

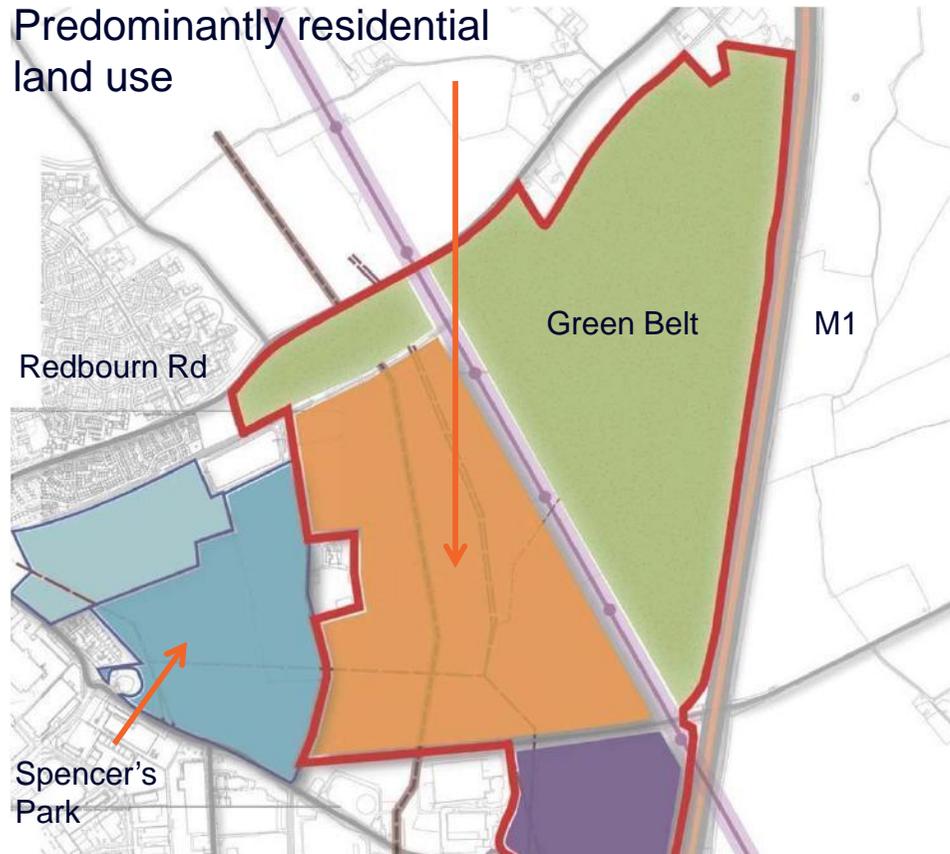
Education

Appendix 18: Education Facilities Extract of East Hemel Hempstead
Landowner/Developer Engagement Stage 2 Presentations and follow up report (PPC
Nov 2015)



**THE CROWN
ESTATE**

East Hemel



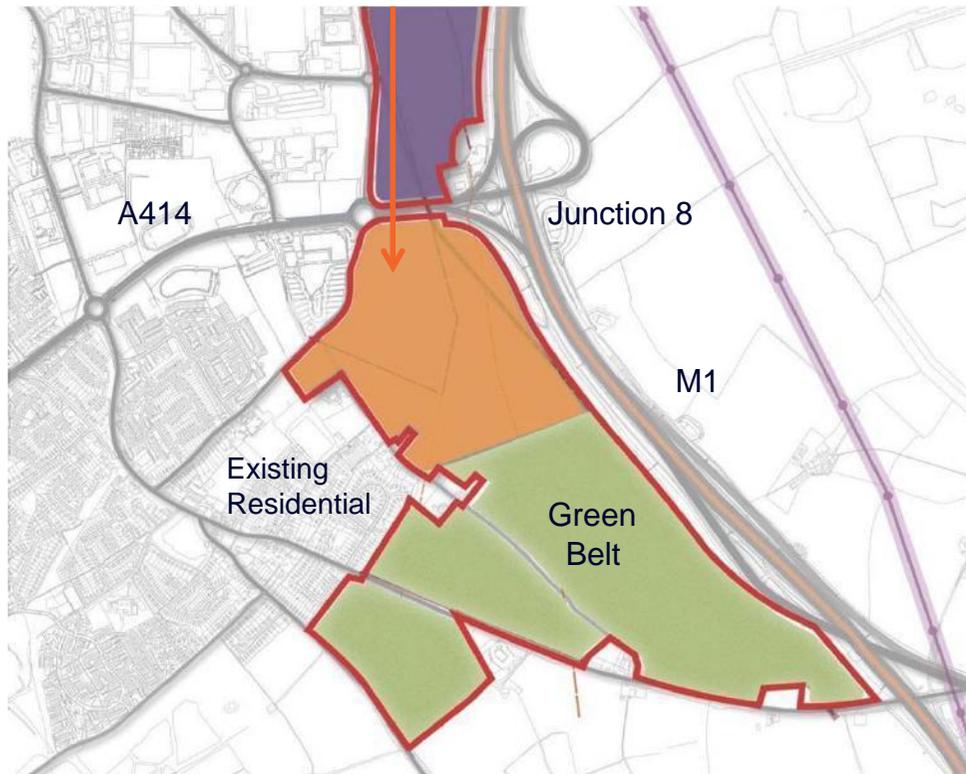
These factors define the development areas:

- **1,500** new homes @ around 40 dph
- **600** affordable homes
- **900** private homes
- Primary school (3FE)
- Local shops and community facilities
- Funding 8FE secondary school
- 40% of the site will be undeveloped or comprise publicly accessible open space
- Conforms to proposed housing allocation areas in local plan

North residential

East Hemel

Predominantly residential
Land use

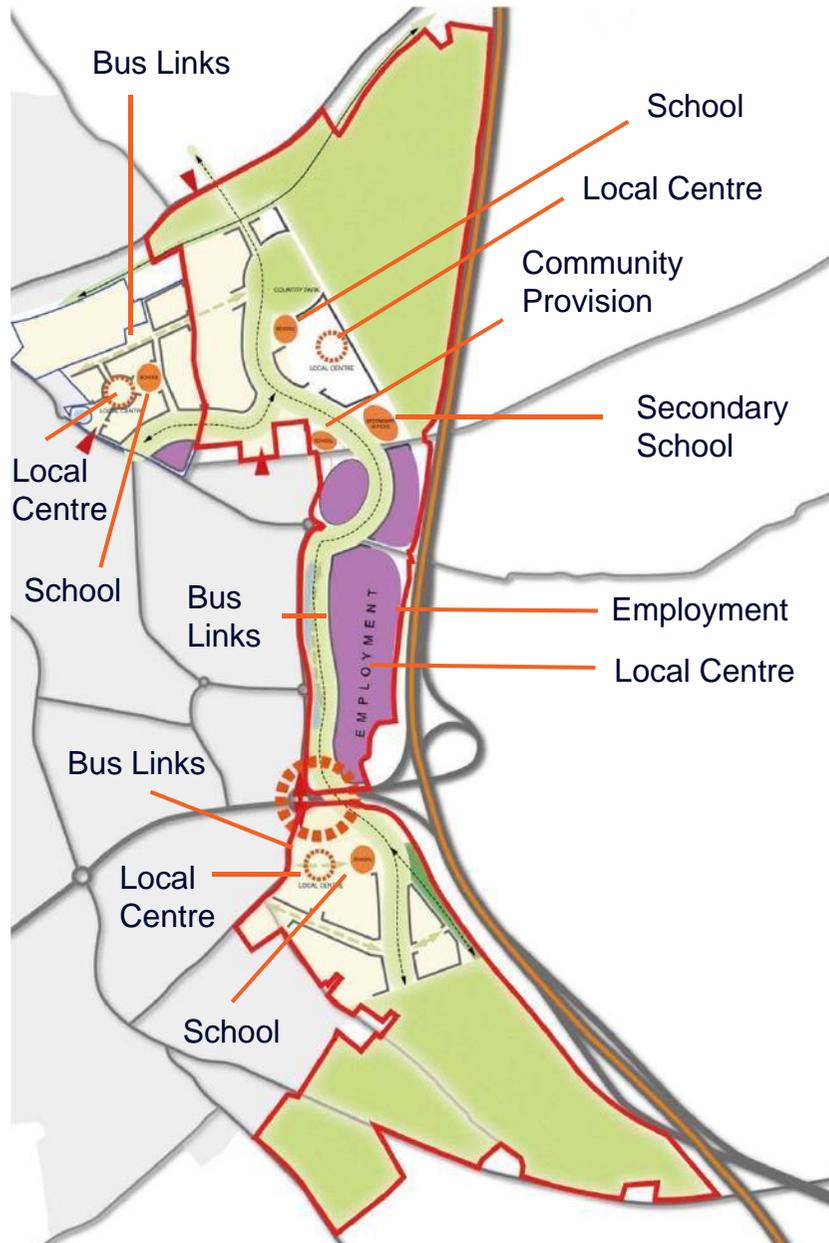


These factors define the
development areas:

- **1,000** new homes @ around 40 dph
- **400** affordable homes
- **600** private homes
- Primary school (2FE)
- **Local shops and community facilities**
- 40% of the site will be undeveloped or comprise publicly accessible open space
- **Conforms to proposed housing allocation areas in local plan**

South residential

East Hemel



Community infrastructure embedded throughout the development area

- New primary schools
- Funding a new 8FE secondary school
- New shops, community & health facilities
- Strategic and local open spaces
- New & enhanced transport links
- Two, 15 pitch gypsy & traveller sites

Community infrastructure

East Hemel

29 October 2015

Ref: RMS/CRO/GOR/15008

C Briggs
St Albans City and District Council
Civic Centre
St Peters Street
St Albans
Hertfordshire AL1 3JE

Email

Dear Mr Briggs

SLP : Stage 2 Presentation : East Hemel Hempstead

Thank you for the opportunity to present to your Members on the 12th October 2015. At the end of the meeting we were invited to review some of the points raised. This letter summarises the response of The Crown Estate (TCE).

TCE is happy to reconfirm all of its commitments contained in its Stage 2 presentation. In addition, this letter sets out how the package of proposals has been further enhanced to reflect Member concerns. The aim of this letter is to provide your Members with complete confidence that, if East Hemel Hempstead is allocated, the wider planning benefits will be delivered.

The Unique Selling Points of East Hemel

Whilst this was covered in our Stage 2 presentation, these are

- the scale of East Hemel (a total of 1,325 ha west of the M1)
- the benefits of the involvement of TCE, as sole landowner.

Looking at each of these in turn,

Scale

- allows the provision of a wide mix of land uses. This helps build a sustainable and walkable community that can minimise external vehicle trips
- creates 'financial muscle' to fund and deliver the social and physical infrastructure
- delivers a planning package which provides benefits to both the new and existing communities.

The Crown Estate (TCE)

- Ethos of long term management and social responsibility
- All profits returned to the Treasury
- A commitment to high quality and innovation in design and technology
- Control over all the land necessary to deliver the scheme
- The creation of a Community Management Organisation (CMO) as a common thread which binds the new community together and gives the community long term control over the quality and maintenance of their environment.

Wider Community Benefits

We take the provision of 40% affordable housing (in a variety of tenures), a mix of housing tailored to meet the local needs set out in the SHLAA and the prospect of creating up to 8,000 jobs as pre requisites of the development of East Hemel. In view of this, the remainder of this letter focusses on other parts of the planning package which should be reflected in the adopted Policies 13 (a) and (b).

The main elements of The East Hemel package delivered by The Crown Estate are set out below.

Education

- Providing the site and funding the buildings to accommodate an 8FE Secondary School. TCE would like to work with St Albans and HCC to link the new school with the Green Triangle initiative.
- Providing the sites and funding the buildings to accommodate one 2FE and one 3FE Primary School. It is suggested that the site for the 2FE school is large enough to be expanded to 3FE, to provide long term flexibility.

Community

- Providing mixed use local centres in both East Hemel North and South. TCE would like to investigate with you the creation of multi use buildings capable of providing education, community hall space and health (doctors, dentists and associated health professionals). The nature of these facilities will be such that they can benefit a wider area than just EHH. There would also be a local level of 'A' class floorspace and small office provision in the local centres.

Employment

- Providing a hub building in the employment area providing retail and business support for the employment area. This could be linked to the CMO controlled incubator space (see below) and provides a focus for the new business community.

- TCE will speculatively construct some starter units / incubator space as part of the first phase of the employment area. This will form part of the CMO 'dowry' and will be managed by the CMO.

Open Space/Community Food Park

- A range of open spaces from local areas of play to playing fields and parkland which will also serve existing residents.
- The creation of a community food zone (including orchards, vegetable growing areas, informal recreation and education / interpretation) in the Green Belt north of East Hemel. This would be owned and managed by the CMO.

Affordable Housing

- In conjunction with St Albans Council, investigate the potential for some of the 1,000 affordable homes to be rural exception housing (or its equivalent) and for some affordable housing to be vested in the CMO.
- The provision of 600 rented affordable homes. Of these, 200 would be provided to the Council (or Registered Provider) at a nil land cost. This will maximise the opportunity for these properties to be offered for social rent rather than affordable rent.
- As an illustration, if it was assumed that the value of each completed affordable home was £150,000, the value of the 1,000 affordable homes would be £150m.

Transportation

- New footpath and cycle links into both Hemel Hempstead and east into St Albans, including improvements to the Nickey Line.
- Improvements to the A414 and a new north / south vehicular route through the whole of East Hemel. This will both provide for the development proposals and improve access for existing residents and businesses in St Albans, Hemel Hempstead and Redbourn.
- New / extended bus routes and increased frequencies which will both serve the development and existing communities.

Gypsy and Travellers

- Two, fifteen pitch Gypsy and Traveller sites which will make a significant contribution to meeting identified G&T needs in the plan period to 2031.

Dacorum Uses

- Actively investigate the inclusion of uses sought by Dacorum Core Strategy, and supported by St Albans Council, such as a 'Green Energy Park' and a community sports facility.

Other Uses

Other elements such as the TCE commitment to high quality design and innovative low carbon / renewable energy solutions were set out in the Stage 2 presentation. In combination, these should deliver lower running costs for the occupiers of both market and affordable homes at East Hemel.

Community Management Organisation

It will be apparent from the above that the CMO is a central focus of TCE's concept for East Hemel. The role and constitution of the CMO was set out in the Stage 2 slides. However, it may be of assistance to spell out in more detail the scope of the organisation. It would

- manage all open space
- manage and own all community buildings
- part of its funding will come from a service charge on businesses and homes
- the CMO will receive a dowry of assets from TCE. This is likely to focus on commercial assets in the employment area that will generate a long term and stable income. Part of this will include the first phase starter units / incubator space in the employment area
- the CMO will be responsible for liaison with businesses to foster an East Hemel Apprenticeship scheme
- CMO staff to act as 'community initiators' in the early years of the development
- whilst the legislative and policy basis for the provision of "affordable" housing is evolving at present, TCE is willing to investigate the potential for the CMO to be vested with some affordable housing which it could manage on behalf of the community.

Although it is not yet possible to put a value on the total TCE package for East Hemel, it will include

- Secondary School (estimated cost £35m)
- Two Primary Schools (estimated cost £15m)
- Affordable housing (£150m based on the assumption that the completed value of the average affordable home is £150,000).

Even without costing the remainder of the package, this has a value which approaches £200m.

In realising these benefits, both your Council and TCE is constrained by the CIL Regulations. This means that any S106 obligation must meet the three legal tests for it to be lawful and be given any weight in a planning determination. Obligations which do not meet the tests risk being challenged in the Courts.

Having said this, TCE is sympathetic to the objectives of your Members which is to ensure that any strategic allocations also generate benefits for the wider community. Having carefully considered how this can be achieved within the constraints imposed by the CIL tests, we consider that the best way forward would be to specify your Council's full requirements in Policy 13(a) and (b). Once the SLP is adopted, any planning application would need to comply with the terms of the statutory policies applying to the site. Such an approach would ensure that wider community benefits are achieved within a lawful statutory policy framework.

We consider that your current Policy 13(a) and 13(b) wording, as amended by the suggestions set out above, will ensure that the East Hemel proposal is CIL compliant.

Please do not hesitate to contact me if you have any queries on the above.

Yours sincerely

A handwritten signature in black ink, appearing to read 'R M Sellwood', with a long horizontal flourish underneath.

R M Sellwood
Sellwood Planning Ltd

Appendix 19: Education Facilities Extract of North West Harpenden
Landowner/Developer Engagement Stage 2 Presentations and follow up report (PPC
Nov 2015)

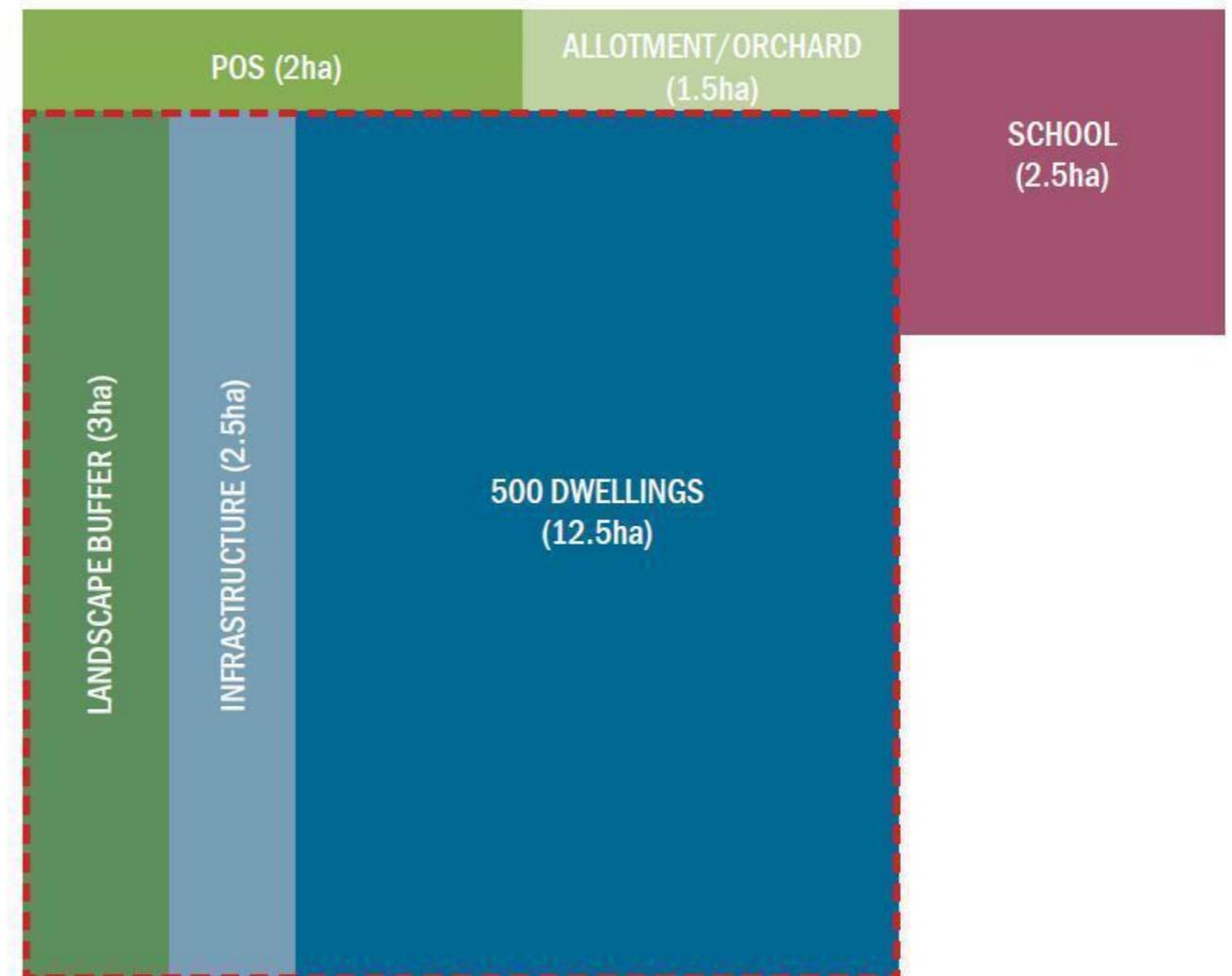
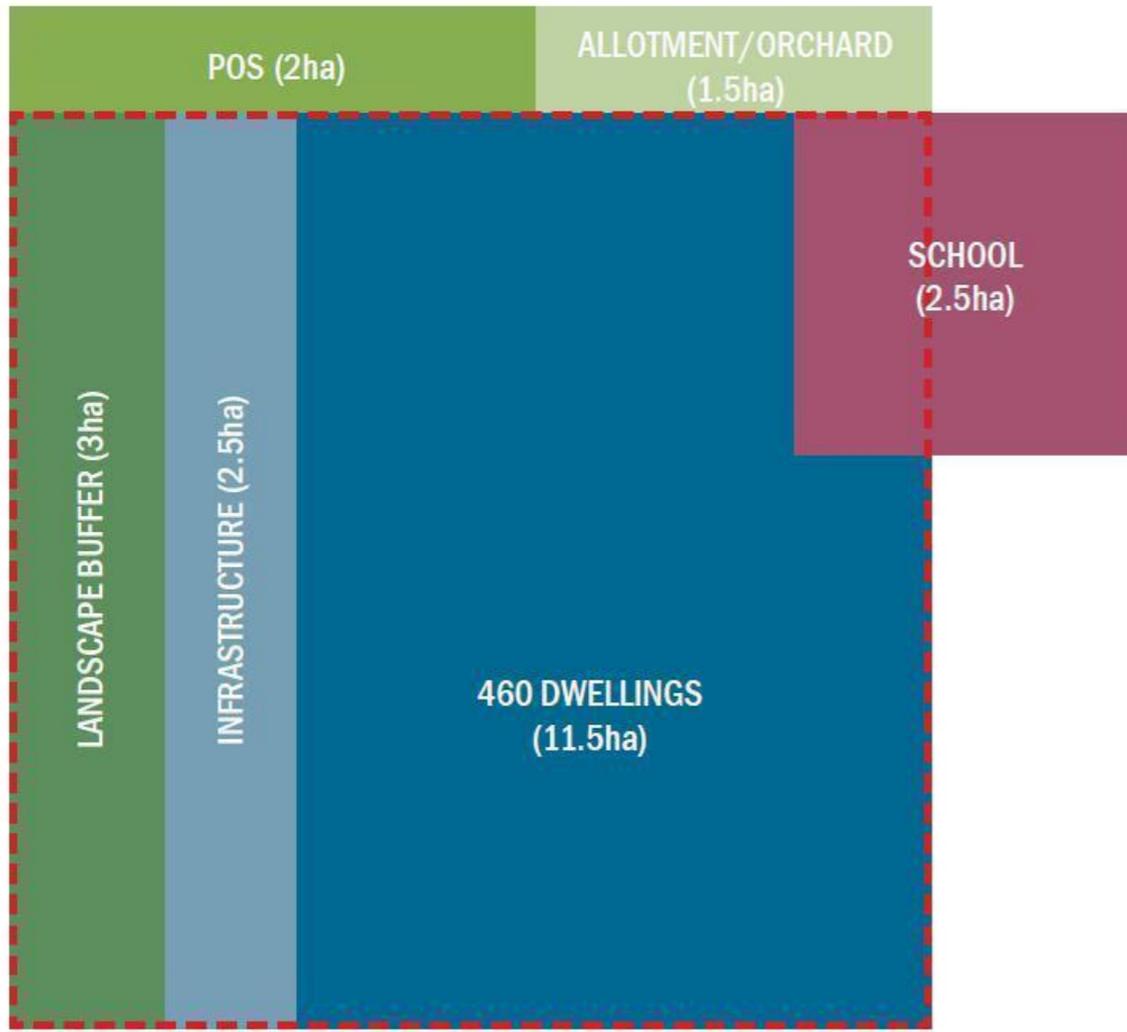
North West Harpenden

Commercial Estates Group
Legal & General Property



COMMERCIAL ESTATES GROUP

Accommodating Development Needs



Illustrative Masterplan - Option 1



Illustrative Masterplan - Option 2





A site is reserved for the delivery of a new two form entry primary school

Image: Ilmicrofono Oggiono

Cllr Julian Daly,
Executive Leader, Chair of Cabinet, Planning and Conservation Portfolio Holder and Chair of
Planning Policy Committee
St Albans City and District Council,
Civic Centre,
St Peters Street,
St Albans,
Hertfordshire, AL1 3JE

6 November 2015

Dear Cllr Daly

**St Albans City and District Council Draft Strategic Local Plan (Regulation 19 Draft)
Land North West of Harpenden (Broad Location S5)**

We write further to our meeting on Thursday 29 October 2015 at your request to confirm the community provisions and benefits which could be secured as part of residential development on the land North West Harpenden, including an initial total estimated value of these provisions which you require.

This letter should be read alongside the Stage 2 presentation already provided which sought to address the topics set out in the checklist at Appendix 4 of your invitation letter dated 10 August 2015, including in particular the illustrative layout options on slides 11 and 12 (unnumbered).

For the avoidance of doubt, the estimates below are based on a gross land area for built development of 18ha, as identified in the SKM Green Belt Review: Sites & Boundaries Study (Feb 2014, p67-70) and excluding Cooters End Farm and the listed buildings on Cooters End Lane as indicated by SKM.

Benefits of Development

In addition to 500 residential units including 200 (40%) affordable homes which could be provided in accordance with the district wide SHMA (December 2013) housing mix, or with an alternative mix to which maximises the potential and ability of the site to accommodate family housing, development in this broad location will incorporate high quality design and sustainability measures and can deliver a range of important community benefits which we identify in the following table.

Element	Estimated Value
Affordable Housing 200 (40%) affordable homes with a unit size mix that achieves the December 2013 SHMA mix estimate (21% 1 bed, 20% 2 bed, 51% 3 bed, 7% 4 bed from Table 6.5) provided to us at the Stage 1 briefing, or with an alternative mix to be agreed. Total estimated floorspace of c. 14,100 sqm	£53.1M
Provision of a primary school (c1FE) and sports pitches , with opportunity for dual use/community use and education facilities , plus land reserved for a second form of entry/nursery (to be discussed with the County Council)	£7M
A community building or service hub in a location to be agreed within the development but available to all or financial contribution to off-site community facilities	£500,000
Significant Improvements to pedestrian and cycle routes through Harpenden to the town centre and station (via Luton Road and Ambrose Lane/Sun Lane)	£500,000
Significant Improvements to footpaths and new rights of way to improve public access to the surrounding countryside and the value of the remaining Green Belt land in this area	£50,000
Major Highway Improvements to existing junctions	£600,000
Significant Public Open Space and Play Facilities within the development but available to all, totalling circa 5.5 ha	£2.5M
Community Orchard and Allotments , totalling circa 1 ha, including associated amenity facilities and parking/servicing provision, again within the development but with potential to be available to all	£500,000
Significant Contributions to Public Transport Services Improvements	£500,000
Estimated CIL Payment for Strategic Community Infrastructure (from 300 private dwellings)	£4.3M
Total Estimated Value	£69.55 M

We would expect these elements to be required through local planning policy and secured with an appropriate legal agreement, alongside other policy provisions to secure high quality design and placemaking which we support in principle.

Legal and General's Role in Delivering Affordable Homes

L&G has a strong track record of funding innovation when it comes to affordable housing delivery as evidenced in their 'Places for People' investment outlined in the Stage 2 presentation, which could be adopted on this project. L&G can provide professionally rented homes at both affordable (rather than premium open market) rents and as discount market rents, with a range of discounts to suit different levels of affordability. L&G will provide tenure blind homes in terms of appearance, and manage, hold and market any discount market rented housing in exactly the same way as it would the private rental housing.

The rental homes could deliver value for money for residents by providing excellence in accommodation, services and management standards. Residents will experience responsible landlord behaviour, providing charters that set out what residents can expect in terms of service levels and customer care. Leases will include terms that are fair, reasonable

and clear to the customer from the outset. There will be a range of suitable property sizes for a range of tenants, including families, sharers and individuals, reflecting the variety of modern demand. Tenants will be able to agree tenancies of between 1 and 5 years, providing them with security and flexibility.

We trust that this additional information is helpful in confirming and reinforcing the conclusion of your Officers' Development Site and Strategy Options Evaluation which assessed the sustainability of the Broad Locations (as was reported to the Planning Policy Committee on 3 July 2014) that the land North West of Harpenden is in a location which will promote and deliver a sustainable pattern of development as well as community provisions and benefits.

We hope to be able to work with you and your Officers to bring forward this residential development.

Yours sincerely,



Iain Macsween

Commercial Estates Group

Sloane Square House

1 Holbein Place

London SW1W 8NS

Tel: +44 (0)20 7730 9090



James Lidgate

Legal & General Property

One Coleman Street

London

EC2R 5AA

Tel: +44 (0)20 3124 2700

Appendix 20: Education Facilities Extract of East St Albans Landowner/Developer Engagement Stage 2 Presentations and follow up report (PPC Nov 2015)



OAKLANDS COLLEGE STRATEGIC LOCAL PLAN

Discussion with landowners on possible
development sites in the Metropolitan Green Belt.
Stage 2 - Submissions' Meeting



15-10-2015 - [2015-195]



An aerial photograph of the Oaklands College campus. The image shows a large green field in the foreground, a parking lot with several cars, and several large, modern buildings with dark roofs. In the background, there are more green fields and a residential area with houses. The sky is clear and blue.

Introduction

The mission of Oaklands College is to realise the potential of its communities. It has served the particular community of St Albans City and District for many years, evolving its offer in line with employer, economic and community needs. It is with this in mind that we have responded to the Local Plan that is being developed for St. Albans City and District.

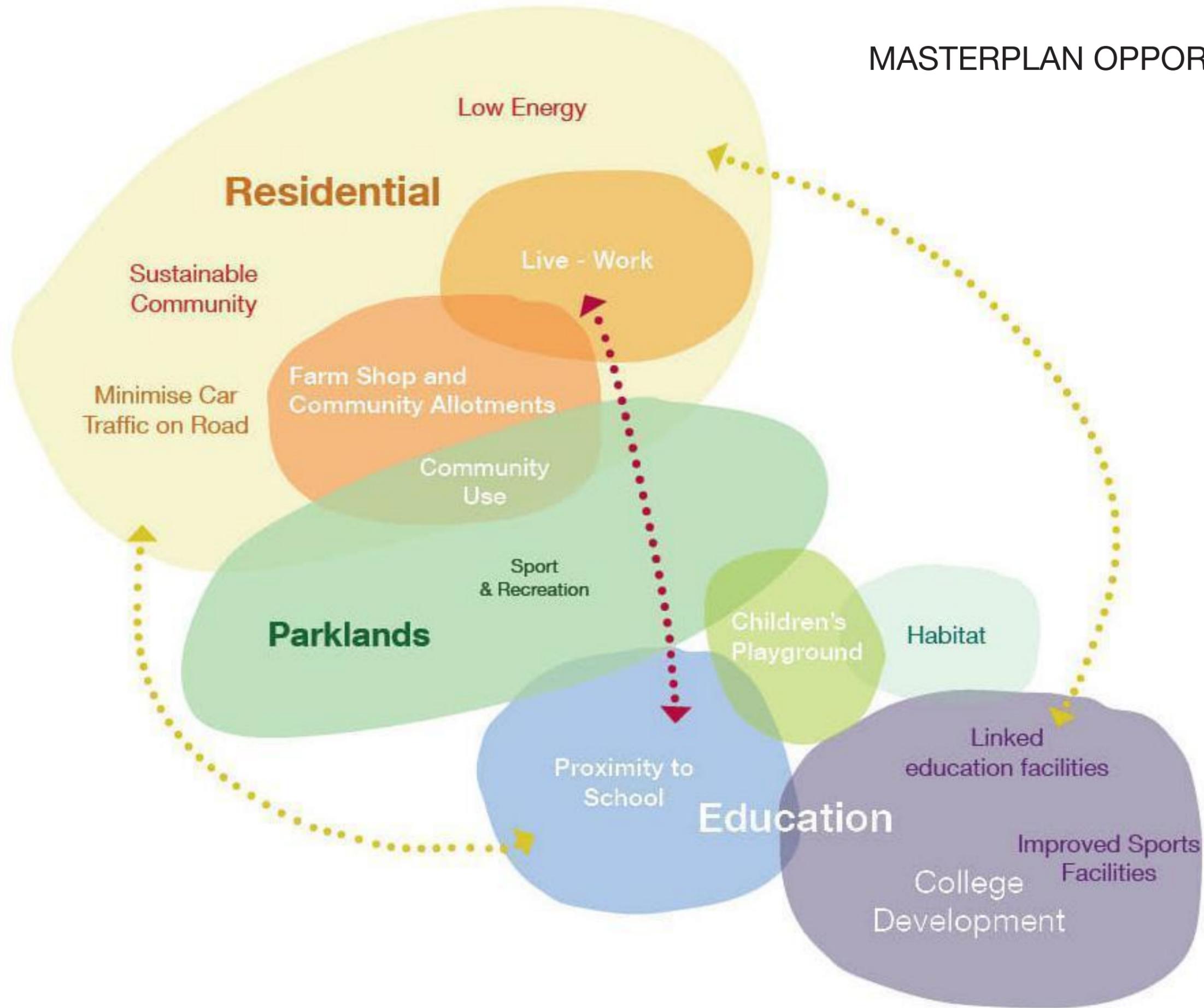
The College does face major challenges in achieving its mission as, alongside the ongoing cuts in public sector funding, the College has significant issues around vital parts of its estate and facilities. Many of the teaching facilities are dilapidated and in need of urgent repair and unless funds are secured to invest in these facilities, the future of Oaklands as a community asset will be put at risk. The securing of the site will not only enable the College to provide effective educational facilities now but long into the future as the land receipt would only be used for the purposes of Oaklands College, which is ensuring that we provide a high quality responsive curriculum offer that meets the needs of those we serve.

Our vision for the site is to create high quality new homes set within an integrated sustainable masterplan connecting directly into the College; putting the College even more firmly at the heart of the community with public access through footpaths and cycle paths to our parkland and our agricultural setting.

A summary of community benefits are as follows:

- An exemplar high quality design masterplan. A masterplan that allows residents and the general public to access the parklands, the lake, the existing footpaths, new footpaths, new cycle paths as well as the college restaurant, farm shop and community days centred on the new public square – College Square – as part of the current masterplan. This would include zero carbon for 650 of the proposed dwellings.
- 40% affordable housing in line with the requirements of the local community
- A mix of high quality designed homes, in particular 2 bedroom and 3 bedroom homes helping to fill the gaps identified in the SHMA
- Self-build Code Level 6 experimental homes within the eastern portion of the masterplan, which would also be used as a teaching tool for the College
- A new two form entry Primary school able to link with other schools in the area but also with the college, enabling an exciting educational opportunity for the primary school children to access all the facilities the College has to offer
- The College at the heart of the community – with training and employment not only during the construction period but also in later management roles in the future
- The College at the heart of community education with the opportunity for a child to start at nursery and then progress via primary, secondary to the College without the need to travel further than two miles.
- A Combined Heat and Power facility at the centre of the scheme and serving 650 of the dwellings, which would be celebrated rather than hidden and used as a teaching tool.
- Sustainable drainage integrated into the masterplan through swales and reed beds
- Large areas of residential amenity space with wide habitat corridors, considerable numbers of new native trees planted as well as existing habitat areas enhanced and made more accessible to the public
- Comprehensive new road junction improvements including new junctions and access roads – with the potential for a bus link through from Sandpit Lane to Hatfield Road
- Improved public access to college sports facilities and the possibility for growth in this area to meet community need
- And fundamentally – the money raised from the land receipts invested in the future of the people of St Albans.

The Oaklands Masterplan provides a once in a generation opportunity to establish a community which can offer a wide range of benefits and opportunity to its residents that at its heart is focussed on education and the improvement of lives.



The Masterplan must work on many levels; It must be functional and provide efficient access for vehicles and people across the site. It must enable and encourage interaction between people to help create a sense of community and avoid isolation.

It must provide people not only with a home in which to live, but a place which they can enjoy throughout the year. It must provide a range of outside spaces, shared by the community, for all people to appreciate.

It must be rich in character, distinctive and memorable.

STRUCTURE, LAYERS & TEXTURES 01



1. Site Character and Densities

Oaklands Village: a solution unique to St Albans to create a sense of place and appealing to a wide demographic.



2. Public Open Space and Recreation

Accessible and inviting open spaces across the site alongside sport and recreation facilities facilitate community cohesion.



3. Framework of Garden Spaces

Invigorating open public green spaces with shared allotments, alongside private gardens and woodland areas.



4. Pedestrian, Cycle and Jogging Routes

Clear and legible routes which promote cycling and walking providing easy access to all areas.



5. Education

Proximity and connectivity to a modern, progressive learning environment – opportunities for live-work.



6. Highways

Improved connections between existing infrastructure as well as complementary integrated, sustainable travel provision.

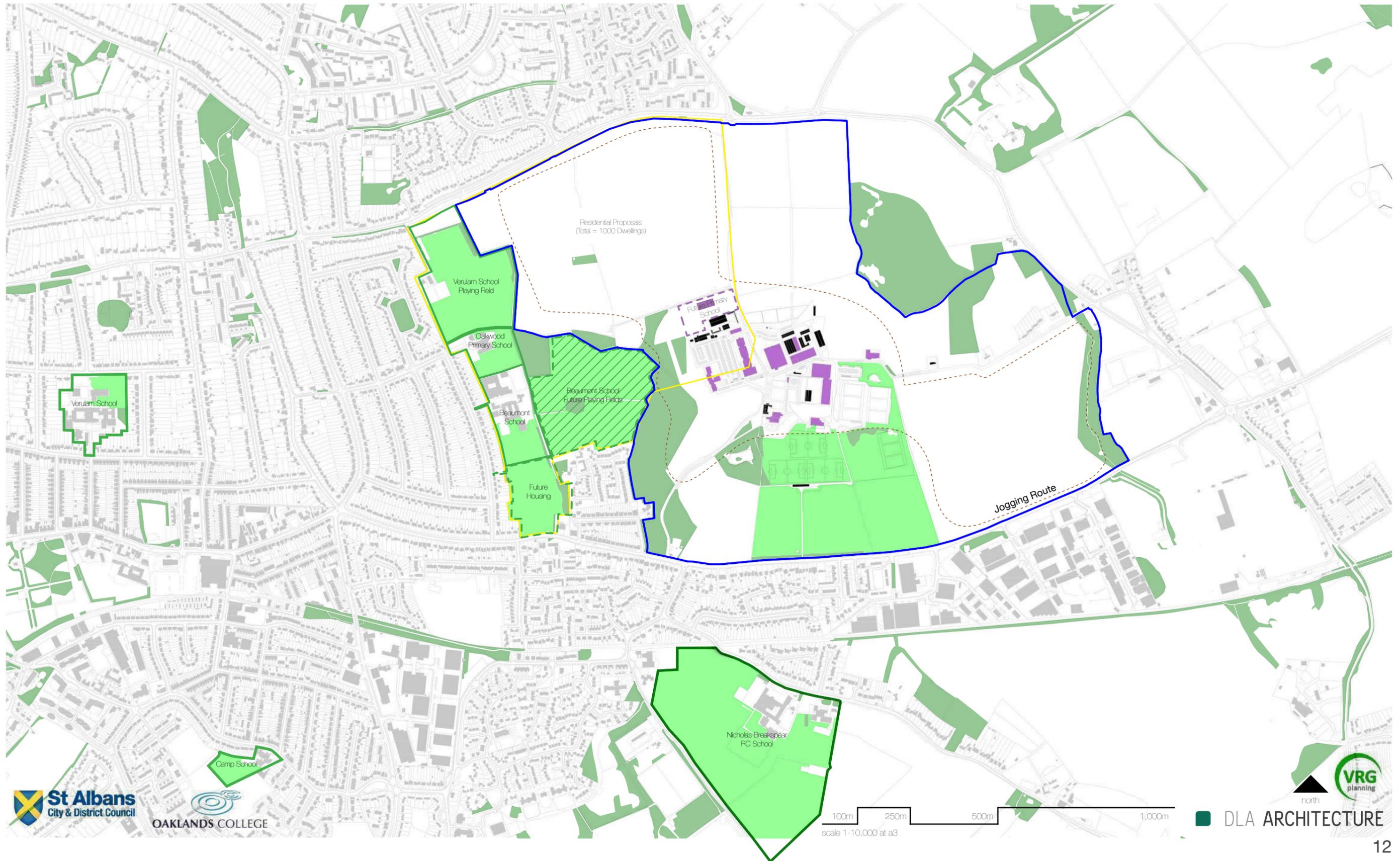


- Potential Green Belt Release Land
- College Site Ownership
- Neighbouring Schools
- - - Future Developments
- - - Mineral Extraction Site
- - - New Jogging Route
- Oaklands College Education Buildings

The community will greatly benefit from the Education Facilities that will be created through this Masterplan. Our scheme includes provision of a 2 Form of Entry Primary School which has been favourably reviewed with the County Council.

The College will be in a unique position where it will be possible for a child to commence at the Nursery, attend the primary school and move to secondary and finally transition to the College without travelling beyond two miles.

EDUCATIONAL FACILITIES 03



College Masterplan Proposals:

The Oaklands College Masterplan seeks to reveal the positive characteristics of the existing site and combine them with innovative design ideas and a sympathetic understanding of the Green Belt and agricultural heritage of Oaklands.

The Masterplan proposals work with the grain of the site creating a north-south axial relationship between the

Mansion House on the Gateway Entrance Building, a similar axis is created east to west between the existing Discovery Building and the General Teaching Building.

These four buildings focus around the College Square and the landscaped gardens which would be animated by pedestrian movement and become the 'green' heart of the Campus.

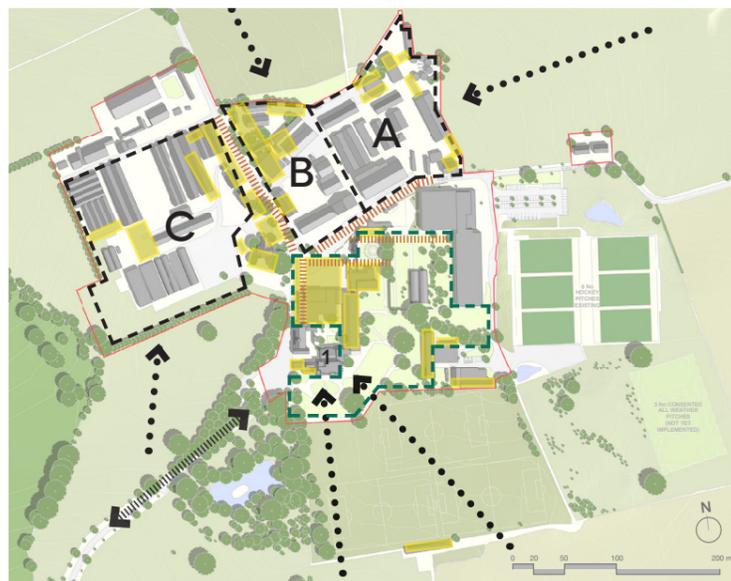
EDUCATION PROPOSALS 03



Above: The existing College Campus, currently in a dilapidated state. Right: The proposed College Masterplan

An Opportunity to Enhance the Green Belt

The Masterplan aims to increase the amount of green landscaping across the campus by creating a College square and quad at the heart of the site. The connections across the entire site would be fused through green landscaping thereby enhancing the Green Belt (this is illustrated by the green dashed line & yellow shading in the plan below).



Education & Community Accommodation:

clockwise from below left, a selection of some of the proposed buildings within the masterplan:

The Gateway Building: a new student centre as well as the College's main reception and LRC,

The General Teaching Building: new science laboratories, flexible teaching and learning spaces for a range of vocational

and A Level Courses ,

The Homestead – 80 bedroom residential accommodation,

The Construction and Engineering Workshops - a new modern industry standard workshops.



EDUCATION PROPOSALS 03

Summary of Proposed Education and Community Building:

- The Gateway Building
- The General Teaching Building
- The Homestead Student Residential
- The Construction and Engineering Workshops

Other building proposals, not illustrated, include:

- Sports Pavilion
- Equine centre
- A Community Arts 'Box'
- Children's Nursery

The Oaklands Masterplan provides a once in a generation opportunity to establish a community which can offer a wide range of benefits and opportunity to its residents that at its heart is focussed on education and the improvement of lives.

And fundamentally – the money raised from the land receipts invested in the future of the people of St Albans.

A summary of community benefits are as follows:

Zero Carbon Residential Masterplan

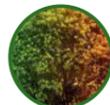
- An exemplar high quality residential masterplan, with zero carbon proposed for 650 of the dwellings.
- 40% affordable housing in line with the requirements of the local community
- A mix of high quality designed homes, in particular 2 bedroom and 3 bedroom starter homes helping to fill the gaps identified in the SHMA
- Self-build Code Level 6 experimental homes within the eastern portion of the masterplan, which would also be used as a teaching tool for the College
- A Combined Heat and Power facility at the centre of the scheme and serving 650 of the dwellings, which would be celebrated rather than hidden and used as a teaching tool.
- Sustainable drainage integrated into the masterplan through swales and reed beds



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



Bird Diversity
Introduction of small bird to control insects with close proximity to vegetable gardens.



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



Solar Shading
Solar control considered through building orientation, tree planting.



CHP
Combined Heat and Power facility on-site that will generate at least 10% of the site's energy requirements.



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



Passive Heating & Natural Lighting
Winter sun can assist with heating houses in the colder months and admit natural light.



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



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



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

Education Facilities

- A new two form entry Primary school able to link with other schools in the area but also with the college, enabling an exciting educational opportunity for the primary school children to access all the facilities the College has to offer
- The College at the heart of the community – with training and employment not only during the construction period but also in later management roles in the future
- The College at the heart of community education with the opportunity for a child to start at nursery and then progress via primary, secondary to the College without the need to travel further than two miles.



Community Facilities & Events

- A masterplan that allows residents and the general public to access the parklands, the lake, the existing footpaths, new footpaths, new cycle paths as well as the college restaurant, farm shop and community days centred on the new public square – College Square – as part of the current masterplan.
- If required a GP surgery / Pharmacy could be included within the Masterplan or allocation towards an off site contribution.
- The Gypsy and Traveller Assessment suggests that the East of St Albans is not the preferred location for such provision, but that a modest off site contribution could be made if appropriate.



05 COMMUNITY & EDUCATION BENEFITS MASTERPLAN & WIDER CONTEXT OVERVIEW

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

	Potential Green Belt Release Land
	Agricultural Grazing Land
	Agricultural Arable Land
	Woodland
	Sports / Playing Fields
	Recreational Park Land



05 A PROPOSED SUSTAINABLE MASTERPLAN

S3: EAST OF ST ALBANS

LARGE AREAS OF RESIDENTIAL AMENITY SPACE WITH WIDE HABITAT CORRIDORS

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

SUSTAINABLE DRAINAGE INTEGRATED INTO THE MASTERPLAN THROUGH SWALES AND REED BEDS

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

COMPREHENSIVE NEW ROAD JUNCTION IMPROVEMENTS

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



A MIX OF HIGH QUALITY DESIGNED HOMES

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

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

COLLEGE SQUARE AS PART OF THE CURRENT MASTERPLAN.

THE COLLEGE AT THE HEART OF THE COMMUNITY & EDUCATION

IMPROVED PUBLIC ACCESS TO COLLEGE SPORTS FACILITIES

06 COMMUNITY & EDUCATION BENEFITS A NEW 2 FORM PRIMARY SCHOOL



THE NEW PRIMARY SCHOOL WILL:

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



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

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



06 THE NEED FOR A NEW COLLEGE CAMPUS

THE EXISTING COLLEGE CAMPUS

- The College Campus is not performing well in terms of teaching space. Maintenance and running costs are very high and the College's ability to be flexible and meet the changing needs of the curriculum is severely limited.
- Agricultural and animal buildings are now used for teaching with no adaptations to the space.
- Two main teaching blocks were originally built as residential accommodation and are therefore badly configured and very inefficient for teaching.
- The Mansion House is in need of modernisation, significant repair and also major works to deal with accessibility issues.



Ⓐ Student Housing



Ⓑ General Teaching Portacabin



Ⓒ The Entrance & Library Building



Ⓓ Construction & Engineering



The plan and all the images on this page illustrate the poor condition of the existing College Campus. The red shaded buildings are the existing buildings which are due to be demolished as part of the new



Ⓔ Existing Changing Facilities



Ⓕ Children's Nursery



Ⓖ Equestrian Centre



Ⓙ 39 East Drive



Ⓚ The Mansion House



Ⓛ The Glasshouses



ⓓ Engineering Workshop

06 COMMUNITY & EDUCATION BENEFITS THE PROPOSED COLLEGE MASTERPLAN

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



A The Homestead Student Housing



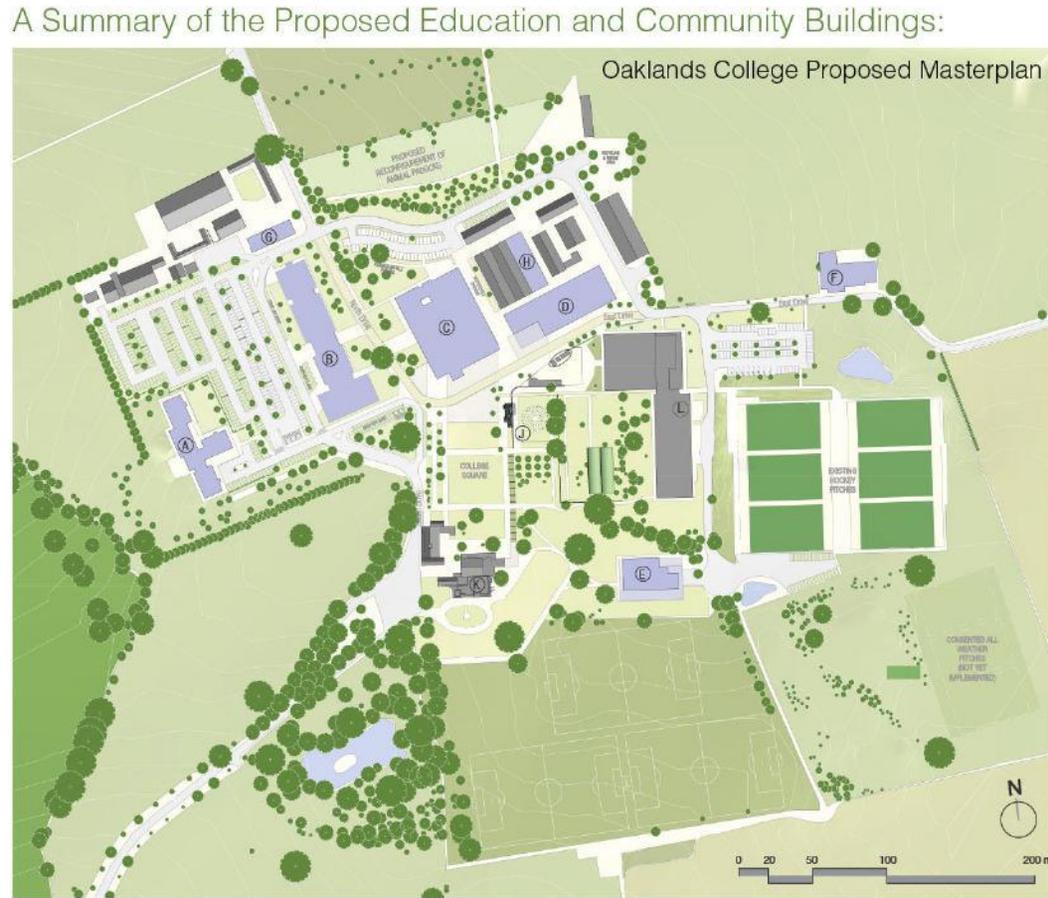
B General Teaching Building



C The Entrance & Library Building



D Construction & Engineering



E Sports & Changing Pavilion



F Children's Nursery



G Equestrian Centre



H Engineering Workshop



J Art Box



K The Mansion House



L The recently completed Discovery Centre

Key to Campus Plan



06 COMMUNITY & EDUCATION BENEFITS THE PROPOSED COLLEGE MASTERPLAN

- The redevelopment of the college site will provide significant improvements for the students, staff and the local Community.

A 3d visualisation of the proposed College Square & Gateway Building



THE COLLEGE SQUARE & NEW GATEWAY BUILDING:

- WILL PROVIDE A CLEAR FOCUS & ENTRANCE TO THE CAMPUS,
- THE GATEWAY WILL BE THE COLLEGE'S MAIN RECEPTION,
- STUDENT ONE-STOP-SHOP ADVICE & GUIDANCE,
- THE PLACE FOR STUDENT LEARNING OUTSIDE THE CLASSROOM IN THE LEARNING RESOURCE CENTRE,
- STUDENT SERVICES - CAFE AND THE STUDENT LOUNGE,
- PUTTING ADMINISTRATION SERVICES AT THE HEART OF STUDENTS ACTIVITY.

The proposed General Teaching Building



THE NEW GENERAL TEACHING BUILDING PROVIDES:

- NEW SCIENCE LABORATORIES,
- FLEXIBLE TEACHING AND LEARNING SPACES FOR A RANGE OF VOCATIONAL AND A- LEVEL COURSES,
- SPECIALIST FACILITIES FOR STUDENTS ON LEARNING FOR LIVING AND WORK PROGRAMMES.

06 COMMUNITY & EDUCATION BENEFITS THE PROPOSED COLLEGE MASTERPLAN

- The College has taken care in formulating the proposals, to minimise any impacts on the openness of the Green Belt as far as possible. The proposed College buildings have been focused within existing developed parts of the

A 3d visualisation of the proposed Construction & Engineering Workshop



THE NEW CONSTRUCTION & ENGINEERING WORKSHOP WILL PROVIDE:

- MODERN INDUSTRY STANDARD WORKSHOPS FOR THE TEACHING OF PAINTING AND DECORATING, ELECTRICAL INSTALLATION AND PLASTERING.
- THE BUILDING ITSELF IS INTENDED TO BE A TEACHING TOOL FOR STUDENTS WITH THE BUILDING MANAGEMENT TECHNOLOGY MADE VISIBLE.



The proposed Student Residence

THE HOMESTEAD - NEW STUDENT RESIDENCE:

- THE RESIDENTIAL ACCOMMODATION FOR STUDENTS IS LOCATED IN AN 80 BEDROOM "HOMESTEAD".
- THE PROVISION INCLUDES EN SUITE ACCOMMODATION AND SOCIAL SPACES.
- THIS LOW RISE DEVELOPMENT TO THE WEST OF THE SITE IMPROVES THE CURRENT DISPERSED RESIDENCES WHICH ARE NOT DESIGNED FOR SPECIFIC STUDENT NEEDS.

06 COMMUNITY & EDUCATION BENEFITS THE COLLEGE MASTERPLAN DESIGN APPROACH

ENHANCING THE EXISTING CHARACTER OF OAKLANDS:

The retention, protection and enhancement of existing key elements across the site which have historically informed the character of the Oaklands Campus:

- TREE LINED APPROACH
- THE MANSION HOUSE AND STABLE BLOCK
- LANDSCAPING:
The natural landscape, walled Gardens, outdoor teaching spaces, agricultural areas
- THE 'AGRICULTURAL' ARCHITECTURE VERNACULAR
- THE GREAT OAK
- FOCAL POINTS & SIGHT LINES



The Mansion House above within the historic landscape of the College Campus.

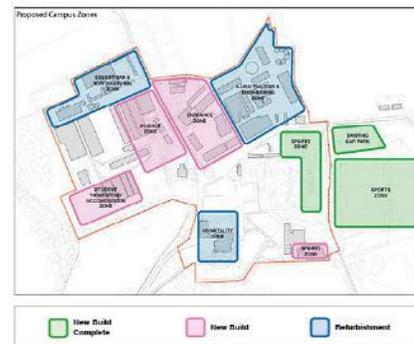
CHARACTER ZONES & COLLEGE CAMPUS AS VILLAGE:

- NATURAL GROUPINGS OF DEPARTMENT BUILDINGS.
- DEMOLITION OF EXISTING BUILDINGS IF NECESSARY & RETENSION & REFURBISHMENT IF POSSIBLE.
- RETENTION OF EXISTING BUILDINGS, APPROPRIATENESS TO FUNCTION, PEDESTRIAN MOVEMENT AND BUDGETARY CONSTRAINTS.
- THE CHARACTER ZONES ORGANISE THE CAMPUS EFFICIENTLY AND ENABLE DISTINCTIVE IDENTITIES TO BE DEFINED FOR THE INDIVIDUAL COLLEGE DEPARTMENTS WITHIN THE OVERALL CAMPUS.

PROPOSED MATERIALS:

The proposed materials include bricks to compliment and enhance the existing bricks on site. Contemporary, high quality materials such as zinc and terracotta have been used in a way to make reference to the traditional black timber cladding of the original agricultural buildings.

Inspiration has been taken from the existing textures and colours on the site and reinterpreted where possible to reflect the existing character of the campus.



The concept of the Campus as Village offered a structural device which assisted when developing the layout of the buildings on the site:

- *MANOR HOUSE* RETAINED AS A *HERITAGE ASSET*
- *'VILLAGE CHURCH'* AS *LANDMARK ENTRANCE BUILDING*
- *FARMSTEAD* AS *STUDENT 'HOMESTEAD' RESIDENTIAL*
- *VILLAGE GREEN* AS *COLLEGE SQUARE* AND THE FOCUS AROUND WHICH ALL BUILDINGS AND ACTIVITIES CLUSTER

06 COMMUNITY & EDUCATION BENEFITS MINIMISING IMPACT WITH THE GREEN BELT

IMPROVING THE GREEN BELT

The College Masterplan provides a much needed opportunity to improve the Green Belt by sensitively improving the visual impact of this part of the site.

Following the building condition and site survey the buildings within area (B), in the image to the right, were identified for demolition. Budgetary constraints meant the majority of the buildings in area (A) would have to be retained and refurbished.

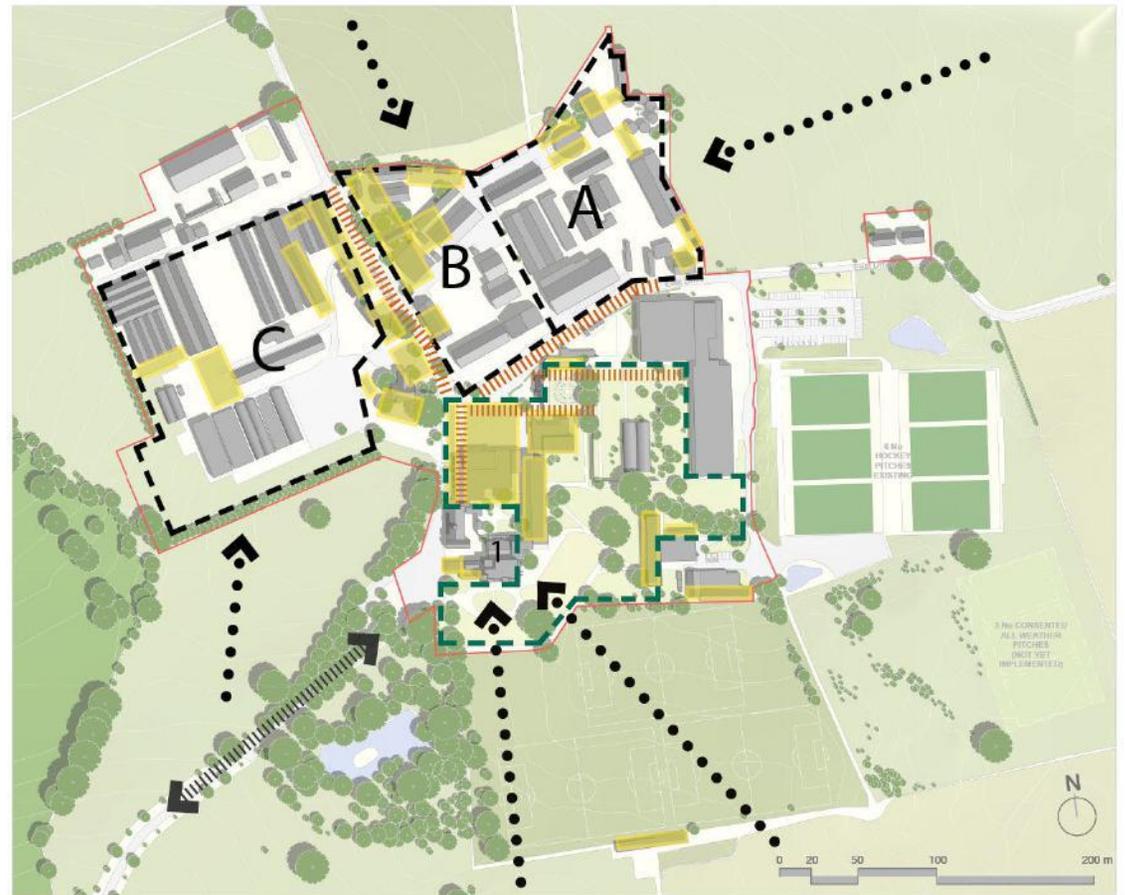
Area (C), left, illustrates the derelict glass houses which also cause a negative impact to the Green Belt. During the Masterplan development this area was considered for an early construction phase

CONTROLLED VIEWS

It was understood through the site analysis that a controlled sequence of views upon approach to the site would frame key views, create focal points and assist in creating a sense of containment, whilst reducing the visual impact from the surrounding area. (the black dotted arrows right indicate the key views)

INCREASING THE GREEN LANDSCAPE

The Masterplan aims to increase the amount of green landscaping across the campus by creating a College square and quad at the heart of the site. The connections across the entire site would be fused through green landscaping thereby enhancing the Green Belt (this is illustrated by the green dashed line on the plan to the right and the yellow areas showing proposed green landscaping)



The Campus plan above illustrates the northern edge of the site which currently has a negative visual impact on the Green Belt due to the proliferation of poor quality buildings. The Masterplan aims to greatly improve this area of Green Belt and the education provision of the College.

Appendix 21: HCC Education Response Regulation 19 Consultation February 2016
Appendix B

Hertfordshire County Council
Property (Development Services)

Representations On:

**St Albans City & District Council
Strategic Local Plan 2011-2031**

Publication Draft 2016

February 2016

Appendix B: Education Needs Statement February 2016

1.0 Introduction

- 1.1 To assist with interpreting the information provided, the background to the current situation regarding school places within the City and District, together with a definition of the terms used throughout this document, is given below.
- 1.2 The nature and purpose of the SLP is such that with the exception of the four Broad Locations, HCC is unable to provide details on the service implications of development. Through the DLP HCC will work SACDC to identify the service requirements arising from the proposed level, distribution and phasing of development. This will include where required, sites for new primary schools.
- 1.3 Details of the expansion potential of known existing schools are provided below. This information is based on existing feasibility work and does not take into account the cumulative effect of school expansion. For example where schools are in close proximity to one another the expansion of one school may be limited by the expansion potential of another.

Role of the County Council

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

School Planning Context

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

Rising Demand

- 1.7 Hertfordshire has experienced a significant rise in the demand for primary places across the County in recent years in line with the picture nationally. The rise is not consistent across the county, with some areas experiencing substantial increases in the primary aged population, whilst in some more rural areas demand is less pressing or currently remains fairly static. More information on the

rising demand is available through HCC's strategy document 'Meeting the Rising Demand for School Places', available at www.hertsdirect.org/mrd

Forecasts

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

New Schools

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

Principles

Forms of Entry

- 1.14 School provision is often described in terms of 'forms of entry'. 1 form of entry (f.e.) equals 30 places per year group.
- 1.15 Primary schools have seven year groups from Reception through to Year 6. HCC has a preference for primary schools of 2 f.e. or more, as this larger size provides improved opportunities for delivery of a broad education curriculum and staff development, as well as offering the ability to better manage fluctuations in demand. A 2fe primary school will have 7 year groups of 60 pupils (420 in total), plus a Nursery class where offered.
- 1.16 Secondary schools have five year groups, from Year 7 through to Year 11, and Sixth Forms with lower and upper year groups. HCC has a preference for

secondary schools of 6 to 10f.e. as this offers improved opportunities for the delivery of a broad education curriculum. A 6fe school will have 5 year groups of 180 pupils (1080 in total) plus a Sixth Form.

Pupil Yield

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

Developer Contributions

- 1.21 The co-ordination of new infrastructure provision to ensure that all development contributes appropriately to infrastructure requirements is an approach supported by Hertfordshire County Council (HCC). We welcome an opportunity to continue with our joint working to determine the most effective trajectory for development. This will ensure that our services are able to deliver supporting infrastructure in a timely and efficient manner.
- 1.22 HCC is currently reviewing its Planning Obligations Toolkit to support the funding of infrastructure provision through S106 but we would seek to encourage the implementation of a CIL at the earliest opportunity. The cumulative impact of smaller sites can create additional demands and burdens on existing infrastructure which must be addressed through developer contributions. Since April 2015, the ability to pool S106 planning obligations is restricted and it is increasingly difficult to fund projects which mitigate the impact of smaller developments. The implementation of a CIL is currently the most viable option of supporting the development of these sites and the provision of infrastructure, particularly strategic infrastructure such as secondary schools.
- 1.23 HCC encourage the development of masterplans for strategic sites. This assists in delivering a transparent process whereby each stakeholder is aware of their roles and responsibilities. This is particularly important where there are cross boundary issues associated with sites bordering neighbouring authorities, it may also be necessary to consider how infrastructure contributions might be passed across administrative boundaries for cross boundary sites. For example, development directly adjacent to a settlement outside of your local authority administrative area might reasonably be expected to make contributions towards service provision at a neighbouring authority.

Site Size

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

Detached Playing Fields (DPF)

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

Green Belt Boundaries

- 1.27 HCC seek a flexible approach to Green Belt boundaries which continue to fall within school sites. The inclusion of school sites within the Green Belt can lead to potential difficulties in expanding these schools, and it is considered that a more flexible approach with regards to Green Belt policy and schools is required for the long term.

Types of School

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

Education Planning Areas

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

St Albans North West

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

St Albans North West PPA	2016 PAN	2016/17 Forecast	2017/18 Forecast	2018/19 Forecast	2019/20 Forecast
Total	150	81	76	67	69
+ 5% Margin		85	80	70	72

- 1.32 The local authority permanently expanded Garden Fields JMI by 1 f.e. (30 places) to 3 f.e. in 2015. Surplus capacity will provide some flexibility for adjacent areas (i.e. St Albans West and St Albans Central).

St Albans North East

- 1.33 There are 2 primary schools in St Albans North East PPA – Skyswood Primary (1FE) and St John Fisher RC JMI (1FE), 2 infant schools – Bernards Heath Infant (3FE) and Wheatfields Infants (3 FE) and 2 junior schools – Bernards Heath Junior and Wheatfields JMI.

St Albans North East PPA	2016 PAN	2016/17 Forecast	2017/18 Forecast	2018/19 Forecast	2019/20 Forecast
Total	240	228	228	182	176
+ 5% Margin		239	239	191	185

St Albans Central

- 1.34 There are 4 primary schools in St Albans Central PPA – Alban City School (2FE), Aboyne Lodge (1FE), Oakwood Primary (1.5FE) and Maple (1FE). 2 infant schools – St Alban and St Stephen RC Infant and Nursery (2FE) and Fleetville Infant (3FE) and 2 junior schools – St Alban and St Stephen RC Junior and Fleetville JM.

St Albans Central PPA	2016 PAN	2016/17 Forecast	2017/18 Forecast	2018/19 Forecast	2019/20 Forecast
Total	315	346	363	333	360
+ 5% Margin		363	381	350	378

St Albans South West

- 1.35 There are 3 primary schools in St Albans South West PPA – St Peter's (1FE), Mandeville Primary (2FE) and St Adrian's RC Primary (1FE).

St Albans South West PPA	2016 PAN	2016/17 Forecast	2017/18 Forecast	2018/19 Forecast	2019/20 Forecast
Total	120	126	123	121	131
+ 5% Margin		132	129	127	138

St Albans South East

- 1.36 There are 3 primary schools in St Albans South East PPA – Samuel Ryder Academy - Primary (2FE), Camp Primary and Nursery (1FE) and Windermere JMI (1FE). There is 1 infants school – Cunningham Hill Infant (2FE) and 1 junior school – Cunningham Hill JM.

St Albans South East PPA	2016 PAN	2016/17 Forecast	2017/18 Forecast	2018/19 Forecast	2019/20 Forecast
Total	180	176	155	171	150
+ 5% Margin		185	163	180	158

St Albans West

- 1.37 There are 2 primary schools in St Albans West PPA – St Michael’s C of E VA Primary (0.73FE) and The Abbey Primary (1FE).

St Albans West PPA	2016 PAN	2016/17 Forecast	2017/18 Forecast	2018/19 Forecast	2019/20 Forecast
Total	52	69	57	55	56
+ 5% Margin		72	60	58	59

London Colney

- 1.38 There are three primary schools in London Colney PPA – London Colney Primary (1 FE), Bowmansgreen Primary (2 E) and St Bernadette RC Nursery and Primary (1FE).

London Colney PPA	2016 PAN	2016/17 Forecast	2017/18 Forecast	2018/19 Forecast	2019/20 Forecast
Total	120	106	95	104	109
+ 5% Margin		111	100	109	114

Bricket Wood

- 1.39 There is 1 primary school in Bricket Wood PPA – Mount Pleasant Lane JMI (1.5FE).

Bricket Wood PPA	2016 PAN	2016/17 Forecast	2017/18 Forecast	2018/19 Forecast	2019/20 Forecast
Total	45	53	45	53	37
+ 5% Margin		56	47	56	39

Colney Heath

- 1.40 There is 1 primary school in Colney Heath PPA – Colney Heath JMI (1FE).

Colney Heath PPA	2016 PAN	2016/17 Forecast	2017/18 Forecast	2018/19 Forecast	2019/20 Forecast
Total	30	38	34	40	30
+ 5% Margin		40	36	42	32

Sandridge

- 1.41 There is 1 primary school in Sandridge PPA – Sandridge School (1 FE).

Sandridge PPA	2016 PAN	2016/17 Forecast	2017/18 Forecast	2018/19 Forecast	2019/20 Forecast
Total	30	23	20	17	26
+ 5% Margin		24	21	18	27

St Michaels

- 1.42 There are 2 primary schools in St Michaels PPA – Prae Wood Primary (2FE) and Killigrew Primary and Nursery School (2FE).

St Michaels PPA	2016 PAN	2016/17 Forecast	2017/18 Forecast	2018/19 Forecast	2019/20 Forecast
Total	120	117	108	114	95
+ 5% Margin		123	113	120	100

Park Street

- 1.43 There are 2 primary schools in Park Street PPA – Park Street C of E VA Primary (1FE) and How Wood Primary (1FE).

Park Street PPA	2016 PAN	2016/17 Forecast	2017/18 Forecast	2018/19 Forecast	2019/20 Forecast
Total	60	62	56	53	47
+ 5% Margin		65	59	56	50

Harpenden

- 1.44 There are 9 primary schools in Harpenden PPA – The Lea Primary (1FE), Manland Primary (1FE), St Nicholas Primary (0.73FE), High Beeches Primary (2FE), Sauncey Wood Primary (1FE), Roundwood Primary (1.5FE), Wood End Primary (3FE), St Dominic Primary (1FE), Harpenden Academy (2FE). There are 2 infant schools – Crabtree Infants (2FE) and The Grove Infant and Nursery (3FE). There are 2 junior schools – Crabtree Junior and The Grove Junior.

Harpenden PPA	2016 PAN	2016/17 Forecast	2017/18 Forecast	2018/19 Forecast	2019/20 Forecast
Total	517	459	407	359	308
+ 5% Margin		482	427	377	323

- 1.45 Experience over recent years indicates that late pupil inflow into the town, particularly at the age of 3 and 4, may result in a higher level of demand for places than forecast.
- 1.46 As a result of this in 2015 the local authority temporarily expanded Wood End school by 1 f.e. (30 places) to 3 f.e. to meet additional demand.

Wheathampstead

- 1.47 There are 2 primary schools in Wheathampstead PPA – St Helen’s Church of England Primary (2FE) and Beech Hyde Primary and Nursery (1FE).

Wheathampstead PPA	2016 PAN	2016/17 Forecast	2017/18 Forecast	2018/19 Forecast	2019/20 Forecast
Total	90	83	83	70	55
+ 5% Margin		87	87	74	58

Redbourn

- 1.48 There is 1 infant school in Redbourn PPA - Redbourn Infants (2FE). There is 1 junior school – Redbourn JM.

Redbourn PPA	2016 PAN	2016/17 Forecast	2017/18 Forecast	2018/19 Forecast	2019/20 Forecast
Total	60	52	54	52	38
+ 5% Margin		55	57	55	40

School Place Planning - Secondary

- 1.49 The following information is an analysis of the current position regarding secondary school places using CS planning areas. Secondary schools are 5FE to 7FE in size, with stay on rates for sixth form of over 60%. The secondary forecasts are given below. The information is based upon what is shown in existing CS forecasts to 2026/27.

St Albans

- 1.50 There are nine secondary schools in St Albans totalling 54.8FE – Verulam (5.9FE), St Albans Girls (7FE), Loreto Girls (5FE), Beaumont (6FE), Townsend Secondary (5FE), Marlborough (6.8FE), Samuel Ryder Academy Secondary (6FE), Sandringham (7FE) and Nicholas Breakspear RC (6FE).

Secondary Planning Area	2016 PAN	2016/17 Forecast	2017/18 Forecast	2018/19 Forecast	2019/20 Forecast	2020/21 Forecast	2021/22 Forecast
St Albans	1643	1472	1556	1565	1710	1677	1707
+ 5% margin		1546	1634	1643	1796	1761	1792

2022/23 Forecast	2023/24 Forecast	2024/25 Forecast	2025/26 Forecast	2026/27 Forecast
1765	1779	1717	1690	1653
1853	1868	1803	1775	1736

Harpenden

- 1.51 There are three secondary schools in Harpenden totalling 19.1FE. St George's (6FE), Sir John Lawes (6.5FE) and Roundwood Park (6.5FE).

Secondary Planning Area	2016 PAN	2016/17 Forecast	2017/18 Forecast	2018/19 Forecast	2019/20 Forecast	2020/21 Forecast	2021/22 Forecast
Harpenden	572	621	672	715	798	762	784
+ 5% margin		652	706	751	838	800	823

2022/23 Forecast	2023/24 Forecast	2024/25 Forecast	2025/26 Forecast	2026/27 Forecast
815	734	706	641	577
856	771	741	673	606

School Capacity February 2015

- 1.52 When considering potential options for enlargement of existing schools an initial amount of property feasibility is undertaken across the area to confirm which school sites would be physically capable of expansion. Typically this includes

town planning site appraisals, property advice around any significant site constraints in terms of size/topography, and a traffic assessment commissioned through highways consultants.

- 1.53 The following tables show the known expansion potential of existing schools based on feasibility work undertaken to date. The level of feasibility work does vary between sites and the tables should not be viewed as a definitive list of schools which can and cannot expand.
- 1.54 It should be noted that the tables do not take into account the cumulative impact of expanding schools. Where schools are close to together or in some instances share a site, the expansion of one school may limit the expansion of another.
- 1.55 The information is provided to aid the Council in the preparation of its Local Plan and to inform the preparation of the Infrastructure Delivery Plan (IDP).

Primary School Capacity February 2015

School Planning Area	School	Governance	Current Capacity	Expansion Capacity	Additional Comments
St Albans North West	Garden Fields JMI	Community	3FE	None	Site at capacity. No known expansion potential beyond 3 f.e.
	Margaret Wix Primary	Community	2FE	None	Site at capacity. No known expansion potential beyond 2 f.e.
St Albans North East	Bernards Heath Junior	Community	3FE	None	Site at capacity. No known expansion potential beyond 3 f.e.
	Bernards Heath Infant	Community	3FE	None	Site at capacity. No known expansion potential beyond 3 f.e.
	Skyswood Primary	Community	1FE	None	Site at capacity. No known expansion potential beyond 1 f.e.
	Wheatfields JM	Community	3FE	None	Site at capacity. No known expansion potential beyond 3 f.e.
	Wheatfields Infants	Community	3FE	None	Site at capacity. No known expansion potential beyond 3 f.e.
	St John Fisher RC JMI	Voluntary Aided	1FE	None	Potential to expand to 2 f.e. with dpf, third party park and stride, highways mitigation
St Albans Central	Alban City School	Free School	2FE	None	Site at capacity. No known expansion potential beyond 2 f.e.
	Fleetville JM	Academy	3FE	None	Site at capacity. No known expansion potential beyond 3 f.e.
	Fleetville Infant	Academy	3FE	None	Site at capacity. No known expansion potential beyond 3 f.e.

	Aboyne Lodge	Community	1FE	None	Site at capacity. No known expansion potential beyond 1 f.e.
	St Alban & St Stephen RC Infant and Nursery	Voluntary Aided	2FE	None	Site at capacity. No known expansion potential beyond 2 f.e.
	St Alban & St Stephen RC Junior	Voluntary Aided	2FE	None	Site at capacity. No known expansion potential beyond 2 f.e.
	Oakwood Primary	Community	1.5FE	None	Potential to expand to 2f.e with flexible green belt policy, highway mitigation and dpf.
	Maple School	Community	1FE	None	Site at capacity. No known expansion potential beyond 1 f.e.
Colney Heath	Colney Heath JMI	Community	1FE	None	Potential to expand to 2f.e with flexible green belt policy and third party park and stride.
Sandridge	Sandridge	Community	1FE	None	Potential to expand to 2f.e with third party park and stride and highways mitigation
St Michaels	Prae Wood Primary	Community	2FE	None	Site at capacity. No known expansion potential beyond 2 f.e.
	Killigrew Primary and Nursery School	Community	2FE	None	Potential to expand to 3f.e with third party park and stride and highway mitigation.
St Stephens	Mount Pleasant Lane JMI	Community	1.5FE	0.5FE	Potential to expand to 2f.e with flexible green belt policy.
St Albans South West	St Peter's	Community	1FE	None	Site at capacity. No known expansion potential beyond 1 f.e.
	Mandeville Primary	Academy	2FE	None	Potential to expand to 3f.e with third party park and stride and highways mitigation.
	St Adrian's RC Primary	Voluntary Aided	1FE	None	Site at capacity. No known expansion potential beyond 1 f.e.
St Albans South East	Samuel Ryder Academy - Primary	Academy	2FE	None	Potential to expand to 3f.e with flexible green belt policies and highways mitigation.
	Camp Primary and Nursery	Community	1FE	None	Site at capacity. No known expansion potential beyond 1 f.e.
	Windermere JMI	Community	1FE	None	Potential to expand to 2f.e with third party park and stride, highways mitigation and third party dpf
	Cunningham Hill JM	Community	2FE	None	Potential 1FE expansion with third party dpf
	Cunningham Hill	Community	2FE	None	

	Infant				
Park Street	Park Street C of E VA Primary	Voluntary Aided	1FE	None	Potential to expand to 1 f.e. with flexible green belt policies and third party dpf
	How Wood Primary	Community	1FE	None	Site at capacity. No known expansion potential beyond 1 f.e.
St Albans West	St Michael's C of E VA Primary	Voluntary Aided	1FE	None	Site at capacity. No known expansion potential beyond 1 f.e.
	Abbey C of E VA Primary	Voluntary Aided	1FE	None	Site at capacity. No known expansion potential beyond 1 f.e.
London Colney	London Colney JMI	Community	1FE	None	Potential to expand to 2 f.e. with third party dpf, highways mitigation and third party park and stride.
	Bowmansgreen Primary	Community	2FE	None	Potential to expand to 2 f.e. with third party dpf, highways mitigation and third party park and stride.
	St Bernadette RC Nursery and Primary	Voluntary Aided	1FE	None	Site at capacity. No known expansion potential beyond 1 f.e.
Harpenden	Crabtree Infants'	Community	2FE	None	Potential to expand to 3 f.e. with third party dpf.
	Crabtree Junior	Community	2FE	None	Potential to expand to 3 f.e. with third party dpf.
	Grove Infant & Nursery (The)	Community	3FE	None	Site at capacity. No known expansion potential beyond 3 f.e.
	Grove Junior (The)	Community	3FE	None	Site at capacity. No known expansion potential beyond 3 f.e.
	Harpenden Free School	Academy	2FE	None	Site at capacity. No known expansion potential beyond 2 f.e.
	High Beeches Primary	Community	2FE	None	Site at capacity. No known expansion potential beyond 2 f.e.
	Lea Primary (The)	Community	1FE	None	Site at capacity. No known expansion potential beyond 1 f.e.
	Manland Primary	Community	1FE	None	Site at capacity. No known expansion potential beyond 1 f.e.
	Roundwood Primary	Community	1.5FE	None	Potential to expand to 2 f.e. with highways mitigation and third party park and stride.
	Sauncey Wood Primary	Community	1FE	None	Potential to expand to 2 f.e. with third party dpf.
	St Dominic RC Primary	Voluntary Aided	1FE	None	Site at capacity. No known expansion potential beyond 1 f.e.

	St Nicholas C of E VA Primary	Voluntary Aided	0.7FE	None	Site at capacity. No known expansion potential beyond 0.7 f.e.
	Wood End	Community	2FE	None	Potential to expand to 3 f.e. with third party dpf.

Secondary School Capacity February 2015

School Planning Area	School	Governance	Current Capacity	Expansion Capacity	Additional Comments
St Albans	Beaumont	Academy	6FE	1FE	Potential expansion to 7 f.e. Potential to expand to 8 f.e. with highway mitigation and additional land/third party dpf
	Loreto RC Girls	Academy	5FE	None	Site at capacity. No known expansion potential beyond 5 f.e.
	Marlborough	Academy	6.8FE	None	Potential expansion to 8 f.e. with highways mitigation, third party dpf and flexible green belt policies
	Nicholas Breakspear RC	Academy	6FE	None	Potential expansion to 8 f.e. with highway mitigation and flexible Green Belt policies
	Samuel Ryder Academy - Secondary	Academy	6FE	None	Potential expansion to 7 f.e. with flexible green belt policies
	Sandringham	Academy	7FE	None	Potential expansion to 8 f.e. with flexible green belt policies and third party dpf.
	St Albans Girls'	Academy	7FE	None	Potential expansion to 8 f.e. with highway mitigation, third party dpf and flexible green belt policies
	Townsend C of E (VA) Secondary	VA	5FE	None	Potential expansion to 7 f.e. with flexible greenbelt polices.
	Verulam	Academy	5.9FE	None	Potential expansion to 7 f.e. with highway mitigation
Harpenden	Roundwood Park	Academy	6.5FE	None	Site at capacity. No known expansion potential beyond 6.5 f.e.
	Sir John Lawes	Academy	6.5 FE	None	Site at capacity. No known expansion potential beyond 6.5 f.e.
	St George's	Academy	6FE	None	Site at capacity. No known expansion potential beyond 6 f.e.

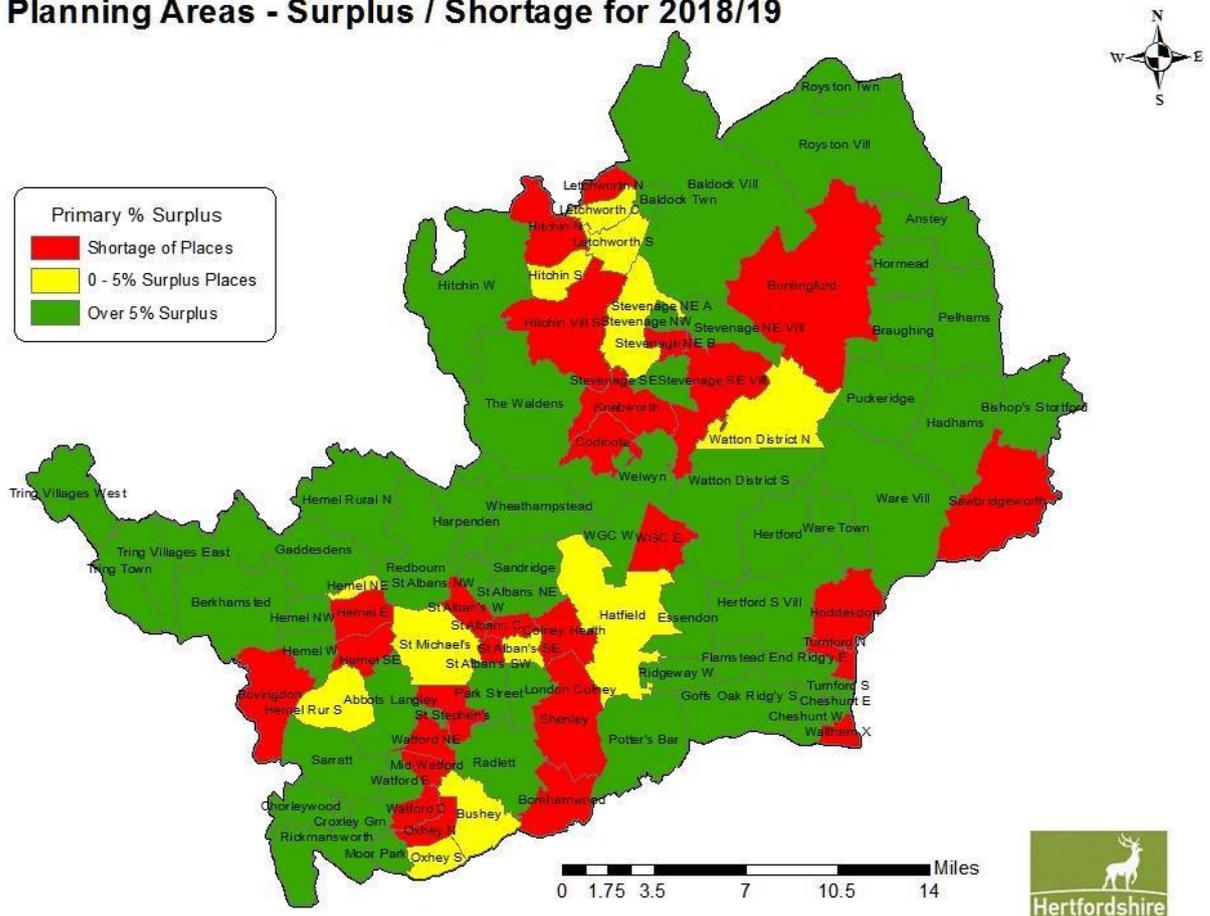
Note: DPF refers to a detached playing field.

Appendix 22: HCC Meeting the Rising Demand for School Places: Primary Schools
Mid-Year 2015/16

Meeting the Rising Demand for School Places: Mid-Year 2015/16

PRIMARY

Primary Planning Areas - Surplus / Shortage for 2018/19



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

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

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ABBOTS LANGLEY

21.1

Mid-Year 2015/16 Forecast	2016/17	2017/18	2018/19	2019/20
Number of reception places available	210	210	210	210
Demand	206	190	191	196
Surplus/Shortage	4	20	19	14
% Surplus/Shortage	1.9%	9.5%	9.0%	6.7%
No of FE	0.1	0.7	0.6	0.5

The current forecast indicates there will be sufficient school places to meet demand over the forecast period.

Action taken

2012:

- permanent enlargement of Tanners Wood by 0.5 f.e. (15 places) to 2 f.e.;
- temporary enlargement of Abbots Langley by 1 f.e. (30 places) to 3 f.e.

2015:

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

Next steps

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

ANSTEY

6.1.1

Mid-Year 2015/16 Forecast	2016/17	2017/18	2018/19	2019/20
Number of reception places available	10	10	10	10
Demand	3	3	3	4
Surplus/Shortage	7	7	7	6
% Surplus/Shortage	70.0%	70.0%	70.0%	60.0%
No of FE	0.2	0.2	0.2	0.2

The current forecast indicates there will be sufficient school places to meet demand over the forecast period.

Action taken

None required to date.

Next steps

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

BALDOCK TOWN

2.1

Mid-Year 2015/16 Forecast	2016/17	2017/18	2018/19	2019/20
Number of reception places available	150	150	150	150
Demand	150	151	134	132
Surplus/Shortage	0	-1	16	18
% Surplus/Shortage	0.0%	-0.7%	10.7%	12.0%
No of FE	0.0	0.0	0.5	0.6

The current forecast indicates there will be no surplus places in 2016/17 and a small shortage of places in 2017/18.

Action taken

2012:

- Hartsfield enlarged temporarily by 1 f.e. (30 places) to 3 f.e. to meet demand for additional reception places in the wider area.

2013 & 2014:

- temporary enlargement of Garden City Academy by 1 f.e. (30 places) to 2 f.e. in neighbouring Letchworth, to meet demand from the wider area.

Next steps

Analysis of demand indicates pressure for places is as a result of inflow from outside the town. Forecasts will be monitored to ensure there are sufficient places available in the area to meet local need.

BALDOCK VILLAGES

2.2

Mid-Year 2015/16 Forecast	2016/17	2017/18	2018/19	2019/20
Number of reception places available	72	72	72	72
Demand	71	46	56	58
Surplus/Shortage	1	26	16	14
% Surplus/Shortage	1.4%	36.1%	22.2%	19.4%
No of FE	0.0	0.9	0.5	0.5

The current forecast indicates there will be sufficient school places to meet demand over the forecast period, although there is only a small surplus of places in 2016/17.

Action taken

None required to date.

Next steps

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

BERKHAMSTED

18.1.1

Mid-Year 2015/16 Forecast	2016/17	2017/18	2018/19	2019/20
Number of reception places available	330	330	330	330
Demand	297	295	273	248
Surplus/Shortage	33	35	57	82
% Surplus/Shortage	10.0%	10.6%	17.3%	24.8%
No of FE	1.1	1.2	1.9	2.7

The current forecast indicates there will be sufficient school places to meet demand over the forecast period.

Action taken

2009:

- permanent enlargement at Greenway First by 0.5 f.e. (15 places) to 2 f.e.

2011:

- temporary enlargement of Westfield First by 1 f.e. (30 places) to 2 f.e.;
- the county council consulted on two proposals to permanently enlarge Greenway First and Westfield First by 1 f.e. each. Cabinet agreed on 14 October 2011 that a fresh consultation should be undertaken considering alternative options in the town.

2012:

- temporary enlargement of Swing Gate First by 1 f.e. (30 places) to 2 f.e.;
- temporary enlargement of Greenway First by 1 f.e. (30 places) to 3 f.e.;
- temporary enlargement of Victoria C of E First by 0.1 f.e. (3 places) to 1.5 f.e.;
- a public consultation was held on options to provide additional places in the town. As a result, statutory proposals were published to change from a three-tier system of education in the town to a two-tier system. The existing schools would become a mix of primary, infant, junior and secondary schools to provide an additional 2.6 f.e. (78 reception places) from September 2013;
- following a further consultation, the Office of the Schools Adjudicator ruled that the published admission number at Greenway should be lowered from 60 to 30 with effect from September 2013;

2013: The first stage of implementation of the change to a two tier system of education began, affecting the following schools:

- Bridgewater - a change in the age of the former Middle School started its transition to becoming a 2 f.e. Primary School. 60 reception places were available for the first time and the school no longer had year 7 and 8 classes;
- Victoria C of E – a change in age range meant the former First School became an Infant School. Its reception intake increased by 0.6 f.e. (18 places) to 2 f.e. The school no longer had year 3 and 4 classes;
- Swing Gate – a change in age range meant the former first school became an Infant School. The reception intake increased by 1 f.e. (30 places) to 2 f.e. The school no longer had year 3 and 4 classes;
- Thomas Coram C of E – a change in age range of the former Middle School meant it became a Junior School. It provided year 3 and 4 places for the first time. The school no longer had year 7 and 8 classes.

Note: Ashlyns, a former upper school, became a secondary school from 2013.

2014: The second stage of implementation began:

- Greenway, Potten End, St Mary’s C of E and Westfield – a change in the age ranges of these First Schools began their transition to becoming primary schools. Children would be able to continue into year 5 for the first time.

2015:

- temporary enlargement of Greenway by 6 places.

Next steps

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

BISHOP'S STORTFORD

7.3

Mid-Year 2015/16 Forecast	2016/17	2017/18	2018/19	2019/20
Number of reception places available	480	480	480	480
Demand	506	458	447	423
Surplus/Shortage	-26	22	33	57
% Surplus/Shortage	-5.4%	4.6%	6.9%	11.9%
No of FE	-0.9	0.7	1.1	1.9

The current forecast shows a shortage of places of 0.9 f.e. in 2016/17 only.

These forecasts include a general assumption around pupil yield from new housing developments. They do not specifically account for the yield from the proposed large development at Bishops Stortford North of up to 2650 new dwellings. Large developments such as this are expected to provide primary

schools within the development area to meet the needs of the new community.

Action taken

2014:

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

2015:

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

Next steps

New primary provision is planned to serve Bishop's Stortford North. The timing of the opening of the new schools is linked with the developers' construction programme.

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

BOREHAMWOOD

16.1

Mid-Year 2015/16 Forecast	2016/17	2017/18	2018/19	2019/20
Number of reception places available	420	420	420	420
Demand	444	384	438	391
Surplus/Shortage	-24	36	-18	29
% Surplus/Shortage	-5.7%	8.6%	-4.3%	6.9%
No of FE	-0.8	1.2	-0.6	1.0

A shortage of places is forecast in 2016/17 and 2018/19 only, peaking at 0.8 f.e. in 2016/17.

Action taken

2009:

- permanent enlargement of Cowley Hill by 0.5 f.e. (15 places) to 2 f.e.

2010:

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

2011:

- temporary enlargement of Summerswood by 1 f.e. (30 places) to 2 f.e.;
- temporary enlargement of Parkside by 1 f.e. (30 places) to 2 f.e.

2012:

- permanent enlargement of Summerswood by 1 f.e. (30 places) to 2 f.e.;
- temporary enlargement of Parkside by 1 f.e. (30 places) to 2 f.e.

2013:

- permanent enlargement of Parkside School by 1 f.e. (30 places) to 2 f.e.

Next steps

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

BOVINGDON 19.7

Mid-Year 2015/16 Forecast	2016/17	2017/18	2018/19	2019/20
Number of reception places available	60	60	60	60
Demand	69	60	62	51
Surplus/Shortage	-9	0	-2	9
% Surplus/Shortage	-15.0%	0.0%	-3.3%	15.0%
No of FE	-0.3	0.0	-0.1	0.3

The current forecast indicates a small shortage of places in 2016/17 and 2018/19, with a peak shortage of 0.3 f.e. in 2016/17.

Action taken

None required to date.

Next steps

Analysis of demand indicates pressure for places is as a result of inflow from outside the town. Forecasts will be monitored to ensure there are sufficient places available in the area to meet local need.

BRAUGHING 6.1.3

Mid-Year 2015/16 Forecast	2016/17	2017/18	2018/19	2019/20
Number of reception places available	21	21	21	21
Demand	15	17	5	14
Surplus/Shortage	6	4	16	7
% Surplus/Shortage	28.6%	19.0%	76.2%	33.3%
No of FE	0.2	0.1	0.5	0.2

The current forecast indicates there will be sufficient school places to meet demand over the forecast period.

Action taken

None required to date.

Next steps

Forecasts will continue to be monitored.

BUNTINGFORD

6.1.2

Mid-Year 2015/16 Forecast	2016/17	2017/18	2018/19	2019/20
Number of reception places available	90	90	90	90
Demand	108	76	95	74
Surplus/Shortage	-18	14	-5	16
% Surplus/Shortage	-20.0%	15.6%	-5.6%	17.8%
No of FE	-0.6	0.5	-0.2	0.5

The current forecast indicates that there will be a shortage of places in 2016/17 and 2018/19, peaking at 0.6 f.e. in 2016/17.

Action taken

None required to date.

Next steps

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

BUSHEY

22.2

Mid-Year 2015/16 Forecast	2016/17	2017/18	2018/19	2019/20
Number of reception places available	310	310	310	310
Demand	328	289	302	268
Surplus/Shortage	-18	21	8	42
% Surplus/Shortage	-5.8%	6.8%	2.6%	13.5%
No of FE	-0.6	0.7	0.3	1.4

A shortage of places is forecast in 2016/17 of 0.6 f.e., returning to a surplus thereafter.

Action taken

2011:

- temporary enlargement of Little Reddings by 0.3 f.e. (9 places) to 2 f.e.

2012:

- permanent enlargement of Little Reddings by 0.3 f.e. (9 places) to 2 f.e.

2013:

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

2015:

- temporary enlargement of Bushey Heath by 1 f.e. (30 places) to 2 f.e.;
- temporary enlargement of Little Reddings by 1 f.e. (30 places) to 3 f.e.

Next steps

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

CHESHUNT WEST

10.5

Mid-Year 2015/16 Forecast	2016/17	2017/18	2018/19	2019/20
Number of reception places available	240	240	240	240
Demand	217	239	186	209
Surplus/Shortage	23	1	54	31
% Surplus/Shortage	9.6%	0.4%	22.5%	12.9%
No of FE	0.8	0.0	1.8	1.0

The current forecast indicates sufficient school places to meet demand, although in 2017/18 there is projected to be a very close match between demand and the number of places available.

Action taken

2013:

- temporary enlargement of Bonneygrove by 0.33 f.e. (10 places) to 2 f.e.

2014:

- permanent enlargement of Bonneygrove by 0.33 f.e. (10 places) to 2 f.e.; additional temporary places were made available at Burleigh to meet demand from the adjacent Cheshunt East planning area.

-

2015:

- temporary enlargement of Andrews's Lane by 1 f.e. (30 places) to 2 f.e.

Next steps

The county council will continue to monitor demand, working with schools in the area to agree temporary arrangements, if required.

CHORLEYWOOD

20.2

Mid-Year 2015/16 Forecast	2016/17	2017/18	2018/19	2019/20
Number of reception places available	120	120	120	120
Demand	98	98	79	74
Surplus/Shortage	22	22	41	46
% Surplus/Shortage	18.3%	18.3%	34.2%	38.3%
No of FE	0.7	0.7	1.4	1.5

The current forecast indicates that there will be sufficient school places to meet demand across the forecast period.

Action taken

2011:

- temporary enlargement of The Russell by 1 f.e. (30 places) to 2 f.e.

Next steps

Forecasts will continue to be monitored.

CODICOTE

12.1

Mid-Year 2015/16 Forecast	2016/17	2017/18	2018/19	2019/20
Number of reception places available	60	30	30	30
Demand	48	38	39	29
Surplus/Shortage	12	-8	-9	1
% Surplus/Shortage	20.0%	-26.7%	-30.0%	3.3%
No of FE	0.4	-0.3	-0.3	0.0

The forecast indicates a shortage of places in 2017/18 and 2018/19, with a peak demand for an additional 0.3 f.e. in 2018/19.

Codicote Primary School is the only school in this planning area.

Action taken

2014:

- temporary enlargement of Codicote by 7 places.

Next steps

2016: A temporary enlargement of Codicote by 30 places has been agreed with the school for 2016/17 to meet local demand. The places are included in the table above.

Forecasts will continue to be monitored to ensure there are sufficient places available to meet need in future years. Feasibility is being undertaken to

assess the potential for future additional primary school places to be made available.

COLNEY HEATH

13.4

Mid-Year 2015/16 Forecast	2016/17	2017/18	2018/19	2019/20
Number of reception places available	30	30	30	30
Demand	38	34	40	30
Surplus/Shortage	-8	-4	-10	0
% Surplus/Shortage	-26.7%	-13.3%	-33.3%	0.0%
No of FE	-0.3	-0.1	-0.3	0.0

A small shortage of places of up to 0.3 f.e.is forecast until 2018/19.

Action taken

None required to date.

Next steps

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

CROXLEY GREEN

20.3

Mid-Year 2015/16 Forecast	2016/17	2017/18	2018/19	2019/20
Number of reception places available	180	180	180	180
Demand	180	161	160	152
Surplus/Shortage	0	19	20	28
% Surplus/Shortage	0.0%	10.6%	11.1%	15.6%
No of FE	0.0	0.6	0.7	0.9

The current forecast indicates that there will be sufficient school places to meet demand across the forecast period, with demand matching supply in 2016/17.

Action taken

2011& 2012:

- temporary enlargement of Yorke Mead by 1 f.e. (30 places) to 2 f.e.

2014:

- permanent enlargement of Yorke Mead by 1 f.e. (30 places) to 2f.e.

Next steps

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

ESSENDON

15.1

Mid-Year 2015/16 Forecast	2016/17	2017/18	2018/19	2019/20
Number of reception places available	15	15	15	15
Demand	12	10	4	12
Surplus/Shortage	3	5	11	3
% Surplus/Shortage	20.0%	33.3%	73.3%	20.0%
No of FE	0.1	0.2	0.4	0.1

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

Action taken

None required to date.

Next steps

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

FLAMSTEAD END RIDGEWAY EAST

10.7

Mid-Year 2015/16 Forecast	2016/17	2017/18	2018/19	2019/20
Number of reception places available	102	102	102	102
Demand	101	114	94	98
Surplus/Shortage	1	-12	8	4
% Surplus/Shortage	1.0%	-11.8%	7.8%	3.9%
No of FE	0.0	-0.4	0.3	0.1

A shortage of school places of 0.4 f.e. is forecast in 2017/18 with only a small number of surplus places in 2016/17.

Action taken

None required to date.

Next steps

Forecast demand will continue to be monitored to ensure there are sufficient places available in the local area to meet need. There are places available in the adjacent planning area of Cheshunt West and there is pupil movement

across the area. The county council will continue to work with schools across the wider area to agree temporary arrangements, if required.

GADESSENS

19.8

Mid-Year 2015/16 Forecast	2016/17	2017/18	2018/19	2019/20
Number of reception places available	37	37	37	37
Demand	54	39	31	26
Surplus/Shortage	-17	-2	6	11
% Surplus/Shortage	-45.9%	-5.4%	16.2%	29.7%
No of FE	-0.6	-0.1	0.2	0.4

A shortage of places is forecast in 2016/17 and 2017/18, peaking at a 0.6 f.e. in 2016/17.

Action taken

None required to date.

Next steps

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

GOFFS OAK RIDGEWAY SOUTH

10.6

Mid-Year 2015/16 Forecast	2016/17	2017/18	2018/19	2019/20
Number of reception places available	135	135	135	135
Demand	157	111	127	129
Surplus/Shortage	-22	24	8	6
% Surplus/Shortage	-16.3%	17.8%	5.9%	4.4%
No of FE	-0.7	0.8	0.3	0.2

A shortage of school places is forecast for 2016/17 of 0.7 f.e., returning to a surplus thereafter.

Action taken

None required to date.

Next steps

Analysis of demand indicates pressure for places is as a result of inflow into the area. Forecasts will continue to be monitored to ensure there are sufficient places available in the local area. The county council will work with local schools to agree temporary arrangements, if required.

HADHAMS

7.2

Mid-Year 2015/16 Forecast	2016/17	2017/18	2018/19	2019/20
Number of reception places available	50	50	50	50
Demand	33	35	35	27
Surplus/Shortage	17	15	15	23
% Surplus/Shortage	34.0%	30.0%	30.0%	46.0%
No of FE	0.6	0.5	0.5	0.8

The current forecast indicates that there will be sufficient school places to meet demand over the forecast period.

Action taken

None required to date.

Next steps

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

HARPENDEN

11.2

Mid-Year 2015/16 Forecast	2016/17	2017/18	2018/19	2019/20
Number of reception places available	517	517	517	517
Demand	459	407	359	308
Surplus/Shortage	58	110	158	209
% Surplus/Shortage	11.2%	21.3%	30.6%	40.4%
No of FE	1.9	3.7	5.3	7.0

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

Action taken

2010:

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

2011:

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

2012:

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

2013:

- permanent enlargement of The Grove Infants by 0.5 f.e.(15 places) to 3 f.e.;
- temporary enlargement of High Beeches from 1 f.e. (30 places) to 2 f.e.

2014:

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

2015:

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

Next steps

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

HATFIELD

14.1

Mid-Year 2015/16 Forecast	2016/17	2017/18	2018/19	2019/20
Number of reception places available	480	480	480	480
Demand	448	463	471	468
Surplus/Shortage	32	17	9	12
% Surplus/Shortage	6.7%	3.5%	1.9%	2.5%
No of FE	1.1	0.6	0.3	0.4

The current forecast indicates that there will be sufficient school places to meet demand over the forecast period.

Action taken

2006:

- review of surplus places undertaken.

2007:

- implementation of review outcomes included the amalgamation

of Stream Woods and New Briars to create new 1 f.e. Oak View on the former Stream Woods site, with potential to enlarge in the future if required.

2010:

- permanent enlargement of Green Lanes by 0.5 f.e. (15 places) to 2 f.e.;
- temporary enlargement of Oak View by 1 f.e. (30 places) to 2 f.e.

2011:

- permanent enlargement of Oak View by 1 f.e. (30 places) to 2 f.e.

2012:

- temporary (1 year only) enlargement of De Havilland by 1 f.e. (30 places) to 3 f.e.;
- the new 2 f.e. (60 reception place) Hatfield Community Free School opened.

2014:

- temporary enlargement of St Philip Howard by 0.5 f.e. (15 places) to 2 f.e.

2015:

- the permanent enlargement of St. Phillip Howard R.C. by 0.5 f.e. (15 places) to 2 f.e.

Next steps

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

HEMEL HEMPSTEAD EAST **19.2, 19.3 & 19.4**

Mid-Year 2015/16 Forecast	2016/17	2017/18	2018/19	2019/20
Number of reception places available	855	855	855	855
Demand	881	847	866	893
Surplus/Shortage	-26	8	-11	-38
% Surplus/Shortage	-3.0%	0.9%	-1.3%	-4.4%
No of FE	-0.9	0.3	-0.4	-1.3

The forecast indicates that there will be a shortage of places in 2016/17, 2018/19 and 2019/20 peaking at 1.3 f.e. in 2019/20.

Action taken

2006:

- review of primary places undertaken.

2008:

- implementation of review outcomes in this part of the town: the amalgamation of schools (Barncroft /Eastbrook). Jupiter Drive/ Bellgate) to create Maple Grove (1 f.e.) on the former Eastbrook site. and Yewtree (2 f.e.) on the former Bellgate site.

2011: to respond to a change in demand:

- permanent enlargement of Tudor by 1 f.e. (30 places) to 2 f.e.
- permanent enlargement of Hammond by 1 f.e. (30 places) to 2 f.e.

2013:

- temporary enlargement of Brockwood by 1 f.e. (30 places) to 2 f.e.;
- Hammond Academy increased its published admission number from 60 to 90 to provide an additional 1 f.e. of places.

2014:

- opening of a new 2 f.e. (60 reception place) Jupiter Community Free School in temporary accommodation in Astley Cooper.

2015:

- Hammond Academy admission number remained at 90.
- Jupiter Community Free relocated to its permanent accommodation in Jupiter Drive.
- Note: permanent enlargement of South Hill in an adjacent planning area by 1 f.e. (30 places) to 2 f.e. contributes to meeting the forecast demand in this area.

Next steps

2016: Hammond Academy has reduced its published admission number from 90 to 60.

Forecasts will continue to be monitored closely to ensure sufficient places are available to meet local need. Surplus capacity in adjacent areas will provide some flexibility. The county council will work with schools to agree temporary arrangements, if required.

HEMEL HEMPSTEAD NORTH WEST

19.1

Mid-Year 2015/16 Forecast	2016/17	2017/18	2018/19	2019/20
Number of reception places available	120	120	120	120
Demand	111	118	108	107
Surplus/Shortage	9	2	12	13
% Surplus/Shortage	7.5%	1.7%	10.0%	10.8%
No of FE	0.3	0.1	0.4	0.4

The forecast indicates that there will be sufficient places to meet demand across the forecast period although there is only a small surplus of 0.1 f.e. in 2017/18.

Action taken

2006:

- review of surplus primary places undertaken.

2008:

- implementation of review outcomes: amalgamation of Rossgate/ Martindale to create Galley Hill (1.5 f.e.) on the former Rossgate site.

2014:

- permanent enlargement of Galley Hill by 0.5 f.e. (15 places) to 2 f.e.

Next steps

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

HEMEL HEMPSTEAD WEST

19.5

Mid-Year 2015/16 Forecast	2016/17	2017/18	2018/19	2019/20
Number of reception places available	230	230	230	230
Demand	187	182	180	197
Surplus/Shortage	43	48	50	33
% Surplus/Shortage	18.7%	20.9%	21.7%	14.3%
No of FE	1.4	1.6	1.7	1.1

The current forecast indicates that there will be sufficient school places to meet demand across the forecast period.

Action taken

2013:

- temporary enlargement of South Hill by 1 f.e. (30 places) to 2 f.e.

2014:

- permanent enlargement of South Hill by 1 f.e. (30 places) to 2 f.e.

Next steps

Surplus capacity will provide some flexibility for adjacent areas (i.e. Hemel Hempstead East). Forecasts will continue to be monitored

HEMEL RURAL NORTH

11.5

Mid-Year 2015/16 Forecast	2016/17	2017/18	2018/19	2019/20
Number of reception places available	60	60	60	60
Demand	45	61	41	49
Surplus/Shortage	15	-1	19	11
% Surplus/Shortage	25.0%	-1.7%	31.7%	18.3%
No of FE	0.5	0.0	0.6	0.4

With the exception of a small shortage of places in 2017/18, there are expected to be sufficient school places to meet demand.

Action taken

2013:

- temporary enlargement of Markyate Village by 12 places.

2014:

- temporary enlargement of Markyate Village of 0.5 f.e. (15 places) to 1.5 f.e.

2015:

- permanent enlargement of Markyate Village from 1 f.e. (30 places) to 1.5 f.e.

Next steps

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

HEMEL HEMPSTEAD RURAL SOUTH

19.6

Mid-Year 2015/16 Forecast	2016/17	2017/18	2018/19	2019/20
Number of reception places available	90	90	90	90
Demand	74	82	86	49
Surplus/Shortage	16	8	4	41
% Surplus/Shortage	17.8%	8.9%	4.4%	45.6%
No of FE	0.5	0.3	0.1	1.4

The current forecast indicates that there will be sufficient school places to meet demand over the forecast period, although there is only a small surplus of 0.1 f.e. in 2018/19.

Action taken

None required to date.

Next steps

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

HERTFORD

8.5

Mid-Year 2015/16 Forecast	2016/17	2017/18	2018/19	2019/20
Number of reception places available	375	375	375	375
Demand	337	318	311	328
Surplus/Shortage	38	57	64	47
% Surplus/Shortage	10.1%	15.2%	17.1%	12.5%
No of FE	1.3	1.9	2.1	1.6

The current forecast indicates that there will be sufficient school places to meet demand across the forecast period.

Action taken

2009:

- consultation on the permanent enlargement of Wheatcroft by 0.5 f.e. (15 places) to 2 f.e., which proved to be unviable.

2011:

- consultation on the permanent enlargement of Abel Smith for 2012/13 by 1 f.e. (30 places) to 2 f.e., which proved to be unviable.

2012:

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

2014:

- temporary enlargement of Morgans by 20 places.

2015:

- establishment of a primary phase at Simon Balle School, offering 60 reception places from September 2015, and becoming an 'all-through' school.

Next steps

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

HERTFORD SOUTH VILLAGES

8.4

Mid-Year 2015/16 Forecast	2016/17	2017/18	2018/19	2019/20
Number of reception places available	45	45	45	45
Demand	57	31	38	34
Surplus/Shortage	-12	14	7	11
% Surplus/Shortage	-26.7%	31.1%	15.6%	24.4%
No of FE	-0.4	0.5	0.2	0.4

The current forecast indicates that there may be a shortage of places of 0.4 f.e. in 2016/17, returning to a surplus of places for the remainder of the forecast period.

Action taken

None required to date.

Next steps

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

HITCHIN TOWN

4.2 & 4.3

Mid-Year 2015/16 Forecast	2016/17	2017/18	2018/19	2019/20
Number of reception places available	480	480	480	480
Demand	489	489	491	442
Surplus/Shortage	-9	-9	-11	38
% Surplus/Shortage	-1.9%	-1.9%	-2.3%	7.9%
No of FE	-0.3	-0.3	-0.4	1.3

The forecast shows a shortage of places, peaking at 0.4 f.e. in 2018/19 followed by a surplus in 2019/20.

Action taken

2007:

- review of surplus primary places undertaken.

2009: implementation of review outcomes:

- Strathmore Infant's PAN reduced from 90 to 60;
- Highover's PAN reduced from 42 to 30.

2011:

- Mary Exton's PAN reduced from 34 to 30;
- Samuel Lucas's PAN reduced from 34 to 30;
- temporary enlargement of Highover by 1.0 f.e. (30 places) to 2.0 f.e.

- temporary enlargement of Strathmore Infants' by 1 f.e. (30 places) to 3 f.e.

2012:

- permanent enlargement of Highover by 1 f.e. (30 places) to 2 f.e.;
- temporary enlargement of Oughton by 1 f.e. (30 places) to 2 f.e.

2013:

- permanent enlargement of Samuel Lucas by 1 f.e. (30 places) to 2 f.e.;
- temporary enlargement of Oughton by 1 f.e. (30 places) to 2 f.e.

2014:

- temporary enlargement of Strathmore Infants' by 1.f.e. (30 places) to 3 f.e.

Next steps

2016: Permanent enlargement of William Ransom by 0.73 f.e. (22 places) to 2 f.e. for September 2016. This will increase the total number of reception places across Hitchin town to 480 as detailed in the table above.

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

HITCHIN VILLAGES SOUTH

4.4

Mid-Year 2015/16 Forecast	2016/17	2017/18	2018/19	2019/20
Number of reception places available	50	50	50	50
Demand	53	44	51	51
Surplus/Shortage	-3	6	-1	-1
% Surplus/Shortage	-6.0%	12.0%	-2.0%	-2.0%
No of FE	-0.1	0.2	0.0	0.0

The current forecast indicates a small shortage of school places in all forecast years apart from 2017/18, with a peak shortage of 0.1 f.e. in 2016/17.

Action taken

2015:

- temporary enlargement at St Ippolyts by 0.33 f.e. (10 places) to 1 f.e. to meet local demand

Next steps

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

HITCHIN WEST

4.1

Mid-Year 2015/16 Forecast	2016/17	2017/18	2018/19	2019/20
Number of reception places available	66	66	66	66
Demand	54	27	37	44
Surplus/Shortage	12	39	29	22
% Surplus/Shortage	18.2%	59.1%	43.9%	33.3%
No of FE	0.4	1.3	1.0	0.7

The current forecast indicates that there will be sufficient school places to meet demand across the forecast period.

Action taken

2015: permanent enlargement of Offley VA Primary by 1 place to offer 20 reception places from September 2015.

Next steps

Forecasts will continue to be monitored.

HODDESDON

9.1

Mid-Year 2015/16 Forecast	2016/17	2017/18	2018/19	2019/20
Number of reception places available	450	450	450	450
Demand	469	459	470	389
Surplus/Shortage	-19	-9	-20	61
% Surplus/Shortage	-4.2%	-2.0%	-4.4%	13.6%
No of FE	-0.6	-0.3	-0.7	2.0

The current forecast indicates a shortage of places, peaking at 0.7 f.e. in 2018/19, with the exception of 2019/20.

Action taken

2006:

- surplus place review undertaken.

2007:

- implementation of review outcomes;
- closure of Ryelands & Ley Park;
- relocation of Wormley and enlargement by 1 f.e. (30 places) to 2 f.e.;
- enlargement of Sheredes by 0.5 f.e. (15 places) to 2 f.e.

2012:

- temporary enlargement of Cranbourne Primary by 0.7 f.e. (20 places) to 3 f.e.

2013 & 2014:

- temporary enlargement of at St Catherine's by 0.5 f.e. (15 places) to 2 f.e.

2015: temporary enlargement at Forres of 0.5 f.e. (15 places) to 2 f.e.

Next steps

2016: permanent enlargement of Forres by 0.5 f.e. (15 places) to 2 f.e. This will increase the total number of reception places across Hoddesdon to 450 as detailed in the table above.

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

HORMEAD

6.1.5

Mid-Year 2015/16 Forecast	2016/17	2017/18	2018/19	2019/20
Number of reception places available	20	20	20	20
Demand	7	1	1	6
Surplus/Shortage	13	19	19	14
% Surplus/Shortage	65.0%	95.0%	95.0%	70.0%
No of FE	0.4	0.6	0.6	0.5

The current forecast indicates that there will be sufficient school places to meet demand across the forecast period.

Action taken

None required to date.

Next steps

Forecasts will be monitored

KNEBWORTH

5.6

Mid-Year 2015/16 Forecast	2016/17	2017/18	2018/19	2019/20
Number of reception places available	60	60	60	60
Demand	66	64	62	61
Surplus/Shortage	-6	-4	-2	-1
% Surplus/Shortage	-10.0%	-6.7%	-3.3%	-1.7%
No of FE	-0.2	-0.1	-0.1	0.0

A small shortage of places is forecast over all forecast years, peaking at 0.2 f.e. in 2016/17.

Action taken

2013:

- St Michael's Woolmer Green (in the adjacent planning area of Welwyn) enlarged permanently by 0.33 f.e. (10 places) to 1 f.e. When considered alongside Welwyn, this provided sufficient places in the wider area to meet demand.

Next steps

Forecasts will continue to be monitored to ensure there are sufficient places available in the wider area to meet the needs of Knebworth and neighbouring areas. The county council will work with local schools to agree temporary arrangements, if required.

LETCWORTH NORTH, SOUTH & CENTRAL

1.1, 1.2 & 1.3

Mid-Year 2015/16 Forecast	2016/17	2017/18	2018/19	2019/20
Number of reception places available	390	390	390	390
Demand	404	420	400	343
Surplus/Shortage	-14	-30	-10	47
% Surplus/Shortage	-3.6%	-7.7%	-2.6%	12.1%
No of FE	-0.5	-1.0	-0.3	1.6

A shortage of places is forecast, peaking at 1 f.e. in 2017/18, with the exception of 2019/20.

Action taken

Previous action included a reduction of primary places in 2009 through the closure of Westbury and Lannock Primary Schools and the reduction of the number of places at Radburn Primary (now Garden City Academy).

2006/2007:

- review of surplus primary places undertaken.

2009:

- implementation of review outcomes:
- Westbury and Lannock were closed (a reduction of 64 places);
- Radburn's PAN was reduced from 38 to 30.

2012:

- temporary enlargement of Hartsfield by 1 f.e. (30 places) to 3 f.e. in neighbouring Baldock to meet demand from the wider area.

2013:

- permanent enlargement of Icknield Infant by 0.3 f.e. (9 places) to 3 f.e.;

- permanent enlargement of Lordship Farm by 0.3 f.e. (9 places) to 2 f.e.;
- temporary enlargement of Garden City Academy by 1 f.e. (30 places) to 2 f.e. to meet demand from the wider area.

2014:

- temporary enlargement of Garden City Academy by 1 f.e. (30 places) to 2 f.e. to meet demand for additional reception places from the wider area.

2015:

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

Next steps

2016: permanent enlargement of Wilbury Junior by 0.3 f.e. (9 places) to 3 f.e. (linked to the earlier enlargement of Icknield Infant in 2013).

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

LONDON COLNEY

13.13

Mid-Year 2015/16 Forecast	2016/17	2017/18	2018/19	2019/20
Number of reception places available	120	120	120	120
Demand	106	95	104	109
Surplus/Shortage	14	25	16	11
% Surplus/Shortage	11.7%	20.8%	13.3%	9.2%
No of FE	0.5	0.8	0.5	0.4

The current forecast indicates that there will be sufficient school places to meet demand across the forecast period.

Action taken

None required to date.

Next steps

Forecasts will continue to be monitored.

MOOR PARK
21.7

Mid-Year 2015/16 Forecast	2016/17	2017/18	2018/19	2019/20
Number of reception places available	45	45	45	45
Demand	32	40	19	49
Surplus/Shortage	13	5	26	-4
% Surplus/Shortage	28.9%	11.1%	57.8%	-8.9%
No of FE	0.4	0.2	0.9	-0.1

The current forecast indicates that there will be sufficient school places to meet demand across the forecast period with the exception of 2019/20.

Please note that due to recent changes to GP registration information, the forecast for this area is produced using Children's Centre registration data.

Action taken

None required to date.

Next steps

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

OXHEY NORTH
21.8

Mid-Year 2015/16 Forecast	2016/17	2017/18	2018/19	2019/20
Number of reception places available	100	100	100	100
Demand	108	105	110	106
Surplus/Shortage	-8	-5	-10	-6
% Surplus/Shortage	-8.0%	-5.0%	-10.0%	-6.0%
No of FE	-0.3	-0.2	-0.3	-0.2

The current forecast indicates a continuing small shortage of places over the forecast period, peaking at 0.3 f.e. in 2018/19.

Action taken

None required to date.

Next steps

The forecast will be monitored closely to ensure sufficient places are available to meet local need. The county council will work with schools to agree temporary arrangements, if required.

OXHEY SOUTH

21.6

Mid-Year 2015/16 Forecast	2016/17	2017/18	2018/19	2019/20
Number of reception places available	210	210	210	210
Demand	217	195	208	187
Surplus/Shortage	-7	15	2	23
% Surplus/Shortage	-3.3%	7.1%	1.0%	11.0%
No of FE	-0.2	0.5	0.1	0.8

A small shortage of places of 0.2 f.e. is forecast in 2016/17 only.

Action taken

2011/12 to 2013/14

- temporary enlargement of Oxhey Wood by 0.3 f.e. (9 places) to 2 f.e.

2014:

- permanent enlargement of Oxhey Wood by 0.3 f.e. (9 places) to 2 f.e.;
- temporary enlargement of Warren Dell by 1 f.e. (30 places) to 2 f.e.

Next steps

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

PARK STREET

13.11

Mid-Year 2015/16 Forecast	2016/17	2017/18	2018/19	2019/20
Number of reception places available	60	60	60	60
Demand	62	56	53	47
Surplus/Shortage	-2	4	7	13
% Surplus/Shortage	-3.3%	6.7%	11.7%	21.7%
No of FE	-0.1	0.1	0.2	0.4

With the exception of 2016/17, which shows a small shortage of places of 0.1 f.e., there will be sufficient places across the forecast period.

Action taken

None required to date.

Next steps

Forecasts will be monitored closely to ensure sufficient places are available to meet need as locally as possible. The county council will work with local schools to agree temporary arrangements, if required.

PELHAMS

7.1

Mid-Year 2015/16 Forecast	2016/17	2017/18	2018/19	2019/20
Number of reception places available	30	30	30	30
Demand	14	21	26	16
Surplus/Shortage	16	9	4	14
% Surplus/Shortage	53.3%	30.0%	13.3%	46.7%
No of FE	0.5	0.3	0.1	0.5

The current forecast indicates that there will be sufficient school places to meet demand across the forecast period.

Action taken

None required to date.

Next steps

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

POTTERS BAR

15.2

Mid-Year 2015/16 Forecast	2016/17	2017/18	2018/19	2019/20
Number of reception places available	255	255	255	255
Demand	206	235	215	228
Surplus/Shortage	49	20	40	27
% Surplus/Shortage	19.2%	7.8%	15.7%	10.6%
No of FE	1.6	0.7	1.3	0.9

The current forecast indicates that there will be sufficient school places to meet demand across the forecast period.

Action taken

None required to date.

Next steps

Forecasts will continue to be monitored.

PUCKERIDGE

6.1.4

Mid-Year 2015/16 Forecast	2016/17	2017/18	2018/19	2019/20
Number of reception places available	75	75	75	75
Demand	46	61	40	51
Surplus/Shortage	29	14	35	24
% Surplus/Shortage	38.7%	18.7%	46.7%	32.0%
No of FE	1.0	0.5	1.2	0.8

The current forecast indicates that there will be sufficient school places to meet demand across the forecast period.

Action taken

None required to date.

Next steps

Forecasts will continue to be monitored.

RADLETT

22.1

Mid-Year 2015/16 Forecast	2016/17	2017/18	2018/19	2019/20
Number of reception places available	150	150	150	150
Demand	149	126	109	102
Surplus/Shortage	1	24	41	48
% Surplus/Shortage	0.7%	16.0%	27.3%	32.0%
No of FE	0.0	0.8	1.4	1.6

The current forecast indicates that there will be sufficient school places to meet demand across the forecast period, although there is expected to be close match between demand and available places in 2016/17.

Action taken

None required to date.

Next steps

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

REDBOURN

11.1

Mid-Year 2015/16 Forecast	2016/17	2017/18	2018/19	2019/20
Number of reception places available	60	60	60	60
Demand	52	54	52	38
Surplus/Shortage	8	6	8	22
% Surplus/Shortage	13.3%	10.0%	13.3%	36.7%
No of FE	0.3	0.2	0.3	0.7

The current forecast indicates that there will be sufficient school places to meet demand across the forecast period.

Action taken

2012:

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

2015:

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

Next steps

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

RICKMANSWORTH

20.4

Mid-Year 2015/16 Forecast	2016/17	2017/18	2018/19	2019/20
Number of reception places available	210	210	210	210
Demand	165	188	164	181
Surplus/Shortage	45	22	46	29
% Surplus/Shortage	21.4%	10.5%	21.9%	13.8%
No of FE	1.5	0.7	1.5	1.0

The current forecast indicates that there will be sufficient school places to meet demand across the forecast period.

Action taken

2011:

- temporary enlargement of Shepherd by 0.33 f.e. (10 places) to 1.33 f.e.

2013:

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

Next steps

Forecasts will continue to be monitored.

RIDGEWAY WEST

15.3

Mid-Year 2015/16 Forecast	2016/17	2017/18	2018/19	2019/20
Number of reception places available	45	45	45	45
Demand	48	54	39	54
Surplus/Shortage	-3	-9	6	-9
% Surplus/Shortage	-6.7%	-20.0%	13.3%	-20.0%
No of FE	-0.1	-0.3	0.2	-0.3

The current forecast indicates that there will be a small shortage of school places in 2016/17, peaking at 0.3 f.e. in 2017/18 and 2019/20, with the exception of 2018/19.

Action taken

None required to date.

Next steps

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

ROYSTON TOWN

3.1.1

Mid-Year 2015/16 Forecast	2016/17	2017/18	2018/19	2019/20
Number of reception places available	240	240	240	240
Demand	249	231	216	207
Surplus/Shortage	-9	9	24	33
% Surplus/Shortage	-3.8%	3.8%	10.0%	13.8%
No of FE	-0.3	0.3	0.8	1.1

The current forecast indicates a shortage of places in 2016/17 of 0.3 f.e., with a surplus from 2017/18.

Action taken

None required to date.

Next steps

2016: permanent enlargement of Roman Way and Tannery Drift First Schools each by 0.5 f.e. (15 places) to 2 f.e. for September 2016. The places are included in the table above.

Forecast demand will continue to be monitored closely to ensure sufficient places are available to meet local need. The county council will work with schools to agree temporary arrangements, if required.

ROYSTON VILLAGES

3.1.2

Mid-Year 2015/16 Forecast	2016/17	2017/18	2018/19	2019/20
Number of reception places available	50	50	50	50
Demand	30	23	29	20
Surplus/Shortage	20	27	21	30
% Surplus/Shortage	40.0%	54.0%	42.0%	60.0%
No of FE	0.7	0.9	0.7	1.0

The current forecast indicates that there will be sufficient school places to meet demand across the forecast period.

Action taken

None required to date.

Next steps

Forecasts will continue to be monitored.

SANDRIDGE

13.5

Mid-Year 2015/16 Forecast	2016/17	2017/18	2018/19	2019/20
Number of reception places available	30	30	30	30
Demand	23	20	17	26
Surplus/Shortage	7	10	13	4
% Surplus/Shortage	23.3%	33.3%	43.3%	13.3%
No of FE	0.2	0.3	0.4	0.1

The current forecast indicates that there will be sufficient school places to meet demand across the forecast period.

Action taken

2013:

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

Next steps

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

SARRATT

20.1

Mid-Year 2015/16 Forecast	2016/17	2017/18	2018/19	2019/20
Number of reception places available	26	26	26	26
Demand	22	32	14	10
Surplus/Shortage	4	-6	12	16
% Surplus/Shortage	15.4%	-23.1%	46.2%	61.5%
No of FE	0.1	-0.2	0.4	0.5

The current forecast indicates that there will be sufficient school places to meet demand in most years across the forecast period, except for a small shortage of 0.2 f.e. in 2017/18.

Action taken

2010:

- the PAN at Sarratt increased from 25 to 26.

Next steps

Analysis of demand indicates pressure for places is as a result of inflow from outside the village. Forecasts will be monitored closely to ensure sufficient places are available to meet local need.

SAWBRIDGEWORTH

7.4

Mid-Year 2015/16 Forecast	2016/17	2017/18	2018/19	2019/20
Number of reception places available	135	135	135	135
Demand	142	144	155	143
Surplus/Shortage	-7	-9	-20	-8
% Surplus/Shortage	-5.2%	-6.7%	-14.8%	-5.9%
No of FE	-0.2	-0.3	-0.7	-0.3

The current forecast indicates a shortage of places across the forecast period peaking at 0.7 f.e. in 2018/19.

Action taken

2014:

- temporary enlargement at Mandeville by 1 f.e. (30 places) to 2 f.e.

2015:

- Actual demand from analysis of Hertfordshire primary applications for reception places in 2015 confirmed a close match between available places and demand. Additional temporary places were made available in Bishops Stortford to ensure every child across the area as a whole was able to access a school place.

Next steps

The county council will work closely with schools locally to agree temporary arrangements, if required. Feasibility is being undertaken to assess the potential for future additional primary school places to be made available.

SHENLEY

13.14

Mid-Year 2015/16 Forecast	2016/17	2017/18	2018/19	2019/20
Number of reception places available	75	75	75	75
Demand	69	56	105	82
Surplus/Shortage	6	19	-30	-7
% Surplus/Shortage	8.0%	25.3%	-40.0%	-9.3%
No of FE	0.2	0.6	-1.0	-0.2

The current forecast indicates that there will be a shortage of places from 2018/19, peaking at 1.0 f.e. in 2018/19.

Action taken

No action required to date.

Next steps

Surplus capacity in adjacent areas will provide some flexibility. Forecasts will be monitored closely to ensure sufficient places are available to meet local need.

ST ALBANS, CENTRAL, WEST & SOUTH WEST

13.3, 13.8 & 13.12

Mid-Year 2015/16 Forecast	2016/17	2017/18	2018/19	2019/20
Number of reception places available	487	487	487	487
Demand	541	543	509	547
Surplus/Shortage	-54	-56	-22	-60
% Surplus/Shortage	-11.1%	-11.5%	-4.5%	-12.3%
No of FE	-1.8	-1.9	-0.7	-2.0

The current forecast indicates a shortage of places across the forecast period, peaking at 2.0 f.e. in 2019/20.

Action taken:

2007:

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

2008:

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

2012:

- establishment of Alban City School – a 2 f.e. (60 reception place) free school in the City Centre.

2013 & 2014:

- temporary enlargement of St Michaels by 2 places.

Note: permanent enlargement of Garden Fields by 1 f.e. (30 places) to 3 f.e. in 2015 in an adjacent planning area to help contribute to meeting the forecast demand in this area.

Next steps

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

ST ALBANS, NORTH WEST & NORTH EAST

13.1 & 13.2

Mid-Year 2015/16 Forecast	2016/17	2017/18	2018/19	2019/20
Number of reception places available	390	390	390	390
Demand	309	304	249	245
Surplus/Shortage	81	86	141	145
% Surplus/Shortage	20.8%	22.1%	36.2%	37.2%
No of FE	2.7	2.9	4.7	4.8

The current forecast indicates that there will be sufficient school places to meet demand across the forecast period.

Action taken:

2008:

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

2009:

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

2010:

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

2011:

- permanent enlargement of Bernards Heath Junior by 1 f.e. (30 places) to 3 f.e.
- 2015: permanent enlargement of Garden Fields by 1 f.e. (30 places) to 3 f.e.

Next steps

Surplus capacity will provide some flexibility for adjacent areas (i.e. St Albans West and St Albans Central). Forecasts will continue to be monitored.

ST ALBANS SOUTH EAST

13.9

Mid-Year 2015/16 Forecast	2016/17	2017/18	2018/19	2019/20
Number of reception places available	180	180	180	180
Demand	176	155	171	150
Surplus/Shortage	4	25	9	30
% Surplus/Shortage	2.2%	13.9%	5.0%	16.7%
No of FE	0.1	0.8	0.3	1.0

The current forecast indicates that there will be sufficient school places to meet demand across the forecast period.

Action taken:

2010:

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

2012:

- establishment of Samuel Ryder Academy - providing a 2 f.e. primary element (60 reception places) as part of an all-through school.

2013:

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

Next steps

Forecasts will continue to be monitored to ensure there are sufficient places available in the local area to meet need. Surplus capacity will provide some flexibility for adjacent areas.

ST MICHAELS

13.6

Mid-Year 2015/16 Forecast	2016/17	2017/18	2018/19	2019/20
Number of reception places available	120	120	120	120
Demand	117	108	114	95
Surplus/Shortage	3	12	6	25
% Surplus/Shortage	2.5%	10.0%	5.0%	20.8%
No of FE	0.1	0.4	0.2	0.8

The current forecast indicates that there will be sufficient school places to meet demand across the forecast period.

Action taken:

2010:

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

2011 & 2012:

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

2013 & 2014:

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

2015:

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

Next steps

2016: permanent enlargement of Prae Wood by 1 f.e. (30 places) to 2 f.e.

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

BRICKET WOOD

13.7

Mid-Year 2015/16 Forecast	2016/17	2017/18	2018/19	2019/20
Number of reception places available	45	45	45	45
Demand	53	45	53	37
Surplus/Shortage	-8	0	-8	8
% Surplus/Shortage	-17.8%	0.0%	-17.8%	17.8%
No of FE	-0.3	0.0	-0.3	0.3

With the exception of 2019/20, the current forecast indicates a small shortage of places, peaking at 0.3 f.e.

Action taken

None required to date.

Next steps

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

STEVENAGE TOWN NORTH

5.1, 5.2 & 5.7

Mid-Year 2015/16 Forecast	2016/17	2017/18	2018/19	2019/20
Number of reception places available	931	931	931	931
Demand	933	864	899	895
Surplus/Shortage	-2	67	32	36
% Surplus/Shortage	-0.2%	7.2%	3.4%	3.9%
No of FE	-0.1	2.2	1.1	1.2

The current forecast indicates that there will be sufficient school places to meet demand across the forecast period except in 2016/17, where a small shortage of places (0.1 f.e.) is forecast.

Action taken

2003:

- relocation of Round Diamond to the heart of the Great Ashby development and enlargement of the school by 1 f.e. (30 places) to 2 f.e.

2008:

- increase in the PAN at The Leys from 60 to 73.

2010:

- increase in the PAN at The Leys from 73 to 75.

2011:

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

2012:

- permanent enlargement of Fairlands by 1 f.e. (30 places) to 3 f.e.;
- permanent enlargement of Martins Wood by 1 f.e. (30 places) to 3 f.e.

2014:

- permanent enlargement of Letchmore Infants by 1 f.e. (30 places) to 3 f.e.
- permanent enlargement of Giles Infants by 1 f.e. (30 places) to 3 f.e.

Next steps

2017: permanent enlargement of Almond Hill Juniors by 1 f.e. (30 places) to 3 f.e., subject to town planning permission, following the enlargement of its linked infant school in 2014.

Permanent enlargement of Giles Juniors by 1 f.e. (30 places) to 3 f.e. following the enlargement of its linked infant school in 2014.

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

STEVENAGE SOUTH EAST

5.4

Mid-Year 2015/16 Forecast	2016/17	2017/18	2018/19	2019/20
Number of reception places available	360	360	360	360
Demand	355	339	302	298
Surplus/Shortage	5	21	58	62
% Surplus/Shortage	1.4%	5.8%	16.1%	17.2%
No of FE	0.2	0.7	1.9	2.1

The current forecast indicates that there will be sufficient school places to meet demand across the forecast period.

Action taken

2015:

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

Next steps

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

STEVENAGE SOUTH EAST VILLAGES

5.5

Mid-Year 2015/16 Forecast	2016/17	2017/18	2018/19	2019/20
Number of reception places available	64	64	64	64
Demand	71	77	79	61
Surplus/Shortage	-7	-13	-15	3
% Surplus/Shortage	-10.9%	-20.3%	-23.4%	4.7%
No of FE	-0.2	-0.4	-0.5	0.1

The current forecast indicates a shortage of places across the forecast period, peaking at 0.5 f.e. in 2018/19, with the exception of 2019/20.

Action taken

2015:

- temporary enlargement at Aston St Mary's by 0.2 f.e. (6 places) to 0.8 f.e.

Next steps

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

STEVENAGE NORTH EAST VILLAGES

5.3

Mid-Year 2015/16 Forecast	2016/17	2017/18	2018/19	2019/20
Number of reception places available	25	25	25	25
Demand	26	15	14	15
Surplus/Shortage	-1	10	11	10
% Surplus/Shortage	-4.0%	40.0%	44.0%	40.0%
No of FE	0.0	0.3	0.4	0.3

The current forecast indicates a small shortage of school places in 2016/17 only.

Action taken

2014:

- permanent enlargement of Walkern by 0.33 f.e. (10 places) to 0.83 f.e.

Next steps

The county council will continue to monitor the forecasts closely to ensure sufficient places are available to meet local need, working closely with schools locally to agree temporary arrangements, if required.

TRING
17.1, 17.2 & 17.3

Mid-Year 2015/16 Forecast	2016/17	2017/18	2018/19	2019/20
Number of reception places available	215	200	200	200
Demand	141	156	167	148
Surplus/Shortage	74	44	33	52
% Surplus/Shortage	34.4%	22.0%	16.5%	26.0%
No of FE	2.5	1.5	1.1	1.7

The current forecast indicates that there are sufficient places to meet demand across the forecast period.

Action taken

2014:

- temporary enlargement of Long Marston by 0.2 f.e. (5 places) to 0.8 f.e.

Next steps

Forecasts will continue to be monitored.

TURNFORD NORTH & SOUTH & CHESHUNT EAST
10.1, 10.2 & 10.3

Mid-Year 2015/16 Forecast	2016/17	2017/18	2018/19	2019/20
Number of reception places available	285	285	285	285
Demand	255	273	244	271
Surplus/Shortage	30	12	41	14
% Surplus/Shortage	10.5%	4.2%	14.4%	4.9%
No of FE	1.0	0.4	1.4	0.5

The current forecast indicates that there are sufficient places to meet demand across the forecast period.

Action taken

2010:

- permanent enlargement of Longlands by 0.13 f.e. (4 places) to 1 f.e.;
- temporary enlargement of Downfield by 0.5 f.e. (15 places) to 2 f.e.

2011:

- permanent enlargement of Brookland Infants by 1 f.e. (30 places) to 3f.e.;
- temporary enlargement of Downfield by 0.5 f.e. (15 places) to 2 f.e.

2012:

- continued temporary enlargement of Downfield by 0.5 f.e. (15 places) to 2 f.e.

2014:

- temporary enlargement of Downfield by 0.5 f.e. (15 places) to 2 f.e.;
- permanent enlargement of Brookland Junior by 1 f.e. (30 places) to 3 f.e. following the enlargement of its linked infant school in 2011;
- note: temporary enlargement of Burleigh in the adjacent Cheshunt West primary planning area by 10 places to assist with meeting demand.

2015:

- permanent enlargement of Downfield by 0.5 f.e. (15 places) to 2 f.e.

Next steps

Owing to the dynamics of pupil movement across Cheshunt and Turnford, it is appropriate to consider these planning areas together. The county council will continue to work with schools to agree temporary arrangements, if required.

THE WALDENS 11.4

Mid-Year 2015/16 Forecast	2016/17	2017/18	2018/19	2019/20
Number of reception places available	62	62	62	62
Demand	50	61	45	33
Surplus/Shortage	12	1	17	29
% Surplus/Shortage	19.4%	1.6%	27.4%	46.8%
No of FE	0.4	0.0	0.6	1.0

The current forecast indicates that there are sufficient places to meet demand across the forecast period, although there is a close match between places available and projected demand in 2017/18.

Action taken

None required to date.

Next steps

Forecasts will be monitored closely to ensure sufficient places are available to meet local need. The county council will work closely with schools locally to agree temporary arrangements, if required.

WALTHAM CROSS

10.4

Mid-Year 2015/16 Forecast	2016/17	2017/18	2018/19	2019/20
Number of reception places available	150	150	150	150
Demand	160	167	158	179
Surplus/Shortage	-10	-17	-8	-29
% Surplus/Shortage	-6.7%	-11.3%	-5.3%	-19.3%
No of FE	-0.3	-0.6	-0.3	-1.0

The current forecast indicates a shortage of places across the forecast period with a peak shortage of 1.0 f.e. in 2019/20.

Action taken

2011:

- permanent enlargement of Hurst Drive by 0.5 f.e. (15 places) to 2 f.e.

Next steps

There is volatility in pupil numbers in this area. The county council will continue to monitor demand across the area, working with schools locally to agree temporary arrangements, if required.

WARE TOWN

8.3

Mid-Year 2015/16 Forecast	2016/17	2017/18	2018/19	2019/20
Number of reception places available	285	285	285	285
Demand	259	264	252	240
Surplus/Shortage	26	21	33	45
% Surplus/Shortage	9.1%	7.4%	11.6%	15.8%
No of FE	0.9	0.7	1.1	1.5

The current forecast indicates that there are sufficient places to meet demand across the forecast period.

Action taken

2012:

- St John the Baptist VA C of E increased its PAN by 5 places (25 to 30).

2014:

- permanent enlargement of St Catherine's C of E by 0.5 f.e. (15 places) to 2 f.e.

Next steps

Forecasts will continue to be monitored.

WARE VILLAGES

8.2

Mid-Year 2015/16 Forecast	2016/17	2017/18	2018/19	2019/20
Number of reception places available	91	91	91	91
Demand	81	82	78	83
Surplus/Shortage	10	9	13	8
% Surplus/Shortage	11.0%	9.9%	14.3%	8.8%
No of FE	0.3	0.3	0.4	0.3

The current forecast indicates that there are sufficient places to meet demand across the forecast period.

Action taken

None required to date.

Next steps

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

WATFORD TOWN

21.2, 21.3, 21.4, & 21.5

Mid-Year 2015/16 Forecast	2016/17	2017/18	2018/19	2019/20
Number of reception places available	1290	1290	1290	1290
Demand	1327	1315	1270	1327
Surplus/Shortage	-37	-25	20	-37
% Surplus/Shortage	-2.9%	-1.9%	1.6%	-2.9%
No of FE	-1.2	-0.8	0.7	-1.2

The current forecast indicates a shortage of school places in all years, peaking at 1.2 f.e. in 2016/17 and 2019/20, with the exception of 2018/19.

Action taken

2009:

- permanent enlargement of:
 - Holywell by 0.5 f.e. (15 places) to 2 f.e.

2010 & 2011:

- temporary enlargement by 1 f.e. (30 places) of:
 - Laurance Haines to 3 f.e.;
 - Beechfield to 2 f.e.;
 - Cassiobury Infants to 2 f.e.

2011:

- temporary enlargement of:
 - Cherry Tree by 1 f.e. (30 places) to 2 f.e.

2012:

- permanent enlargement by 1 f.e. (30 places) of:
 - Beechfield to 2 f.e.;
 - Cassiobury Infants to 3 f.e.;
 - Holywell to 3 f.e.;
 - Cherry Tree to 2 f.e.
- temporary enlargement by 1 f.e (30 places) of:
 - St Anthony's Catholic to 2 f.e.;
 - Orchard to 2 f.e.;
 - Kingsway Infants to 3 f.e.;
 - Central to 2 f.e.;
 - Watford Field Infant and Nursery to 3 f.e.

2013:

- permanent enlargement by 1 f.e (30 places) of
 - St Anthony's to 2 f.e.
- temporary enlargement by 1 f.e. (30 places) of:
 - Orchard to 2 f.e.;
 - Central to 2 f.e.;
 - Nascot Wood Infants to 3 f.e.;
 - St Catherine of Siena to 2 f.e.

2014:

- permanent enlargement by 1 f.e. (30 places) of:
 - Orchard to 2 f.e.;
 - Central to 2 f.e.
- temporary enlargement by 1 f.e. (30 places) of:
 - St Catherine of Siena to 2 f.e.;
 - Knutsford to 3 f.e.
- new schools:
 - Ascot Road Community Free School (a 2 f.e. school) opened, offering 60 reception places that year;
 - Lanchester Community Free School (a 2 f.e. school) opened, offering 60 reception places that year;

2015:

- temporary enlargement by 1 f.e. (30 places) of:
 - Leavesden to 2 f.e.;
 - Orchard to 3 f.e.;
 - Field Juniors to 3 f.e. following the previous temporary enlargement of its linked infant school in 2012.

The Department for Education (DfE) granted approval to St. John's Free School, a 2 f.e. (60 place) primary school. It is due to open in temporary accommodation in 2016.

Next steps

A statutory process is currently underway to enlarge Leavesden Green JMI School by 1f.e. (30 places) to 2 f.e. from 2017/18.

Feasibility is being undertaken to assess the potential for future additional primary school places to be made available in the town.

The county council will continue to monitor demand in the area to agree temporary arrangements, if required.

WATTON DISTRICT NORTH

8.1

Mid-Year 2015/16 Forecast	2016/17	2017/18	2018/19	2019/20
Number of reception places available	49	49	49	49
Demand	42	43	48	49
Surplus/Shortage	7	6	1	0
% Surplus/Shortage	14.3%	12.2%	2.0%	0.0%
No of FE	0.2	0.2	0.0	0.0

The current forecast indicates that there are sufficient places to meet demand across the forecast period, although there is a close match of places and demand for them thereafter.

Action taken

2015:

- temporary enlargement of Watton-at-Stone by 0.37 f.e. (11 places) to 1.5 f.e.

Next steps

Forecasts will be monitored closely to ensure sufficient places are available to meet local need. The county council will work closely with schools locally to agree temporary arrangements, if required.

WATTON DISTRICT SOUTH

8.6

Mid-Year 2015/16 Forecast	2016/17	2017/18	2018/19	2019/20
Number of reception places available	75	75	75	75
Demand	77	63	48	73
Surplus/Shortage	-2	12	27	2
% Surplus/Shortage	-2.7%	16.0%	36.0%	2.7%
No of FE	-0.1	0.4	0.9	0.1

Although a small shortage is forecast for 2016/17 of 0.1 f.e., the current forecast indicates that there are sufficient places to meet demand across the remaining forecast period, although with a very small number of surplus places in 2019/20.

Action taken

None required to date.

Next steps

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

WELWYN

12.2

Mid-Year 2015/16 Forecast	2016/17	2017/18	2018/19	2019/20
Number of reception places available	150	150	150	150
Demand	111	117	108	99
Surplus/Shortage	39	33	42	51
% Surplus/Shortage	26.0%	22.0%	28.0%	34.0%
No of FE	1.3	1.1	1.4	1.7

The forecast indicates that there will be sufficient places to meet demand across the forecast period.

Action taken

2013:

- St Michael's Woolmer Green permanently enlarged by 0.33 f.e. (10 places) to 1 f.e. to meet forecast need from the wider area.

Next steps

Forecasts will continue to be monitored.

WELWYN GARDEN CITY

12.3 & 12.4

Mid-Year 2015/16 Forecast	2016/17	2017/18	2018/19	2019/20
Number of reception places available	645	645	645	645
Demand	707	655	632	626
Surplus/Shortage	-62	-10	13	19
% Surplus/Shortage	-9.6%	-1.6%	2.0%	2.9%
No of FE	-2.1	-0.3	0.4	0.6

A shortage of places is forecast until 2017/18, with a peak shortage of 2.1 f.e in 2016/17.

Action taken

2010:

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

2011:

- temporary enlargement of Watchlytes by 1 f.e. (30 places) to 2 f.e.;
- permanent enlargement of Creswick by 1 f.e. (30 places) to 2 f.e.

2012:

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

2014:

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

2015:

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

Next steps

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

WHEATHAMPSTEAD

11.3

Mid-Year 2015/16 Forecast	2016/17	2017/18	2018/19	2019/20
Number of reception places available	90	90	90	90
Demand	83	83	70	55
Surplus/Shortage	7	7	20	35
% Surplus/Shortage	7.8%	7.8%	22.2%	38.9%
No of FE	0.2	0.2	0.7	1.2

The current forecast indicates that there are sufficient places to meet demand across the forecast period.

Action taken

2012:

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

2014:

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

Next steps

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

Appendix 23: HCC Meeting the Rising Demand for School Places: Secondary Schools Mid-Year 2015/16

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St Albans.....	23
Stevenage	24
Tring.....	25
Watford.....	26
Welwyn Garden City.....	28

BALDOCK											
2.0											
	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
Number of Year 7 places available	210	210	210	210	210	210	210	210	210	210	210
Demand	226	220	220	250	243	258	265	268	256	251	244
Surplus/Shortage	-16	-10	-10	-40	-33	-48	-55	-58	-46	-41	-34
% Surplus/Shortage	-7.6%	-4.8%	-4.8%	-19.0%	-15.7%	-22.9%	-26.2%	-27.6%	-21.9%	-19.5%	-16.2%
No of FE	-0.5	-0.3	-0.3	-1.3	-1.1	-1.6	-1.8	-1.9	-1.5	-1.4	-1.1

The current forecast indicates a shortage of places across the forecast period reaching a peak shortage of 1.9 f.e. in 2023/24.

Knights Templar is the only secondary school within the planning area. The forecast includes a broad assessment of the pupil yield from assumed new housing growth based on advice at the time of forecast production. However, these remain uncertain pending the District's pre-submission consultation which is expected in summer 2016. The potential housing growth in Baldock, once known, and the pupil yield arising from it, will be factored into future forecasts.

Analysis of demand indicates a historic inflow from neighbouring areas of around 1 f.e. Knights Templar is an academy and is its own admitting authority. It has changed its admissions rules to give priority to children living within its priority area over siblings living outside the area. As the population in the priority area increases, this is likely to affect the inflow and therefore future forecast demand.

Action taken

To date, local agreement has been reached with the school on an annual basis, when necessary, to admit additional pupils from the locality.

Next steps

Demand continues to be monitored closely and strategies to ensure sufficient secondary school places in the area are being considered, taking account of the new housing growth arising from North Hertfordshire District Council's Local Plan process, once known.

BERKHAMSTED											
18.0											
	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
Number of Year 7 places available	210	210	210	210	210	210	210	210	210	210	210
Demand	201	208	222	240	254	247	256	233	231	217	203
Surplus/Shortage	9	2	-12	-30	-44	-37	-46	-23	-21	-7	7
% Surplus/Shortage	4.3%	1.0%	-5.7%	-14.3%	-21.0%	-17.6%	-21.9%	-11.0%	-10.0%	-3.3%	3.3%
No of FE	0.3	0.1	-0.4	-1.0	-1.5	-1.2	-1.5	-0.8	-0.7	-0.2	0.2

The current forecast indicates a small surplus of places up to and including 2017/18. For the remainder of the forecast period, a shortage of places is predicted, peaking at 1.5 f. e. in 2022/23 before returning to a small surplus in 2026/27.

Action Taken

In 2012 a public consultation was held on options to provide additional primary places in the town. That led to a reorganisation of the education system from a three tier system of first, middle and upper schools to a two tier system of infant, junior, primary & secondary schools. Implementation began in 2013 and was completed in 2014.

2013: Ashlyns, a former upper school, became a secondary school.

Next steps

Ashlyns is the only secondary school in the town. Feasibility work is underway to establish if additional capacity is required to meet local demand.

BISHOP'S STORTFORD / SAWBRIDGEWORTH											
7.0											
	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
Number of Year 7 places available	1011	1011	1011	1011	1011	1011	1011	1011	1011	1011	1011
Demand	1075	1060	1108	1118	1156	1207	1219	1208	1188	1185	1146
Surplus/Shortage	-64	-49	-97	-107	-145	-196	-208	-197	-177	-174	-135
% Surplus/Shortage	-6.3%	-4.8%	-9.6%	-10.6%	-14.3%	-19.4%	-20.6%	-19.5%	-17.5%	-17.2%	-13.4%
No of FE	-2.1	-1.6	-3.2	-3.6	-4.8	-6.5	-6.9	-6.6	-5.9	-5.8	-4.5

The current forecast indicates a shortage of places across the forecast period, peaking at 6.9 f.e. in 2022/23.

Action taken

2004: permanent enlargement of St Mary's (RC) School by 23 places.

2008: permanent enlargement of Birchwood High by 30 places.

2010: The Bishop's Stortford High and Herts and Essex High sought town planning permission to relocate to a new site and enlargement by a total of 45 places. The application was subsequently rejected and an appeal lodged.

2011: permanent enlargement of Leventhorpe by 12 places.

2012: The Bishop's Stortford High and Herts & Essex High's town planning appeal was rejected.

The county council has worked closely with the schools across the area to agree an education strategy to meet forecast demand and the anticipated pupil yield from new housing planned at Bishops Stortford North.

This strategy includes the delivery of a new 6 f.e. secondary school in the north of Bishop's Stortford, within the heart of the new housing development. The timing of the opening of the new school is linked with the developers' construction programme. In advance of the new school opening, temporary arrangements have included:

2014: Herts & Essex High School increased its admission number by 20 for one year only.

2015: temporary enlargement at Bishop's Stortford High School by 25 places.

Next steps

The county council continues to progress plans to open the new secondary school. Forecast demand will continue to be monitored to ensure there are sufficient places available to meet local demand, working with schools locally to agree contingency arrangements in the interim.

BOREHAMWOOD											
16.0											
	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
Number of Year 7 places available	390	390	390	390	390	390	390	390	390	390	390
Demand	388	406	429	433	439	443	463	468	431	465	433
Surplus/Shortage	2	-16	-39	-43	-49	-53	-73	-78	-41	-75	-43
% Surplus/Shortage	0.5%	-4.1%	-10.0%	-11.0%	-12.6%	-13.6%	-18.7%	-20.0%	-10.5%	-19.2%	-11.0%
No of FE	0.1	-0.5	-1.3	-1.4	-1.6	-1.8	-2.4	-2.6	-1.4	-2.5	-1.4

The current forecast indicates that, with the exception of 2016/17, a shortage of places is indicated across the forecast period, peaking at 2.6 f. e. in 2023/24.

Action taken

2014: Hertswood closed to become Hertswood Academy. It reduced its admission number by 40.

Next steps

Note: The proposed Harperbury Free School, a 4 f.e. secondary school, originally approved by the Department for Education (DfE) to open in September 2014 with proposed admission arrangements to cover partially this area,, has just been cancelled by the DfE due to issues in securing a site.

Forecasts will continue to be monitored to ensure there are sufficient places available to meet local demand. The county council will work with schools to agree contingency arrangements, if required.

BUNTINGFORD MIDDLE											
6.1											
	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
Number of Year 5 places available	202	202	202	202	202	202	202	202	202	202	202
Demand	204	208	219	221	242	225	200	191	187	193	192
Surplus/Shortage	-2	-6	-17	-19	-40	-23	2	11	15	9	10
% Surplus/Shortage	-1.0%	-3.0%	-8.4%	-9.4%	-19.8%	-11.4%	1.0%	5.4%	7.4%	4.5%	5.0%
No of FE	-0.1	-0.2	-0.6	-0.6	-1.3	-0.8	0.1	0.4	0.5	0.3	0.3

The current forecast indicates a shortage of places from 2016/17 to 2021/22, peaking at 1.3 f. e. in 2020/21. A surplus of school places is forecast for the remainder of the period.

Action taken

None required to date.

Next steps

Analysis of demand indicates an inflow into Buntingford middle schools of around 1 f.e. from neighbouring Stevenage.

Further work is being undertaken to assess whether additional places will be required to meet local demand, given the wider geographic area from which pupils are currently attracted, taking into account the impact of new housing development across the town.

BUNTINGFORD UPPER											
6.0											
	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
Number of Year 9 places available	210	210	210	210	210	210	210	210	210	210	210
Demand	223	219	232	223	232	235	246	252	272	259	234
Surplus/Shortage	-13	-9	-22	-13	-22	-25	-36	-42	-62	-49	-24
% Surplus/Shortage	-6.2%	-4.3%	-10.5%	-6.2%	-10.5%	-11.9%	-17.1%	-20.0%	-29.5%	-23.3%	-11.4%
No of FE	-0.4	-0.3	-0.7	-0.4	-0.7	-0.8	-1.2	-1.4	-2.1	-1.6	-0.8

The current forecast indicates a shortage of places across the forecast period, peaking at 2.1 f.e. in 2024/25.

Action taken

2011: Freman College changed its admission arrangements, giving priority to pupils in its feeder middle schools.

2016: Freman College has changed its admission arrangements for this year, giving priority to students living closest to the college according to the definition of 'home to school distance' in Hertfordshire County Council's current Determined Schools Admission Arrangements.

Next steps

Analysis of demand indicates an inflow into the Buntingford upper school from neighbouring Royston and Stevenage.

Forecast demand continues to be monitored closely to assess the impact of the new admission arrangements on pupil dynamics, given the wide geographic area from which pupils are currently attracted, to ensure that sufficient places are available to meet local demand.

CHESHUNT											
10.0											
	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
Number of Year 7 places available	782	782	782	782	782	782	782	782	782	782	782
Demand	645	693	701	725	722	743	770	743	756	702	742
Surplus/Shortage	137	89	81	57	60	39	12	39	26	80	40
% Surplus/Shortage	17.5%	11.4%	10.4%	7.3%	7.7%	5.0%	1.5%	5.0%	3.3%	10.2%	5.1%
No of FE	4.6	3.0	2.7	1.9	2.0	1.3	0.4	1.3	0.9	2.7	1.3

The current forecast indicates a surplus of places across the whole of the forecast period although dropping to just 0.4 f.e in 2022/23.

Action taken

2014: St Mary's C of E High School in Cheshunt increased its admission number by 30.

Next steps

There is secondary pupil movement across the Hoddesdon and Cheshunt areas. Forecasts will continue to be monitored to ensure an appropriate match between demand and the number of places available across the area as a whole.

HARPENDEN											
11.0											
	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
Number of Year 7 places available	572	572	572	572	572	572	572	572	572	572	572
Demand	621	672	715	798	762	784	815	734	706	641	577
Surplus/Shortage	-49	-100	-143	-226	-190	-212	-243	-162	-134	-69	-5
% Surplus/Shortage	-8.6%	-17.5%	-25.0%	-39.5%	-33.2%	-37.1%	-42.5%	-28.3%	-23.4%	-12.1%	-0.9%
No of FE	-1.6	-3.3	-4.8	-7.5	-6.3	-7.1	-8.1	-5.4	-4.5	-2.3	-0.2

The current forecast indicates a shortage of places across the whole of the forecast period, peaking at 8.1 f.e. in 2022/23.

Action taken

2006: St George's admission number increased by 30

2011:

- permanent enlargement of Roundwood Park by 14 places.
- permanent enlargement of Sir John Lawes by 7 places.

2012: permanent enlargement of Sir John Lawes by 5 places.

2013: permanent enlargement of Sir John Lawes by 4 places.

2015: Sandringham school, in the adjacent planning area of St Albans, permanently enlarged by 30 places. The additional places helped to alleviate the pressure for pupil places in Harpenden, as 25 of the 30 additional places were available to be allocated to pupils living in Wheathampstead (part of the Harpenden planning area).

Next steps

2017/18: The Harpenden Secondary Education Trust has gained approval from the Department of Education to establish a new secondary school in Harpenden from September 2017. Hertfordshire County Council is facilitating this process by undertaking the

necessary work to acquire a suitable site for the provision of this school. The county council exchanged contracts with the owners of the land at Lower Luton Road on the 15th January 2016.

2017/18: As a contingency arrangement, the county council has already agreed with Sandringham School that it will offer an additional 30 places for 2017, prioritising children from the Harpenden area.

HATFIELD											
14.0											
	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
Number of Year 7 places available	300	300	300	300	300	300	300	300	300	300	300
Demand	246	262	266	304	302	318	328	330	334	328	327
Surplus/Shortage	54	38	34	-4	-2	-18	-28	-30	-34	-28	-27
% Surplus/Shortage	18.0%	12.7%	11.3%	-1.3%	-0.7%	-6.0%	-9.3%	-10.0%	-11.3%	-9.3%	-9.0%
No of FE	1.8	1.3	1.1	-0.1	-0.1	-0.6	-0.9	-1.0	-1.1	-0.9	-0.9

The current forecast indicates a shortage of places from 2019/20, peaking at 1.1 f.e. in 2024/25.

The forecast includes an assessment of the pupil yield from assumed new housing growth based on advice at the time of forecast production. However, Welwyn Hatfield District Council does not yet have an adopted Local Plan and currently intends to undertake a further round of consultation on its proposals for strategic housing growth across the District in Summer 2016. Pending further clarification of the scale of growth in Hatfield, long term forecast demand remains uncertain.

Action taken

2015: Bishop's Hatfield Girls' buildings are currently being rebuilt by the Government through its Priority Schools Rebuilding Programme. As part of this rebuild the school is being enlarged and the school has offered additional places from 2015.

Next steps

Analysis of pupil movement confirms a significant outflow from Hatfield at secondary transfer. Forecasts will continue to be monitored to assess the impact of both this and the District Council's housing growth plans to ensure there are sufficient places available to meet demand across the area.

HEMEL HEMPSTEAD											
19.0											
	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
Number of Year 7 places available	1310	1310	1310	1310	1310	1310	1310	1310	1310	1310	1310
Demand	1129	1166	1254	1331	1357	1394	1449	1427	1402	1402	1397
Surplus/Shortage	181	144	56	-21	-47	-84	-139	-117	-92	-92	-87
% Surplus/Shortage	13.8%	11.0%	4.3%	-1.6%	-3.6%	-6.4%	-10.6%	-8.9%	-7.0%	-7.0%	-6.6%
No of FE	6.0	4.8	1.9	-0.7	-1.6	-2.8	-4.6	-3.9	-3.1	-3.1	-2.9

The current forecast indicates a shortage of places from 2019/20, peaking at 4.6 f. e. in 2022/23.

Action taken

2015: increase in the admission number of Hemel Hempstead School by 6.

Next steps

Feasibility work is underway to establish both the scale of the additional capacity required and potential options for meeting future need across the area, taking account of likely housing growth arising from the Dacorum Borough Council Local Plan.

HERTFORD & WARE											
8.0											
	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
Number of Year 7 places available	787	787	787	787	787	787	787	787	787	787	787
Demand	785	816	823	867	837	890	932	900	863	850	860
Surplus/Shortage	2	-29	-36	-80	-50	-103	-145	-113	-76	-63	-73
% Surplus/Shortage	0.3%	-3.7%	-4.6%	-10.2%	-6.4%	-13.1%	-18.4%	-14.4%	-9.7%	-8.0%	-9.3%
No of FE	0.1	-1.0	-1.2	-2.7	-1.7	-3.4	-4.8	-3.8	-2.5	-2.1	-2.4

The current forecast indicates a shortage of places from 2017/18, peaking at 4.8 f. e. in 2022/23.

Action taken

2014:

- Sele reduced its admission number by 30.

2015:

- Simon Balle became an all-through school, admitting 60 children at Reception, and increased its Yr. 7 admission number by 7.
- Presdales increased its admission number by 2.

Next steps

Feasibility work is underway to establish both the scale of the additional capacity required and potential options for meeting future need across the area, taking account of likely housing growth arising from the emerging East Herts District Council Local Plan.

HITCHIN											
4.0											
	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
Number of Year 7 places available	540	510	510	510	510	510	510	510	510	510	510
Demand	551	555	616	616	644	653	660	680	654	657	609
Surplus/Shortage	-11	-45	-106	-106	-134	-143	-150	-170	-144	-147	-99
% Surplus/Shortage	-2.0%	-8.8%	-20.8%	-20.8%	-26.3%	-28.0%	-29.4%	-33.3%	-28.2%	-28.8%	-19.4%
No of FE	-0.4	-1.5	-3.5	-3.5	-4.5	-4.8	-5.0	-5.7	-4.8	-4.9	-3.3

The current forecast indicates a shortage of places across the whole of the forecast period, peaking at 5.7 f.e. in 2023/24.

The forecast includes a broad assessment of the pupil yield from new housing based on the latest North Herts District Council's housing targets. However, these remain uncertain pending the District's pre-submission consultation, which is expected in Summer 2016. The impact of new housing growth, once the scale is known, will need to be factored into future forecasts.

Action taken

2012:

- Hitchin Boys' and Hitchin Girls' Schools increased their admission numbers by 5.

2014:

- change to the admissions rules of Hitchin Boys' School and Hitchin Girls' School to prioritise applications from the Hitchin parish.

2015:

- temporary enlargement of The Priory by 30 places.

Next steps

The county council is currently undertaking feasibility work to identify potential enlargement options and is working with the three schools in the town to formulate a strategy to ensure sufficient places are provided in the area to meet local demand.

HODDESDON											
9.0											
	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
Number of Year 7 places available	587	569	569	569	569	569	569	569	569	569	569
Demand	525	556	573	600	596	608	624	622	613	604	552
Surplus/Shortage	62	13	-4	-31	-27	-39	-55	-53	-44	-35	17
% Surplus/Shortage	10.6%	2.3%	-0.7%	-5.4%	-4.7%	-6.9%	-9.7%	-9.3%	-7.7%	-6.2%	3.0%
No of FE	2.1	0.4	-0.1	-1.0	-0.9	-1.3	-1.8	-1.8	-1.5	-1.2	0.6

The current forecast indicates a shortage of places from 2018/19, peaking at 1.8 f. e. in 2022/23.

Action taken

2014:

- John Warner increased its admission number by 18.

Next Steps

There is secondary pupil movement across the Hoddesdon and Cheshunt areas and forecasts will be monitored to ensure there are sufficient places available to meet demand across the area as a whole.

LETCHWORTH											
1.0											
	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
Number of Year 7 places available	330	330	330	330	330	330	330	330	330	330	330
Demand	283	277	281	290	311	314	338	328	332	320	288
Surplus/Shortage	47	53	49	40	19	16	-8	2	-2	10	42
% Surplus/Shortage	14.2%	16.1%	14.8%	12.1%	5.8%	4.8%	-2.4%	0.6%	-0.6%	3.0%	12.7%
No of FE	1.6	1.8	1.6	1.3	0.6	0.5	-0.3	0.1	-0.1	0.3	1.4

The current forecast indicates a surplus of places in all forecast years with the exception of 2022/23 and 2024/25 when a small shortage is forecast.

The forecast includes a broad assessment of the pupil yield from new housing based on the latest North Herts District Council's housing targets. However, these remain uncertain pending the District's pre-submission consultation which is expected in Summer 2016. The impact of new housing growth, once the scale is known, will need to be factored into future forecasts.

Action taken

2015:

- reduction in the admission number of Fearnhill by 30.
- Highfield's buildings are currently being rebuilt by the Government through its Priority Schools Rebuilding Programme.

Next steps

Forecasts will continue to be monitored to ensure there are sufficient places available to meet local demand.

POTTERS BAR											
15.0											
	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
Number of Year 7 places available	554	554	554	554	554	554	554	554	554	554	554
Demand	537	560	553	580	570	580	599	582	588	570	589
Surplus/Shortage	17	-6	1	-26	-16	-26	-45	-28	-34	-16	-35
% Surplus/Shortage	3.1%	-1.1%	0.2%	-4.7%	-2.9%	-4.7%	-8.1%	-5.1%	-6.1%	-2.9%	-6.3%
No of FE	0.6	-0.2	0.0	-0.9	-0.5	-0.9	-1.5	-0.9	-1.1	-0.5	-1.2

The current forecast indicates that from 2017/18 there is a shortage of places in most forecast years, peaking at 1.5 f.e. in 2022/23.

Action taken

No action has been required to date.

Next steps

Further work is required to ascertain whether additional places will be required to meet local demand, given the wide geographic area from which schools in this planning area currently attract pupils.

RADLETT & BUSHEY											
22.0											
	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
Number of Year 7 places available	675	675	675	675	675	675	675	675	675	675	675
Demand	688	725	754	775	786	812	856	848	815	821	796
Surplus/Shortage	-13	-50	-79	-100	-111	-137	-181	-173	-140	-146	-121
% Surplus/Shortage	-1.9%	-7.4%	-11.7%	-14.8%	-16.4%	-20.3%	-26.8%	-25.6%	-20.7%	-21.6%	-17.9%
No of FE	-0.4	-1.7	-2.6	-3.3	-3.7	-4.6	-6.0	-5.8	-4.7	-4.9	-4.0

The current forecast indicates a shortage of places across the whole of the forecast period, peaking at a shortage of 6 f.e. in 2022/23.

Action taken

2010:

- Bushey Hall School closed to become The Bushey Academy. Its admission number increased by 30.

2014:

- temporary enlargement of The Bushey Academy by 30 places.
- Three Rivers District Council's adopted Local Plan included a site allocation for a new school in Croxley Green (see next steps below).

2015:

- continued temporary enlargement of The Bushey Academy by 30 places.
- permanent enlargement of Bushey Meads by 30 places, subject to town planning permission.

Next steps

Note: The proposed Harperbury Free School, a 4 f.e. secondary school, originally approved by the Department for Education (DfE) to open in September 2014 with proposed admission arrangements to cover partially this area, has just been cancelled by the DfE due to issues in securing a site.

There is a relationship between Rickmansworth, Watford and Bushey in terms of school place provision, as parts are geographically close and pupils move between them to attend secondary school.

Note: Croxley Green Secondary School has gained approval from the Department of Education to establish a new secondary school in Croxley Green from September 2017. Hertfordshire County Council is facilitating this process by undertaking the necessary work to acquire a suitable site for the provision of this school.

Further new provision will be required across the wider area and consideration is also being given to the capacity of existing local schools to enlarge.

RICKMANSWORTH											
20.0											
	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
Number of Year 7 places available	644	644	644	644	644	644	644	644	644	644	644
Demand	636	665	705	699	685	706	715	696	690	664	657
Surplus/Shortage	8	-21	-61	-55	-41	-62	-71	-52	-46	-20	-13
% Surplus/Shortage	1.2%	-3.3%	-9.5%	-8.5%	-6.4%	-9.6%	-11.0%	-8.1%	-7.1%	-3.1%	-2.0%
No of FE	0.3	-0.7	-2.0	-1.8	-1.4	-2.1	-2.4	-1.7	-1.5	-0.7	-0.4

The current forecast indicates that, with the exception of 2016/17, there will be a shortage of places across the forecast period, peaking at a shortage of 2.4 f.e. in 2022/23.

Action taken

2007:

- permanent enlargement of St Clement Danes by 30 places.

2013:

- the Department for Education (DfE) granted approval to The Reach Free School, a 120 place secondary free school. It is currently temporarily located in Tolpits Lane, Watford, and therefore included in the Watford area forecast.

2014

- Rickmansworth School increased its admission number by 5.
- the DfE announced a permanent site for The Reach Free School in Mill End, Rickmansworth.
- Three Rivers District Council's adopted Local Plan included a site allocation for a new school in Croxley Green.

2015:

- Rickmansworth School increased its admission number by 6.

Next steps

2016:

- permanent enlargement of St Clement Danes by 30 places.
- The Reach Free School is due to relocate to a permanent site in Mill End, subject to town planning permission.
- Rickmansworth School to temporarily increase its admission number by 26

2017: Croxley Green Secondary School has gained approval from the Department of Education to establish a new secondary school in Croxley Green from September 2017. Hertfordshire County Council is facilitating this process by undertaking the necessary work to acquire a suitable site for the provision of this school.

There is a relationship between Rickmansworth, Watford and Bushey in terms of school place provision as parts are geographically close and pupils move between them to attend secondary school. Further new provision will be required across the wider area and consideration is also being given to the capacity of existing local schools to enlarge.

ROYSTON MIDDLE											
3.1											
	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
Number of Year 5 places available	210	210	210	210	210	210	210	210	210	210	210
Demand	175	177	199	203	215	231	215	202	196	200	199
Surplus/Shortage	35	33	11	7	-5	-21	-5	8	14	10	11
% Surplus/Shortage	16.7%	15.7%	5.2%	3.3%	-2.4%	-10.0%	-2.4%	3.8%	6.7%	4.8%	5.2%
No of FE	1.2	1.1	0.4	0.2	-0.2	-0.7	-0.2	0.3	0.5	0.3	0.4

The current forecast indicates a surplus of places in most years except from 2020/21 to 2022/23 where a shortage of places is projected, peaking at 0.7 f.e. in 2021/22.

The forecast includes a broad assessment of the pupil yield from new housing based on the latest North Herts District Council's housing targets. However, these remain uncertain pending the District's pre-submission consultation which is expected in summer 2016. The impact of new housing growth, once the scale is known, will need to be factored into future forecasts.

Action taken

None required to date.

Next steps

The county council will continue to monitor forecasts to ensure that there are an appropriate number of places to meet future demand.

ROYSTON UPPER											
3.0											
	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
Number of Year 9 places available	213	213	213	213	213	213	213	213	213	213	213
Demand	142	132	133	150	157	159	174	177	186	195	182
Surplus/Shortage	71	81	80	63	56	54	39	36	27	18	31
% Surplus/Shortage	33.3%	38.0%	37.6%	29.6%	26.3%	25.4%	18.3%	16.9%	12.7%	8.5%	14.6%
No of FE	2.4	2.7	2.7	2.1	1.9	1.8	1.3	1.2	0.9	0.6	1.0

The current forecast indicates a surplus of places across the whole of the forecast period.

The forecast includes a broad assessment of the pupil yield from new housing based on the latest North Herts District Council's housing targets. However, these remain uncertain pending the District's pre-submission consultation which is expected in summer 2016. The impact of new housing growth, once the scale is known, will need to be factored into future forecasts.

Action taken

None required to date.

Next steps

The county council will continue to monitor forecasts to ensure there are sufficient places available across the area to meet demand.

ST ALBANS											
13.0											
	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
Number of Year 7 places available	1643	1643	1643	1643	1643	1643	1643	1643	1643	1643	1643
Demand	1472	1556	1565	1710	1677	1707	1765	1779	1717	1690	1653
Surplus/Shortage	171	87	78	-67	-34	-64	-122	-136	-74	-47	-10
% Surplus/Shortage	10.4%	5.3%	4.7%	-4.1%	-2.1%	-3.9%	-7.4%	-8.3%	-4.5%	-2.9%	-0.6%
No of FE	5.7	2.9	2.6	-2.2	-1.1	-2.1	-4.1	-4.5	-2.5	-1.6	-0.3

The current forecast indicates a shortage of places from 2019/20, peaking at 4.5 f.e. in 2023/24.

Action taken

2011:

- St Albans Girls' admission number increased by 18.

2012:

- Beaumont's admission number increased by 2.

2015:

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

Next steps

Note: The proposed Harperbury Free School, a 4 f.e. secondary school, with proposed admission arrangements to cover partially this area and originally approved by the Department for Education (DfE) to open in September 2014, has just been cancelled by the DfE due to issues in securing a site.

2017/18: As a contingency arrangement relating to the opening of a new school in Harpenden, the county council has agreed with Sandringham School that it will offer an additional 30 places for 2017, prioritising children from the Harpenden area.

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

STEVENAGE											
5.0											
	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
Number of Year 7 places available	1366	1366	1366	1366	1366	1366	1366	1366	1366	1366	1366
Demand	1186	1210	1320	1370	1363	1453	1503	1537	1461	1448	1419
Surplus/Shortage	180	156	46	-4	3	-87	-137	-171	-95	-82	-53
% Surplus/Shortage	13.2%	11.4%	3.4%	-0.3%	0.2%	-6.4%	-10.0%	-12.5%	-7.0%	-6.0%	-3.9%
No of FE	6.0	5.2	1.5	-0.1	0.1	-2.9	-4.6	-5.7	-3.2	-2.7	-1.8

The current forecast indicates a shortage of places from 2019/20, with the exception of 2020/21, peaking at 5.7 f.e. in 2023/24. The forecast includes an assessment of the pupil yield from assumed new housing growth based on advice at the time of forecast production. However, Stevenage Borough Council does not yet have an adopted Local Plan in place and is currently consulting on its draft pre-submission document which proposes housing growth within the Borough of 7600 new homes 2011 to 2031.

Action taken

2011:

- Marriotts' admission number increased by 32.
- permanent enlargement of The Nobel by 30 places as part of the Building Schools for the Future programme,

2012:

- permanent enlargement of Barnwell by 30 places.

2013:

- permanent enlargement of Marriotts by (30 places as part of the Building Schools for the Future programme).

2015:

- John Henry Newman increased its admission number by 30.
- Barnwell's admission number reduced by 30.

Next steps

Following confirmation of Stevenage Borough Council's targets for future housing growth through its Local Plan process, future forecasts will need to take account of the likely demand from pupil yield from new housing. Potential options for additional places will be considered and timed to meet the demand for additional places in line with housing growth.

TRING											
17.0											
	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
Number of Year 7 places available	240	240	240	240	240	240	240	240	240	240	240
Demand	243	254	264	243	265	270	253	228	236	236	224
Surplus/Shortage	-3	-14	-24	-3	-25	-30	-13	12	4	4	16
% Surplus/Shortage	-1.3%	-5.8%	-10.0%	-1.3%	-10.4%	-12.5%	-5.4%	5.0%	1.7%	1.7%	6.7%
No of FE	-0.1	-0.5	-0.8	-0.1	-0.8	-1.0	-0.4	0.4	0.1	0.1	0.5

The current forecast indicates there will be a shortage of places up to and including 2022/23 peaking at 1.0 f.e. in 2021/22.

Action taken

2004: Tring School's admission number increased by 8.

Next steps

Tring School attracts pupils from a wide area, including from Berkhamsted and outside of the county. Current capacity should be sufficient to provide places for local children. However, forecasts will be carefully monitored to ensure there are sufficient places to meet local demand.

WATFORD											
<i>21.0</i>											
	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
Number of Year 7 places available	1326	1326	1326	1326	1326	1326	1326	1326	1326	1326	1326
Demand	1262	1344	1390	1483	1463	1532	1603	1573	1541	1531	1536
Surplus/Shortage	64	-18	-64	-157	-137	-206	-277	-247	-215	-205	-210
% Surplus/Shortage	4.8%	-1.4%	-4.8%	-11.8%	-10.3%	-15.5%	-20.9%	-18.6%	-16.2%	-15.5%	-15.8%
No of FE	2.1	-0.6	-2.1	-5.2	-4.6	-6.9	-9.2	-8.2	-7.2	-6.8	-7.0

The current forecast indicates that, with the exception of 2016/17, there will be a shortage of places, peaking at 9.2 f.e. in 2022/23.

Action taken

2006:

- permanent enlargement of Westfield Community Technology College by 30 places.

2009:

- Francis Combe closed to become Francis Combe Academy. It reduced its admission number by 30.

2011:

- temporary enlargement of Westfield Community Technology College by 30 places.

2012:

- continued temporary enlargement of Westfield Community Technology College.

- St Michael's Catholic increased its admission number by 12.
- Watford Grammar School for Boys increased its admission number by 10.

2013:

- continued temporary enlargement of Westfield Community Technology College
- permanent enlargement of Parmiter's by 20 places.
- The Reach Free School opened in 2013 offering 120 places in a temporary location in Watford pending its move to a permanent site, expected to be in Rickmansworth.

2014:

- Westfield Community Technology College closed to become Westfield Academy. Temporary enlargement continued.
- the DfE announced a permanent site for The Reach Free School in Mill End, Rickmansworth.
- Three Rivers District Council's adopted Local Plan included a site allocation for a new school in Croxley Green.

2015

- continued temporary enlargement of Westfield Academy.
- Westfield's buildings are currently being rebuilt by the Government through its Priority Schools Building Programme at a permanent size of 240 places.

Next steps

2016: The Reach Free School is due to relocate to a permanent site in Mill End, Rickmansworth, subject to town planning permission.

There is a relationship between Rickmansworth, Watford and Bushey in terms of school place provision as parts are geographically close and pupils move between them to attend secondary school. The county council has worked closely with Three Rivers District Council to secure appropriate education site allocations as part of its Local Plan in order to meet the forecast demand for the wider area.

Note: Croxley Green Secondary School has gained approval from the Department of Education to establish a new secondary school in neighbouring Croxley Green from September 2017. Hertfordshire County Council is facilitating this process by undertaking the necessary work to acquire a suitable site for the provision of this school.

Further new provision will be required across the wider area and consideration is also being given to the capacity of existing local schools to enlarge.

WELWYN GARDEN CITY											
<i>12.0</i>											
	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
Number of Year 7 places available	629	629	629	629	629	629	629	629	629	629	629
Demand	550	583	613	640	626	664	676	705	674	656	643
Surplus/Shortage	79	46	16	-11	3	-35	-47	-76	-45	-27	-14
% Surplus/Shortage	12.6%	7.3%	2.5%	-1.7%	0.5%	-5.6%	-7.5%	-12.1%	-7.2%	-4.3%	-2.2%
No of FE	2.6	1.5	0.5	-0.4	0.1	-1.2	-1.6	-2.5	-1.5	-0.9	-0.5

The current forecast indicates a shortage of places in all forecast years from 2019/20, with the exception of 2020/21, peaking at 2.5 f.e. in 2023/24. The forecast includes a broad assessment of the pupil yield from assumed new housing growth based on advice at the time of forecast production. However, Welwyn Hatfield District Council does not yet have an adopted Local Plan in place and currently plans to undertake a further round of consultation on its proposals for strategic housing growth across the district in summer 2016. Pending further clarification of the scale of growth across the area, the long term forecast demand remains uncertain.

Action taken

None required to date.

Next steps

Forecasts will be monitored to ensure there are sufficient places available to meet local demand to include an assessment of the scale of demand taking account neighbouring areas and the scale of strategic new housing growth when this becomes clearer.

Community Infrastructure

Appendix 24: Community Infrastructure Extract of East Hemel Hempstead
Landowner/Developer Engagement Stage 2 Presentations and follow up report (PPC
Nov 2015)



**THE CROWN
ESTATE**

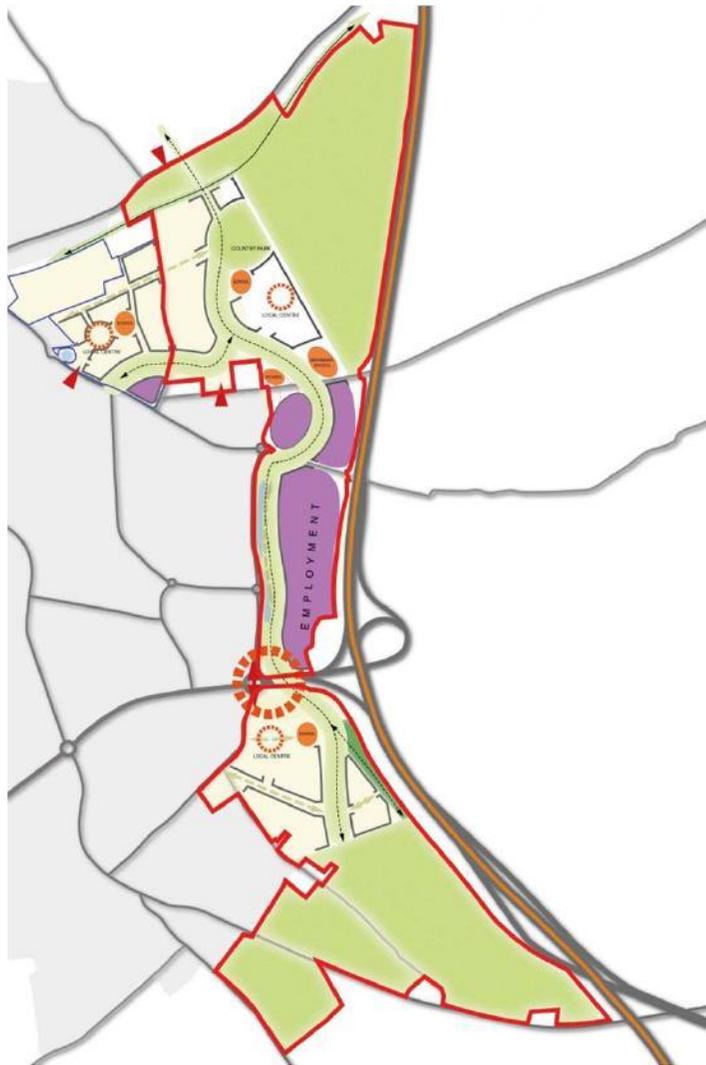
East Hemel

Our vision for East Hemel

“A once in a generation opportunity to create truly great places to live, work and enjoy life that can meet the future demands of the 21st century”

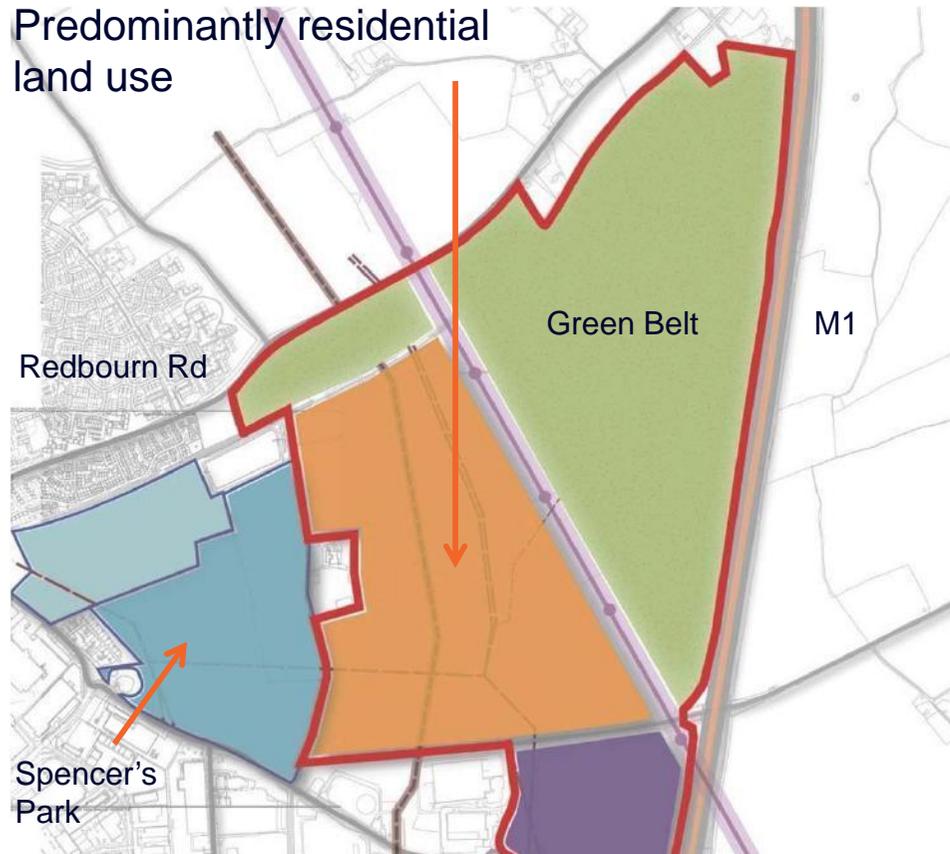
We will achieve this through providing:

- High quality homes that people want to live in;
- Well-designed employment spaces where people want to do business
- Highly accessible community facilities that will enhance the lives of new and existing residents
- Innovative solutions to issues such as energy and drainage that help protect the environment
- And being there for the long term to shape the direction of development and ensure its success



Vision

East Hemel



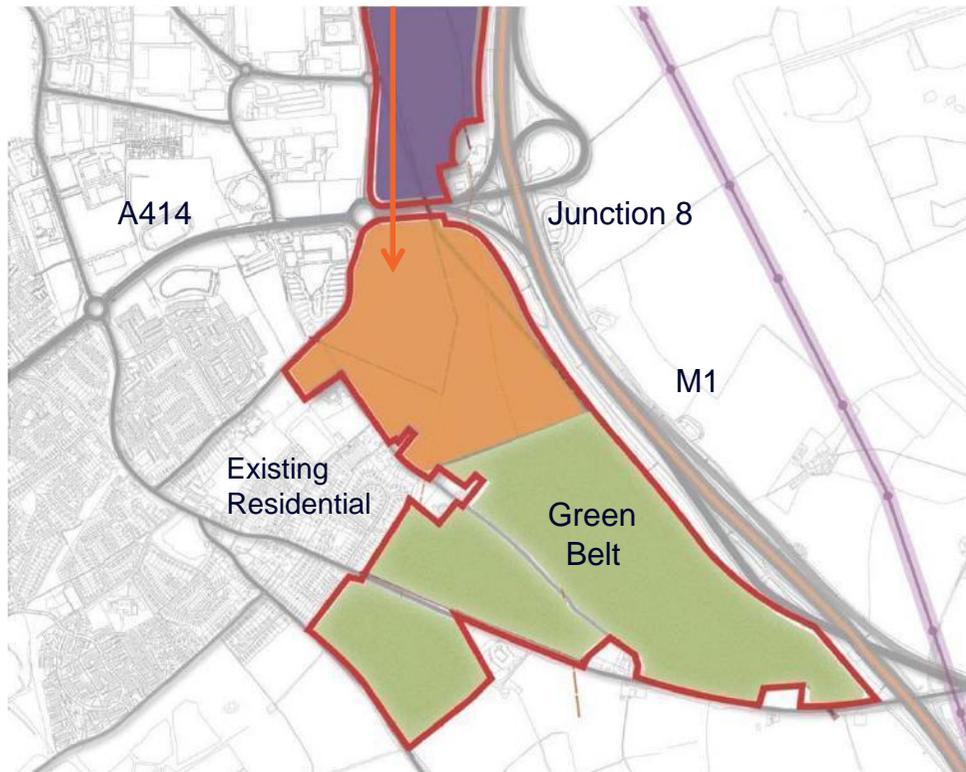
These factors define the development areas:

- **1,500** new homes @ around 40 dph
- **600** affordable homes
- **900** private homes
- Primary school (3FE)
- Local shops and community facilities
- Funding 8FE secondary school
- 40% of the site will be undeveloped or comprise publicly accessible open space
- Conforms to proposed housing allocation areas in local plan

North residential

East Hemel

Predominantly residential
Land use

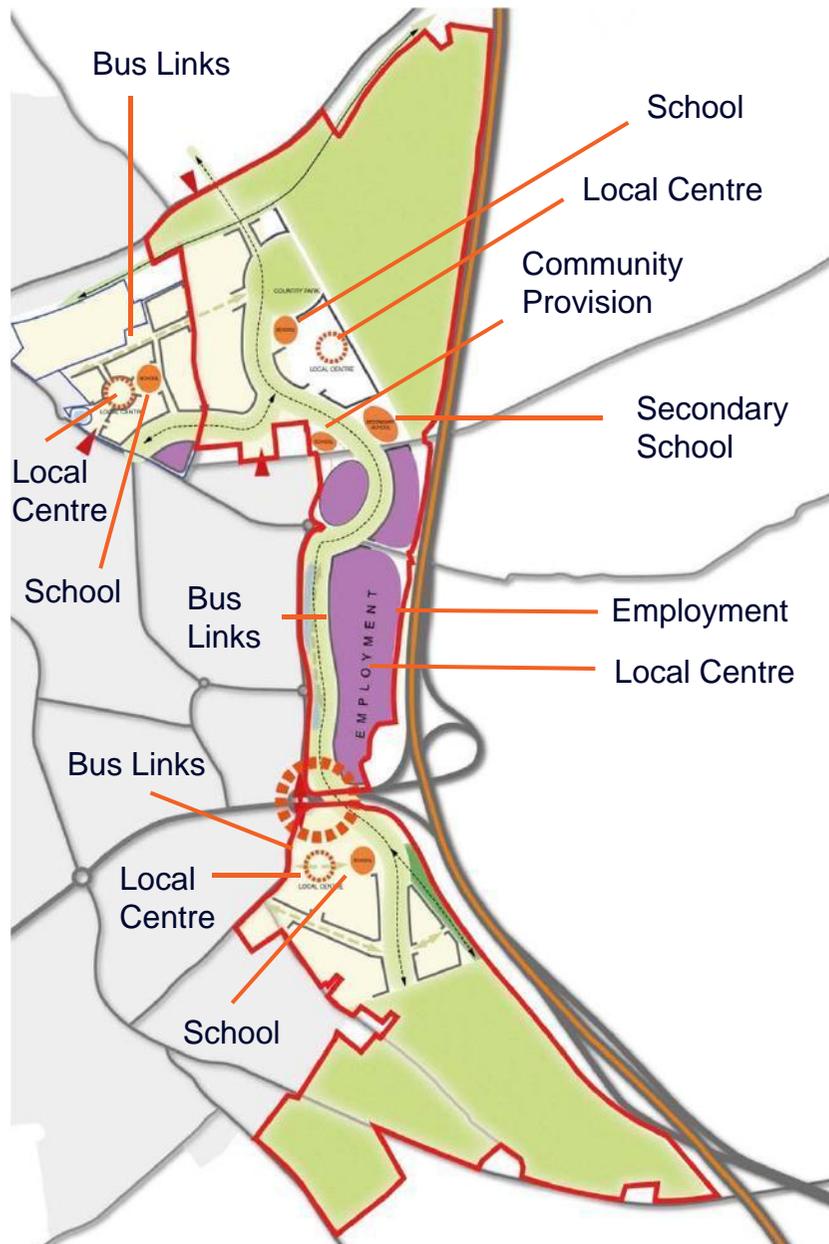


These factors define the
development areas:

- **1,000** new homes @ around 40 dph
- **400** affordable homes
- **600** private homes
- Primary school (2FE)
- **Local shops and community facilities**
- 40% of the site will be undeveloped or comprise publicly accessible open space
- **Conforms to proposed housing allocation areas in local plan**

South residential

East Hemel

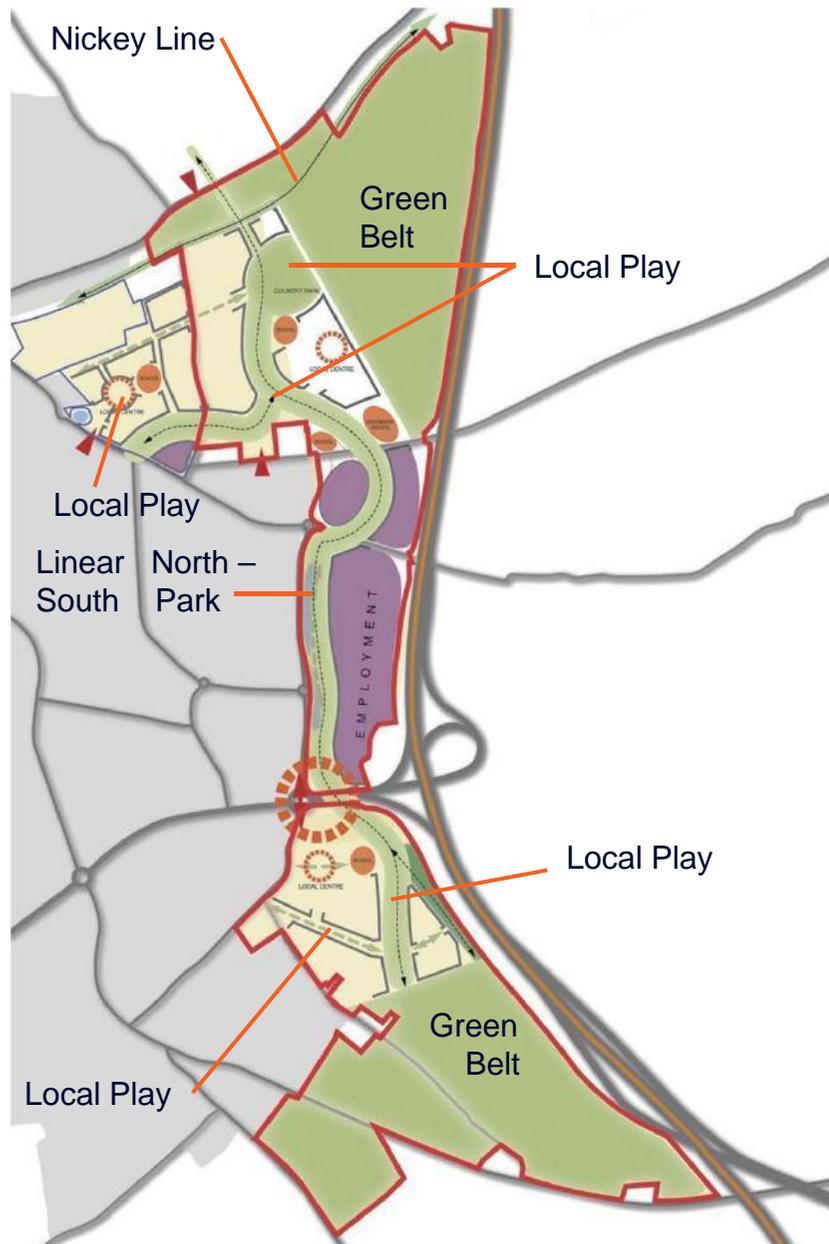


Community infrastructure embedded throughout the development area

- New primary schools
- Funding a new 8FE secondary school
- New shops, community & health facilities
- Strategic and local open spaces
- New & enhanced transport links
- Two, 15 pitch gypsy & traveller sites

Community infrastructure

East Hemel



- 40% of the site will remain undeveloped and publicly accessible open space
- Local children's play space
- Local areas for recreation and equipped areas of play space
- Neighbourhood equipped areas of play space
- Trim trails
- Formal playing pitches
- Parkland
- North – south landscape spine connecting the whole development together whilst linking into adjacent communities

Open space provision

East Hemel

29 October 2015

Ref: RMS/CRO/GOR/15008

C Briggs
St Albans City and District Council
Civic Centre
St Peters Street
St Albans
Hertfordshire AL1 3JE

Email

Dear Mr Briggs

SLP : Stage 2 Presentation : East Hemel Hempstead

Thank you for the opportunity to present to your Members on the 12th October 2015. At the end of the meeting we were invited to review some of the points raised. This letter summarises the response of The Crown Estate (TCE).

TCE is happy to reconfirm all of its commitments contained in its Stage 2 presentation. In addition, this letter sets out how the package of proposals has been further enhanced to reflect Member concerns. The aim of this letter is to provide your Members with complete confidence that, if East Hemel Hempstead is allocated, the wider planning benefits will be delivered.

The Unique Selling Points of East Hemel

Whilst this was covered in our Stage 2 presentation, these are

- the scale of East Hemel (a total of 1,325 ha west of the M1)
- the benefits of the involvement of TCE, as sole landowner.

Looking at each of these in turn,

Scale

- allows the provision of a wide mix of land uses. This helps build a sustainable and walkable community that can minimise external vehicle trips
- creates 'financial muscle' to fund and deliver the social and physical infrastructure
- delivers a planning package which provides benefits to both the new and existing communities.

The Crown Estate (TCE)

- Ethos of long term management and social responsibility
- All profits returned to the Treasury
- A commitment to high quality and innovation in design and technology
- Control over all the land necessary to deliver the scheme
- The creation of a Community Management Organisation (CMO) as a common thread which binds the new community together and gives the community long term control over the quality and maintenance of their environment.

Wider Community Benefits

We take the provision of 40% affordable housing (in a variety of tenures), a mix of housing tailored to meet the local needs set out in the SHLAA and the prospect of creating up to 8,000 jobs as pre requisites of the development of East Hemel. In view of this, the remainder of this letter focusses on other parts of the planning package which should be reflected in the adopted Policies 13 (a) and (b).

The main elements of The East Hemel package delivered by The Crown Estate are set out below.

Education

- Providing the site and funding the buildings to accommodate an 8FE Secondary School. TCE would like to work with St Albans and HCC to link the new school with the Green Triangle initiative.
- Providing the sites and funding the buildings to accommodate one 2FE and one 3FE Primary School. It is suggested that the site for the 2FE school is large enough to be expanded to 3FE, to provide long term flexibility.

Community

- Providing mixed use local centres in both East Hemel North and South. TCE would like to investigate with you the creation of multi use buildings capable of providing education, community hall space and health (doctors, dentists and associated health professionals). The nature of these facilities will be such that they can benefit a wider area than just EHH. There would also be a local level of 'A' class floorspace and small office provision in the local centres.

Employment

- Providing a hub building in the employment area providing retail and business support for the employment area. This could be linked to the CMO controlled incubator space (see below) and provides a focus for the new business community.

- TCE will speculatively construct some starter units / incubator space as part of the first phase of the employment area. This will form part of the CMO 'dowry' and will be managed by the CMO.

Open Space/Community Food Park

- A range of open spaces from local areas of play to playing fields and parkland which will also serve existing residents.
- The creation of a community food zone (including orchards, vegetable growing areas, informal recreation and education / interpretation) in the Green Belt north of East Hemel. This would be owned and managed by the CMO.

Affordable Housing

- In conjunction with St Albans Council, investigate the potential for some of the 1,000 affordable homes to be rural exception housing (or its equivalent) and for some affordable housing to be vested in the CMO.
- The provision of 600 rented affordable homes. Of these, 200 would be provided to the Council (or Registered Provider) at a nil land cost. This will maximise the opportunity for these properties to be offered for social rent rather than affordable rent.
- As an illustration, if it was assumed that the value of each completed affordable home was £150,000, the value of the 1,000 affordable homes would be £150m.

Transportation

- New footpath and cycle links into both Hemel Hempstead and east into St Albans, including improvements to the Nickey Line.
- Improvements to the A414 and a new north / south vehicular route through the whole of East Hemel. This will both provide for the development proposals and improve access for existing residents and businesses in St Albans, Hemel Hempstead and Redbourn.
- New / extended bus routes and increased frequencies which will both serve the development and existing communities.

Gypsy and Travellers

- Two, fifteen pitch Gypsy and Traveller sites which will make a significant contribution to meeting identified G&T needs in the plan period to 2031.

Dacorum Uses

- Actively investigate the inclusion of uses sought by Dacorum Core Strategy, and supported by St Albans Council, such as a 'Green Energy Park' and a community sports facility.

Other Uses

Other elements such as the TCE commitment to high quality design and innovative low carbon / renewable energy solutions were set out in the Stage 2 presentation. In combination, these should deliver lower running costs for the occupiers of both market and affordable homes at East Hemel.

Community Management Organisation

It will be apparent from the above that the CMO is a central focus of TCE's concept for East Hemel. The role and constitution of the CMO was set out in the Stage 2 slides. However, it may be of assistance to spell out in more detail the scope of the organisation. It would

- manage all open space
- manage and own all community buildings
- part of its funding will come from a service charge on businesses and homes
- the CMO will receive a dowry of assets from TCE. This is likely to focus on commercial assets in the employment area that will generate a long term and stable income. Part of this will include the first phase starter units / incubator space in the employment area
- the CMO will be responsible for liaison with businesses to foster an East Hemel Apprenticeship scheme
- CMO staff to act as 'community initiators' in the early years of the development
- whilst the legislative and policy basis for the provision of "affordable" housing is evolving at present, TCE is willing to investigate the potential for the CMO to be vested with some affordable housing which it could manage on behalf of the community.

Although it is not yet possible to put a value on the total TCE package for East Hemel, it will include

- Secondary School (estimated cost £35m)
- Two Primary Schools (estimated cost £15m)
- Affordable housing (£150m based on the assumption that the completed value of the average affordable home is £150,000).

Even without costing the remainder of the package, this has a value which approaches £200m.

In realising these benefits, both your Council and TCE is constrained by the CIL Regulations. This means that any S106 obligation must meet the three legal tests for it to be lawful and be given any weight in a planning determination. Obligations which do not meet the tests risk being challenged in the Courts.

Having said this, TCE is sympathetic to the objectives of your Members which is to ensure that any strategic allocations also generate benefits for the wider community. Having carefully considered how this can be achieved within the constraints imposed by the CIL tests, we consider that the best way forward would be to specify your Council's full requirements in Policy 13(a) and (b). Once the SLP is adopted, any planning application would need to comply with the terms of the statutory policies applying to the site. Such an approach would ensure that wider community benefits are achieved within a lawful statutory policy framework.

We consider that your current Policy 13(a) and 13(b) wording, as amended by the suggestions set out above, will ensure that the East Hemel proposal is CIL compliant.

Please do not hesitate to contact me if you have any queries on the above.

Yours sincerely

A handwritten signature in black ink, appearing to read 'R M Sellwood', with a long horizontal flourish underneath.

R M Sellwood
Sellwood Planning Ltd

Appendix 25: Community Infrastructure Extract of North West Harpenden
Landowner/Developer Engagement Stage 2 Presentations and follow up report (PPC
Nov 2015)

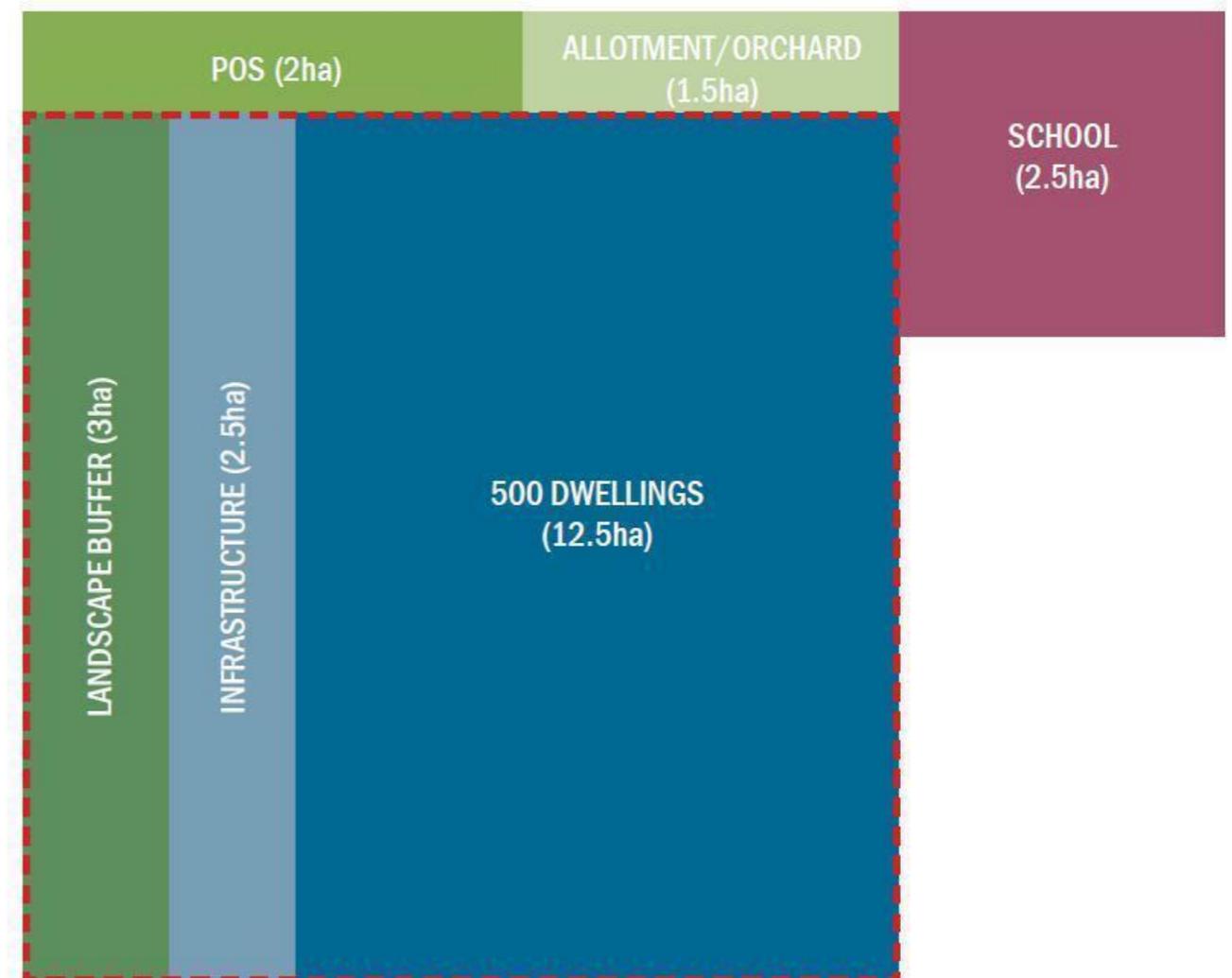
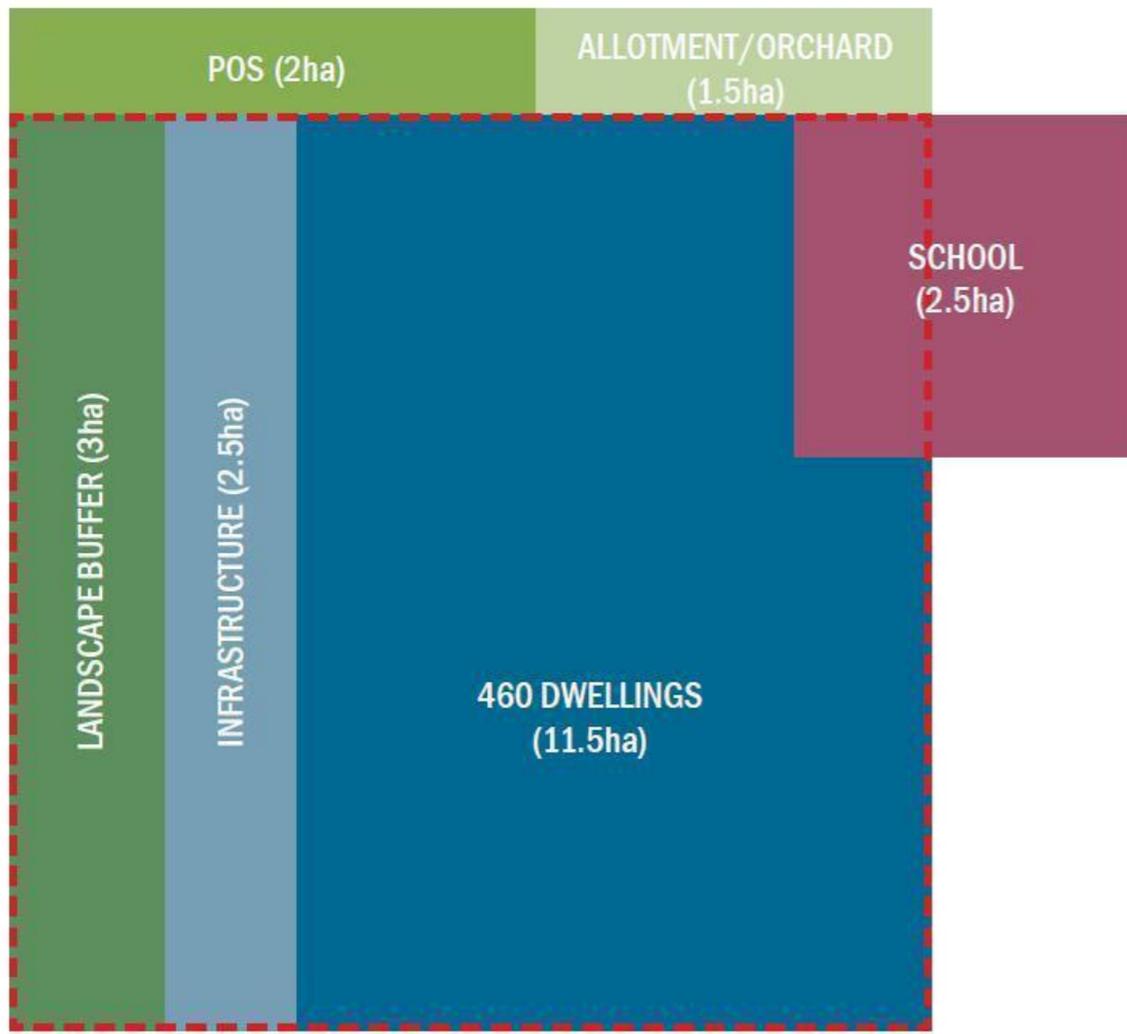
North West Harpenden

Commercial Estates Group
Legal & General Property



COMMERCIAL ESTATES GROUP

Accommodating Development Needs



Illustrative Masterplan - Option 1



Illustrative Masterplan - Option 2



COMMUNITY
OPEN SPACE

ALLOTMENT
BUILDING

ALLOTMENTS

2 HECTARE
SCHOOL SITE

GREEN

GREEN

Cllr Julian Daly,
Executive Leader, Chair of Cabinet, Planning and Conservation Portfolio Holder and Chair of
Planning Policy Committee
St Albans City and District Council,
Civic Centre,
St Peters Street,
St Albans,
Hertfordshire, AL1 3JE

6 November 2015

Dear Cllr Daly

**St Albans City and District Council Draft Strategic Local Plan (Regulation 19 Draft)
Land North West of Harpenden (Broad Location S5)**

We write further to our meeting on Thursday 29 October 2015 at your request to confirm the community provisions and benefits which could be secured as part of residential development on the land North West Harpenden, including an initial total estimated value of these provisions which you require.

This letter should be read alongside the Stage 2 presentation already provided which sought to address the topics set out in the checklist at Appendix 4 of your invitation letter dated 10 August 2015, including in particular the illustrative layout options on slides 11 and 12 (unnumbered).

For the avoidance of doubt, the estimates below are based on a gross land area for built development of 18ha, as identified in the SKM Green Belt Review: Sites & Boundaries Study (Feb 2014, p67-70) and excluding Cooters End Farm and the listed buildings on Cooters End Lane as indicated by SKM.

Benefits of Development

In addition to 500 residential units including 200 (40%) affordable homes which could be provided in accordance with the district wide SHMA (December 2013) housing mix, or with an alternative mix to which maximises the potential and ability of the site to accommodate family housing, development in this broad location will incorporate high quality design and sustainability measures and can deliver a range of important community benefits which we identify in the following table.

Element	Estimated Value
Affordable Housing 200 (40%) affordable homes with a unit size mix that achieves the December 2013 SHMA mix estimate (21% 1 bed, 20% 2 bed, 51% 3 bed, 7% 4 bed from Table 6.5) provided to us at the Stage 1 briefing, or with an alternative mix to be agreed. Total estimated floorspace of c. 14,100 sqm	£53.1M
Provision of a primary school (c1FE) and sports pitches , with opportunity for dual use/community use and education facilities , plus land reserved for a second form of entry/nursery (to be discussed with the County Council)	£7M
A community building or service hub in a location to be agreed within the development but available to all or financial contribution to off-site community facilities	£500,000
Significant Improvements to pedestrian and cycle routes through Harpenden to the town centre and station (via Luton Road and Ambrose Lane/Sun Lane)	£500,000
Significant Improvements to footpaths and new rights of way to improve public access to the surrounding countryside and the value of the remaining Green Belt land in this area	£50,000
Major Highway Improvements to existing junctions	£600,000
Significant Public Open Space and Play Facilities within the development but available to all, totalling circa 5.5 ha	£2.5M
Community Orchard and Allotments , totalling circa 1 ha, including associated amenity facilities and parking/servicing provision, again within the development but with potential to be available to all	£500,000
Significant Contributions to Public Transport Services Improvements	£500,000
Estimated CIL Payment for Strategic Community Infrastructure (from 300 private dwellings)	£4.3M
Total Estimated Value	£69.55 M

We would expect these elements to be required through local planning policy and secured with an appropriate legal agreement, alongside other policy provisions to secure high quality design and placemaking which we support in principle.

Legal and General's Role in Delivering Affordable Homes

L&G has a strong track record of funding innovation when it comes to affordable housing delivery as evidenced in their 'Places for People' investment outlined in the Stage 2 presentation, which could be adopted on this project. L&G can provide professionally rented homes at both affordable (rather than premium open market) rents and as discount market rents, with a range of discounts to suit different levels of affordability. L&G will provide tenure blind homes in terms of appearance, and manage, hold and market any discount market rented housing in exactly the same way as it would the private rental housing.

The rental homes could deliver value for money for residents by providing excellence in accommodation, services and management standards. Residents will experience responsible landlord behaviour, providing charters that set out what residents can expect in terms of service levels and customer care. Leases will include terms that are fair, reasonable

and clear to the customer from the outset. There will be a range of suitable property sizes for a range of tenants, including families, sharers and individuals, reflecting the variety of modern demand. Tenants will be able to agree tenancies of between 1 and 5 years, providing them with security and flexibility.

We trust that this additional information is helpful in confirming and reinforcing the conclusion of your Officers' Development Site and Strategy Options Evaluation which assessed the sustainability of the Broad Locations (as was reported to the Planning Policy Committee on 3 July 2014) that the land North West of Harpenden is in a location which will promote and deliver a sustainable pattern of development as well as community provisions and benefits.

We hope to be able to work with you and your Officers to bring forward this residential development.

Yours sincerely,



Iain Macsween

Commercial Estates Group

Sloane Square House

1 Holbein Place

London SW1W 8NS

Tel: +44 (0)20 7730 9090



James Lidgate

Legal & General Property

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Appendix 26: Community Infrastructure Extract of East St Albans
Landowner/Developer Engagement Stage 2 Presentations and follow up report (PPC
Nov 2015)



OAKLANDS COLLEGE STRATEGIC LOCAL PLAN

Discussion with landowners on possible
development sites in the Metropolitan Green Belt.
Stage 2 - Submissions' Meeting



15-10-2015 - [2015-195]



An aerial photograph of the Oaklands College campus. The image shows a large green field in the foreground, a parking lot with several cars, and several large, modern buildings with dark roofs. In the background, there are more green fields and a residential area with houses. The sky is clear and blue.

Introduction

The mission of Oaklands College is to realise the potential of its communities. It has served the particular community of St Albans City and District for many years, evolving its offer in line with employer, economic and community needs. It is with this in mind that we have responded to the Local Plan that is being developed for St. Albans City and District.

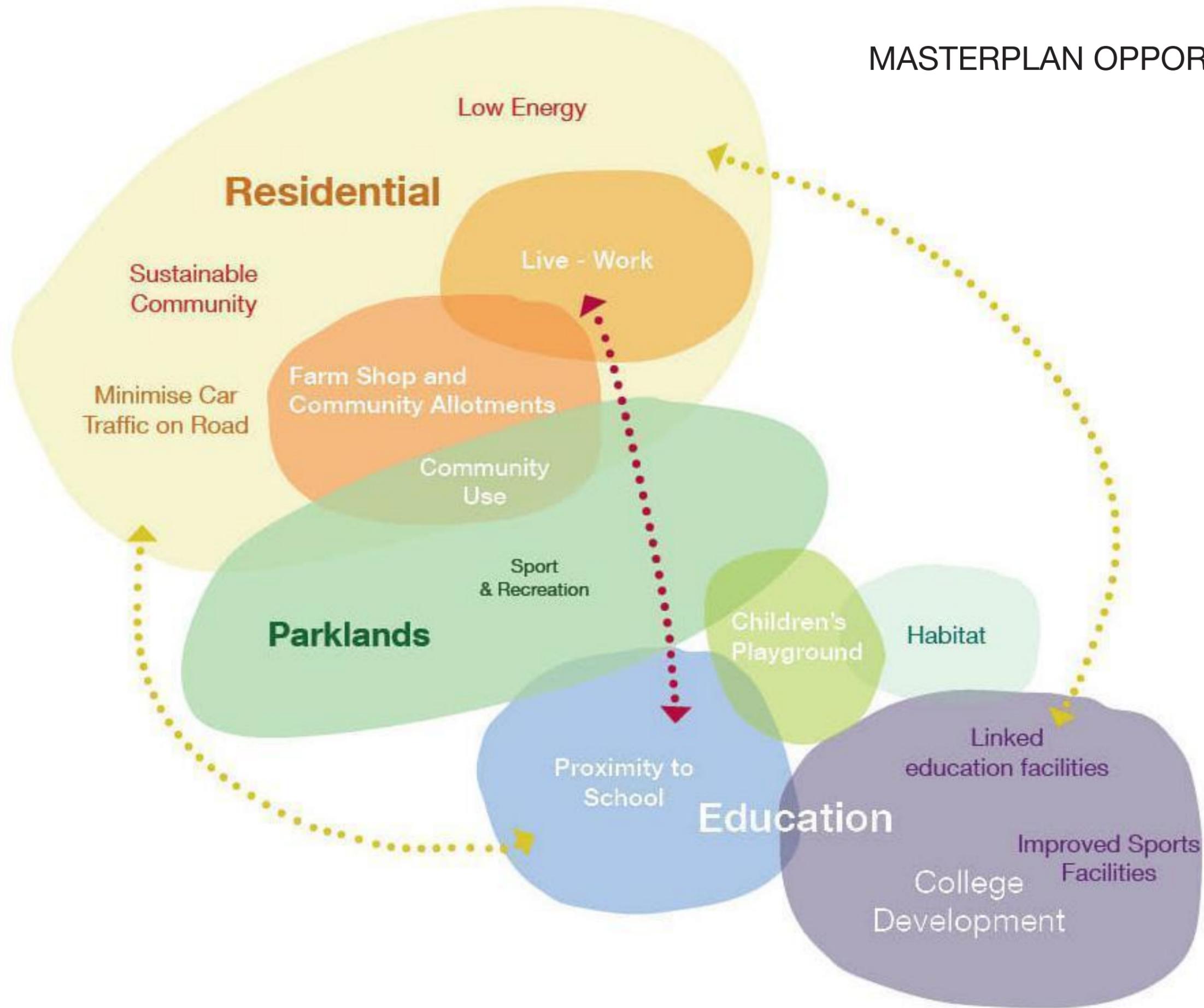
The College does face major challenges in achieving its mission as, alongside the ongoing cuts in public sector funding, the College has significant issues around vital parts of its estate and facilities. Many of the teaching facilities are dilapidated and in need of urgent repair and unless funds are secured to invest in these facilities, the future of Oaklands as a community asset will be put at risk. The securing of the site will not only enable the College to provide effective educational facilities now but long into the future as the land receipt would only be used for the purposes of Oaklands College, which is ensuring that we provide a high quality responsive curriculum offer that meets the needs of those we serve.

Our vision for the site is to create high quality new homes set within an integrated sustainable masterplan connecting directly into the College; putting the College even more firmly at the heart of the community with public access through footpaths and cycle paths to our parkland and our agricultural setting.

A summary of community benefits are as follows:

- An exemplar high quality design masterplan. A masterplan that allows residents and the general public to access the parklands, the lake, the existing footpaths, new footpaths, new cycle paths as well as the college restaurant, farm shop and community days centred on the new public square – College Square – as part of the current masterplan. This would include zero carbon for 650 of the proposed dwellings.
- 40% affordable housing in line with the requirements of the local community
- A mix of high quality designed homes, in particular 2 bedroom and 3 bedroom homes helping to fill the gaps identified in the SHMA
- Self-build Code Level 6 experimental homes within the eastern portion of the masterplan, which would also be used as a teaching tool for the College
- A new two form entry Primary school able to link with other schools in the area but also with the college, enabling an exciting educational opportunity for the primary school children to access all the facilities the College has to offer
- The College at the heart of the community – with training and employment not only during the construction period but also in later management roles in the future
- The College at the heart of community education with the opportunity for a child to start at nursery and then progress via primary, secondary to the College without the need to travel further than two miles.
- A Combined Heat and Power facility at the centre of the scheme and serving 650 of the dwellings, which would be celebrated rather than hidden and used as a teaching tool.
- Sustainable drainage integrated into the masterplan through swales and reed beds
- Large areas of residential amenity space with wide habitat corridors, considerable numbers of new native trees planted as well as existing habitat areas enhanced and made more accessible to the public
- Comprehensive new road junction improvements including new junctions and access roads – with the potential for a bus link through from Sandpit Lane to Hatfield Road
- Improved public access to college sports facilities and the possibility for growth in this area to meet community need
- And fundamentally – the money raised from the land receipts invested in the future of the people of St Albans.

The Oaklands Masterplan provides a once in a generation opportunity to establish a community which can offer a wide range of benefits and opportunity to its residents that at its heart is focussed on education and the improvement of lives.



The Masterplan must work on many levels; It must be functional and provide efficient access for vehicles and people across the site. It must enable and encourage interaction between people to help create a sense of community and avoid isolation.

It must provide people not only with a home in which to live, but a place which they can enjoy throughout the year. It must provide a range of outside spaces, shared by the community, for all people to appreciate.

It must be rich in character, distinctive and memorable.

STRUCTURE, LAYERS & TEXTURES 01



1. Site Character and Densities

Oaklands Village: a solution unique to St Albans to create a sense of place and appealing to a wide demographic.



2. Public Open Space and Recreation

Accessible and inviting open spaces across the site alongside sport and recreation facilities facilitate community cohesion.



3. Framework of Garden Spaces

Invigorating open public green spaces with shared allotments, alongside private gardens and woodland areas.



4. Pedestrian, Cycle and Jogging Routes

Clear and legible routes which promote cycling and walking providing easy access to all areas.



5. Education

Proximity and connectivity to a modern, progressive learning environment – opportunities for live-work.



6. Highways

Improved connections between existing infrastructure as well as complementary integrated, sustainable travel provision.



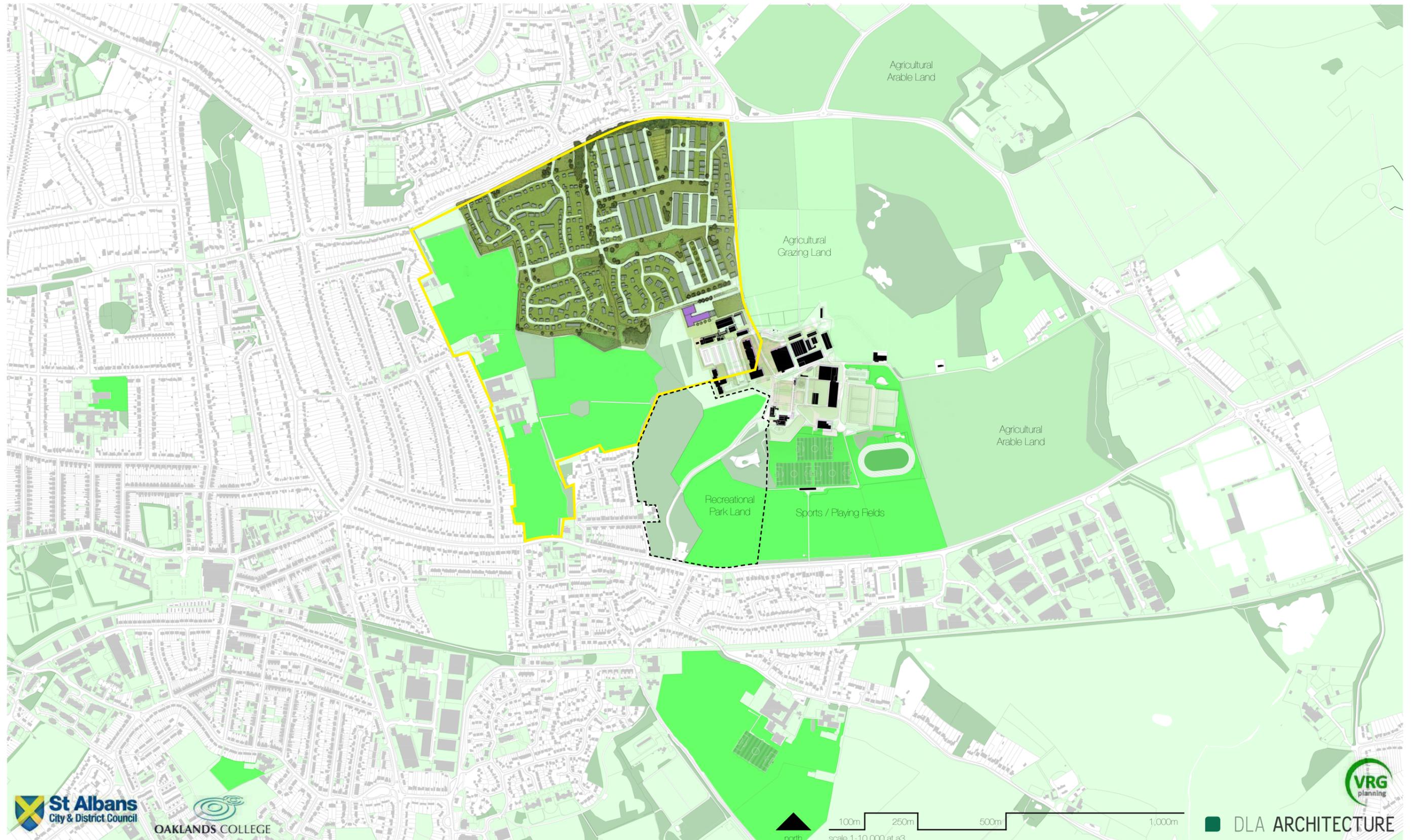
The College currently has a 'sports zone' providing a wealth of facilities, including synthetic pitches, grass pitches, a hydrotherapy pool and a sports hall. There is also equine provision to the west side of the site. Delivering development in conjunction with the College provides a valuable opportunity for shared use of sports facilities.

The College's buildings also present opportunities for shared use, to provide community facilities.

Further detailed investigations would be needed to establish what mitigation may be required in relation to certain other community provision, for example health provision.

- Potential Green Belt Release Land
- Agricultural Grazing Land
- Agricultural Arable Land
- Woodland
- Sports / Playing Fields
- Recreational Park Land

COMMUNITY BENEFITS 07



The Oaklands Masterplan provides a once in a generation opportunity to establish a community which can offer a wide range of benefits and opportunity to its residents that at its heart is focussed on education and the improvement of lives.

And fundamentally – the money raised from the land receipts invested in the future of the people of St Albans.

A summary of community benefits are as follows:

Zero Carbon Residential Masterplan

- An exemplar high quality residential masterplan, with zero carbon proposed for 650 of the dwellings.
- 40% affordable housing in line with the requirements of the local community
- A mix of high quality designed homes, in particular 2 bedroom and 3 bedroom starter homes helping to fill the gaps identified in the SHMA
- Self-build Code Level 6 experimental homes within the eastern portion of the masterplan, which would also be used as a teaching tool for the College
- A Combined Heat and Power facility at the centre of the scheme and serving 650 of the dwellings, which would be celebrated rather than hidden and used as a teaching tool.
- Sustainable drainage integrated into the masterplan through swales and reed beds



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



Bird Diversity
Introduction of small bird to control insects with close proximity to vegetable gardens.



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



Solar Shading
Solar control considered through building orientation, tree planting.



CHP
Combined Heat and Power facility on-site that will generate at least 10% of the site's energy requirements.



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



Passive Heating & Natural Lighting
Winter sun can assist with heating houses in the colder months and admit natural light.



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



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



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

Education Facilities

- A new two form entry Primary school able to link with other schools in the area but also with the college, enabling an exciting educational opportunity for the primary school children to access all the facilities the College has to offer
- The College at the heart of the community – with training and employment not only during the construction period but also in later management roles in the future
- The College at the heart of community education with the opportunity for a child to start at nursery and then progress via primary, secondary to the College without the need to travel further than two miles.



Community Facilities & Events

- A masterplan that allows residents and the general public to access the parklands, the lake, the existing footpaths, new footpaths, new cycle paths as well as the college restaurant, farm shop and community days centred on the new public square – College Square – as part of the current masterplan.
- If required a GP surgery / Pharmacy could be included within the Masterplan or allocation towards an off site contribution.
- The Gypsy and Traveller Assessment suggests that the East of St Albans is not the preferred location for such provision, but that a modest off site contribution could be made if appropriate.



Sports Facilities

- Improved public access to college sports facilities and the possibility for growth in this area to meet community need, including a new **Athletics Track**.



Recreation Facilities & Amenity Spaces

- Large areas of **residential amenity space** with wide **habitat corridors**, considerable numbers of new native trees planted as well as existing habitat areas enhanced and made more accessible to the public.
- The proposed College development includes proposals for a **hydrotherapy pool**. The Director of Public Health at Hertfordshire County Council has written to explain that this would be of great benefit to the community and serve an important local need. There are a number of students at the College with severe and complex learning difficulties, requiring daily therapeutic input. This facility would also benefit the wider community and could potentially be offered alongside other sporting facilities and therapies.



Highway Improvements

- Comprehensive new road junction improvements including new junctions and access roads – to the College from Hatfield Road and to the new residential area from Sandpit Lane, with the potential for a bus link through from Sandpit Lane to Hatfield Road

Sustainable transport measures could include:

- Bus link between the residential and college sites to facilitate direct bus access to the College campus;
- Introduction of new shuttle bus service e.g. a loop from St Albans Station/ City Centre through the College and Residential developments (subject to viability);
- Diversion of existing bus route from WGC/Hatfield to St Albans through the College campus (subject to viability);
- Conversion of South Way to one-way operation (northbound only) with space reallocated to provide improved pedestrian and cycle facilities;
- Improved cycle connection(s) from the College to the Alban Way via the proposed new access road including new toucan crossing on Hatfield Road;
- Improvements to cycle infrastructure along Hatfield Road and Sandpit Lane – e.g. provision of off-road cycle lanes and advanced cycle stop lines;
 - Pedestrian and cycle connections to the Phase 2 development;
 - Cycle hire scheme;
 - Car Share/Car Clubs (subject to viability);
- The Alban Way cycle link would be improved and this would enhance a link that is already used by students.
- Provision for electric vehicles (priority parking, charging infrastructure)

05 COMMUNITY & EDUCATION BENEFITS MASTERPLAN & WIDER CONTEXT OVERVIEW

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

	Potential Green Belt Release Land
	Agricultural Grazing Land
	Agricultural Arable Land
	Woodland
	Sports / Playing Fields
	Recreational Park Land



05 A PROPOSED SUSTAINABLE MASTERPLAN

S3: EAST OF ST ALBANS

LARGE AREAS OF RESIDENTIAL AMENITY SPACE WITH WIDE HABITAT CORRIDORS

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

SUSTAINABLE DRAINAGE INTEGRATED INTO THE MASTERPLAN THROUGH SWALES AND REED BEDS

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

COMPREHENSIVE NEW ROAD JUNCTION IMPROVEMENTS

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



A MIX OF HIGH QUALITY DESIGNED HOMES

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

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

COLLEGE SQUARE AS PART OF THE CURRENT MASTERPLAN.

THE COLLEGE AT THE HEART OF THE COMMUNITY & EDUCATION

IMPROVED PUBLIC ACCESS TO COLLEGE SPORTS FACILITIES

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

THE PROPOSALS PROVIDES THE FOLLOWING:

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



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

THE DEVELOPMENT PROVIDES THE FOLLOWING:

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

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



06 COMMUNITY & EDUCATION BENEFITS

SPORTS FACILITIES:

THE DEVELOPMENT PROVIDES THE FOLLOWING SPORTS FACILITIES:

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



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

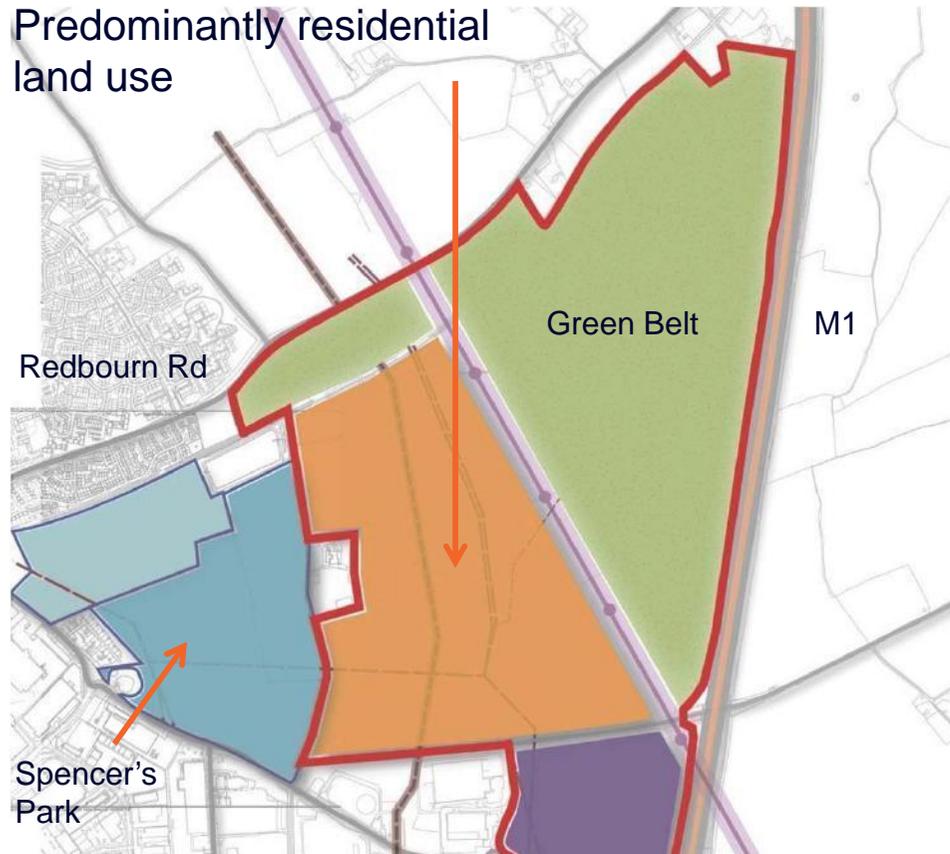
Green Infrastructure

Appendix 27: Green Infrastructure Extract of East Hemel Hempstead
Landowner/Developer Engagement Stage 2 Presentations and follow up report (PPC
Nov 2015)



**THE CROWN
ESTATE**

East Hemel



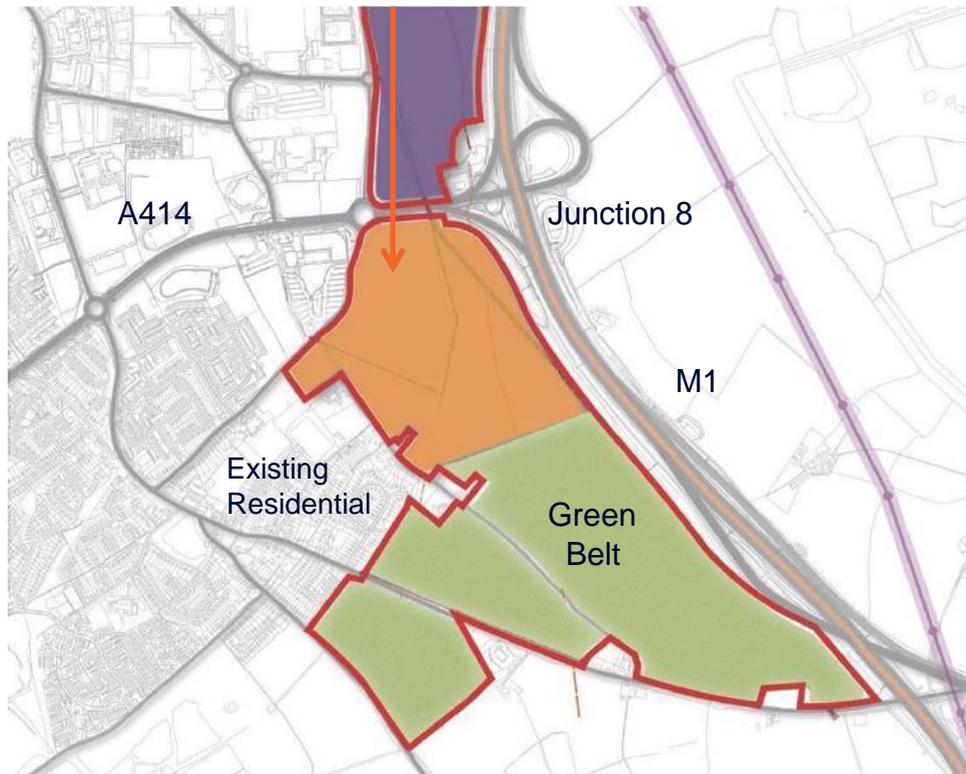
These factors define the development areas:

- **1,500** new homes @ around 40 dph
- **600** affordable homes
- **900** private homes
- Primary school (3FE)
- Local shops and community facilities
- Funding 8FE secondary school
- 40% of the site will be undeveloped or comprise publicly accessible open space
- Conforms to proposed housing allocation areas in local plan

North residential

East Hemel

Predominantly residential
Land use

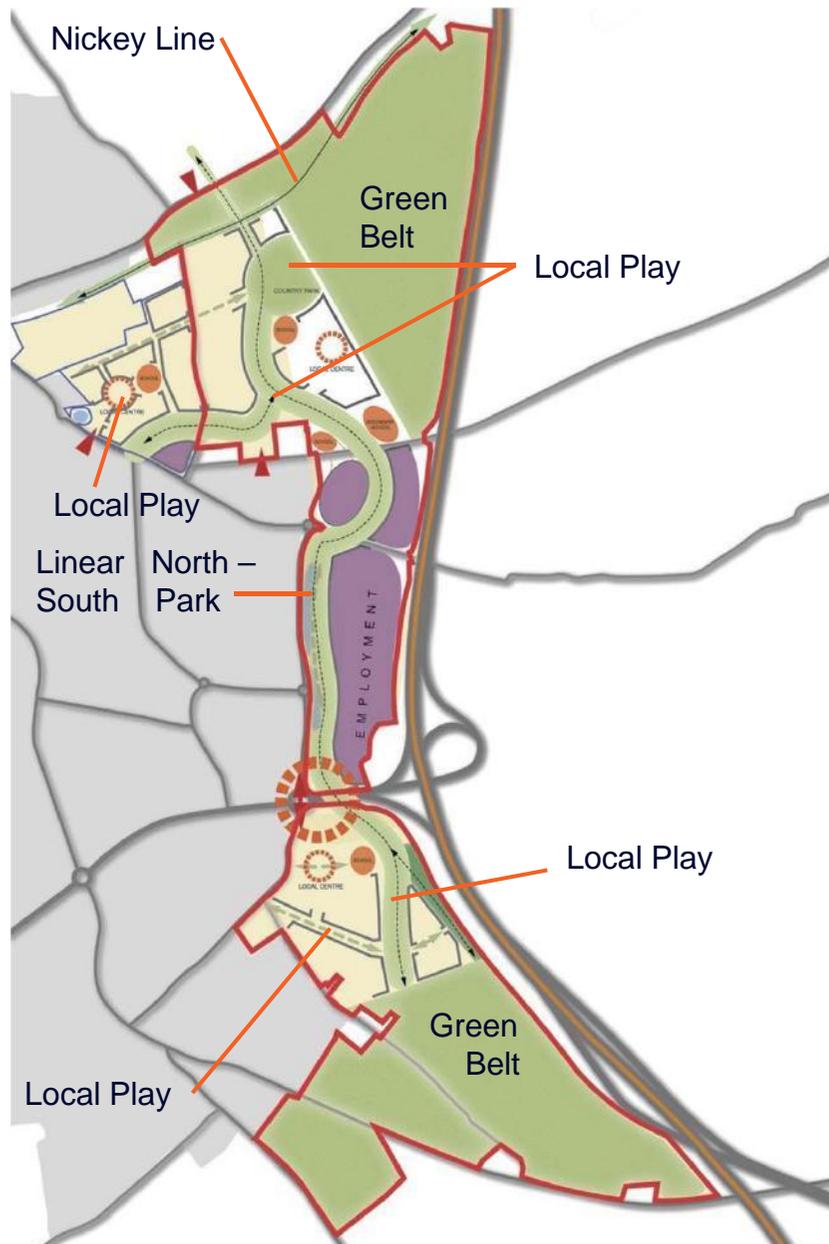


These factors define the
development areas:

- **1,000** new homes @ around 40 dph
- **400** affordable homes
- **600** private homes
- Primary school (2FE)
- **Local shops and community facilities**
- 40% of the site will be undeveloped or comprise publicly accessible open space
- **Conforms to proposed housing allocation areas in local plan**

South residential

East Hemel



- 40% of the site will remain undeveloped and publicly accessible open space
- Local children's play space
- Local areas for recreation and equipped areas of play space
- Neighbourhood equipped areas of play space
- Trim trails
- Formal playing pitches
- Parkland
- North – south landscape spine connecting the whole development together whilst linking into adjacent communities

Open space provision

East Hemel

29 October 2015

Ref: RMS/CRO/GOR/15008

C Briggs
St Albans City and District Council
Civic Centre
St Peters Street
St Albans
Hertfordshire AL1 3JE

Email

Dear Mr Briggs

SLP : Stage 2 Presentation : East Hemel Hempstead

Thank you for the opportunity to present to your Members on the 12th October 2015. At the end of the meeting we were invited to review some of the points raised. This letter summarises the response of The Crown Estate (TCE).

TCE is happy to reconfirm all of its commitments contained in its Stage 2 presentation. In addition, this letter sets out how the package of proposals has been further enhanced to reflect Member concerns. The aim of this letter is to provide your Members with complete confidence that, if East Hemel Hempstead is allocated, the wider planning benefits will be delivered.

The Unique Selling Points of East Hemel

Whilst this was covered in our Stage 2 presentation, these are

- the scale of East Hemel (a total of 1,325 ha west of the M1)
- the benefits of the involvement of TCE, as sole landowner.

Looking at each of these in turn,

Scale

- allows the provision of a wide mix of land uses. This helps build a sustainable and walkable community that can minimise external vehicle trips
- creates 'financial muscle' to fund and deliver the social and physical infrastructure
- delivers a planning package which provides benefits to both the new and existing communities.

The Crown Estate (TCE)

- Ethos of long term management and social responsibility
- All profits returned to the Treasury
- A commitment to high quality and innovation in design and technology
- Control over all the land necessary to deliver the scheme
- The creation of a Community Management Organisation (CMO) as a common thread which binds the new community together and gives the community long term control over the quality and maintenance of their environment.

Wider Community Benefits

We take the provision of 40% affordable housing (in a variety of tenures), a mix of housing tailored to meet the local needs set out in the SHLAA and the prospect of creating up to 8,000 jobs as pre requisites of the development of East Hemel. In view of this, the remainder of this letter focusses on other parts of the planning package which should be reflected in the adopted Policies 13 (a) and (b).

The main elements of The East Hemel package delivered by The Crown Estate are set out below.

Education

- Providing the site and funding the buildings to accommodate an 8FE Secondary School. TCE would like to work with St Albans and HCC to link the new school with the Green Triangle initiative.
- Providing the sites and funding the buildings to accommodate one 2FE and one 3FE Primary School. It is suggested that the site for the 2FE school is large enough to be expanded to 3FE, to provide long term flexibility.

Community

- Providing mixed use local centres in both East Hemel North and South. TCE would like to investigate with you the creation of multi use buildings capable of providing education, community hall space and health (doctors, dentists and associated health professionals). The nature of these facilities will be such that they can benefit a wider area than just EHH. There would also be a local level of 'A' class floorspace and small office provision in the local centres.

Employment

- Providing a hub building in the employment area providing retail and business support for the employment area. This could be linked to the CMO controlled incubator space (see below) and provides a focus for the new business community.

- TCE will speculatively construct some starter units / incubator space as part of the first phase of the employment area. This will form part of the CMO 'dowry' and will be managed by the CMO.

Open Space/Community Food Park

- A range of open spaces from local areas of play to playing fields and parkland which will also serve existing residents.
- The creation of a community food zone (including orchards, vegetable growing areas, informal recreation and education / interpretation) in the Green Belt north of East Hemel. This would be owned and managed by the CMO.

Affordable Housing

- In conjunction with St Albans Council, investigate the potential for some of the 1,000 affordable homes to be rural exception housing (or its equivalent) and for some affordable housing to be vested in the CMO.
- The provision of 600 rented affordable homes. Of these, 200 would be provided to the Council (or Registered Provider) at a nil land cost. This will maximise the opportunity for these properties to be offered for social rent rather than affordable rent.
- As an illustration, if it was assumed that the value of each completed affordable home was £150,000, the value of the 1,000 affordable homes would be £150m.

Transportation

- New footpath and cycle links into both Hemel Hempstead and east into St Albans, including improvements to the Nickey Line.
- Improvements to the A414 and a new north / south vehicular route through the whole of East Hemel. This will both provide for the development proposals and improve access for existing residents and businesses in St Albans, Hemel Hempstead and Redbourn.
- New / extended bus routes and increased frequencies which will both serve the development and existing communities.

Gypsy and Travellers

- Two, fifteen pitch Gypsy and Traveller sites which will make a significant contribution to meeting identified G&T needs in the plan period to 2031.

Dacorum Uses

- Actively investigate the inclusion of uses sought by Dacorum Core Strategy, and supported by St Albans Council, such as a 'Green Energy Park' and a community sports facility.

Other Uses

Other elements such as the TCE commitment to high quality design and innovative low carbon / renewable energy solutions were set out in the Stage 2 presentation. In combination, these should deliver lower running costs for the occupiers of both market and affordable homes at East Hemel.

Community Management Organisation

It will be apparent from the above that the CMO is a central focus of TCE's concept for East Hemel. The role and constitution of the CMO was set out in the Stage 2 slides. However, it may be of assistance to spell out in more detail the scope of the organisation. It would

- manage all open space
- manage and own all community buildings
- part of its funding will come from a service charge on businesses and homes
- the CMO will receive a dowry of assets from TCE. This is likely to focus on commercial assets in the employment area that will generate a long term and stable income. Part of this will include the first phase starter units / incubator space in the employment area
- the CMO will be responsible for liaison with businesses to foster an East Hemel Apprenticeship scheme
- CMO staff to act as 'community initiators' in the early years of the development
- whilst the legislative and policy basis for the provision of "affordable" housing is evolving at present, TCE is willing to investigate the potential for the CMO to be vested with some affordable housing which it could manage on behalf of the community.

Although it is not yet possible to put a value on the total TCE package for East Hemel, it will include

- Secondary School (estimated cost £35m)
- Two Primary Schools (estimated cost £15m)
- Affordable housing (£150m based on the assumption that the completed value of the average affordable home is £150,000).

Even without costing the remainder of the package, this has a value which approaches £200m.

In realising these benefits, both your Council and TCE is constrained by the CIL Regulations. This means that any S106 obligation must meet the three legal tests for it to be lawful and be given any weight in a planning determination. Obligations which do not meet the tests risk being challenged in the Courts.

Having said this, TCE is sympathetic to the objectives of your Members which is to ensure that any strategic allocations also generate benefits for the wider community. Having carefully considered how this can be achieved within the constraints imposed by the CIL tests, we consider that the best way forward would be to specify your Council's full requirements in Policy 13(a) and (b). Once the SLP is adopted, any planning application would need to comply with the terms of the statutory policies applying to the site. Such an approach would ensure that wider community benefits are achieved within a lawful statutory policy framework.

We consider that your current Policy 13(a) and 13(b) wording, as amended by the suggestions set out above, will ensure that the East Hemel proposal is CIL compliant.

Please do not hesitate to contact me if you have any queries on the above.

Yours sincerely

A handwritten signature in black ink, appearing to read 'R M Sellwood', with a long horizontal flourish underneath.

R M Sellwood
Sellwood Planning Ltd

Appendix 28: Green Infrastructure Extract of North West Harpenden
Landowner/Developer Engagement Stage 2 Presentations and follow up report (PPC
Nov 2015)

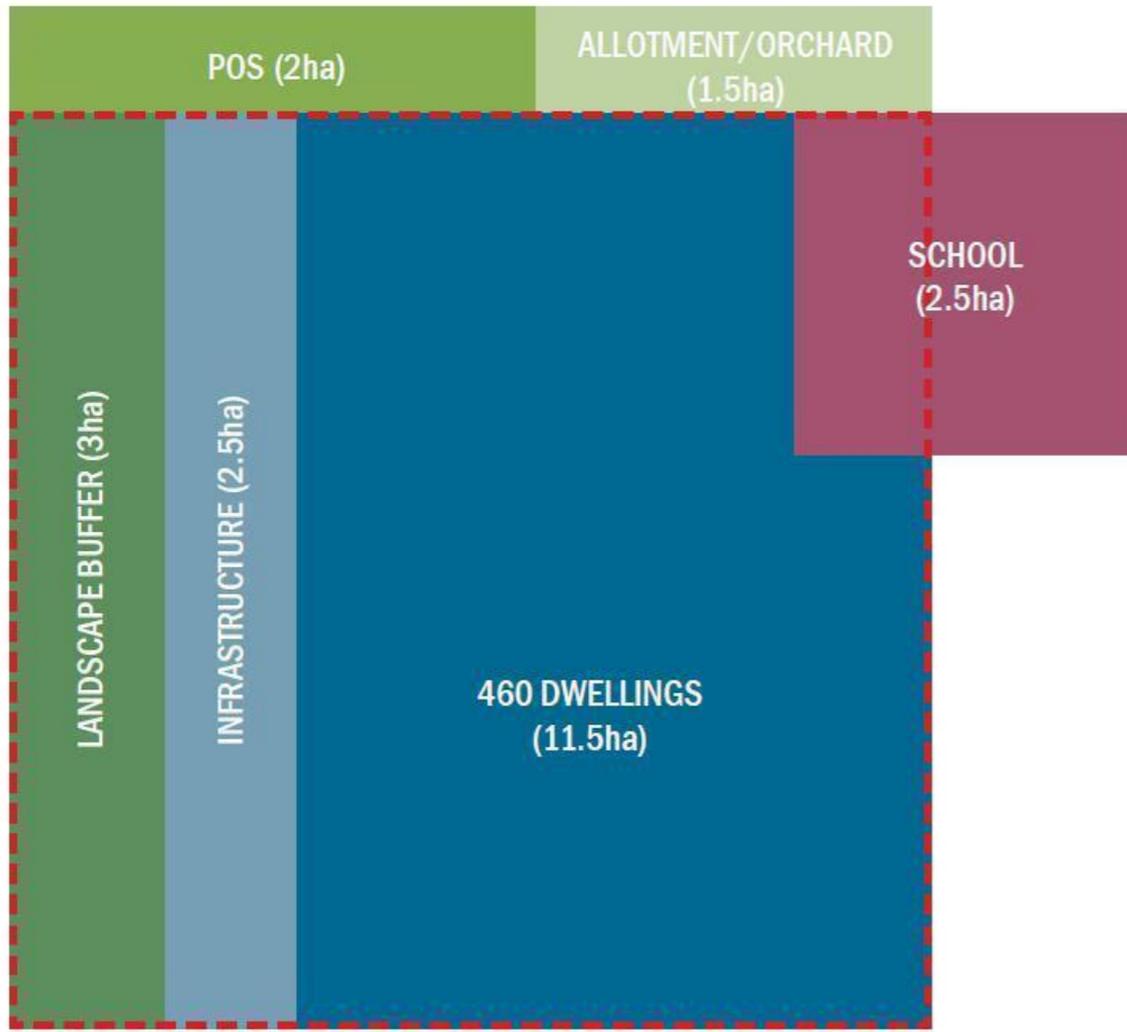
North West Harpenden

Commercial Estates Group
Legal & General Property



COMMERCIAL ESTATES GROUP

Accommodating Development Needs



Illustrative Masterplan - Option 1



Illustrative Masterplan - Option 2



COMMUNITY
OPEN SPACE

ALLOTMENT
BUILDING

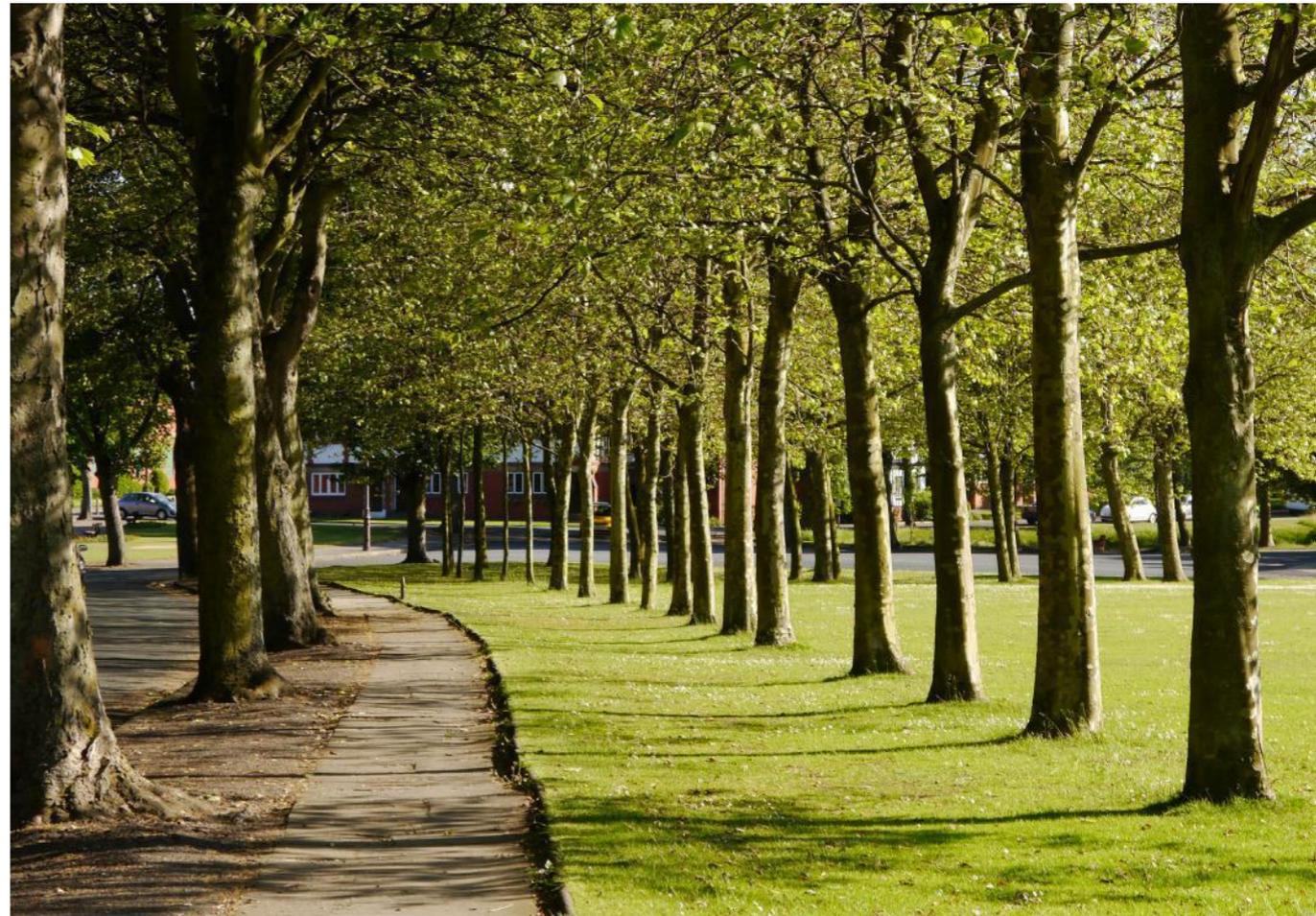
ALLOTMENTS

2 HECTARE
SCHOOL SITE

GREEN

GREEN

Green Infrastructure



Cllr Julian Daly,
Executive Leader, Chair of Cabinet, Planning and Conservation Portfolio Holder and Chair of
Planning Policy Committee
St Albans City and District Council,
Civic Centre,
St Peters Street,
St Albans,
Hertfordshire, AL1 3JE

6 November 2015

Dear Cllr Daly

**St Albans City and District Council Draft Strategic Local Plan (Regulation 19 Draft)
Land North West of Harpenden (Broad Location S5)**

We write further to our meeting on Thursday 29 October 2015 at your request to confirm the community provisions and benefits which could be secured as part of residential development on the land North West Harpenden, including an initial total estimated value of these provisions which you require.

This letter should be read alongside the Stage 2 presentation already provided which sought to address the topics set out in the checklist at Appendix 4 of your invitation letter dated 10 August 2015, including in particular the illustrative layout options on slides 11 and 12 (unnumbered).

For the avoidance of doubt, the estimates below are based on a gross land area for built development of 18ha, as identified in the SKM Green Belt Review: Sites & Boundaries Study (Feb 2014, p67-70) and excluding Cooters End Farm and the listed buildings on Cooters End Lane as indicated by SKM.

Benefits of Development

In addition to 500 residential units including 200 (40%) affordable homes which could be provided in accordance with the district wide SHMA (December 2013) housing mix, or with an alternative mix to which maximises the potential and ability of the site to accommodate family housing, development in this broad location will incorporate high quality design and sustainability measures and can deliver a range of important community benefits which we identify in the following table.

Element	Estimated Value
Affordable Housing 200 (40%) affordable homes with a unit size mix that achieves the December 2013 SHMA mix estimate (21% 1 bed, 20% 2 bed, 51% 3 bed, 7% 4 bed from Table 6.5) provided to us at the Stage 1 briefing, or with an alternative mix to be agreed. Total estimated floorspace of c. 14,100 sqm	£53.1M
Provision of a primary school (c1FE) and sports pitches , with opportunity for dual use/community use and education facilities , plus land reserved for a second form of entry/nursery (to be discussed with the County Council)	£7M
A community building or service hub in a location to be agreed within the development but available to all or financial contribution to off-site community facilities	£500,000
Significant Improvements to pedestrian and cycle routes through Harpenden to the town centre and station (via Luton Road and Ambrose Lane/Sun Lane)	£500,000
Significant Improvements to footpaths and new rights of way to improve public access to the surrounding countryside and the value of the remaining Green Belt land in this area	£50,000
Major Highway Improvements to existing junctions	£600,000
Significant Public Open Space and Play Facilities within the development but available to all, totalling circa 5.5 ha	£2.5M
Community Orchard and Allotments , totalling circa 1 ha, including associated amenity facilities and parking/servicing provision, again within the development but with potential to be available to all	£500,000
Significant Contributions to Public Transport Services Improvements	£500,000
Estimated CIL Payment for Strategic Community Infrastructure (from 300 private dwellings)	£4.3M
Total Estimated Value	£69.55 M

We would expect these elements to be required through local planning policy and secured with an appropriate legal agreement, alongside other policy provisions to secure high quality design and placemaking which we support in principle.

Legal and General's Role in Delivering Affordable Homes

L&G has a strong track record of funding innovation when it comes to affordable housing delivery as evidenced in their 'Places for People' investment outlined in the Stage 2 presentation, which could be adopted on this project. L&G can provide professionally rented homes at both affordable (rather than premium open market) rents and as discount market rents, with a range of discounts to suit different levels of affordability. L&G will provide tenure blind homes in terms of appearance, and manage, hold and market any discount market rented housing in exactly the same way as it would the private rental housing.

The rental homes could deliver value for money for residents by providing excellence in accommodation, services and management standards. Residents will experience responsible landlord behaviour, providing charters that set out what residents can expect in terms of service levels and customer care. Leases will include terms that are fair, reasonable

and clear to the customer from the outset. There will be a range of suitable property sizes for a range of tenants, including families, sharers and individuals, reflecting the variety of modern demand. Tenants will be able to agree tenancies of between 1 and 5 years, providing them with security and flexibility.

We trust that this additional information is helpful in confirming and reinforcing the conclusion of your Officers' Development Site and Strategy Options Evaluation which assessed the sustainability of the Broad Locations (as was reported to the Planning Policy Committee on 3 July 2014) that the land North West of Harpenden is in a location which will promote and deliver a sustainable pattern of development as well as community provisions and benefits.

We hope to be able to work with you and your Officers to bring forward this residential development.

Yours sincerely,



Iain Macsween

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Appendix 29: Green Infrastructure Extract of East St Albans Landowner/Developer Engagement Stage 2 Presentations and follow up report (PPC Nov 2015)



OAKLANDS COLLEGE STRATEGIC LOCAL PLAN

Discussion with landowners on possible
development sites in the Metropolitan Green Belt.
Stage 2 - Submissions' Meeting



15-10-2015 - [2015-195]



05 COMMUNITY & EDUCATION BENEFITS MASTERPLAN & WIDER CONTEXT OVERVIEW

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

	Potential Green Belt Release Land
	Agricultural Grazing Land
	Agricultural Arable Land
	Woodland
	Sports / Playing Fields
	Recreational Park Land



05 A PROPOSED SUSTAINABLE MASTERPLAN

S3: EAST OF ST ALBANS

LARGE AREAS OF RESIDENTIAL AMENITY SPACE WITH WIDE HABITAT CORRIDORS

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

SUSTAINABLE DRAINAGE INTEGRATED INTO THE MASTERPLAN THROUGH SWALES AND REED BEDS

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

COMPREHENSIVE NEW ROAD JUNCTION IMPROVEMENTS

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



A MIX OF HIGH QUALITY DESIGNED HOMES

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

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

COLLEGE SQUARE AS PART OF THE CURRENT MASTERPLAN.

THE COLLEGE AT THE HEART OF THE COMMUNITY & EDUCATION

IMPROVED PUBLIC ACCESS TO COLLEGE SPORTS FACILITIES

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

THE PROPOSALS PROVIDES THE FOLLOWING:

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



An aerial photograph of the Oaklands College campus. The image shows a large green field in the foreground, a parking lot with several cars, and several large, modern buildings with dark roofs. In the background, there are more green fields and a residential area with houses. The sky is clear and blue.

Introduction

The mission of Oaklands College is to realise the potential of its communities. It has served the particular community of St Albans City and District for many years, evolving its offer in line with employer, economic and community needs. It is with this in mind that we have responded to the Local Plan that is being developed for St. Albans City and District.

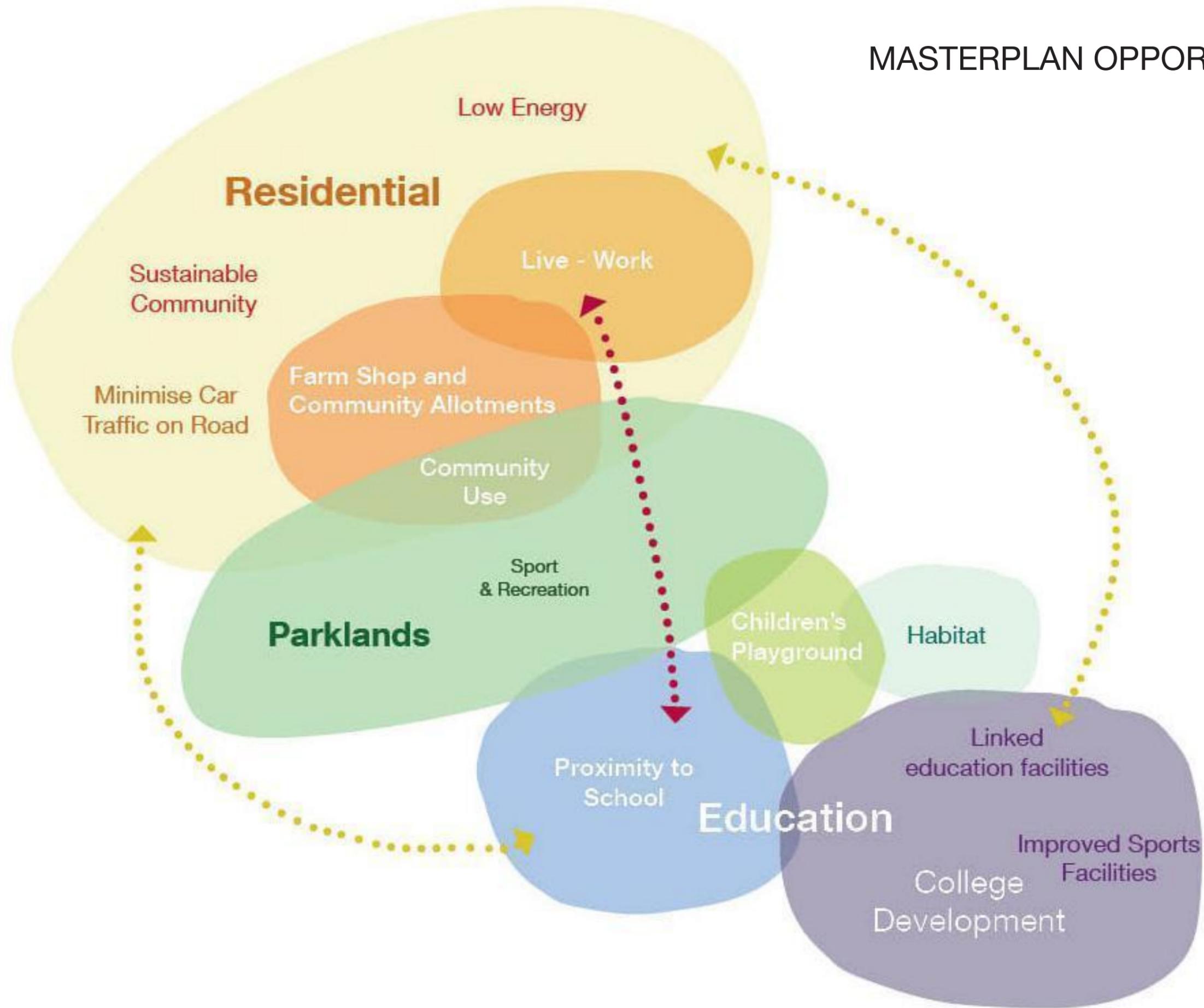
The College does face major challenges in achieving its mission as, alongside the ongoing cuts in public sector funding, the College has significant issues around vital parts of its estate and facilities. Many of the teaching facilities are dilapidated and in need of urgent repair and unless funds are secured to invest in these facilities, the future of Oaklands as a community asset will be put at risk. The securing of the site will not only enable the College to provide effective educational facilities now but long into the future as the land receipt would only be used for the purposes of Oaklands College, which is ensuring that we provide a high quality responsive curriculum offer that meets the needs of those we serve.

Our vision for the site is to create high quality new homes set within an integrated sustainable masterplan connecting directly into the College; putting the College even more firmly at the heart of the community with public access through footpaths and cycle paths to our parkland and our agricultural setting.

A summary of community benefits are as follows:

- An exemplar high quality design masterplan. A masterplan that allows residents and the general public to access the parklands, the lake, the existing footpaths, new footpaths, new cycle paths as well as the college restaurant, farm shop and community days centred on the new public square – College Square – as part of the current masterplan. This would include zero carbon for 650 of the proposed dwellings.
- 40% affordable housing in line with the requirements of the local community
- A mix of high quality designed homes, in particular 2 bedroom and 3 bedroom homes helping to fill the gaps identified in the SHMA
- Self-build Code Level 6 experimental homes within the eastern portion of the masterplan, which would also be used as a teaching tool for the College
- A new two form entry Primary school able to link with other schools in the area but also with the college, enabling an exciting educational opportunity for the primary school children to access all the facilities the College has to offer
- The College at the heart of the community – with training and employment not only during the construction period but also in later management roles in the future
- The College at the heart of community education with the opportunity for a child to start at nursery and then progress via primary, secondary to the College without the need to travel further than two miles.
- A Combined Heat and Power facility at the centre of the scheme and serving 650 of the dwellings, which would be celebrated rather than hidden and used as a teaching tool.
- Sustainable drainage integrated into the masterplan through swales and reed beds
- Large areas of residential amenity space with wide habitat corridors, considerable numbers of new native trees planted as well as existing habitat areas enhanced and made more accessible to the public
- Comprehensive new road junction improvements including new junctions and access roads – with the potential for a bus link through from Sandpit Lane to Hatfield Road
- Improved public access to college sports facilities and the possibility for growth in this area to meet community need
- And fundamentally – the money raised from the land receipts invested in the future of the people of St Albans.

The Oaklands Masterplan provides a once in a generation opportunity to establish a community which can offer a wide range of benefits and opportunity to its residents that at its heart is focussed on education and the improvement of lives.



The Masterplan must work on many levels; It must be functional and provide efficient access for vehicles and people across the site. It must enable and encourage interaction between people to help create a sense of community and avoid isolation.

It must provide people not only with a home in which to live, but a place which they can enjoy throughout the year. It must provide a range of outside spaces, shared by the community, for all people to appreciate.

It must be rich in character, distinctive and memorable.

STRUCTURE, LAYERS & TEXTURES 01



1. Site Character and Densities

Oaklands Village: a solution unique to St Albans to create a sense of place and appealing to a wide demographic.



2. Public Open Space and Recreation

Accessible and inviting open spaces across the site alongside sport and recreation facilities facilitate community cohesion.



3. Framework of Garden Spaces

Invigorating open public green spaces with shared allotments, alongside private gardens and woodland areas.



4. Pedestrian, Cycle and Jogging Routes

Clear and legible routes which promote cycling and walking providing easy access to all areas.



5. Education

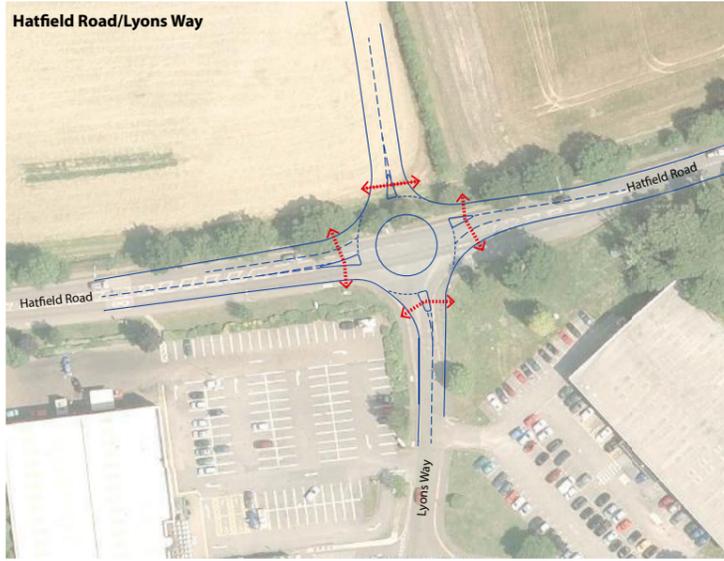
Proximity and connectivity to a modern, progressive learning environment – opportunities for live-work.



6. Highways

Improved connections between existing infrastructure as well as complementary integrated, sustainable travel provision.





Hatfield Road / Lyons Way

We have prepared an option showing the existing priority T-junction arrangement replaced by a 4-arm roundabout, with the northern arm serving as the new access to the College from Hatfield Road. Again, this layout is consistent with the scheme agreed for the Hub scheme, so has previously been seen and approved by Hertfordshire.



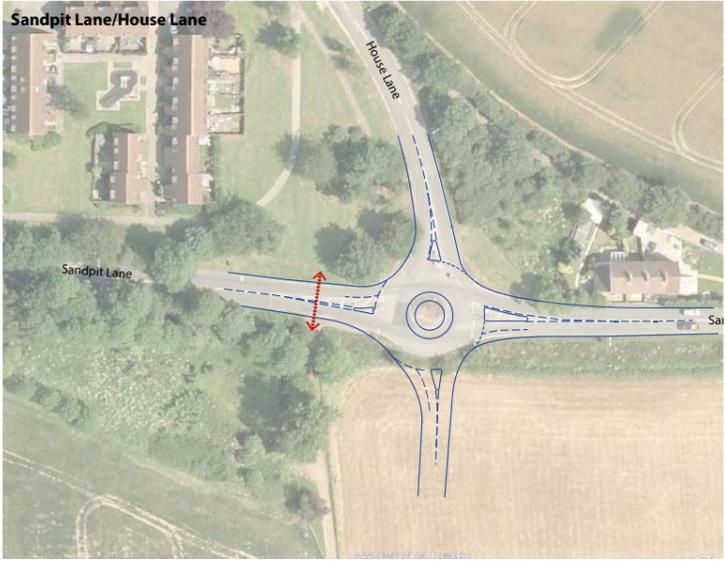
Hatfield Road / Colney Heath Lane

We have prepared two options for this junction. The first option shows the existing priority T-junction arrangement replaced by a 3 arm roundabout. This layout is consistent with the scheme agreed for the Hub scheme, so has previously been seen and approved by Hertfordshire. The second option shows the existing priority T-junction converted to a signalised junction. We did look at this as part of the Phase 2 application but couldn't get it to work due to the interaction with South Way. However, in both options we have assumed that South Way becomes entry only, therefore the signalised option may be worthy of further investigation as it requires significantly less land and allows pedestrian crossing facilities to be integrated into the junction.



Sandpit Lane / Coopers Green Lane

We have shown an enlarged 3-arm roundabout, which would provide additional capacity and also improve the safety of the junction by increasing deflection which would slow approach speeds.



Sandpit Lane / House Lane

We have prepared an option showing the existing 3-arm roundabout replaced by a larger 4-arm roundabout, with the new southern arm serving as an access to the residential development



Sandpit Lane / Marshalswick Lane

Improvements are proposed at this junction as part of the Phase 2 application – these are shown in grey in the sketch. The only option we can see for further improvement to this junction is to widen the eastern approach by taking land from the verges to the north and south. This would address the existing pinch point, although is unlikely to substantially improve capacity over and above the Phase 2 scheme. Consideration could be given to introducing advanced cycle stop lines at this junction to encourage cycling, however, Hertfordshire have previously indicated that traffic capacity is the overriding concern at this junction.

The Oaklands Masterplan provides a once in a generation opportunity to establish a community which can offer a wide range of benefits and opportunity to its residents that at its heart is focussed on education and the improvement of lives.

And fundamentally – the money raised from the land receipts invested in the future of the people of St Albans.

A summary of community benefits are as follows:

Zero Carbon Residential Masterplan

- An exemplar high quality residential masterplan, with zero carbon proposed for 650 of the dwellings.
- 40% affordable housing in line with the requirements of the local community
- A mix of high quality designed homes, in particular 2 bedroom and 3 bedroom starter homes helping to fill the gaps identified in the SHMA
- Self-build Code Level 6 experimental homes within the eastern portion of the masterplan, which would also be used as a teaching tool for the College
- A Combined Heat and Power facility at the centre of the scheme and serving 650 of the dwellings, which would be celebrated rather than hidden and used as a teaching tool.
- Sustainable drainage integrated into the masterplan through swales and reed beds



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



Bird Diversity
Introduction of small bird to control insects with close proximity to vegetable gardens.



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



Solar Shading
Solar control considered through building orientation, tree planting.



CHP
Combined Heat and Power facility on-site that will generate at least 10% of the site's energy requirements.



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



Passive Heating & Natural Lighting
Winter sun can assist with heating houses in the colder months and admit natural light.



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



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



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

Education Facilities

- A new two form entry Primary school able to link with other schools in the area but also with the college, enabling an exciting educational opportunity for the primary school children to access all the facilities the College has to offer
- The College at the heart of the community – with training and employment not only during the construction period but also in later management roles in the future
- The College at the heart of community education with the opportunity for a child to start at nursery and then progress via primary, secondary to the College without the need to travel further than two miles.



Community Facilities & Events

- A masterplan that allows residents and the general public to access the parklands, the lake, the existing footpaths, new footpaths, new cycle paths as well as the college restaurant, farm shop and community days centred on the new public square – College Square – as part of the current masterplan.
- If required a GP surgery / Pharmacy could be included within the Masterplan or allocation towards an off site contribution.
- The Gypsy and Traveller Assessment suggests that the East of St Albans is not the preferred location for such provision, but that a modest off site contribution could be made if appropriate.

