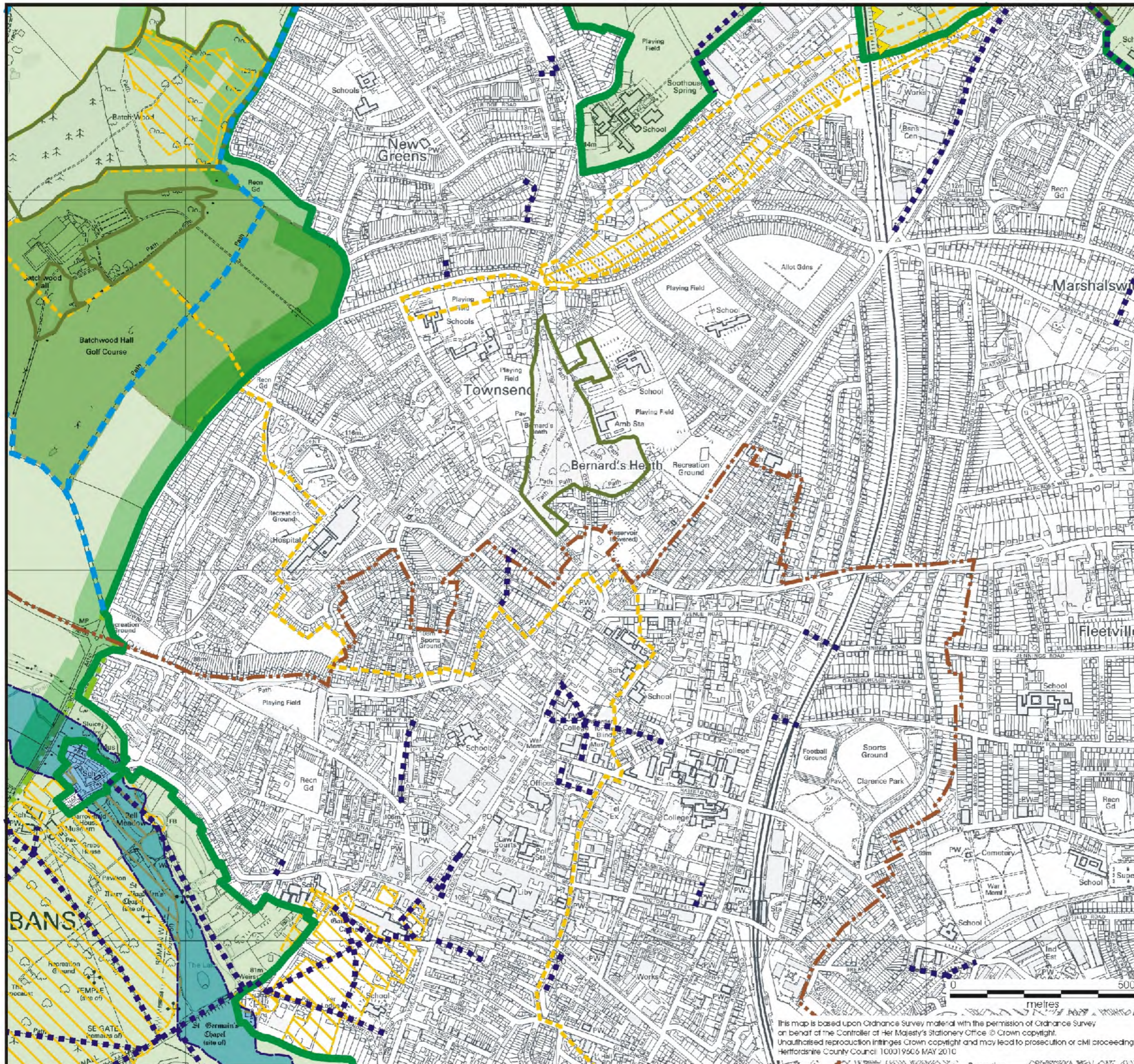
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**St Albans Secondary Schools Review**

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St Albans sheet 3**

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PROJECT No.		007
4812		

**VINCENT AND GORBING**  
**CHARTERED ARCHITECTS AND TOWN PLANNERS**  
 STERLING COURT NORTON ROAD STEVENAGE HERTS  
 TELEPHONE: 01438 316331 FAX: 01438 722035



- EXISTING SCHOOL SITES
- OPTION SITES
- GREEN BELT
- GOLF COURSES
- AREA OF FLOODING  
(SOURCE: ENVIRONMENT AGENCY)
- AREA OF EXTREME FLOODING  
(SOURCE: ENVIRONMENT AGENCY)
- AREAS OF WOODLAND
- CONSERVATION AREAS
- REGISTERED PARK/  
GARDEN
- AREA OF ARCHAEOLOGICAL  
INTEREST
- SCHEDULED ANCIENT  
MONUMENT
- LANDSCAPE DEVELOPMENT  
AREA
- LANDSCAPE CONSERVATION  
AREA
- NOISE SOURCE
- BRIDLEWAY
- RESTRICTED BYWAY
- FOOTPATH
- OVERHEAD POWERLINES

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PROJECT TITLE  
**St Albans Secondary Schools Review**

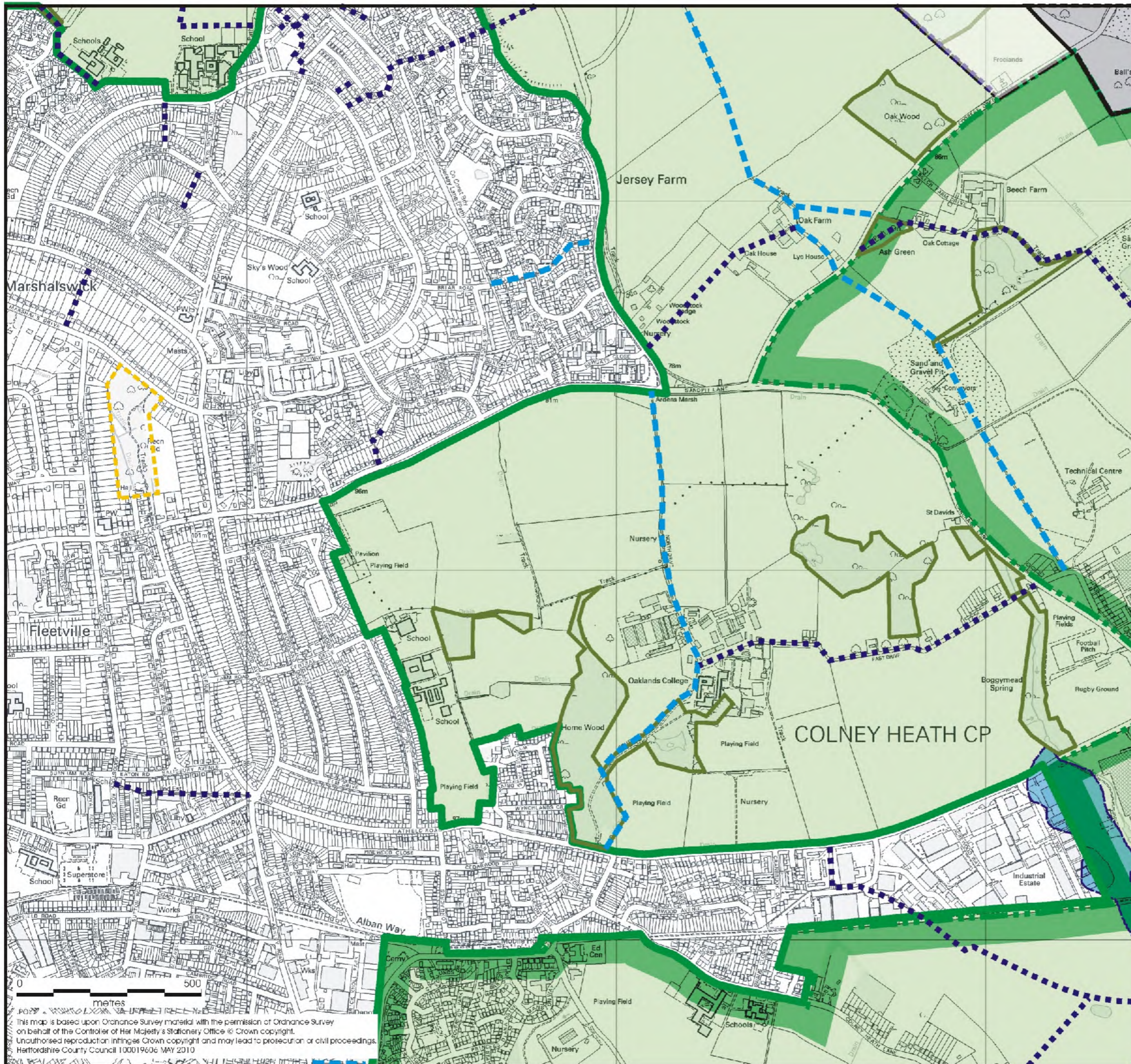
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<b>4812</b>		

**VINCENT AND GORBING**  
**CHARTERED ARCHITECTS AND TOWN PLANNERS**  
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- EXISTING SCHOOL SITES
- OPTION SITES
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- GOLF COURSES
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(SOURCE: ENVIRONMENT AGENCY)
- AREA OF EXTREME FLOODING  
(SOURCE: ENVIRONMENT AGENCY)
- AREAS OF WOODLAND
- CONSERVATION AREAS
- REGISTERED PARK/  
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AREA
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AREA
- NOISE SOURCE
- BRIDLEWAY
- RESTRICTED BYWAY
- FOOTPATH
- OVERHEAD POWERLINES

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**St Albans Secondary Schools Review**

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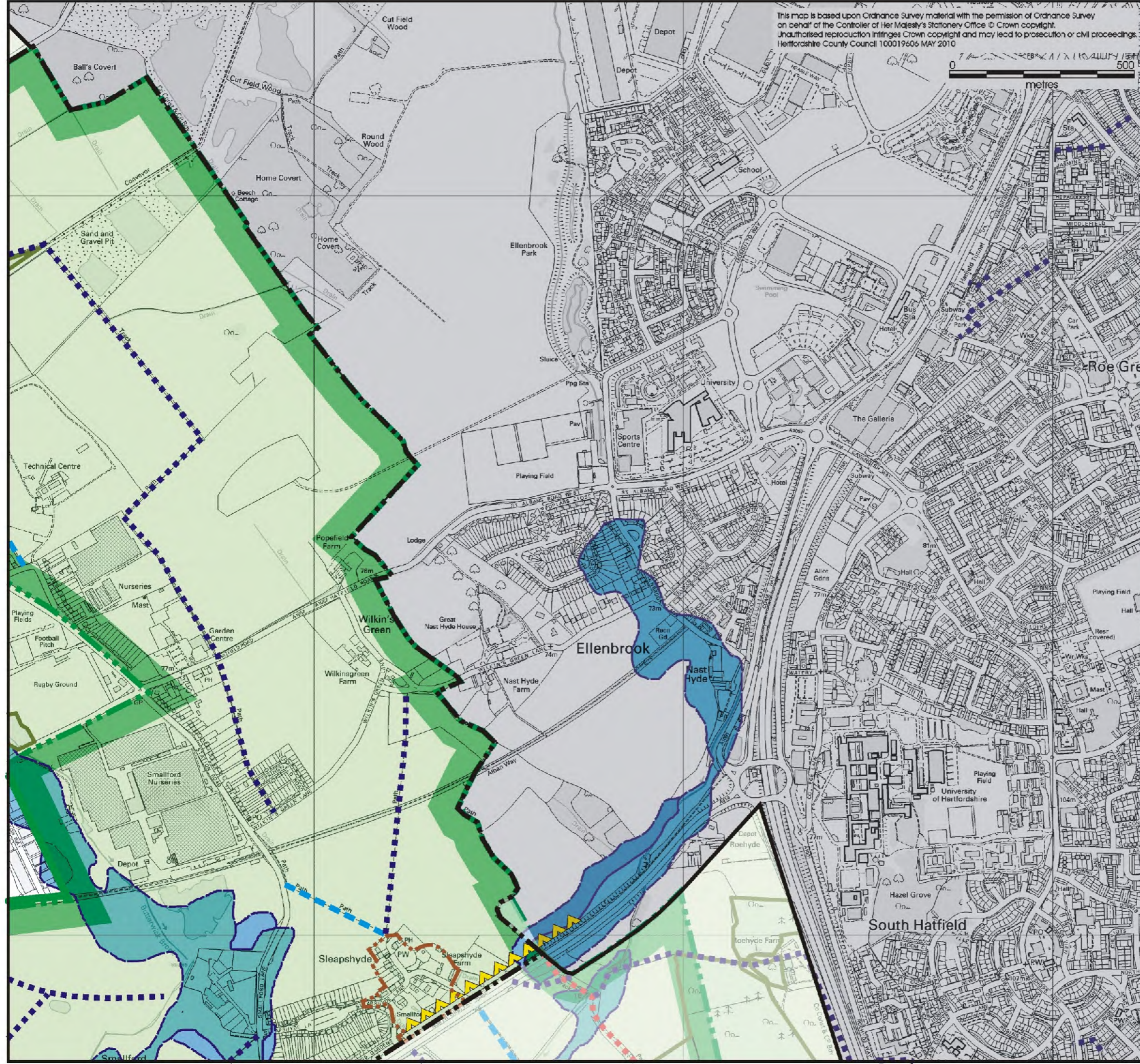
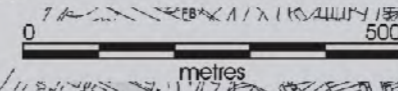
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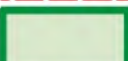















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**VINCENT AND GORBING**  
**CHARTERED ARCHITECTS AND TOWN PLANNERS**  
 STERLING COURT NORTON ROAD STEVENAGE HERTS  
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-  EXISTING SCHOOL SITES
  -  OPTION SITES
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  -  GOLF COURSES
  -  AREA OF FLOODING  
(SOURCE: ENVIRONMENT AGENCY)
  -  AREA OF EXTREME FLOODING  
(SOURCE: ENVIRONMENT AGENCY)
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  -  CONSERVATION AREAS
  -  REGISTERED PARK/  
GARDEN
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INTEREST
  -  SCHEDULED ANCIENT  
MONUMENT
  -  LANDSCAPE DEVELOPMENT  
AREA
  -  LANDSCAPE CONSERVATION  
AREA
  -  NOISE SOURCE
  -  BRIDLEWAY
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  -  FOOTPATH
  -  OVERHEAD POWERLINES
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**St Albans Secondary Schools Review**

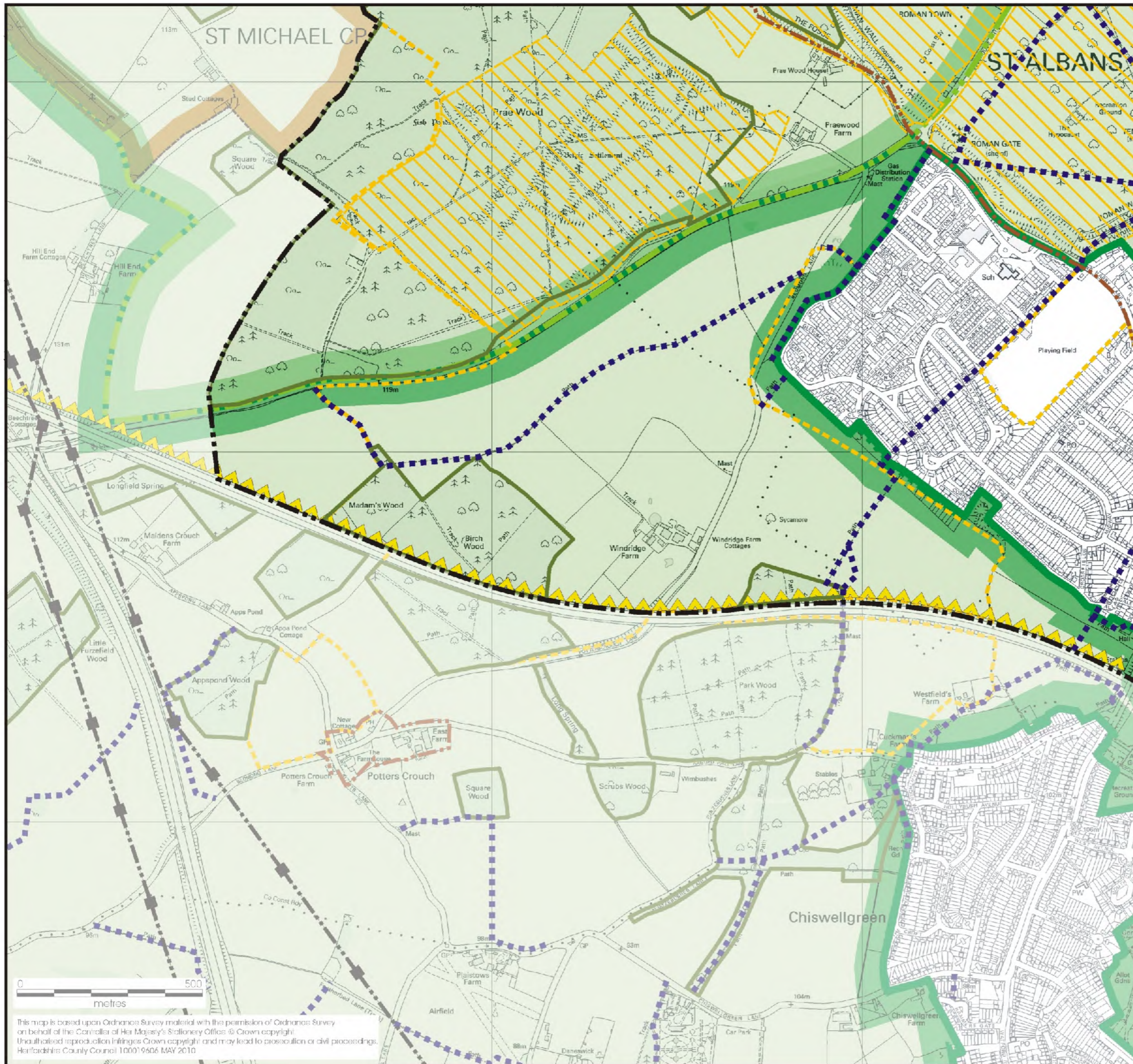
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PROJECT No. **4812**  **010**

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- EXISTING SCHOOL SITES
- OPTION SITES
- GREEN BELT
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- AREA OF FLOODING  
(SOURCE: ENVIRONMENT AGENCY)
- AREA OF EXTREME FLOODING  
(SOURCE: ENVIRONMENT AGENCY)
- AREAS OF WOODLAND
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AREA
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- NOISE SOURCE
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- FOOTPATH
- OVERHEAD POWERLINES

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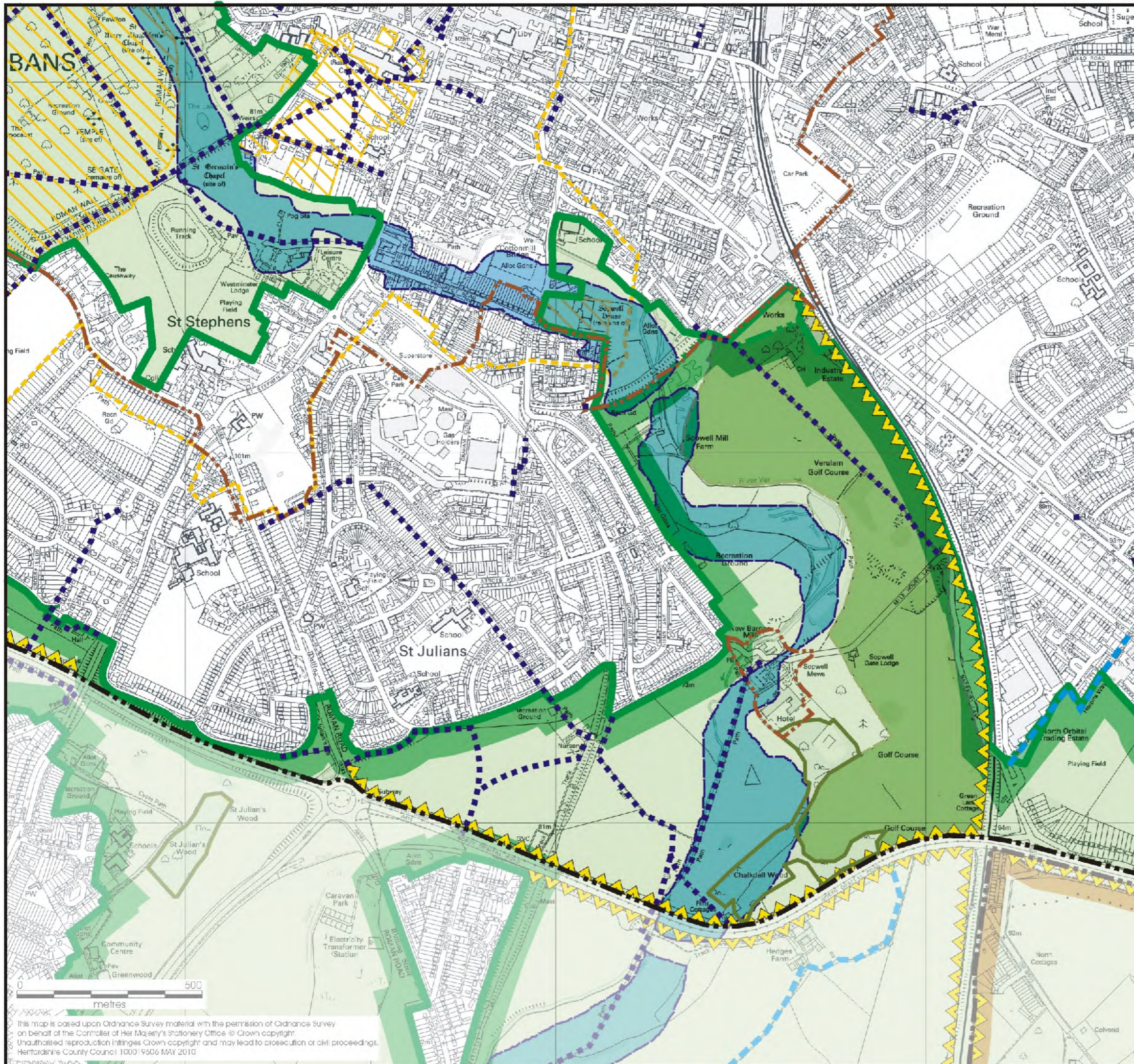
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- OPTION SITES
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- GOLF COURSES
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- AREA OF EXTREME FLOODING  
(SOURCE: ENVIRONMENT AGENCY)
- AREAS OF WOODLAND
- CONSERVATION AREAS
- REGISTERED PARK/  
GARDEN
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INTEREST
- SCHEDULED ANCIENT  
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- LANDSCAPE CONSERVATION  
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- FOOTPATH
- OVERHEAD POWERLINES

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**St Albans Secondary Schools Review**

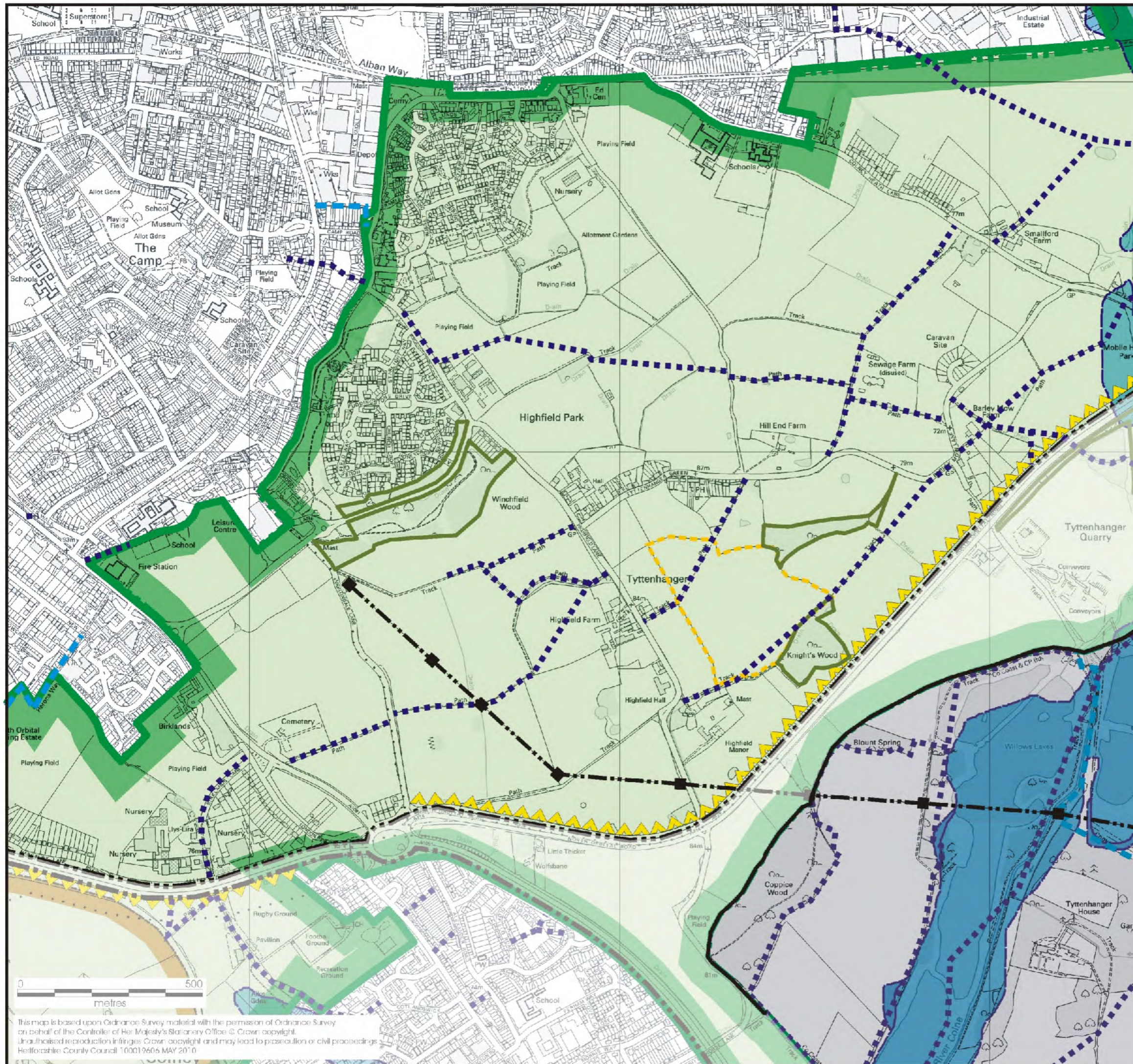
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- OPTION SITES
- GREEN BELT
- GOLF COURSES
- AREA OF FLOODING  
(SOURCE: ENVIRONMENT AGENCY)
- AREA OF EXTREME FLOODING  
(SOURCE: ENVIRONMENT AGENCY)
- AREAS OF WOODLAND
- CONSERVATION AREAS
- REGISTERED PARK/  
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- AREA OF ARCHAEOLOGICAL  
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**St Albans Secondary Schools Review**

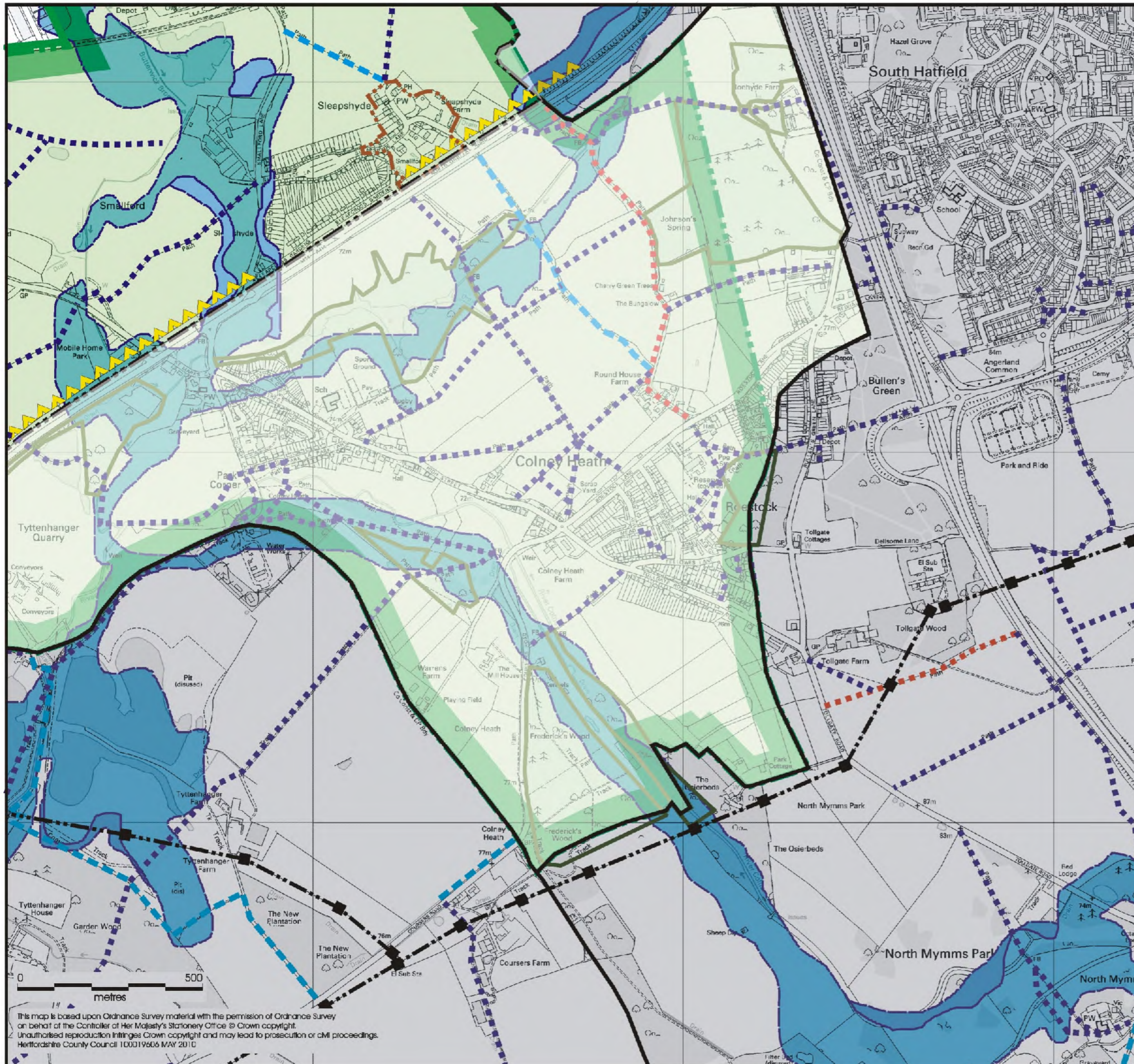
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- EXISTING SCHOOL SITES
- OPTION SITES
- GREEN BELT
- GOLF COURSES
- AREA OF FLOODING (SOURCE: ENVIRONMENT AGENCY)
- AREA OF EXTREME FLOODING (SOURCE: ENVIRONMENT AGENCY)
- AREAS OF WOODLAND
- CONSERVATION AREAS
- REGISTERED PARK/ GARDEN
- AREA OF ARCHAEOLOGICAL INTEREST
- SCHEDULED ANCIENT MONUMENT
- LANDSCAPE DEVELOPMENT AREA
- LANDSCAPE CONSERVATION AREA
- NOISE SOURCE
- BRIDLEWAY
- RESTRICTED BYWAY
- FOOTPATH
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**St Albans Secondary Schools Review**

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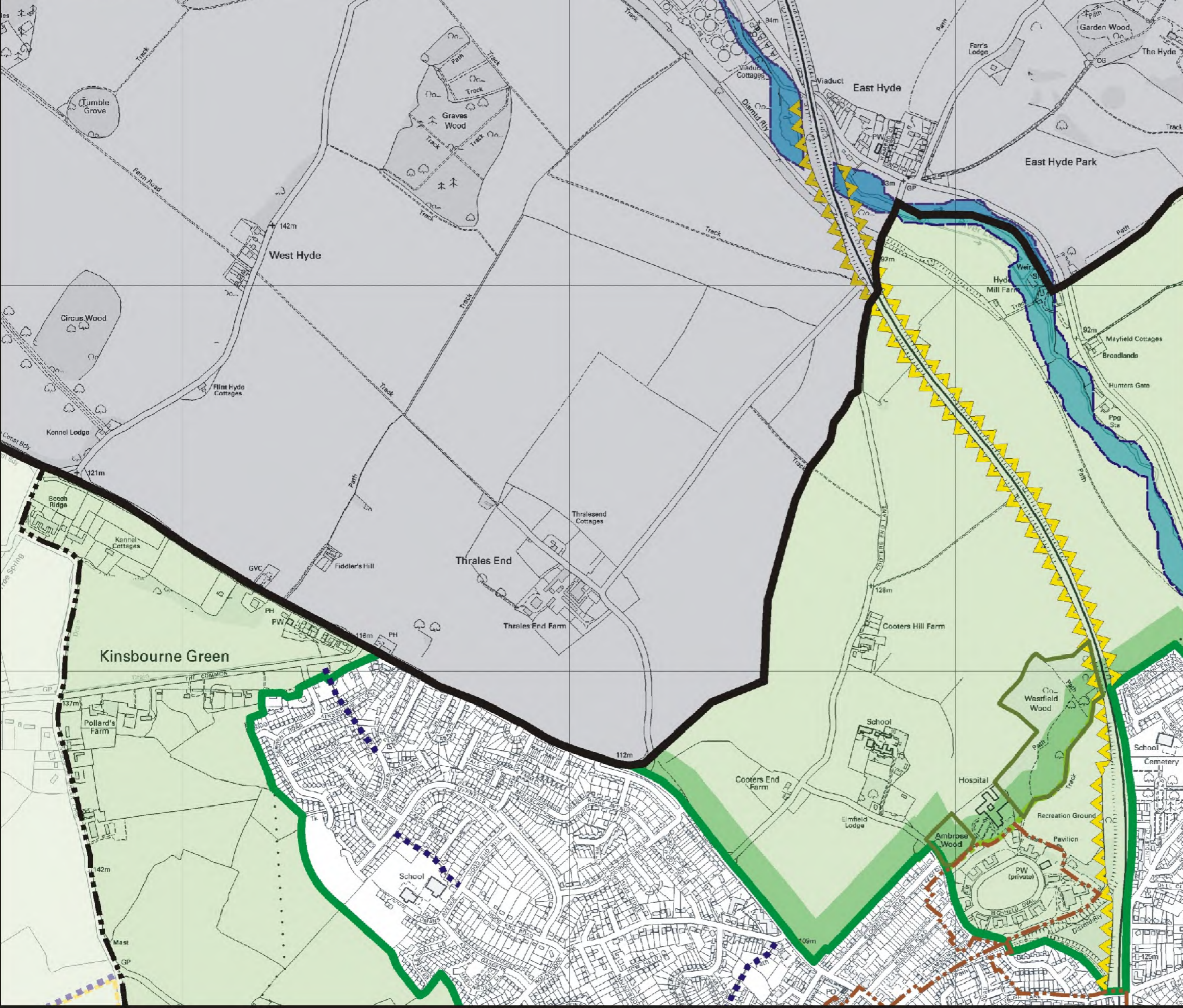
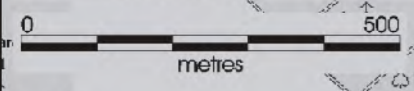
PROJECT No.	<b>N</b>	014
<b>4812</b>		



















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**APPENDIX 2**

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-  EXISTING SCHOOL SITES
  -  OPTION SITES
  -  GREEN BELT
  -  GOLF COURSES
  -  AREA OF FLOODING (SOURCE: ENVIRONMENT AGENCY)
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  -  REGISTERED PARK/ GARDEN
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**St Albans Secondary Schools Review**

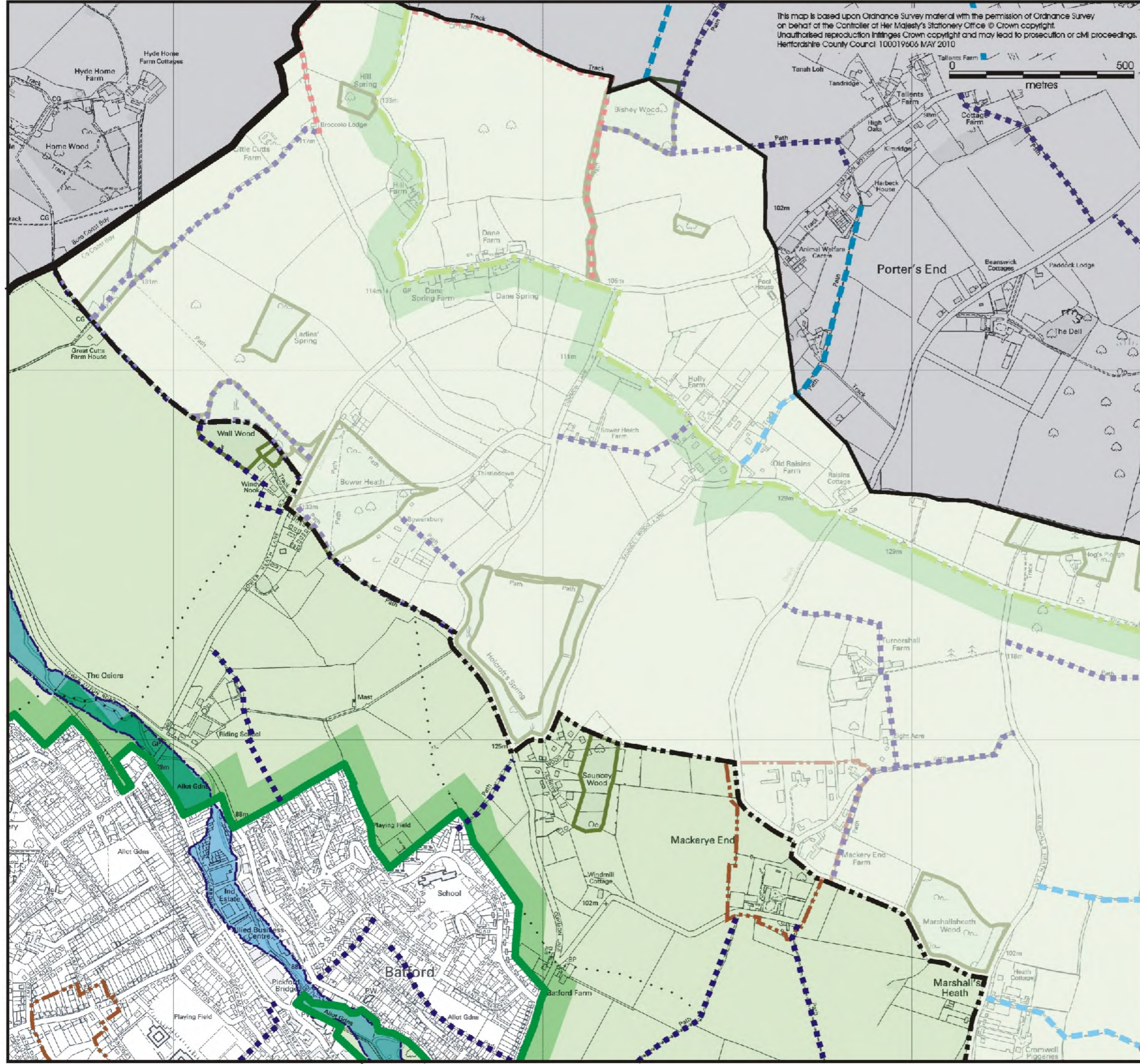
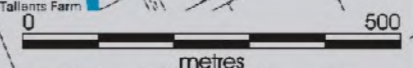
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**4812**  **015**

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- EXISTING SCHOOL SITES
- OPTION SITES
- GREEN BELT
- GOLF COURSES
- AREA OF FLOODING (SOURCE ENVIRONMENT AGENCY)
- AREA OF EXTREME FLOODING (SOURCE ENVIRONMENT AGENCY)
- AREAS OF WOODLAND
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- REGISTERED PARK/ GARDEN
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- LANDSCAPE DEVELOPMENT AREA
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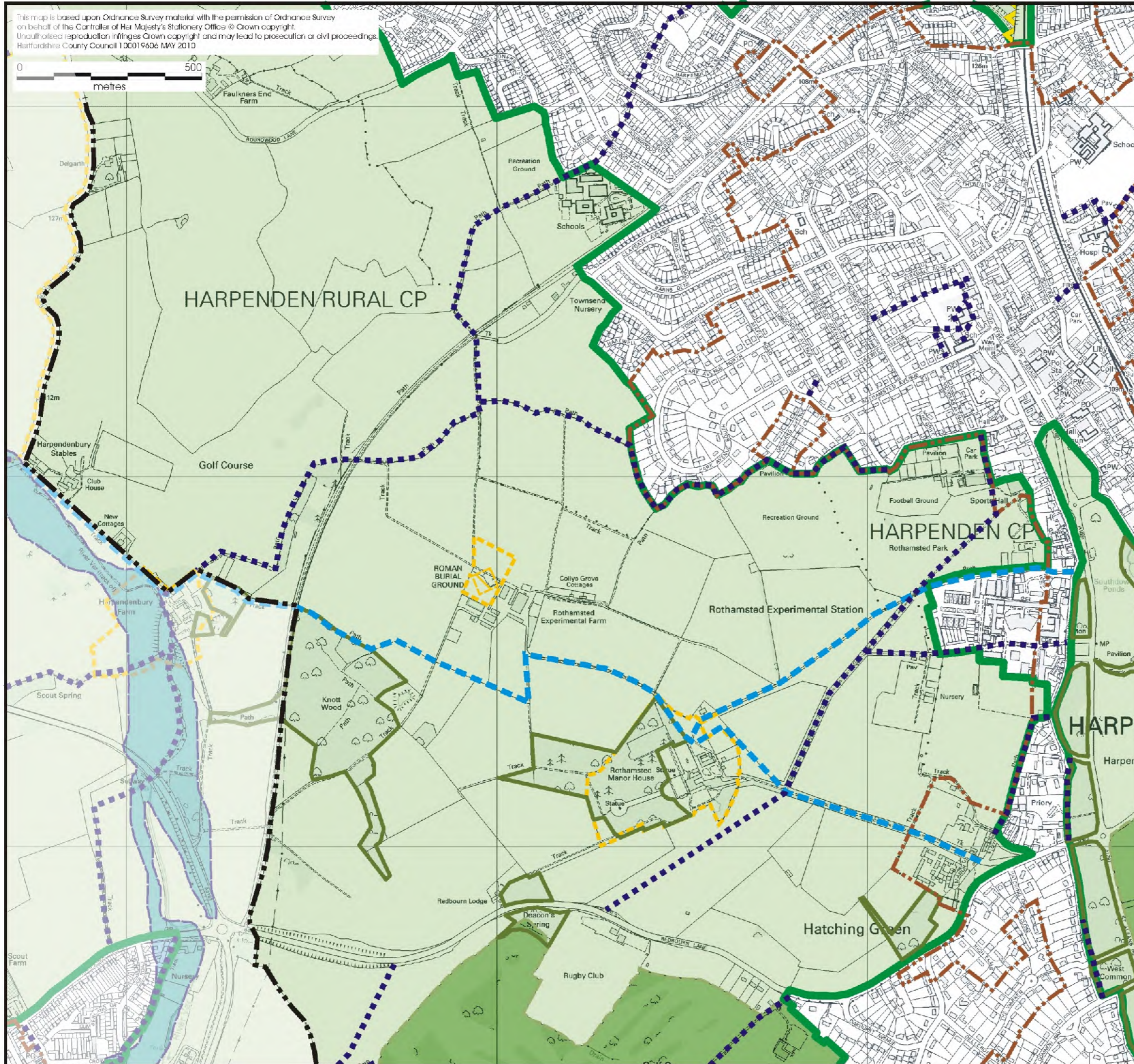
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4812		

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- OPTION SITES
- GREEN BELT
- GOLF COURSES
- AREA OF FLOODING (SOURCE: ENVIRONMENT AGENCY)
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- AREAS OF WOODLAND
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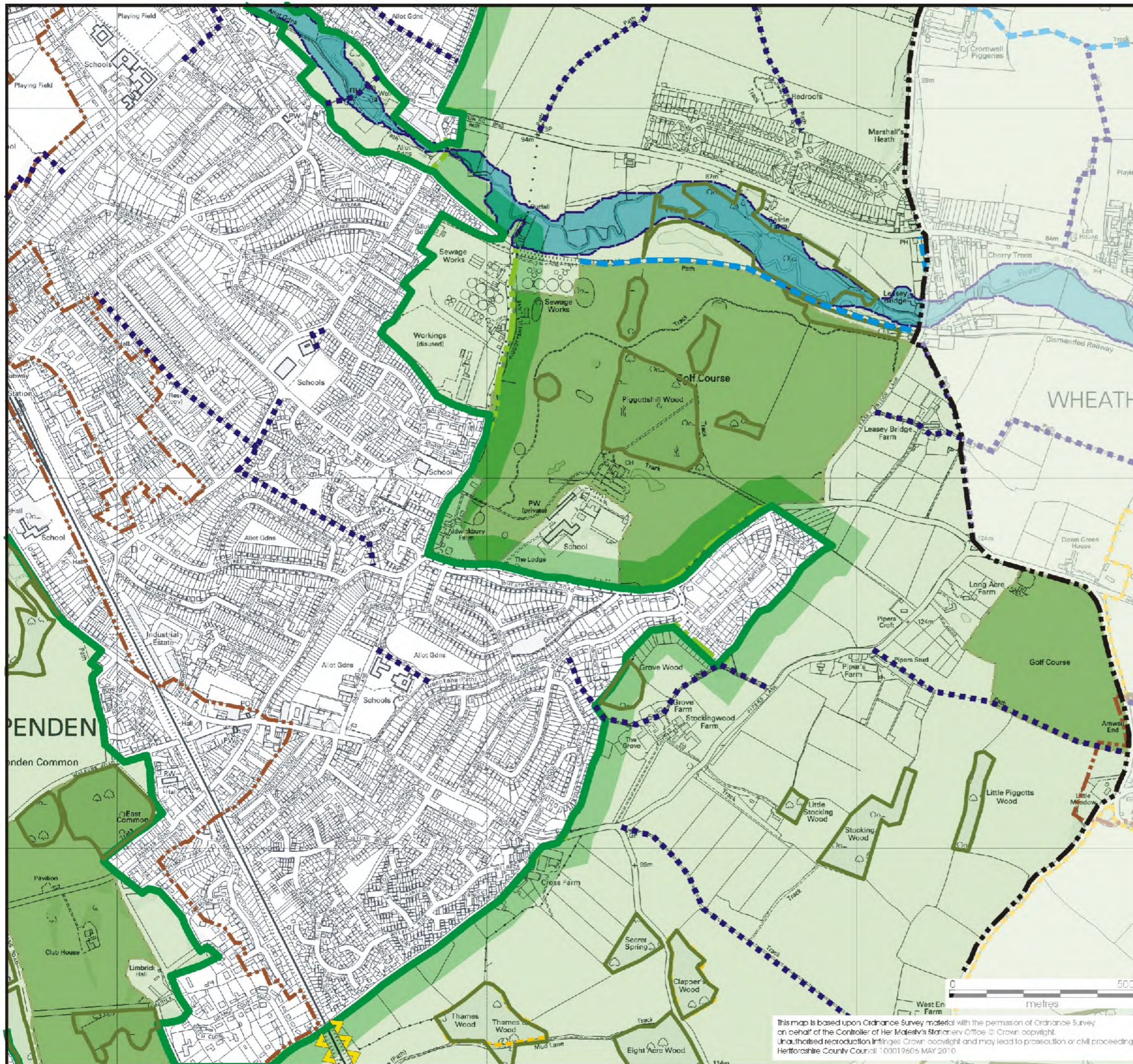
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**VINCENT AND GORBING**  
**CHARTERED ARCHITECTS AND TOWN PLANNERS**  
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- EXISTING SCHOOL SITES
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(SOURCE: ENVIRONMENT AGENCY)
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GARDEN
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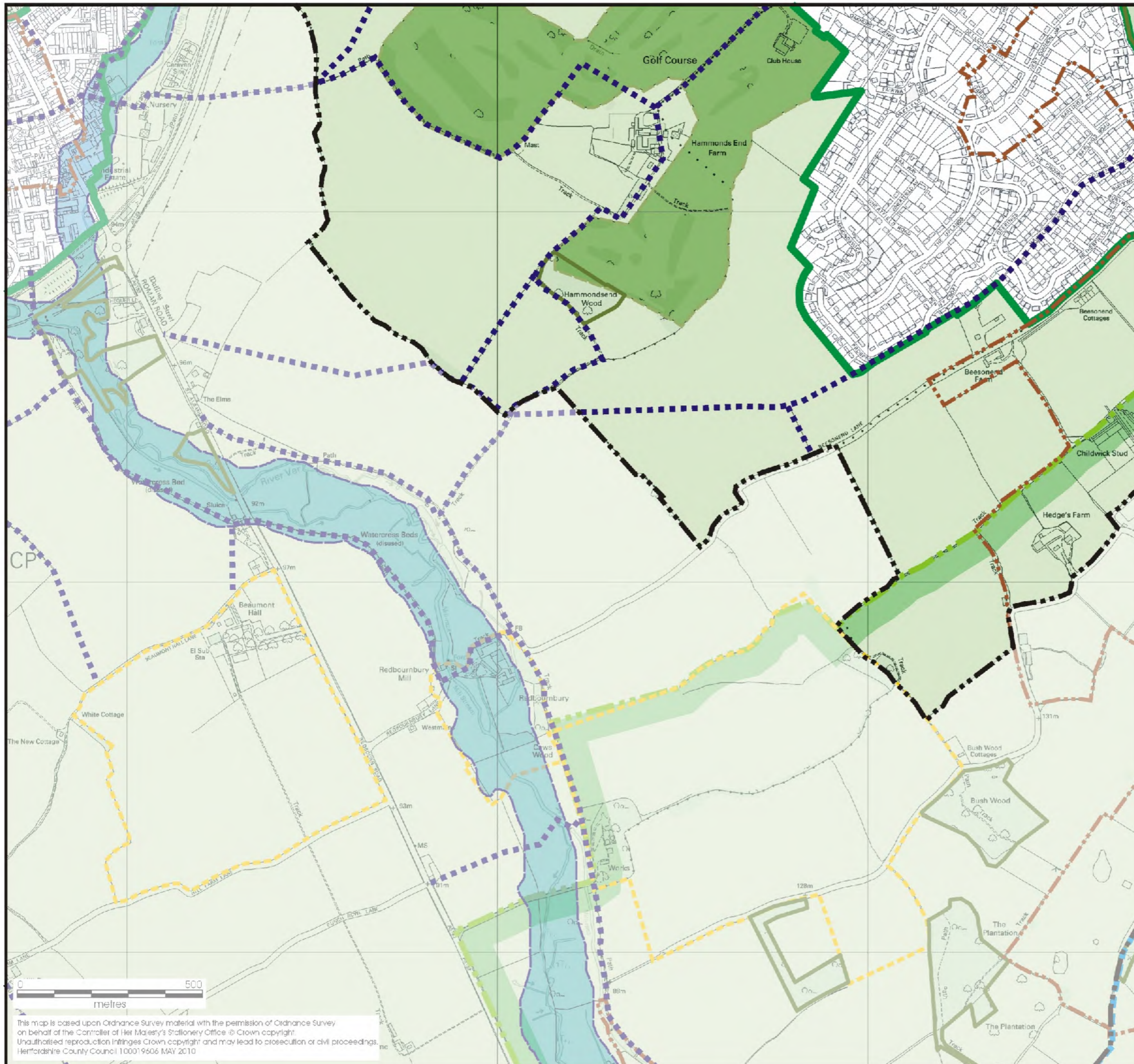
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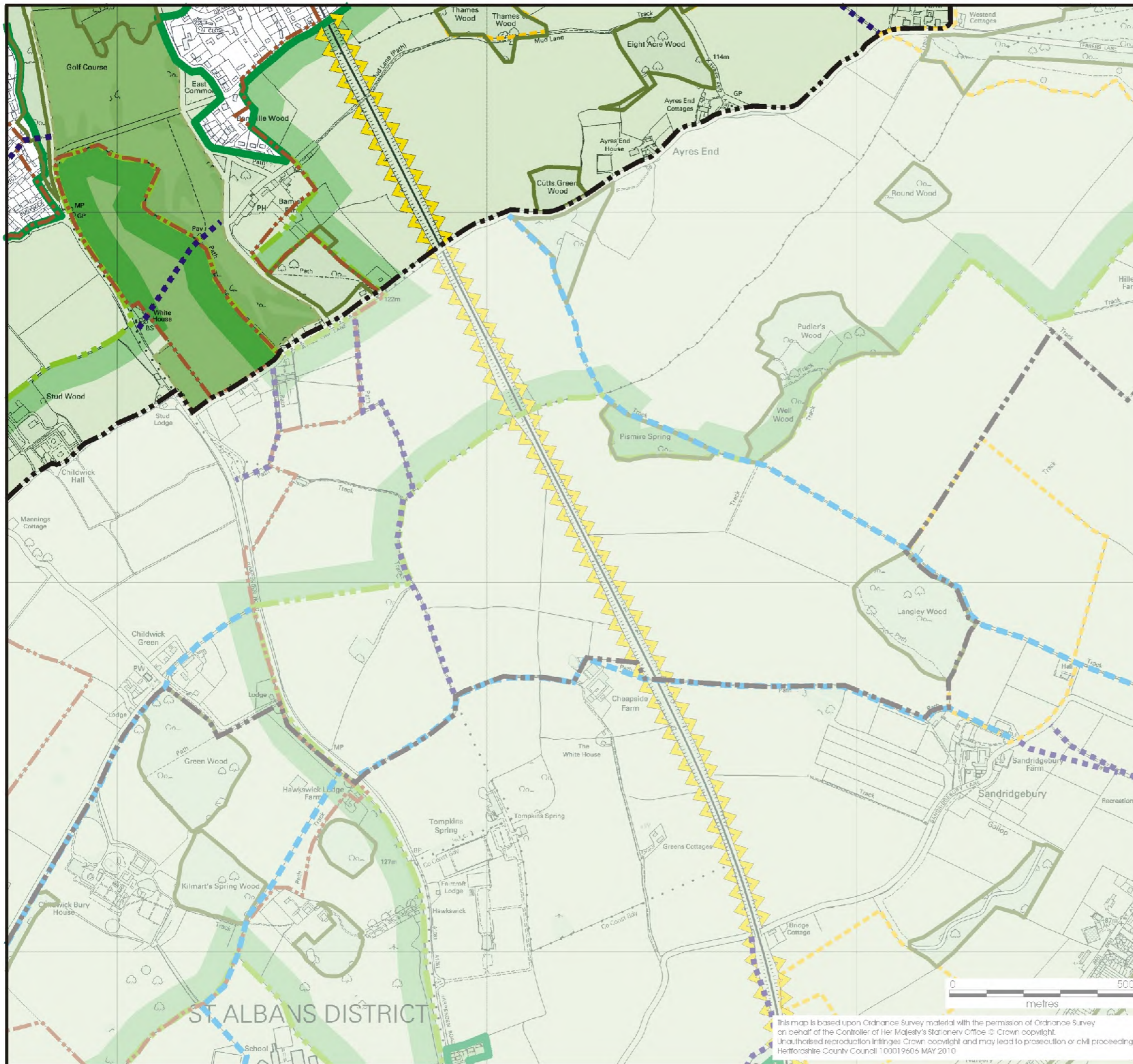
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**VINCENT AND GORBING**  
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- AREA OF FLOODING (SOURCE: ENVIRONMENT AGENCY)
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- REGISTERED PARK/ GARDEN
- AREA OF ARCHAEOLOGICAL INTEREST
- SCHEDULED ANCIENT MONUMENT
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- LANDSCAPE CONSERVATION AREA
- NOISE SOURCE
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**St Albans Secondary Schools Review**

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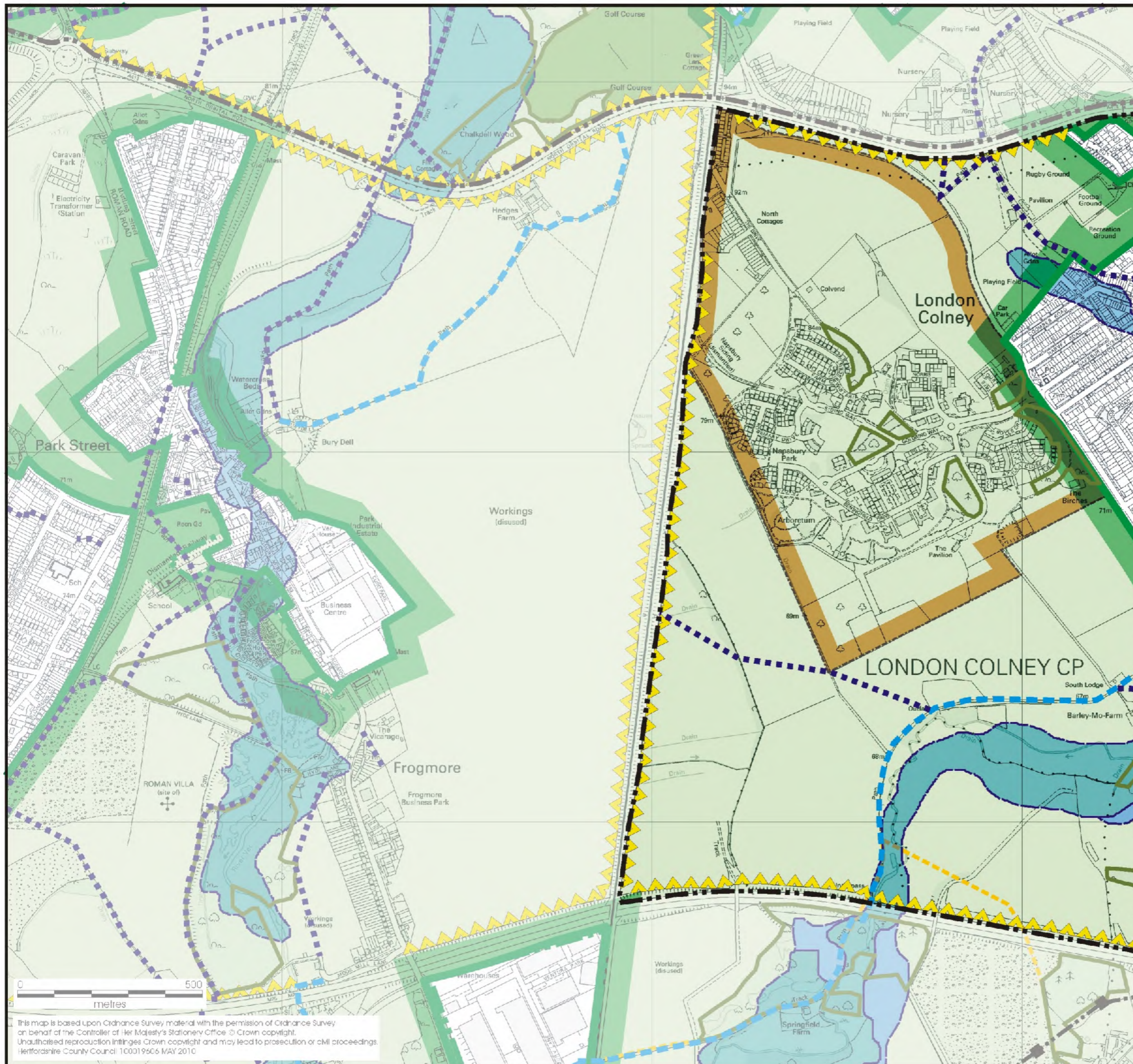
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**APPENDIX 3**



- EXISTING SCHOOL SITES
- OPTION SITES
- GREEN BELT
- GOLF COURSES
- AREA OF FLOODING (SOURCE: ENVIRONMENT AGENCY)
- AREA OF EXTREME FLOODING (SOURCE: ENVIRONMENT AGENCY)
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- REGISTERED PARK/ GARDEN
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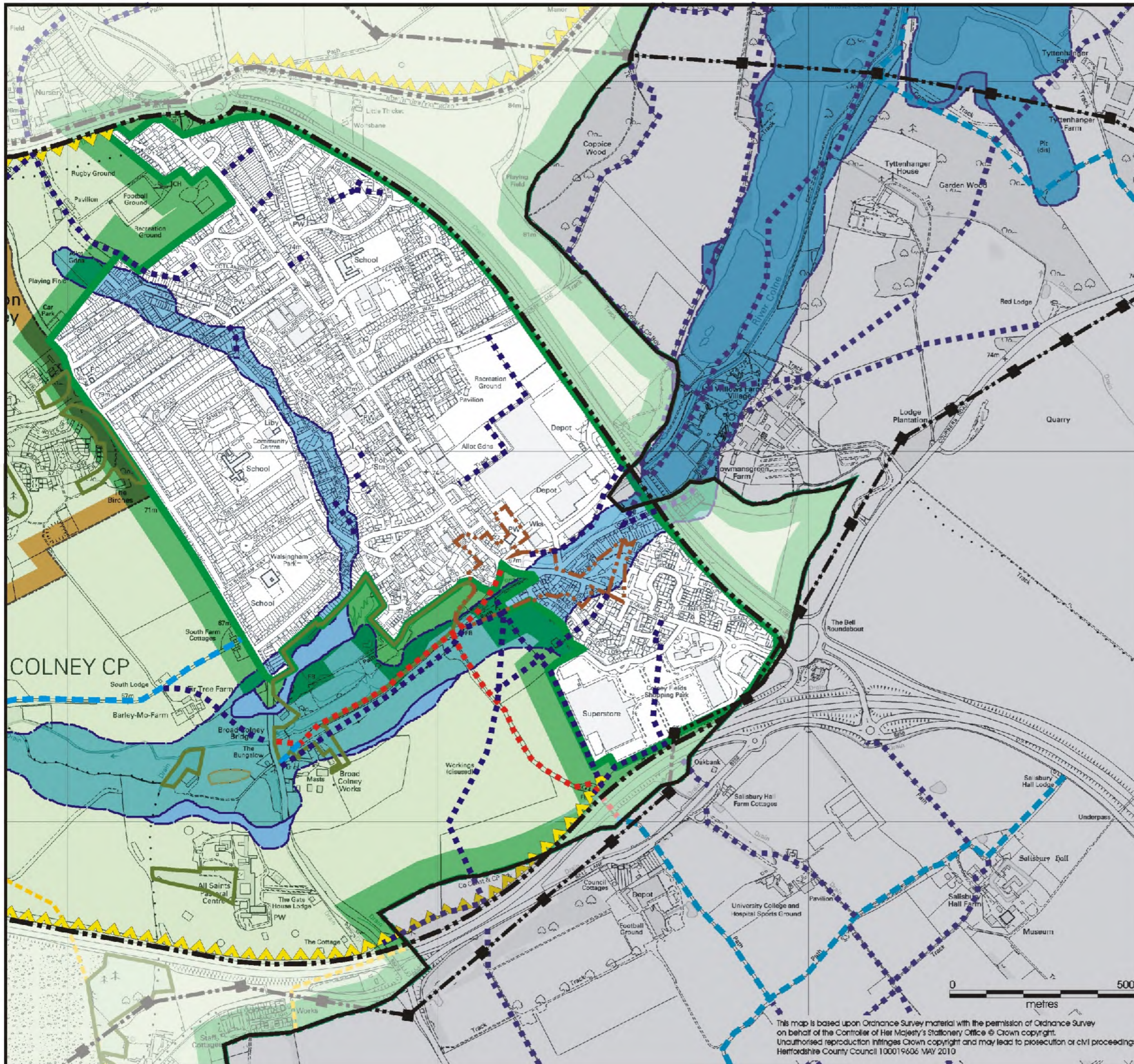
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	DRAWN	DATE
	HNA	
PROJECT No.	<div style="display: flex; justify-content: space-around; align-items: center;"> <div style="font-size: 2em; font-weight: bold;">4812</div> <div style="text-align: center;"> <span style="font-size: 2em; font-weight: bold;">N</span> </div> <div style="font-size: 2em; font-weight: bold;">021</div> </div>	

VINCENT AND GORBING

CHARTERED ARCHITECTS AND TOWN PLANNERS

STERLING COURT NORTON ROAD STEVENAGE HERTS  
 TELEPHONE: 01438 316331 FAX: 01438 722035

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- EXISTING SCHOOL SITES
- OPTION SITES
- GREEN BELT
- GOLF COURSES
- AREA OF FLOODING  
(SOURCE: ENVIRONMENT AGENCY)
- AREA OF EXTREME FLOODING  
(SOURCE: ENVIRONMENT AGENCY)
- AREAS OF WOODLAND
- CONSERVATION AREAS
- REGISTERED PARK/  
GARDEN
- AREA OF ARCHAEOLOGICAL  
INTEREST
- SCHEDULED ANCIENT  
MONUMENT
- LANDSCAPE DEVELOPMENT  
AREA
- LANDSCAPE CONSERVATION  
AREA
- NOISE SOURCE
- BRIDLEWAY
- RESTRICTED BYWAY
- FOOTPATH
- OVERHEAD POWERLINES

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PROJECT TITLE  
**St Albans Secondary Schools Review**

DRAWING TITLE  
**Development constraints:  
London Colney sheet 2**

SCALE	DATE	CHECKED
1:10000	MAY 2010	
	DRAWN	DATE
	HNA	

PROJECT No.	<div style="display: flex; justify-content: center; align-items: center;"> <div style="font-size: 2em; margin-right: 10px;">4812</div> <div style="text-align: center; margin-right: 10px;"> <span style="font-size: 2em;">N</span> </div> <div style="font-size: 2em; margin-left: 10px;">022</div> </div>	
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**VINCENT AND GORBING**  
**CHARTERED ARCHITECTS AND TOWN PLANNERS**

STERLING COURT NORTON ROAD STEVENAGE HERTS  
TELEPHONE: 01438 316331 FAX: 01438 722035

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**APPENDIX 4**

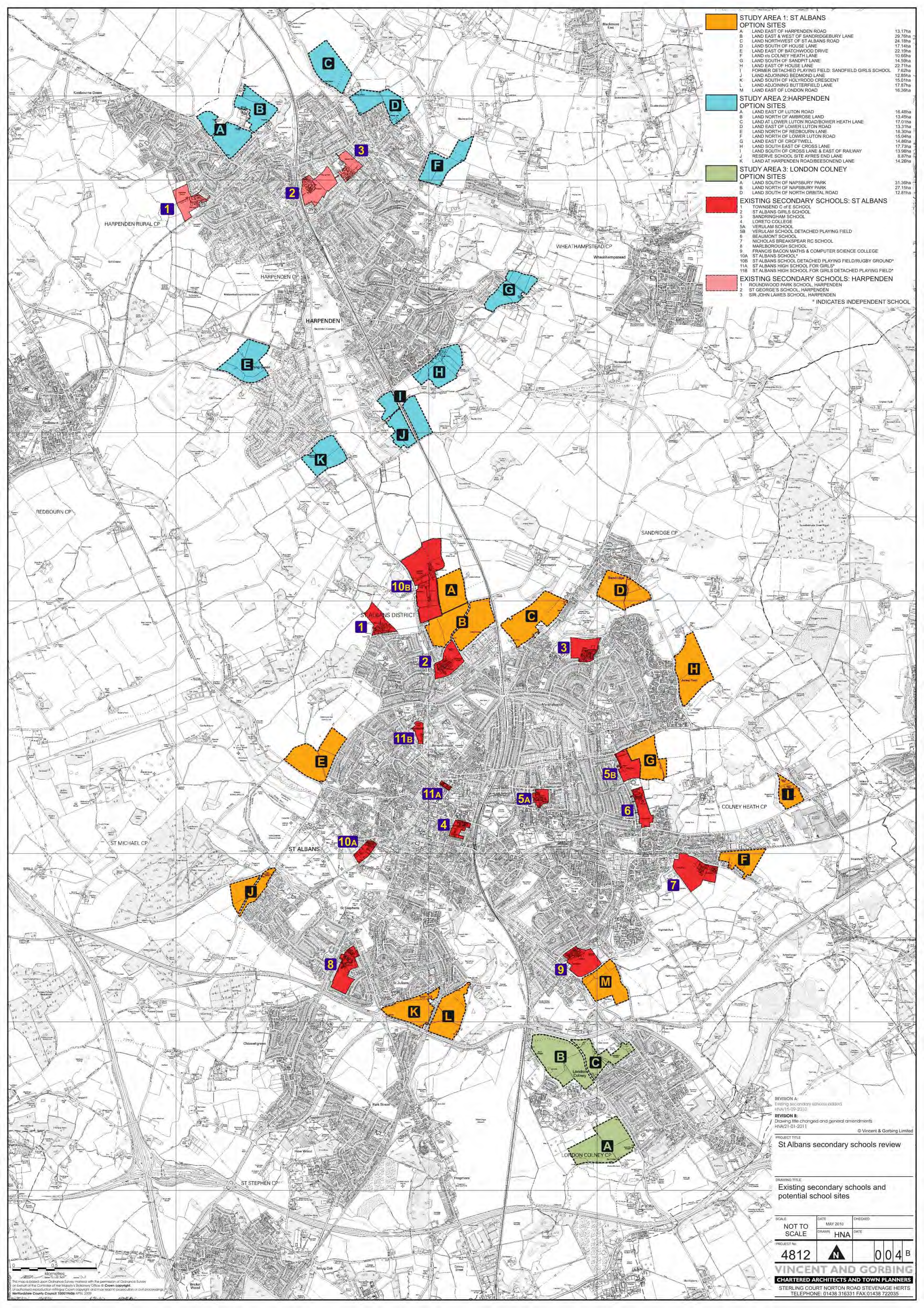
**St Albans City and District Secondary Schools**  
**Summary analysis**

	Highways impact	Vehicular access	Pedestrian	Public transport	Location	Topography	Landscape Impact	Ecology	Conservation / historic buildings	Rights of way	Buildings	Uses	Site size	Residential amenity	Archaeology	Noise	Air quality	Flood risk	Minerals	Agricultural impact
St Albans																				
Site A	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Site B	●	●●	●	●●	●●	●	●●	●	●	●	●	●	●	●	●	●	●	●	●	●
Site C	●●	●●	●●	●	●	●	●	●	●	●	●	●	●	●	●●	●	●	●	●	●
Site D*	●●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Site E	●	●	●	●	●	●●	●	●	●	●	●	●	●	●	●●	●	●	●	●	●
Site F	●●	●●	●	●	●	●●	●●	●	●	●	●	●	●	●	●	●	●	●	●	●
Site G	●	●●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Site H	●	●	●	●	●	●	●●	●	●	●	●	●	●	●	●	●	●	●	●	●
Site I	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Site J*	●	●	●	●	●	●	●●	●●	●	●	●	●	●	●	●	●	●	●	●	●
Site K	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●●	●	●	●	●
Site L	●●	●●	●	●	●	●	●	●	●	●	●	●	●	●	●	●●	●	●	●	●
Site M	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●●	●	●	●	●
Harpenden																				
Site A*	●●	●●	●●	●	●	●●	●●	●	●	●	●	●	●	●	●	●	●	●	●	●
Site B	●●	●	●	●●	●	●●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Site C	●	●	●●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Site D	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Site E	●	●	●	●	●	●●	●●	●	●●	●	●	●●	●	●	●	●	●	●	●	●●
Site F	●●	●●	●	●	●	●●	●	●	●●	●	●	●	●	●	●	●	●	●	●	●
Site G	●●	●●	●●	●	●	●	●	●	●	●	●	●	●	●●	●	●	●	●	●	●
Site H	●	●●	●	●	●	●●	●●	●	●●	●	●●	●	●	●	●	●	●	●	●	●
Site I	●	●●	●	●●	●	●●	●●	●	●	●	●	●	●	●	●	●	●	●	●	●
Site J	●	●●	●	●●	●	●●	●●	●	●	●	●	●	●	●	●	●	●	●	●	●
Site K	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
London Colney																				
Site A	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Site B	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Site C	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●●	●	●

Key  
● No real constraint  
● Potential constraint – needs investigation  
● Constraint that might preclude development – needs investigation



**DRAWING NO. 4812/004/B**



- STUDY AREA 1: ST ALBANS**  
**OPTION SITES**
- A LAND EAST OF HARPENDEN ROAD 13.17ha
  - B LAND EAST & WEST OF SANDRIDGEWAY LANE 29.76ha
  - C LAND NORTHWEST OF ST ALBANS ROAD 24.18ha
  - D LAND SOUTH OF HOUSE LANE 17.14ha
  - E LAND EAST OF BATCHWOOD DRIVE 22.19ha
  - F LAND TO COLNEY HEATH LANE 10.65ha
  - G LAND SOUTH OF SANDPIT LANE 14.59ha
  - H LAND EAST OF HOUSE LANE 22.71ha
  - I FORMER DETACHED PLAYING FIELD: SANDFIELD GIRLS SCHOOL 7.62ha
  - J LAND ADJOINING BEDMOND LANE 12.85ha
  - K LAND SOUTH OF HOLYROOD CRESCENT 15.01ha
  - L LAND ADJOINING BUTTERFIELD LANE 17.57ha
  - M LAND EAST OF LONDON ROAD 16.36ha
- STUDY AREA 2: HARPENDEN**  
**OPTION SITES**
- A LAND EAST OF LUTON ROAD 16.48ha
  - B LAND NORTH OF AMBROSE LANE 13.45ha
  - C LAND AT LOWER LUTON ROAD/BOWER HEATH LANE 17.01ha
  - D LAND EAST OF LOWER LUTON ROAD 13.11ha
  - E LAND NORTH OF REDBOURN LANE 18.30ha
  - F LAND NORTH OF LOWER LUTON ROAD 15.04ha
  - G LAND EAST OF CROFTWELL 14.86ha
  - H LAND SOUTH EAST OF CROSS LANE 17.53ha
  - I LAND SOUTH OF CROSS LANE & EAST OF RAILWAY 13.98ha
  - J RESERVE SCHOOL SITE AYRES END LANE 8.87ha
  - K LAND AT HARPENDEN ROAD/BESSENG LANE 14.25ha
- STUDY AREA 3: LONDON COLNEY**  
**OPTION SITES**
- A LAND SOUTH OF NAPSBURY PARK 31.36ha
  - B LAND NORTH OF NAPSBURY PARK 27.15ha
  - D LAND SOUTH OF NORTH ORBITAL ROAD 12.81ha
- EXISTING SECONDARY SCHOOLS: ST ALBANS**
- 1 TOWNSEND C of E SCHOOL
  - 2 ST ALBANS GIRLS SCHOOL
  - 3 SANDRINGHAM SCHOOL
  - 4 LORETO COLLEGE
  - 5A VERULAM SCHOOL DETACHED PLAYING FIELD
  - 5B VERULAM SCHOOL
  - 6 BEAUMONT SCHOOL
  - 7 NICHOLAS BREAKSPEAR RC SCHOOL
  - 8 MARLBOROUGH SCHOOL
  - 9 FRANCIS BACON MATHS & COMPUTER SCIENCE COLLEGE
  - 10A ST ALBANS SCHOOL
  - 10B ST ALBANS SCHOOL DETACHED PLAYING FIELD/RUGBY GROUND
  - 11A ST ALBANS HIGH SCHOOL FOR GIRLS
  - 11B ST ALBANS HIGH SCHOOL FOR GIRLS DETACHED PLAYING FIELD
- EXISTING SECONDARY SCHOOLS: HARPENDEN**
- 1 ROUNDWOOD PARK SCHOOL, HARPENDEN
  - 2 ST GEORGE'S SCHOOL, HARPENDEN
  - 3 SIR JOHN LAWES SCHOOL, HARPENDEN
- \* INDICATES INDEPENDENT SCHOOL

REVISION A:  
 Existing secondary schools added  
 HNA/15-09-2010

REVISION B:  
 Drawing title changed and general amendments  
 HNA/21-01-2011

PROJECT TITLE  
**St Albans secondary schools review**

DRAWING TITLE  
**Existing secondary schools and potential school sites**

SCALE	DATE	CHECKED
NOT TO SCALE	MAY 2010	
	DRAWN	DATE
	HNA	

PROJECT No: **4812**

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