

**South West Hertfordshire:  
South East Hemel  
Hempstead**

**Secondary School Site  
Search Report**

On behalf of Hertfordshire  
County Council

September 2020

Prepared by  
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# SECONDARY SCHOOL SITE SEARCH REPORT: SOUTH EAST HEMEL HEMPSTEAD

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## 1.0 INTRODUCTION

- 1.1 Vincent and Gorbing have been commissioned by Hertfordshire County Council (HCC) to undertake a search for potential secondary school sites in south-west Hertfordshire in response to confirmed secondary education need arising from potential housing and demographic growth identified during the current preparation of new local plans.
- 1.2 HCC is working with local planning authorities to ensure that a robust infrastructure strategy is in place for the delivery of new secondary schools where they may be required. It is understood that the site search will help to inform the preparation of the local plans and identify suitable sites that would be allocated for secondary school use.
- 1.3 HCC has identified a need for one 10fe secondary school site to serve potential housing and demographic growth in the south-east area of Hemel Hempstead. This report sets out the conclusions of the site search for this area. In parallel separate secondary school site search reports are being prepared for Berkhamsted, South-east Watford/Bushey, and Borehamwood.
- 1.4 Local planning authorities and county councils are under a duty to co-operate with each other and with other prescribed bodies on strategic matters that cross administrative boundaries (para 24 NPPF 2029). To ensure effective and ongoing joint working (para 25 NPPF 2019) meetings have been held with officers from the County Council's Growth and Place Services and Dacorum Borough Council (DBC) Local Plans Team to present and discuss the site search (both at interim and final findings stages) prior to the publication of this report. Officers from both Councils have engaged collaboratively in the site search work methodology and findings.
- 1.5 Section two sets out the methodology used for identifying potential secondary school sites of the appropriate size and suitability. This methodology is common to all site search areas.
- 1.6 Section three presents the outcomes for the south-east Hemel Hempstead site search.
- 1.7 Section four comprises the summary and conclusion.

## 2.0 SITE SEARCH METHODOLOGY

2.1 This section of the report sets out: the projected need for a new secondary school in south-east Hemel Hempstead; the required site size and site characteristics for a 10fe secondary school; the sequential site search methodology used for searching for a site firstly in the urban area and then secondly in the non-urban area; and, finally the process for individual site analysis followed by site ranking.

### EDUCATION NEED

2.2 HCC has several statutory duties in relation to the provision of additional school places, namely:

- Promoting high standards of education and fair access to education
- Planning and commissioning school places in its area
- Extending diversity and choice
- Co-ordinating admissions for all maintained schools and academies in the normal admission round
- Resourcing shared maintenance, improvement to and provision of the built environment and securing value for money

2.3 The role of HCC in ensuring sufficient supply of suitable school places is that of a commissioner rather than as a direct provider of school places. HCC has a duty to secure sufficient school places in its area and to allocate those places to the children of all parents who want one.

2.4 HCC fulfils these planning responsibilities by forecasting the demand for school places to ensure sufficient school places are available to meet demand within mainstream schools. It negotiates the right number of places on an annual basis and undertakes longer term strategic planning.

2.5 HCC produces local forecasts of the demand for secondary school places to anticipate a shortfall or surplus of places by (Education) Planning Areas. Pupil numbers are forecast considering:

- Historic pupil numbers in each school year group
- 0-5-year old children registered with general practitioners
- Primary pupils moving on to secondary school
- Additional pupils arising from new housing developments
- Pupil movement patterns taking account of cross area flows both within planning areas within Hertfordshire and out of the county as well as from the independent sector

2.6 Secondary school forecasts are based on actual children, both in schools and registered with general practitioners for 10 years ahead together with a calculation of additional pupils arising from new housing developments.



- 2.7 The HCC summer forecast (2019/20) for secondary school places is attached at Appendix 1. The forecast shows that for Hemel Hempstead there would be sufficient school places in the first two years of the plan period with an emerging deficit of places thereafter with a specific rise from 2025-26 onwards. This deficit underpins a requirement for a secondary school site to be delivered later in the plan period. HCC have identified that this requirement can be met through the provision of a new 10fe<sup>1</sup> secondary school in the south-east Hemel Hempstead area which will be the optimum location.

## SITE SIZE AND BUILDING SIZE

- 2.8 School standards have recently changed (School Premises Regulations 2012) and provide a much less stringent approach to school standards. HCC has previously agreed to use the site areas that refer to Building Bulletin 103 for primary and secondary guidance as these are deemed a suitable standard for school premises.

<b>6fe (ha)</b>	<b>8fe (ha)</b>	<b>10fe (ha)</b>	<b>Category/Comments</b>
>8.36	>10.78	> <b>13.20</b>	Preferred – should allow a fully BB103 compliant school to be built on the site, including where there are minor abnormal features or constraints.
6.66 – 8.36	8.58 – 10.78	<b>10.50 – 13.20</b>	Sub-optimal – may allow a fully BB103 compliant school, subject to any constraints or abnormal features which reduce the developable/usable area. May require a DPF.
<6.66	<8.58	< <b>10.50</b>	Would not normally be considered. Should be included in the 'long list' in case they would be viable as detached playing fields (dpf) or as 'split site' solutions.

- 2.9 The site size requirements set out in Table 1 above indicate that for a **10fe** school there is a preference for a site to be more than **13.20ha** which will allow for any potential abnormal site constraints. Should there be no suitable sites of more than **13.20ha** then a site of between **10.50ha-13.20ha** could be identified but this would be sub-optimal. Sites of under **10.50ha** would not normally be considered but could be part of a split site solution.
- 2.10 So, the preference for the Hemel Hempstead site search is to identify a **13.20ha >** site which would include a building zone of **4.36ha**. Should a suitable site of this size not be identified then a sub-optimal site of between **10.50-13.20ha** could be identified.

<sup>1</sup> School provision is often described in terms of "forms of entry". 1 form of entry (f.e) equals 30 places per year group. Secondary schools have five-year groups from Year 7 through to Year 11 and Sixth forms with lower and upper year groups.

- 2.11 Ideally a 10fe secondary school should have all the facilities it requires, including playing fields provided on a single site. There may, however, be situations where a split site is identified as preferential. In this circumstance the site size for a school building zone would be slightly higher because more facilities would be needed in the school buildings location to account for a detached school playing field. In this scenario for a 10fe secondary school a school building zone of **5.36ha** is required and a playing field of **7.84ha** would be required making up the total site area of **13.20ha**. In the event of a split site scenario there would need to be no more than **400m walking distance** between the two sites to ensure that the detached playing field could be easily accessed during the school day for curriculum use.
- 2.12 The building zone of any secondary school site needs to be able to accommodate a minimum footprint which is generated from the number of pupils attending the school (based again on school size).

School size	No. of pupils	Gross area m <sup>2</sup>
6fe	1152	9,023
8fe	1535	11,557
<b>10fe</b>	<b>1920</b>	<b>14,014</b>

- 2.13 Table 2 above shows the building footprint requirements for each size of school which assumes a typical curriculum, standard labs, hall with bleacher seating, 60- minute dining including school hall, 70% staying on rate and classrooms at HCC standard size. These footprint requirements are utilised when a site is identified as preferential and development principles plans are being prepared which shows the extent of the building zone, the extent of the playing fields and, how the site can be accessed..

## SEQUENTIAL SITE SEARCH METHODOLOGY

### Study area mapping

- 2.14 The site search begins with the identification of the study area which is mapped onto an Ordnance Survey base. The broad study area is based on the secondary education planning area in which the education need is identified. The study area boundary is then identified using natural boundaries (e.g. roads/railways/administrative boundaries). As part of the interim meeting held with the local planning authority the study area boundary is explained, discussed, and agreed. Adjustments to the study area boundary may be made after the interim meeting with the local planning authority.
- 2.15 The local planning authority supply information on any sites they may be considering for release from the Green Belt as part of any local plan review.

### Urban area site search

- 2.16 Once the study area is agreed then the sequential site search commences. The sequential site search is a two-stage process: firstly, an urban area site search and secondly a non-urban area site search if the urban area site search does not yield any suitable sites.

- 2.17 The urban area site search begins with a mapping of all HCC owned land, playing fields and open spaces, open land, allotments, and employment areas. Sites that might be released for development as part of any local plan review are also mapped within the urban area.
- 2.18 Once this mapping is completed each of the sites identified is measured to determine whether it falls within the site size range, in this case **10.50-13.20ha** or whether there are smaller sites of **5.36ha** with sites for a detached playing field of **7.84ha** within a **400m walking distance**. A radius of 400m walking distance is applied to the mapping where sites are **5.36ha** or more. The County Council considers it reasonable in any split site search to identify sites which collectively deliver the preferred site size rather than a sub-optimal solution.
- 2.19 If there are sites that are more than **5.36ha** with another site of **7.84ha** within a 400m walking distance, then the sites are taken forward for further consideration.

### Non-urban area site search

- 2.20 The non-urban site search begins with a mapping of all the potential environmental constraints around the settlement boundaries. These constraints fall into two categories: category 1 constraints that preclude development and category 2 constraints that may hinder development. Category 1 constraints comprise: woodland areas, conservation areas, parks/gardens, scheduled ancient monuments<sup>2</sup>, active golf courses (unless identified as potential future housing sites), landscape designations, landscape conservation areas, areas of outstanding natural beauty (AONB)<sup>3</sup>, sites of special scientific interest (SSSI), nature reserves, wildlife sites, environmental agency designated flood zones 2 and 3. Sites in these locations are not considered suitable for development.
- 2.21 Category 2 constraints include: areas of archaeological interest (as development mitigation might be sought prior to development), noise sources (which could be mitigated through noise attenuation measures), playing fields (as these might not be in active use), and designated public footpaths, restricted byways and bridleways which may possibly be diverted or may pose a constraints to the way in which the site is developed. These constraints may not necessarily preclude development on the site.
- 2.22 It should be noted that this methodology does not entirely rule out development constraints since until detailed site investigations are completed, site constraints are not always fully known. It does however provide an initial site sieving mechanism to identify the sites with the best prospect for secondary school development.
- 2.23 Sites within areas identified by local planning authorities as potential areas of housing growth were also mapped onto the non-urban area plans. It was agreed with HCC and in meetings with the local planning authorities that these potential areas of growth could also accommodate secondary school sites if the site-specific criteria above could be met.
- 2.24 Dacorum Borough Council supplied information from the Dacorum Urban Capacity Study and AECOM Site Selection Studies (2020) which was added to the mapping for both urban and non-urban areas.

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<sup>2</sup> At the meeting held on 11 June 2020 with Dacorum Borough Council it was agreed with the LPA that Scheduled Ancient Monuments (SAM) should also be identified as a Category 1 constraint which would preclude development.

<sup>3</sup> At the meeting held on 11 June 2020 with Dacorum Borough Council it was agreed with the LPA that Areas of Outstanding Natural Beauty (AONB) should also be identified as a Category 1 constraint which would preclude development.

## Site identification

- 2.25 Once Category 1 and 2 constraints are mapped, a short list of sites outside of the urban area of more than **10.50ha** (ideally more than **13.20ha**) is prepared excluding any category 1 constraints areas. Sites are identified where they: adjoin the urban area or settlement boundary, and adjoin a road (A road, B road and minor road).
- 2.26 These basic requirements are needed to ensure the site is sustainable within walking distance of the existing population and/or any proposed expansion vehicular access can be achieved, and that there is minimum encroachment into the Green Belt). If there are Category 2 constraints a larger site area may need to be identified to ensure there is flexibility to deliver the school should those constraints affect development parcels.

## Site analysis

- 2.27 Once the shortlisted sites are identified a planning appraisal is undertaken using a proforma which captures the same information for each site. The proforma includes a standard list of positive and negative site attributes which are applied to all sites to enable a consistent approach to the appraisal. The planning appraisal includes a site visit to assess the site and a record of the site visit is taken through site photographs. This is to ensure that all matters are fully considered on each site. The proforma template is attached at Appendix 2.
- 2.28 Following the initial site visit and planning appraisal some sites may be rejected if it is considered that the site is unlikely to be suitable for development. These reasons are set out in the conclusion to the planning appraisal for each site.
- 2.29 Following the completion of the initial site visit and planning appraisal those sites that are not rejected are proposed for a high-level highway appraisal. The high-level highways appraisal which examines site compliance to LTP4 policies, means of access appraisal (to confirm the initial planning appraisal), and an assessment of the local highway network. This highways appraisal is undertaken by Civil Engineering Consultants Stomor Ltd and is prepared in consultation with HCC Highways.
- 2.30 Sites may be then be rejected following highway appraisal if there is no suitable and safe means of access or if sustainable transport modes cannot be achieved.
- 2.31 It should be noted that all highway appraisals contained in this report were prepared during the period of the Covid-19 pandemic. Therefore, traffic conditions at the time of writing do not reflect former 'typical' traffic condition. Therefore, it is not possible to comment upon existing highway conditions in terms of congestion in the vicinity of the sites. Further work would be required when traffic levels return to their pre-Covid-19 levels.

## Site ranking

- 2.32 The final list of potential sites is then ranked according to their planning and highways appraisal performance and a recommendation is made.

## 3.0 SOUTH EAST HEMEL HEMPSTEAD SITE SEARCH

- 3.1 This section of the report presents the outcomes for the South-east Hemel Hempstead site search summarising the outcomes from the urban and non-urban site search, and the identification of a preferred site(s).

### URBAN AREA SITE SEARCH

- 3.2 Plan 5309/200/A (attached at Appendix 3) sets out the mapping of sites in the urban area. The boundary of the study area is the M1(M) to the east, Kings Langley to the south and the A41 to the west. The urban area search covered the south-east area of Hemel Hempstead and parts of Kings Langley within the study area using the Green Belt as the settlement boundary. It was acknowledged that Kings Langley would be a sub-optimal location for the siting of a new secondary school serving education need in the south-east Hemel Hempstead area but in the event of their being no suitable sites in the Hemel Hempstead area it may be necessary to review potential sites in Kings Langley.
- 3.3 Plan 5309/200/A identifies: HCC ownership (12 sites in active service use), playing fields and open spaces (15 sites), education playing fields (2 sites), area of open land (4 sites), allotments (3 sites), employment areas (8 sites).
- 3.4 The following sites (excluding HCC ownership) exceeded the site size requirement for a split site with a detached playing field of **5.36ha** and so were evaluated as set out below:
- PF1: Marchmont open space (5.47ha) -this was rejected due to its piecemeal configuration
  - PF9: Belswains playing field (8.30ha) – this was rejected due to there being no available detached playing field within 400m walking distance – see 400m radii on plan
  - E1: Breakspear Park (7.99ha) – this was rejected due to its existing employment uses on the site
  - E6: London Road (9.22ha) – this was rejected due to its existing employment uses on the site
- 3.5 It was therefore concluded that there are no available suitable sites within the urban area of south east Hemel Hempstead over **5.36ha** which would provide a site for a school building zone with detached playing fields within a 400m walking distance.

### NON- URBAN AREA SITE SEARCH

#### Site identification

- 3.6 Plan 5309/201 (attached at Appendix 3) sets out the mapping of environmental constraints outside the urban area adjoining the settlement boundaries of Hemel Hempstead and Kings Langley. Following the mapping of environmental constraints and avoiding land with Category 1 constraints the following potential secondary school sites were shortlisted:
- Heml 01: Land south of Hemel Hempstead Road
  - Heml 02: Land west of Bedmond Road (split site)
  - Heml 03: Land north and south of Bunkers Lane (split site)
  - Heml 04: Land north east of Barns Lane

- Heml 05: Land south of Shearwater Road
- Heml 06: Land east of A41

## Site analysis

- 3.7 Town planning appraisals of all these sites were undertaken and are attached at Appendix 4. Conclusions of the planning appraisals are summarised below.

### Heml 01: Land south of Hemel Hempstead Road

- 3.8 The site is located south of Hemel Hempstead Road and north of Bedmond Road, Hemel Hempstead (plan 5309/201). The existing use is arable farmland and it is in single ownership. The site is relatively level with some level changes. The site is the optimal size for a 10fe secondary school.
- 3.9 The site was recommended for a highway appraisal. The conclusions of the highway appraisal were that in principle, it would appear that the road network and potential for sustainable access to the site would be suitable for provision of a 10fe secondary school, subject to a full review of transport impact and safety as part of a full Transport Assessment. There appears to be some limitations to potential cycle improvements in the immediate vicinity of the site particularly along Leverstock Green Way, which may give rise to safety concerns in this location. It would be necessary to allow parent drop off in the site to prevent parking along the A4147 or Bedmond Road, which would cause traffic flow issues and safety concerns.
- 3.10 A development principles plan (5309/212) has been prepared and is attached at Appendix 3. This plan shows the disposition of a building zone, playing fields and the optimal point of vehicular access for site (based on the highway appraisal conclusions).
- 3.11 This site, it is concluded would be suitable for a 10fe secondary school subject to further investigations set out in the planning appraisal.

### Heml 02: Land west of Bedmond Road (split site)

- 3.12 The site is located west of Bedmond Road Hemel Hempstead (plan 5309/201). The existing use is grassland, cemetery and open space and it is in single ownership. The site is level. The site is a sub-optimal size for a 10fe school and as a split site would be a sub-optimal solution.
- 3.13 The southern parcel of land has recently been developed as a cemetery and a planning application is pending to add a crematorium to the site. A public right of way runs through the western part of the site. To extend the site boundary sufficiently to incorporate playing fields would require a large area of Bunkers Park and likely extend into the adjacent woodland.
- 3.14 For the above reasons, the site was not recommended for high level highway appraisal or for further comparative assessment with other sites.

### Heml 03: Land north and south of Bunkers Lane (split site)

- 3.15 The site is located north and south of Bunkers Lane (plan 5309/201). The existing use is meadow and open space (Bunkers Park) and it is in single ownership. The site is very undulating and in places steeply sloped and would require significant re-grading. The site would be split into two parcels which would be a sub-optimal solution.
- 3.16 The local highway network is not considered to be suitable as Bunkers Lane is very narrow, and significant environmentally damaging highway improvements would be required to achieve site access. The site is also adjacent to woodland and a nature reserve meaning that the ecological impacts are likely to be significant.
- 3.17 For the above reasons, the site was not recommended for a highway appraisal or for further comparative assessment with other sites.

### Heml 04: Land north east of Barns Lane

- 3.18 The site is located to the east of Barns Lane, Kings Langley (plan 5309/201). The existing use is arable farmland and it is in single ownership. The site slopes gently. The site is an optimal size for a 10fe school.
- 3.19 The local highway network is not considered to be suitable as Barnes Lane is very narrow with multiple blind bends and Rucklers Lane to the north is also very narrow and is bounded by woodland to the south. Access to the site would not be possible without significant environmentally damaging highway improvements and the removal of a significant amount of woodland to the north of the site if access was from Rucklers Lane. The site is somewhat removed from the area of education need in south-east Hemel Hempstead.
- 3.20 For the above reasons, the site was not recommended for a highway appraisal or for further comparative assessment with other sites.

### Heml 05: Land south of Shearwater Road

- 3.21 The site is located south of Shearwater Road, Apsley (plan 5309/201). The existing use is golf course and private dwelling. This site was selected for consideration because part of the existing golf course is identified as a potential housing site (plan 5309/201). The site is in 2 ownerships. The topography is highly profiled due to golf course use and development of the site would require extensive re-grading. The site size is sub-optimal for a 10fe school.
- 3.22 The site features extensive areas of tree coverage and is adjacent to mature woodland meaning that ecological impacts are likely to be increased. The site is traversed by rights of way which would limit the development potential of the site for school requiring footpath diversions. Access to the site would be difficult due to the northern tip of the site, adjacent to Shearwater Road, being in private ownership as a dwelling house. The site is in multiple ownership, and although identified as a potential housing site the majority of the site is still an active golf course which is not considered to be available unless the golf course ceases use and the site becomes part of golf course which has been promoted for housing development.
- 3.23 For these reasons, the site was not recommended for highway appraisal or for further comparative assessment with other sites.



### Hemel 06: Land east of A41

- 3.24 The site is located to the east of the A41 (plan 5309/201). The existing use is golf course. The site was selected for consideration because it forms part of the golf course which has a potential housing site (see Hemel 05 above). The site is in one ownership. The eastern area of the site is relatively flat, towards the centre of the site the land slopes slightly more steeply downwards from the east and west towards the middle of the site. The site is of an optimal size for a 10fe school.
- 3.25 The site is in active use as a golf course and is not considered to be currently available. The build zone of the school would be close to a Grade II listed building (Aspley Manor Farmhouse) which could limit the scale of the development. The A41 to the west of the site creates a significant source of noise which would be detrimental to the teaching and learning environment of the school (particularly when outside) and would be detrimental to air quality. Access from the A41 would not be suitable and if possible, access from Shearwater Road would result in the loss of a mature wooded area. The site features several groups of trees which would need to be removed to facilitate development of the site.
- 3.26 For these reasons, the site was not recommended for high level highway appraisal or for comparative assessment with other sites.

### Site ranking

- 3.27 The planning appraisals undertaken on Hemel sites 01-06 resulted in only one site being identified for high level highways appraisal. Hemel 01 was found to be suitable in highway terms and as such is the only site in south-east Hemel Hempstead that could be identified for secondary school use.



## 4.0 SUMMARY AND CONCLUSION

- 4.1 A site search of the urban areas of South-east Hemel Hempstead and Kings Langley resulted in no suitable or available sites being identified within the urban area. Consequently, the site search extended to the non-urban area searching for sites that adjoin the urban area.
- 4.2 Initially six sites were identified. Planning appraisals were completed comprising a site visit, photographic appraisal, site appraisal and the completion of a proforma using the common template. Completion of the planning appraisals resulted in one site (Heml 01: Land south of Hemel Hempstead Road) being identified as suitable for further investigation.
- 4.3 A highways appraisal was completed for Heml 01 which concluded that access to the site could be achieved and that the site was suitable in terms of connectivity to sustainable transport modes.
- 4.4 Heml 01 Land south of Hemel Hempstead Road should be considered as a potential allocation for a 10fe Secondary School as part of the St Albans City and District Local Plan since the site lies in that district but adjacent to the administrative district of Dacorum Borough Council. Further technical and environmental site investigations will be required at the application stage, but none are required for further comparative assessment since there are no other suitable sites.

## APPENDIX 1

## 2019/20 SUMMER FORECAST – SECONDARY

### Berkhamsted

18.0.0 Berkhamsted															
School Code	School Name	Places available 2019-20	Actuals			Forecast									
			2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
5406	Ashlyns School	240	208	239	244										
<b>Total Year 7 Pupil Demand</b>			<b>208</b>	<b>239</b>	<b>244</b>	<b>285</b>	<b>294</b>	<b>302</b>	<b>297</b>	<b>272</b>	<b>283</b>	<b>282</b>	<b>282</b>	<b>291</b>	<b>293</b>
<b>Total Year 7 Places Available</b>		<b>240</b>				<b>240</b>	<b>240</b>	<b>240</b>	<b>240</b>	<b>240</b>	<b>240</b>	<b>240</b>	<b>240</b>	<b>240</b>	<b>240</b>
<b>Surplus or Shortage of Year 7 Places (No.)</b>						<b>-45</b>	<b>-54</b>	<b>-62</b>	<b>-57</b>	<b>-32</b>	<b>-43</b>	<b>-42</b>	<b>-42</b>	<b>-51</b>	<b>-53</b>
<b>Surplus or Shortage of Year 7 Places (%)</b>						<b>-18.8%</b>	<b>-22.5%</b>	<b>-25.8%</b>	<b>-23.8%</b>	<b>-13.3%</b>	<b>-17.9%</b>	<b>-17.5%</b>	<b>-17.5%</b>	<b>-21.3%</b>	<b>-22.1%</b>
<b>Surplus or Shortage of Year 7 Places (FE)</b>						<b>-1.5</b>	<b>-1.8</b>	<b>-2.1</b>	<b>-1.9</b>	<b>-1.1</b>	<b>-1.4</b>	<b>-1.4</b>	<b>-1.4</b>	<b>-1.7</b>	<b>-1.8</b>

### Hemel Hempstead

19.0 Hemel Hempstead															
School Code	School Name	Places available 2019-20	Actuals			Forecast									
			2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
4005	The Hemel Hempstead School	217	186	186	186										
[4029]	[Adeyfield School]	0	87	94	0										
4032	Adeyfield School	150	0	0	117										
[4100]	[The Cavendish School]	0	148	112	0										
4033	Laureate Academy	210	0	0	145										
4080	Longdean School	240	217	229	240										
4096	Kings Langley School	186	186	186	185										
4499	The Astley Cooper School	180	85	132	130										
4619	John F Kennedy Catholic School	180	180	180	180										
<b>Total Year 7 Pupil Demand</b>			<b>1089</b>	<b>1119</b>	<b>1183</b>	<b>1271</b>	<b>1266</b>	<b>1337</b>	<b>1381</b>	<b>1352</b>	<b>1315</b>	<b>1415</b>	<b>1461</b>	<b>1501</b>	<b>1524</b>
<b>Total Year 7 Places Available</b>		<b>1,363</b>				<b>1,363</b>	<b>1,363</b>	<b>1,363</b>	<b>1,363</b>	<b>1,363</b>	<b>1,363</b>	<b>1,363</b>	<b>1,363</b>	<b>1,363</b>	<b>1,363</b>
<b>Surplus or Shortage of Year 7 Places (No.)</b>						<b>92</b>	<b>97</b>	<b>26</b>	<b>-18</b>	<b>11</b>	<b>48</b>	<b>-52</b>	<b>-98</b>	<b>-138</b>	<b>-161</b>
<b>Surplus or Shortage of Year 7 Places (%)</b>						<b>6.7%</b>	<b>7.1%</b>	<b>1.9%</b>	<b>-1.3%</b>	<b>0.8%</b>	<b>3.5%</b>	<b>-3.8%</b>	<b>-7.2%</b>	<b>-10.1%</b>	<b>-11.8%</b>
<b>Surplus or Shortage of Year 7 Places (FE)</b>						<b>3.1</b>	<b>3.2</b>	<b>0.9</b>	<b>-0.6</b>	<b>0.4</b>	<b>1.6</b>	<b>-1.7</b>	<b>-3.3</b>	<b>-4.6</b>	<b>-5.4</b>

## Watford

21.0 Watford		Places available	Actuals			Forecast									
School Code	School Name		2019-20	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
4111	Westfield Academy	240	182	167	178										
5401	Watford Grammar School for Boys	224	190	197	225										
5403	Watford Grammar School for Girls	210	183	182	210										
5404	Parmiter's School	208	212	208	211										
5417	Saint Michael's Catholic High School	180	187	182	181										
6905	Francis Combe Academy	225	221	206	222										
<b>Total Year 7 Pupil Demand</b>			<b>1175</b>	<b>1142</b>	<b>1227</b>	<b>1267</b>	<b>1253</b>	<b>1289</b>	<b>1360</b>	<b>1347</b>	<b>1322</b>	<b>1324</b>	<b>1345</b>	<b>1345</b>	<b>1280</b>
<b>Total Year 7 Places Available</b>		<b>1,287</b>				<b>1,287</b>	<b>1,272</b>	<b>1,272</b>	<b>1,272</b>	<b>1,272</b>	<b>1,272</b>	<b>1,272</b>	<b>1,272</b>	<b>1,272</b>	<b>1,272</b>
<b>Surplus or Shortage of Year 7 Places (No.)</b>						<b>20</b>	<b>19</b>	<b>-17</b>	<b>-88</b>	<b>-75</b>	<b>-50</b>	<b>-52</b>	<b>-73</b>	<b>-73</b>	<b>-8</b>
<b>Surplus or Shortage of Year 7 Places (%)</b>						<b>1.6%</b>	<b>1.5%</b>	<b>-1.3%</b>	<b>-6.9%</b>	<b>-5.9%</b>	<b>-3.9%</b>	<b>-4.1%</b>	<b>-5.7%</b>	<b>-5.7%</b>	<b>-0.6%</b>
<b>Surplus or Shortage of Year 7 Places (FE)</b>						<b>0.7</b>	<b>0.6</b>	<b>-0.6</b>	<b>-2.9</b>	<b>-2.5</b>	<b>-1.7</b>	<b>-1.7</b>	<b>-2.4</b>	<b>-2.4</b>	<b>-0.3</b>

## Bushey and Radlett

22.0 Bushey & Radlett		Places available	Actuals			Forecast									
School Code	School Name		2019-20	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
5408	Bushey Meads School	200	200	198	202										
5410	Queens' School	265	266	264	270										
6906	The Bushey Academy	210	214	214	216										
<b>Total Year 7 Pupil Demand</b>			<b>680</b>	<b>676</b>	<b>688</b>	<b>706</b>	<b>714</b>	<b>716</b>	<b>769</b>	<b>744</b>	<b>727</b>	<b>743</b>	<b>733</b>	<b>770</b>	<b>718</b>
<b>Total Year 7 Places Available</b>		<b>675</b>				<b>675</b>	<b>675</b>	<b>675</b>	<b>675</b>	<b>675</b>	<b>675</b>	<b>675</b>	<b>675</b>	<b>675</b>	<b>675</b>
<b>Surplus or Shortage of Year 7 Places (No.)</b>						<b>-31</b>	<b>-39</b>	<b>-41</b>	<b>-94</b>	<b>-69</b>	<b>-52</b>	<b>-68</b>	<b>-58</b>	<b>-95</b>	<b>-43</b>
<b>Surplus or Shortage of Year 7 Places (%)</b>						<b>-4.6%</b>	<b>-5.8%</b>	<b>-6.1%</b>	<b>-13.9%</b>	<b>-10.2%</b>	<b>-7.7%</b>	<b>-10.1%</b>	<b>-8.6%</b>	<b>-14.1%</b>	<b>-6.4%</b>
<b>Surplus or Shortage of Year 7 Places (FE)</b>						<b>-1.0</b>	<b>-1.3</b>	<b>-1.4</b>	<b>-3.1</b>	<b>-2.3</b>	<b>-1.7</b>	<b>-2.3</b>	<b>-1.9</b>	<b>-3.2</b>	<b>-1.4</b>

## Rickmansworth

20.0 Rickmansworth		Places available 2019-20	Actuals			Forecast									
School Code	School Name		2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
4007	The Reach Free School	120	108	113	120										
4025	Croxley Danes School	180	0	120	179										
5400	Rickmansworth School	226	225	196	228										
5418	Saint Joan of Arc Catholic School	210	217	212	223										
5421	St Clement Danes School	240	238	240	240										
<b>Total Year 7 Pupil Demand</b>			<b>788</b>	<b>881</b>	<b>990</b>	<b>954</b>	<b>947</b>	<b>972</b>	<b>1008</b>	<b>988</b>	<b>1011</b>	<b>948</b>	<b>996</b>	<b>973</b>	<b>980</b>
<b>Total Year 7 Places Available</b>		<b>976</b>				<b>976</b>	<b>976</b>	<b>976</b>	<b>976</b>	<b>976</b>	<b>976</b>	<b>976</b>	<b>976</b>	<b>976</b>	<b>976</b>
<b>Surplus or Shortage of Year 7 Places (No.)</b>						<b>22</b>	<b>29</b>	<b>4</b>	<b>-32</b>	<b>-12</b>	<b>-35</b>	<b>28</b>	<b>-20</b>	<b>3</b>	<b>-4</b>
<b>Surplus or Shortage of Year 7 Places (%)</b>						<b>2.3%</b>	<b>3.0%</b>	<b>0.4%</b>	<b>-3.3%</b>	<b>-1.2%</b>	<b>-3.6%</b>	<b>2.9%</b>	<b>-2.0%</b>	<b>0.3%</b>	<b>-0.4%</b>
<b>Surplus or Shortage of Year 7 Places (FE)</b>						<b>0.7</b>	<b>1.0</b>	<b>0.1</b>	<b>-1.1</b>	<b>-0.4</b>	<b>-1.2</b>	<b>0.9</b>	<b>-0.7</b>	<b>0.1</b>	<b>-0.1</b>

Rickmansworth is included for information. Following the opening of two new schools in this area, The Reach Free School and Croxley Danes School, there is a closer match between supply and demand.

## Borehamwood

16.0 Borehamwood		Places available 2019-20	Actuals			Forecast									
School Code	School Name		2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
4001	Hertswood Academy	270	220	242	234										
4802	Yavneh College	150	180	150	151										
<b>Total Year 7 Pupil Demand</b>			<b>400</b>	<b>392</b>	<b>385</b>	<b>413</b>	<b>420</b>	<b>421</b>	<b>435</b>	<b>450</b>	<b>438</b>	<b>466</b>	<b>454</b>	<b>469</b>	<b>442</b>
<b>Total Year 7 Places Available</b>		<b>420</b>				<b>420</b>	<b>420</b>	<b>420</b>	<b>420</b>	<b>420</b>	<b>420</b>	<b>420</b>	<b>420</b>	<b>420</b>	<b>420</b>
<b>Surplus or Shortage of Year 7 Places (No.)</b>						<b>7</b>	<b>0</b>	<b>-1</b>	<b>-15</b>	<b>-30</b>	<b>-18</b>	<b>-46</b>	<b>-34</b>	<b>-49</b>	<b>-22</b>
<b>Surplus or Shortage of Year 7 Places (%)</b>						<b>1.7%</b>	<b>0.0%</b>	<b>-0.2%</b>	<b>-3.6%</b>	<b>-7.1%</b>	<b>-4.3%</b>	<b>-11.0%</b>	<b>-8.1%</b>	<b>-11.7%</b>	<b>-5.2%</b>
<b>Surplus or Shortage of Year 7 Places (FE)</b>						<b>0.2</b>	<b>0.0</b>	<b>0.0</b>	<b>-0.5</b>	<b>-1.0</b>	<b>-0.6</b>	<b>-1.5</b>	<b>-1.1</b>	<b>-1.6</b>	<b>-0.7</b>

## APPENDIX 2

## SOUTH -WEST HERTFORDSHIRE SECONDARY SCHOOL SITE SEARCH: SHORTLISTED POTENTIAL SCHOOL SITE

### SITE DETAILS

<b>Site Reference and address</b>	[insert Settlement name]: Site [insert site ref A-Z] [Site address] Site identification plan: [5309/] Aerial photograph: [5309/] Development principles plan: [5309/]	
<b>Site area</b>	[insert] ha Building zone: [insert] ha Playing Fields zone: [insert] ha	
<b>Existing use/occupiers</b>	[insert land use/ any occupation]	
<b>Land ownership</b>	[insert Land Registry details – all owners] [insert any known information about site ownership/availability]	
<b>Site availability</b>	[insert any known information about site availability]	
<b>Brownfield Land Register</b>	[insert Y/N]	
<b>Planning history</b>	[insert any previous planning applications on the site]	
<b>Buildings</b>	[insert all buildings on the site, including number of storeys]	
<b>Adjoining uses</b>	North:	[insert land uses]
	East:	[insert land uses]
	South:	[insert land uses]
	West:	[insert land uses]
<b>Topography</b>	[insert description of any changes in levels, falls and direction of]	
<b>Water courses</b>	[Insert description] from aerial photographs, OS maps or public vantage points.	
<b>Vegetation</b>	[insert description of principal tree groups, locations of tree groups, hedgerows]	
<b>Existing secondary schools</b>	[Insert description of how close the nearest secondary school is located xm using road networks if not adjacent]	
<b>ACCESSIBILITY</b>		
<b>Vehicular access</b>	[Insert description of any existing access points major or minor and the road they take access/egress from] Comment on road type ie A road /B	

	road / unclassified road / narrow country lane / suburban residential road etc?)
<b>Cycle access</b>	[Insert description of any existing cycle routes along the site boundaries / adjoining site]
<b>Pedestrian access</b>	[Insert description of any existing footways routes along the site boundaries / adjoining site]
<b>Public transport</b>	[insert description of bus stop locations, distance from site and bus routes]
<b>High level highway assessment</b>	A preliminary highway and access appraisal prepared by Stomor Civil Engineering Consultants concludes that [insert conclusions from High Level Highways Appraisal]
<b>ENVIRONMENTAL IMPACT</b>	
<b>Landscape and visual impact</b>	[insert a description of whether the site is: <ul style="list-style-type: none"> <li>- Exposed to long distance views to the [insert compass directions]</li> <li>- Partially exposed to long distance views to the [insert compass directions]</li> <li>- Enclosed from long distance views to the [insert compass directions]</li> </ul> [insert a description of any landscape character designations]
<b>Impact on residential amenities:</b>	[insert any adjacent or nearby residential areas that may be affected by a school, noise, loss of privacy, overbearing mass]
<b>Ecology:</b>	[Insert a description of any vegetation or land uses that may be of ecological interest e.g. hedges, trees, grassland, ponds] [Insert any known ancient woodland/veteran trees]
<b>Noise sources</b>	[Insert any nearby roads, railways, airfields or other noise generating sources]
<b>Flood risk</b>	[Insert flood zone]
<b>Surface water flooding</b>	[Insert surface water flooding information if available]
<b>Groundwater source protection area</b>	[Confirm whether the site is in a groundwater source protection zone]
<b>Air quality</b>	[Confirm whether the site is in an Air Quality Management Area or close to source of poor air quality such as major road]
<b>Minerals</b>	[Confirm whether the site lies in a Minerals Consultation Area - Sand and Gravel Belt]
<b>Agricultural land quality</b>	[Insert Agricultural land grade if relevant if not then N/A]
<b>Rights of way</b>	[insert any public rights of way that run through the site, adjoin the site and their type e.g. footpath, bridleway]
<b>EXISTING PLANNING AND DESIGNATION CONSTRAINTS</b>	



<b>Existing and emerging local plan site specific designations</b>	[Insert planning designations from adopted local plan proposals map and any plan nearing adoption and insert any SHELLA designation]
<b>Heritage assets: archaeology</b>	[Insert any archaeological designations on the adopted Local Plan Proposals Map]
<b>Designated heritage assets</b>	[Insert a description of any world heritage site, Scheduled monument, listed buildings, Conservation areas, Registered Park or Garden, Registered battlefield, either on the site itself or adjacent to the site] and note boundary adjacency
<b>Designated rural areas</b>	[insert a description of National Park, Areas of Outstanding Natural Beauty]
<b>International, National and locally designated sites of importance for biodiversity and habitat sites</b>	[insert a description of Special Areas of Conservation, Sites of Community Importance, Special Protection Areas, RAMSAR sites, national sites (Sites of Special Scientific Interest) and locally designated sites including wildlife sites) and wildlife corridors]

## SITE EVALUATION

### **Positive site attributes [delete as necessary from this section]:**

1. The site is of optimal / sufficient size for 6fe/8fe/10fe.
2. The site is in single ownership.
3. The site is available.
4. The site is [flat/gentle level changes] and re-grading would be minimal/limited.
5. Vehicular access [could be achieved from – insert adjoining road] with suitable mitigation/improvements.
6. Pedestrian/cycle access [could be achieved from – insert adjoining road] with suitable mitigation/improvements.
7. The site lies adjacent/within xm walking distance of bus stops and bus routes.
8. Site development would not be exposed to long distance views in the wider landscape.
9. The site has [no significant/relatively small] areas of vegetation that would require removal to accommodate a secondary school.
10. The site lies adjacent to the urban area of [insert settlement].
11. There would appear to be no impacts on archaeology [subject to further investigations].
12. There would be no impacts on preserved trees.
13. There would be minor ecological impact [subject to further investigations].
14. The site is not at risk of flooding [subject to further investigations].
15. The site is not located near any noise sources.
16. The site lies outside the Green Belt.
17. The site lies outside an AQMA.
18. The site does not lie in a Minerals Consultation Area.
19. The site is not in an Area of Archaeological Importance.

20. There would be no impacts on designated heritage assets.
21. The site is not in a designated rural area.
22. The site does not have any international, national or local wildlife, habitat or biodiversity designations.
23. The site does not have any local plan allocation.
24. The site is not an identified SHELAA site.
25. The site has low grade agricultural land classification [if relevant].
26. The site is not traversed by rights of way.
27. The site has a single landowner/is in the ownership of HCC.
28. The site does not lie adjacent to/close to an existing secondary school.
29. The site is located at / close to the area of greatest need / demand for a new school

**Negative site attributes [delete as necessary from this section]:**

1. The site is not of optimal / sufficient size for 6fe/8fe/10fe.
2. The site is in more than one ownership.
3. The site is not known to be available.
4. The site is [sloping/significant level changes] and re-grading would be [required/significant].
5. Vehicular access [could not be achieved from – insert adjoining road] with suitable mitigation/improvements.
6. Pedestrian/cycle access [could not be achieved from – insert adjoining road] with suitable mitigation/improvements.
7. The site does not lie within [x km] walking distance of bus stops and bus routes.
8. Site development would be exposed to long distance views in the wider landscape.
9. The site has [significant/relatively large] areas of vegetation that would require removal to accommodate a secondary school.
10. The site does not lie adjacent to the urban area of [insert settlement].
11. There would appear be impacts on archaeology [subject to further investigations].
12. There would be impacts on preserved trees.
13. There would be more than minor ecological impact [subject to further investigations].
14. The site is at risk of flooding [subject to further investigations].
15. The site is located near noise sources.
16. The site lies in the Green Belt.
17. The site lies in an AQMA.
18. The site lies in a Minerals Consultation Area.
19. The site is in an Area of Archaeological Importance.
20. There would be impacts on designated heritage assets.
21. The site is in a designated rural area.
22. The site has an international, national or local wildlife, habitat or biodiversity designations [insert].
23. The site has a local plan allocation.

24. The site does have an SHELAA allocation [insert description].
25. The site has high grade agricultural land classification [if relevant].
26. The site is traversed by rights of way.
27. The site more than one landowner/is not in the ownership of HCC.
28. The site does lies adjacent to/close to an existing secondary school.
29. The site is not located near the area of greatest need / demand for a new school

## SITE LAYOUT PRINCIPLES

A BB103 compliant 6fe/8fe/10fe secondary school site [could/could not] be accommodated on this site:

1. Development principles plan 5309/
2. Total site area: [ha]
3. Build zone: [ha]
4. Building footprint: [sqm]
5. Vehicular access/egress: [road]
6. Pedestrian access: [road]

## CONCLUSION

This site is/is not recommended for comparative assessment with other sites.

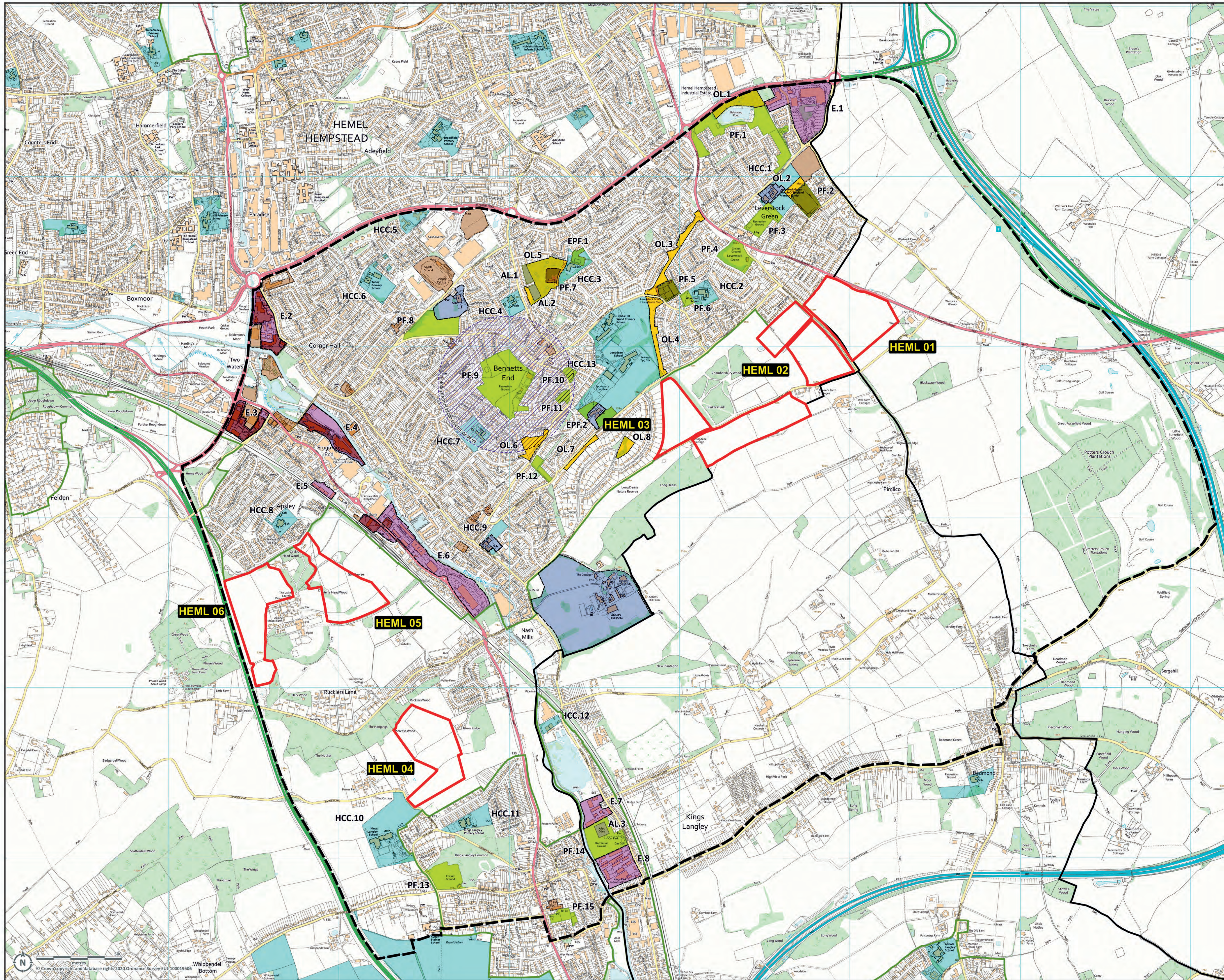
Further site investigations are recommended comprising:

[insert list of technical /environmental investigations]

**APPENDIX 3**







HEML 00 HEMEL HEMPSTEAD OPTION SITES	
01 LAND SOUTH OF HEMEL HEMPSTEAD ROAD (SPLIT SITE)	14.17ha
02 LAND WEST OF BEDMOND ROAD (SPLIT SITE)	12.50ha
03 LAND NORTH & SOUTH OF BUNKERS LANE (SPLIT SITE)	18.46ha
04 LAND NORTH EAST OF BARNS LANE	13.10ha
05 LAND SOUTH OF SHEARWATER ROAD	11.42ha
06 LAND EAST OF A1	13.20ha

HCC-1-13 HERTFORDSHIRE COUNTY COUNCIL OWNERSHIP	
HCC.1 LEVERSTOCK GREEN COE SCHOOL PLAYING FIELDS	2.31ha
HCC.2 WOODFIELD SCHOOL	1.93ha
HCC.3 ST ALBERT THE GREAT RC SCHOOL	2.52ha
HCC.4 THE REDDINGS PRIMARY SCHOOL	1.52ha
HCC.5 MOUNTBATTEN LODGEDACORUM DAY CENTRE	1.35ha
HCC.6 TUDOR PRIMARY SCHOOL	2.75ha
HCC.7 BELSWAINS PRIMARY SCHOOL	2.27ha
HCC.8 TWO WATERS PRIMARY SCHOOL	1.38ha
HCC.9 NASH MILLS PRIMARY SCHOOL PLAYING FIELD	0.67ha
HCC.10 KINGS LANGLEY SCHOOL	8.22ha
HCC.11 KINGS LANGLEY PRIMARY SCHOOL	2.26ha
HCC.12 KINGS LANGLEY DEPOT	0.67ha
HCC.13 HORSES HILL WOOD PRIMARY SCHOOL/ LONGDEAN SCHOOL	19.71ha

PF-1-15 PLAYING FIELDS/PLAY SPACE	
PF.1 MARCHMONT OPEN SPACE	5.47ha
PF.2 LEVERSTOCK GREEN FOOTBALL CLUB	1.85ha
PF.3 LEVERSTOCK GREEN RECREATION GROUND	2.07ha
PF.4 LEVERSTOCK GREEN CRICKET CLUB	2.25ha
PF.5 LEVERSTOCK GREEN TENNIS CLUB	1.03ha
PF.6 MALMES CROFT PLAYGROUND	0.46ha
PF.7 BENNETTS END ADVENTURE PLAYGROUND	0.59ha
PF.8 LITTLE WALK	3.11ha
PF.9 BELSWAINS PLAYING FIELD	8.30ha
PF.10 SIX ACRES	0.41ha
PF.11 GREAT ELMS ROAD	0.44ha
PF.12 BARNACRES ROAD	1.73ha
PF.13 KINGS LANGLEY CRICKET GROUND	2.52ha
PF.14 PRIMROSE HILL PLAYING FIELD	3.22ha
PF.15 KINGS LANGLEY BOWLS CLUB	0.95ha

EPF-1-2 PLAYING FIELDS/PLAY SPACE	
EPF.1 ST ALBERT THE GREAT RC SCHOOL	0.55ha
EPF.2 CHAMBERSBURY PRIMARY SCHOOL	1.18ha

OL-1-8 OPEN LAND	
OL.1 BREAKSPAR WAY	1.85ha
OL.2 FARM END	0.56ha
OL.3 LONGFIELD	1.95ha
OL.4 NORTHERN	1.65ha
OL.5 BENNETTS END	3.06ha
OL.6 BARNACRES ROAD	1.25ha
OL.7 CHAMBERSBURY LANE	0.55ha
OL.8 HIGHCLERE DRIVE	0.84ha

AL-1-3 ALLOTMENTS	
AL.1 BENNETTS END ALLOTMENTS NORTH	0.92ha
AL.2 BENNETTS END ALLOTMENTS SOUTH	1.32ha
AL.3 PRIMROSE HILL ALLOTMENTS	1.12ha

E-1-8 EMPLOYMENT AREAS	
E.1 BREAKSPAR PARK	7.99ha
E.2 CORNER HILL	3.75ha
E.3 RIVERSIDE ROAD	2.53ha
E.4 FROGMORE ROAD	4.25ha
E.5 APSLEY INDUSTRIAL ESTATE	0.67ha
E.6 LONDON ROAD	9.22ha
E.7 ABBOTS BUSINESS PARK	2.00ha
E.8 KINGS PARK INDUSTRIAL ESTATE	3.98ha

OTHER PRIMARY AND SECONDARY SCHOOLS	
AL.1-3	0.92ha, 1.32ha, 1.12ha

GREEN BELT BOUNDARY	
HEML 01	
HEML 02	
HEML 03	
HEML 04	
HEML 05	
HEML 06	

SITES IDENTIFIED IN DACORUM URBAN CAPACITY AND AECOM SITE SELECTION STUDIES 2020	
HEML 01	
HEML 02	
HEML 03	
HEML 04	
HEML 05	
HEML 06	

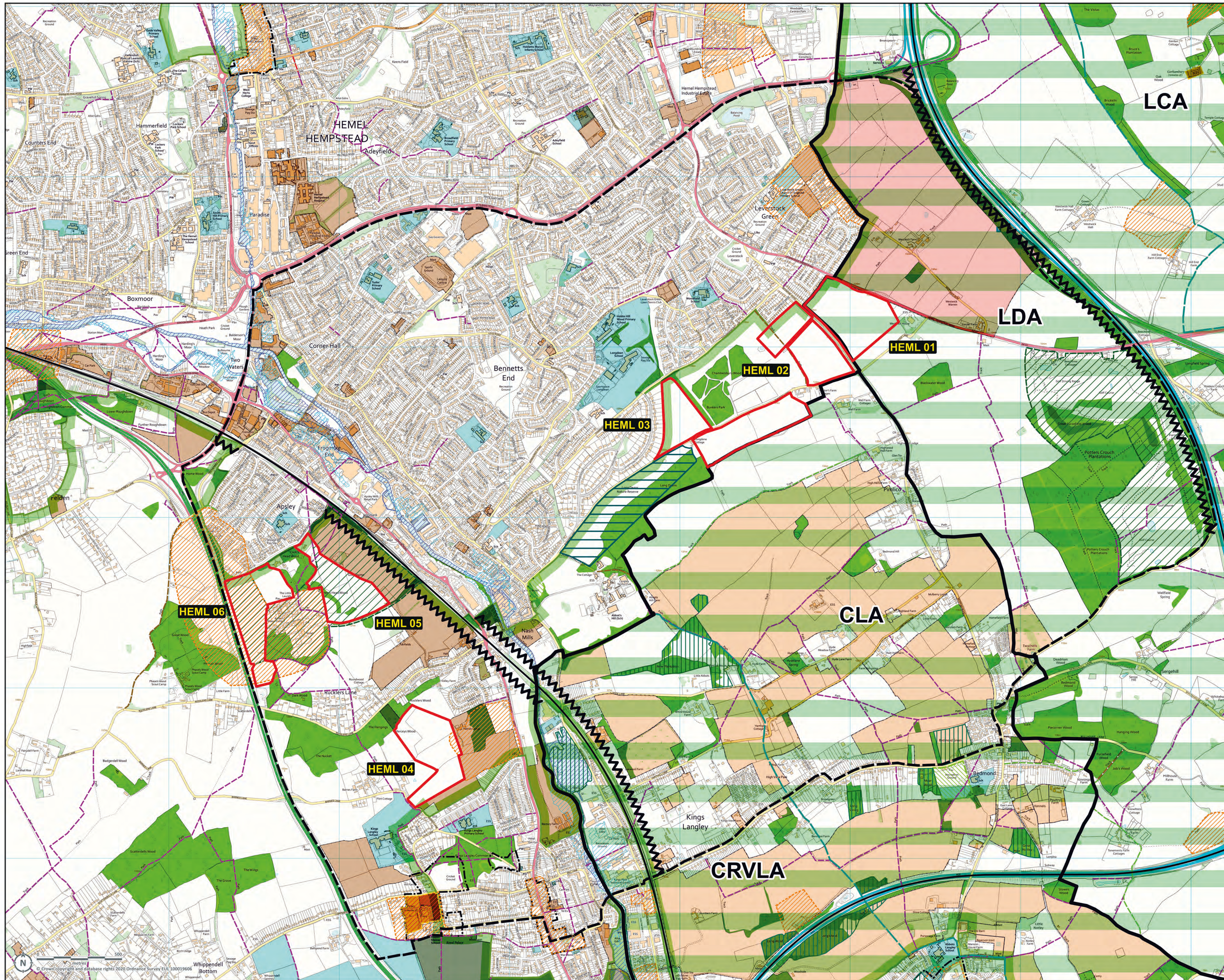
REVISION A:  
 Amendments to HCC land ownership areas  
 HNA/21-07-2020

### SOUTH WEST HERTFORDSHIRE SECONDARY SCHOOL SITE SEARCH

Hemel Hempstead South East & Kings Langley: Urban area

PROJECT NO	DRAWING NO	REV
5309	200	A
DRAWN	DATE	SCALE
HNA	JUNE 2020	1:10000





- HEML 00** HEMEL HEMPSTEAD OPTION SITES
- 01 LAND SOUTH OF HEMEL HEMPSTEAD ROAD 14.17ha
  - 02 LAND WEST OF BEDMOND ROAD (SPLIT SITE) 12.50ha
  - 03 LAND NORTH & SOUTH OF BUNKERS LANE (SPLIT SITE) 18.46ha
  - 04 LAND NORTH EAST OF BARNS LANE 13.10ha
  - 05 LAND SOUTH OF SHEARWATER ROAD 11.42ha
  - 06 LAND EAST OF A41 13.20ha
- HERTFORDSHIRE COUNTY COUNCIL OWNERSHIP**
- STUDY AREA
  - LOCAL AUTHORITY BOUNDARY
  - GREEN BELT BOUNDARY
  - WOODLAND AREAS
  - CONSERVATION AREA
  - PARK/GARDEN
  - SCHEDULED ANCIENT MONUMENT
  - AREA OF ARCHAEOLOGICAL INTEREST
  - GOLF COURSE
  - PLAYING FIELDS
  - LANDSCAPE DESIGNATIONS
    - LCA: LANDSCAPE CONSERVATION AREA
    - LDA: LANDSCAPE DEVELOPMENT AREA
    - CLA: CHILTERN LANDSCAPE AREA
    - CRVLA: CHILTERN RIVER VALLEYS LANDSCAPE AREA
  - SSSI/NATURE RESERVE
  - NOISE SOURCE
  - ENVIRONMENT AGENCY FLOOD ZONE 2
  - ENVIRONMENT AGENCY FLOOD ZONE 3
  - PUBLIC FOOTPATHS
  - RESTRICTED BYWAY
  - BYWAY
  - BRIDLEWAY
  - SITES IDENTIFIED IN DACORUM URBAN CAPACITY AND AECOM SITE SELECTION STUDIES 2020
  - ST ALBANS CITY & DISTRICT LOCAL PLAN POLICIES MAP S6 BROAD LOCATIONS FOR DEVELOPMENT
  - THREE RIVERS DISTRICT COUNCIL SHELA A SITE (EMAIL 26 MAY 2020)

**SOUTH WEST HERTFORDSHIRE SECONDARY SCHOOL SITE SEARCH**

Hemel Hempstead South East & Kings Langley: Non-urban area

PROJECT NO	DRAWING NO	REV
5309	201	
DRAWN	DATE	SCALE
HNA	JUNE 2020	1:10000



## APPENDIX 4

## SOUTH -WEST HERTFORDSHIRE SECONDARY SCHOOL SITE SEARCH: SHORTLISTED POTENTIAL SCHOOL SITE

### SITE DETAILS

<b>Site Reference and address</b>	<p>Hemel Hempstead: Site HEML01</p> <p>Land south of Hemel Hempstead Road and north of Bedmond Road, Hemel Hempstead</p> <p>Site identification plan: 5309/210</p> <p>Aerial photograph: 5309/211</p> <p>Development principles plan: 5309/212</p>	
<b>Site area</b>	14.25 ha	
<b>Existing use/occupiers</b>	Arable farmland	
<b>Land ownership</b>	The Queen's Most Excellent Majesty In Right Of Her Crown care of The Crown Estate Commissioners, 1 St James's Market, London SW1Y 4AH	
<b>Site availability</b>	Submitted for St Albans 2018 SHLAA as part of larger strategic site.	
<b>Brownfield Land Register</b>	No	
<b>Planning history</b>	<p>None.</p> <p>Close proximity to 'Land East of Hemel' site allocated by St Albans Local Plan.</p>	
<b>Buildings</b>	None	
<b>Adjoining uses</b>	North:	Bounded by the A4147, beyond which is agricultural land and residential dwellings to the north west.
	East:	The arable site naturally extends to Blackwater Lane beyond which is further agricultural land. Westwick House also sits adjacent to the site. Signage to the front of the estate states that it is a public place of religious worship.
	South:	Bounding the site to the south is Bedmond Road. Beyond this is agricultural land scattered with farm buildings and rural cottages.
	West:	Across Bedmond Road is HEML02, the southern half has planning permission for a cemetery and crematorium. This permission has been partially implemented.
<b>Topography</b>	The site is relatively level, it dips very slightly to the middle and rises again to the east and west.	
<b>Water courses</b>	None evident.	
<b>Vegetation</b>	Scattered hedgerow and trees to the northern boundary.	



	<p>Strong tree belt around Westwick House.</p> <p>Hedgerow along boundary of Blackwater Lane.</p> <p>Strong tree belt along Bedmond Road.</p>
<b>Existing secondary schools</b>	Longdean School – 2.5km or 6 min drive (0.96km as the crow flies)
<b>ACCESSIBILITY</b>	
<b>Vehicular access</b>	Field access point from the A4147 (Hemel Hempstead Road). The road is a relatively wide principle A road with a 40mph speed limit. There is no existing access from Bedmond Road (Unclassified C road – 40mph).
<b>Cycle access</b>	None.
<b>Pedestrian access</b>	Narrow footpath on northern side of Bedmond Road.
<b>Public transport</b>	There are numerous bus stops surrounding the site. About 25m to the north of the site is the Greenacres bus stop with routes 300 and 302, linking to St Albans, Hatfield, Welwyn Garden City, Knebworth and Stevenage. Just over 100m to the north west of the site is the Chambersbury Lane bus stop with route 320. This provides connections to Hemel Hempstead, Adeyfield, Leverstock Green, Abbots Langley, Garston, Watford, Croxley Green, Rickmansworth and Berry Lane Estate. There are further bus stops adjacent to Westwick House and to the south of the site which link to the same routes.
<b>High level highway assessment</b>	<p>A preliminary highway and access appraisal prepared by Stomor Civil Engineering Consultants concludes that in principle, it would appear that the road network and potential for sustainable access to the site would be suitable for provision of an 10FE secondary school, subject to a full review of transport impact and safety as part of a full Transport Assessment.</p> <p>There appears to be some limitations to potential cycle improvements in the immediate vicinity of the site. Particularly along Leverstock Green Way, which may give rise to safety concerns in this location. It would be necessary to allow parent drop off in the site to prevent parking along the A4147 or Bedmond Road, which would cause traffic flow issues and safety concerns.</p> <p>Due to the Covid-19 pandemic, traffic conditions at the time of writing this High Level Assessment do not reflect former 'typical' traffic condition. However, a desktop review of available traffic information has been undertaken which indicates that Chambersbury Lane and Buskers Lane can become busy at certain periods during the week. In addition, the junction between Leverstock Green Road and Bedmond Road is indicated to be busy throughout the working weekday.</p>
<b>ENVIRONMENTAL IMPACT</b>	
<b>Landscape and visual impact</b>	<p>The site is mostly enclosed from long distance views due to the surrounding vegetation. Partial views of the site are possible from the north where vegetation is more sporadic along the boundary.</p> <p>Situated within a Landscape Development Area (St Albans).</p>

<b>Impact on residential amenities:</b>	Potential noise/lighting overspill to dwellings on Bartel Close and Bedmond Road.
<b>Ecology:</b>	Trees and hedgerow to perimeter of the site. Agricultural land has ecological value to certain bird species.
<b>Noise sources</b>	Some noise from roads bounding each side of the site. Noise levels on site were not significantly obtrusive.
<b>Flood risk</b>	Flood zone 1 – very low risk
<b>Surface water flooding</b>	Predominantly very low risk with some sporadic low-high risk scattered around the site.
<b>Groundwater source protection area</b>	Zone 3 – total catchment
<b>Air quality</b>	No AQMA.
<b>Minerals</b>	Not in Mineral Consultation Area as it is within 'barren area' identified on HCC Map 2.
<b>Agricultural land quality</b>	Grade 3a/3b
<b>Rights of way</b>	None.

### EXISTING PLANNING AND DESIGNATION CONSTRAINTS

<b>Existing and emerging local plan site specific designations</b>	Green Belt in adopted and emerging local plan. Site 400/400C in SHLA. Does not appear to have been taken forward to draft local plan.
<b>Heritage assets: archaeology</b>	None.
<b>Designated heritage assets</b>	None.
<b>Designated rural areas</b>	Landscape Development Area – Policy 105.
<b>International, National and locally designated sites of importance for biodiversity and habitat sites</b>	None.

### SITE EVALUATION

#### Positive site attributes:

1. The site is of optimal size for 10fe.
2. The site is in single ownership.
3. The site is available.
4. The site is predominantly flat and re-grading would be minimal.
5. Vehicular access could be achieved from Hemel Hempstead road with suitable

mitigation/improvements.

6. Pedestrian/cycle access could be achieved from – Hemel Hempstead road with suitable mitigation/improvements.
7. The site is less than 400m walking distance of bus stops and bus routes.
8. Site development would not be exposed to long distance views in the wider landscape.
9. The site has very few areas of vegetation that would require removal to accommodate a secondary school.
10. The site lies adjacent to the urban area of Hemel Hempstead.
11. There would appear to be no impacts on archaeology [subject to further investigations].
12. There would be no impacts on preserved trees.
13. There would be minor ecological impact [subject to further investigations].
14. The site is not at risk of fluvial flooding and only a small proportion is at risk of surface water flooding [subject to further investigations].
15. The site lies outside an AQMA.
16. The site does not lie in a Minerals Consultation Area.
17. The site is not in an Area of Archaeological Importance.
18. There would be no impacts on designated heritage assets.
19. The site is in a landscape development area.
20. The site does not have any international, national or local wildlife, habitat or biodiversity designations.
21. The site does not have any local plan allocation.
22. The site is not an identified SHELAA site.
23. The site is not traversed by rights of way.
24. The site has a single landowner.
25. The site is close to the area of greatest need / demand for a new school.

**Negative site attributes [delete as necessary from this section]:**

1. The site is located near noise sources.
2. The site lies in the Green Belt.
3. The site has moderate-good grade agricultural land classification.
4. The site is not in the ownership of HCC.

**SITE LAYOUT PRINCIPLES**

A BB103 compliant 10fe secondary school site could be accommodated on this site:

1. Development principles plan 5309/212
2. Total site area: 14.25 ha
3. Build zone: 4.36 ha
4. Building footprint: 14,014 sqm
5. Playing field zone: 9.75 ha
6. Vehicular access/egress: Hemel Hempstead Road or Bedmond Road

7. Pedestrian access: Hemel Hempstead Road or Bedmond Road

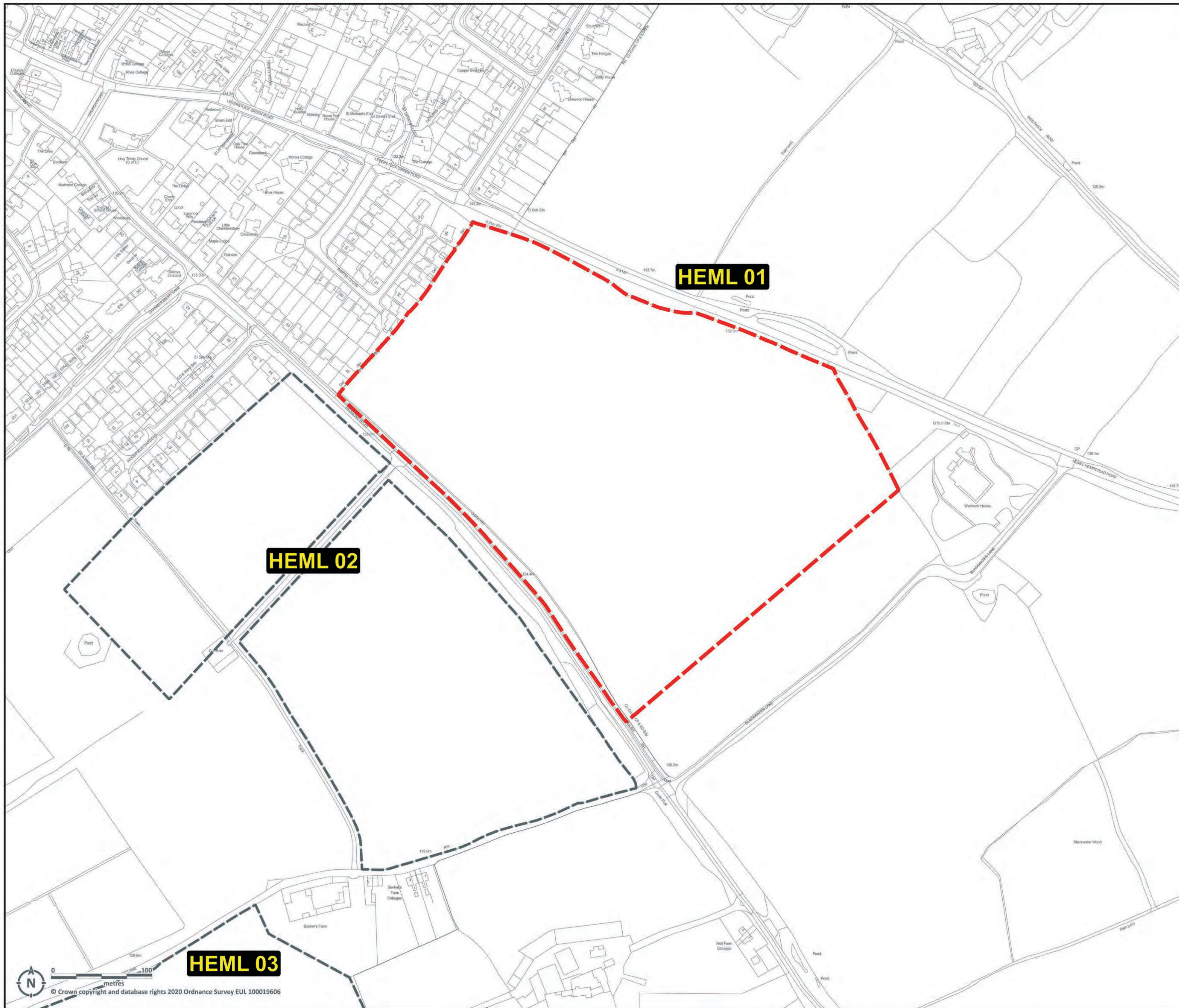
**CONCLUSION**

The site is the optimal size for a 10fe secondary school. It is situated adjacent to the urban area of Hemel Hempstead and the adjacent highway infrastructure is considered suitable to provide access with associated improvements. The site is in single ownership and the land is relatively level. Whilst the site is located within the Green Belt, there are no other significant planning constraints and the site was recommended for a high-level highway appraisal. The conclusions of the highway appraisal confirm that access to the site could be achieved and the site is well located for access to sustainable modes of transport. The site can be taken forward for comparative assessment with other sites.

Further site investigations are recommended comprising:

- Traffic condition survey (post Covid-19 levels)
- Noise Impact Assessment
- Services Assessment
- Landscape and Visual Assessment





SITE BOUNDARY  
 14.25ha  
OTHER POTENTIAL SITES

**HEML 01**

**HEML 02**

**HEML 03**

**SOUTH WEST HERTFORDSHIRE  
SECONDARY SCHOOL  
SITE SEARCH**

Site identification: HEML01

PROJECT NO	DRAWING NO	REV
5309	210	
DRAWN	DATE	SCALE
HNA	JUNE 2020	1:2500 @A2

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0 100 metres  
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**HEML 01**

**HEML 02**

**HEML 03**



**SOUTH WEST HERTFORDSHIRE  
SECONDARY SCHOOL  
SITE SEARCH**

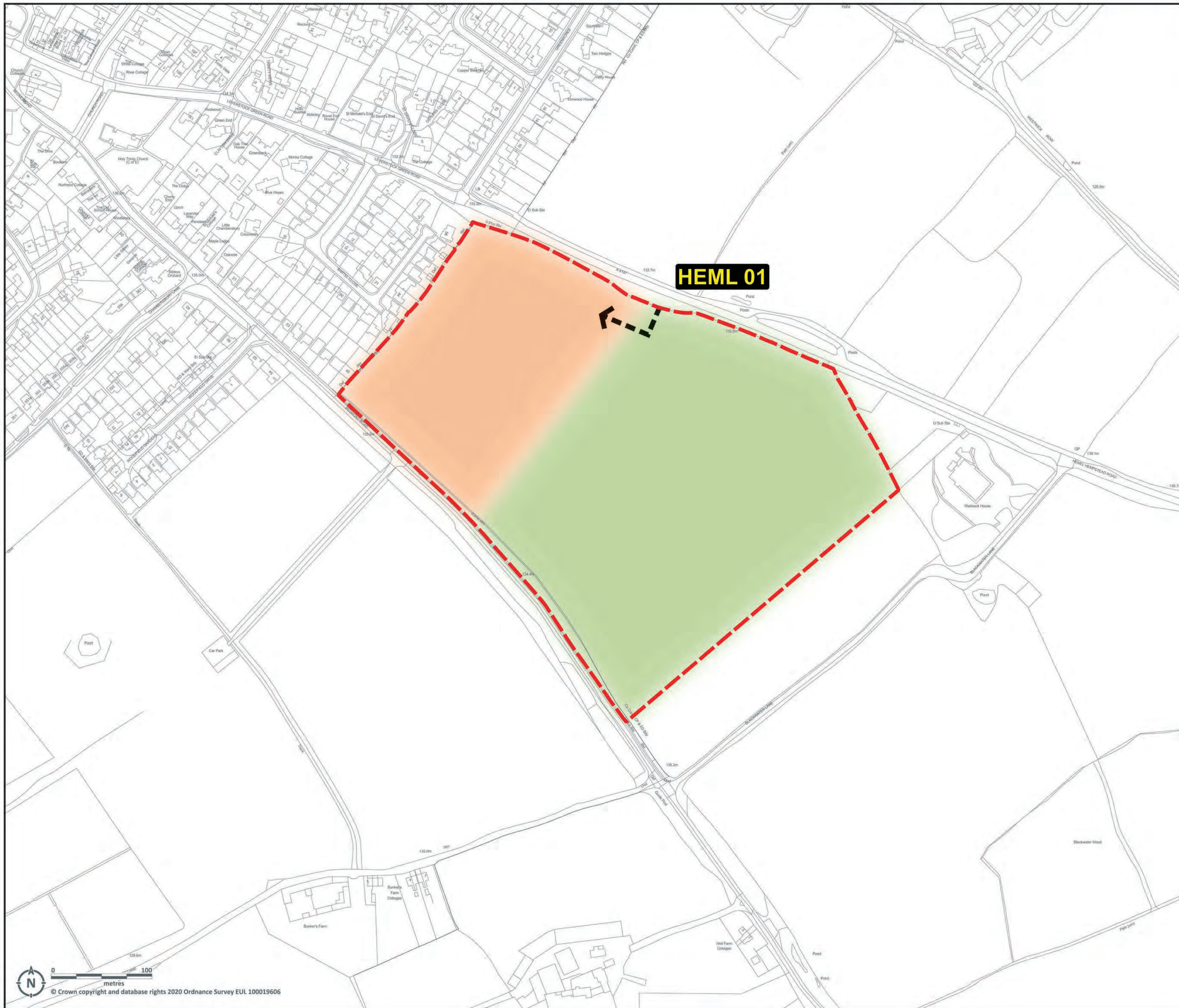
Aerial photograph: HEML01

PROJECT NO	DRAWING NO	REV
<b>5309</b>	<b>211</b>	
DRAWN	DATE	SCALE
HNA	JUNE 2020	1:2500

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- SITE BOUNDARY  
14.25ha
- BUILDING ZONE  
4.51ha
- PLAYING FIELD ZONE  
9.75ha
- ➔ SITE ACCESS

**SOUTH WEST HERTFORDSHIRE  
SECONDARY SCHOOL  
SITE SEARCH**

Development principles: HEML01

PROJECT NO <b>5309</b>	DRAWING NO <b>212</b>	REV
DRAWN <b>HNA</b>	DATE <b>JUNE 2020</b>	SCALE <b>1:2500 @A2</b>



## SOUTH -WEST HERTFORDSHIRE SECONDARY SCHOOL SITE SEARCH: SHORTLISTED POTENTIAL SCHOOL SITE

### SITE DETAILS

<b>Site Reference and address</b>	Hemel Hempstead: Site HEML02 Land west of Bedmond Road, Hemel Hempstead Site identification plan: [5309/220] Aerial photograph: [5309/221]
<b>Site area</b>	12.55 ha Building zone: 4.55 ha Playing Fields zone: 8.00 ha
<b>Existing use/occupiers</b>	Grassland, Cemetery, Open Space
<b>Land ownership</b>	Dacorum Borough Council of The Forum, Marlowes, Hemel Hempstead HP1 1DN. & Dacorum Borough Council of The Forum, Marlowes, Hemel Hempstead HP1 1DN.
<b>Site availability</b>	A large proportion of the site is currently being developed as a cemetery (known as Poppy Fields Cemetery) and an application is currently pending for the addition of a crematorium. Therefore, this area of the site is not considered to be available. The area to the north of the access track is considered to be available although is identified as an area to be used for 'future leisure development' within the approved planning documents for the cemetery development. The area to the west of the site forms part of Bunkers Park which is a Green Flag awarded open space. This area of the site is not considered to be available.
<b>Brownfield Land Register</b>	No
<b>Planning history</b>	4/01374/99/BPA - Pavilion, car park and alterations to access – <i>Application withdrawn</i> 4/02553/17/MFA - Change of use from agricultural land to cemetery, to include visitor administration buildings, road and pathways, car parking and landscaping – <i>Granted permission</i> 4/00925/18/NMA - Non-material amendment to planning permission 4/02553/17/mfa (change of use from agricultural land to cemetery, to include visitor administration buildings, road and pathways, car parking and Landscaping). – <i>Granted permission</i> 20/00595/NMA - Non-material Amendment to Planning Permission 4/02553/17/MFA (Change of use from agricultural land to cemetery, to include visitor administration buildings, road and pathways, car parking and landscaping) – <i>Granted permission</i> 20/01355/MFA - Full Planning Application for the construction of a single



	storey, single chapel crematorium with associated parking, landscaping and infrastructure. <i>Pending consideration</i>	
<b>Buildings</b>	There is a recently constructed, single storey building to the south of the access road, adjacent to the site access. The building is for used by staff of the cemetery. There is associated fencing, gates and a carpark around the building. There is a Bunkers Park car park to the west of the site for public use.	
<b>Adjoining uses</b>	North:	To the north of the site are suburban residential dwellings.
	East:	The site is bounded to the east by Bedmond Road. Beyond that is HEML01, which is in arable agricultural use.
	South:	The site is bounded to the south by Bunkers Lane, beyond which is agricultural land scattered with farmsteads.
	West:	To the west of the site is Bunkers Park, a Green Flag award winning open space. The western most area of the site forms part of Bunkers Park.
<b>Topography</b>	The site is level.	
<b>Water courses</b>	There is a small pond to the west of the site in Bunkers Park.	
<b>Vegetation</b>	There is a strong tree belt/mature hedgerow between the site and Bunkers Park and along the boundary with Bedmond Road. A hedgerow runs along the southern boundary with Bunkers Lane and scattered trees are dotted across the northern boundary. The inner site mostly comprises grassland. The cemetery site has been planted with saplings throughout.	
<b>Existing secondary schools</b>	Longdean School – 1.9km or 6 min drive (0.68km as the crow flies)	
<b>ACCESSIBILITY</b>		
<b>Vehicular access</b>	Vehicular access off of Bedmond Road leading to car park for Bunkers Park. The road is a classified C road with a 40mph speed limit. There is no existing access off of Bunkers Lane (Unclassified U road – 60mph).	
<b>Cycle access</b>	None.	
<b>Pedestrian access</b>	Narrow footpath on northern side of Bedmond Road.	
<b>Public transport</b>	About 65m to the north of the site is the Chambersbury Lane bus stop with route 320. This provides connections to Hemel Hempstead, Adeyfield, Leverstock Green, Abbots Langley, Garston, Watford, Croxley Green, Rickmansworth and Berry Lane Estate. Close to the junction of Bedmond Road and Bunkers Lane is the Bunkers Lane bus stop which also serves route 320.	
<b>High level highway assessment</b>	A preliminary highway and access appraisal is not recommended.	
<b>ENVIRONMENTAL IMPACT</b>		
<b>Landscape and visual</b>	The site is mostly enclosed from long distance views due to the	

<b>impact</b>	surrounding vegetation. The area within Bunkers Park is visible from the surrounding open space. The access track is also visible from Bunkers Park due to the removal of surrounding vegetation.
<b>Impact on residential amenities:</b>	Potential noise/lighting overspill to dwellings on Woodfield Drive and overlooking/loss of light/outlook if building is sited on northern part of the site.
<b>Ecology:</b>	Trees and hedgerow to perimeter of the site. Unmaintained grass land on the northern part of the site has ecological value to reptiles, invertebrates and certain bird species.
<b>Noise sources</b>	Some noise from roads bounding each side of the site. Noise levels on site were not obtrusive.
<b>Flood risk</b>	Flood zone 1 – very low risk
<b>Surface water flooding</b>	Predominantly very low risk with some sporadic low-high risk scattered around the site.
<b>Groundwater source protection area</b>	Zone 3 – total catchment
<b>Air quality</b>	No AQMA.
<b>Minerals</b>	No.
<b>Agricultural land quality</b>	Grade 3a/3b
<b>Rights of way</b>	Byway running along west down the western boundary of the site (Nash Mills 004)

### EXISTING PLANNING AND DESIGNATION CONSTRAINTS

<b>Existing and emerging local plan site specific designations</b>	Green Belt in adopted local plan. The site does not currently appear to be an option for the emerging local plan.
<b>Heritage assets: archaeology</b>	None.
<b>Designated heritage assets</b>	Grade II Bunkers Farm is situated about 20m to the south west of the site.
<b>Designated rural areas</b>	None
<b>International, National and locally designated sites of importance for biodiversity and habitat sites</b>	None.

### SITE EVALUATION

#### Positive site attributes [delete as necessary from this section]:

1. The site is in single ownership.

2. The site is flat and re-grading would be minimal.
3. Vehicular access could be achieved from – Bedmond road with suitable mitigation/improvements.
4. Pedestrian/cycle access could be achieved from – Bedmond road with suitable mitigation/improvements.
5. The site is less than 400m walking distance of bus stops and bus routes.
6. Site development would not be exposed to long distance views in the wider landscape.
7. The site has relatively small areas of vegetation that would require removal to accommodate a secondary school.
8. The site lies adjacent to the urban area of Hemel Hempstead.
9. There would appear to be no impacts on archaeology [subject to further investigations].
10. There would be no impacts on preserved trees.
11. There would be minor ecological impact [subject to further investigations].
12. The site is not at risk of fluvial flooding and there is only scattered risk of surface water flooding [subject to further investigations].
13. The site is not located near any significant noise sources.
14. The site lies outside an AQMA.
15. The site does not lie in a Minerals Consultation Area.
16. The site is not in an Area of Archaeological Importance.
17. There would be minimal impacts on designated heritage assets.
18. The site is not in a designated rural area.
19. The site does not have any international, national or local wildlife, habitat or biodiversity designations.
20. The site does not have any local plan allocation.
21. The site is not an identified SHELAA site.
22. The site has a single landowner.
23. The site is located close to the area of greatest need / demand for a new school

#### **Negative site attributes:**

1. The site is not known to be available – most of the site is recently developed.
2. The site area is sub-optimal for a 10fe school.
3. The site lies in the Green Belt.
4. The site has moderate-good grade agricultural land classification [if relevant].
5. The site is traversed by rights of way.
6. The site is not in the ownership of HCC.

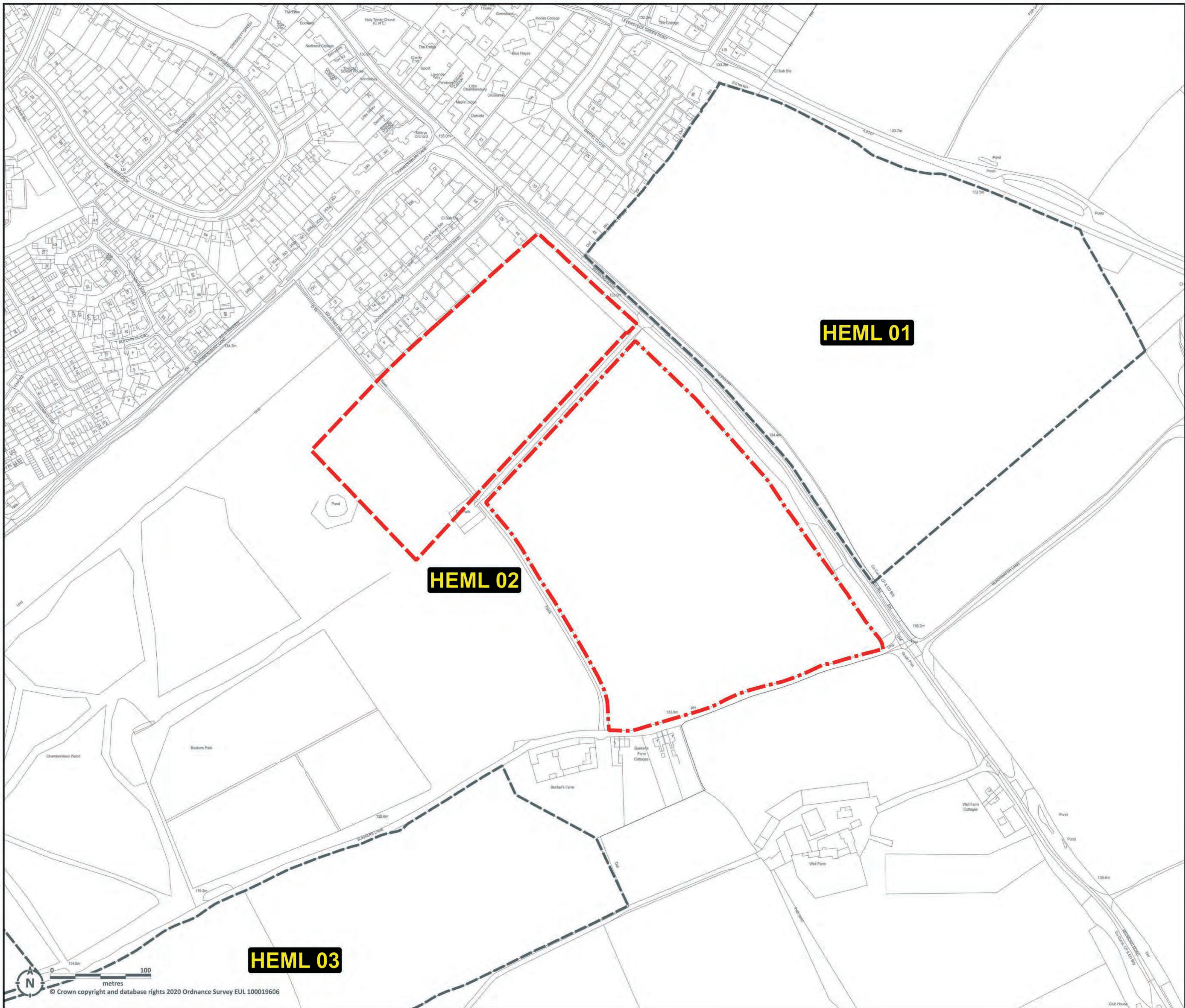
#### **SITE LAYOUT PRINCIPLES**

Not applicable as site was rejected following site visit and completion of the initial appraisal.

## CONCLUSION

The site is not considered to be available and is sub-optimal size for a 10fe school. The southern parcel of land has recently been developed as a cemetery and an application is pending to add a crematorium to the site. A public right of way runs through the western part of the site. To extend the site boundary sufficiently to incorporate playing fields would require a large area of Bunkers Park and likely extend into the adjacent woodland. The site was not recommended for high level highway appraisal or for comparative assessment with other sites.





- SITE BOUNDARY (BUILD ZONE)  
4.55ha
- SITE BOUNDARY (PLAYING FIELD)  
8.00ha
- OTHER POTENTIAL SITES

**HEML 01**

**HEML 02**

**HEML 03**

**SOUTH WEST HERTFORDSHIRE  
SECONDARY SCHOOL  
SITE SEARCH**

Site identification: HEML02

PROJECT NO <b>5309</b>	DRAWING NO <b>220</b>	REV
DRAWN <b>HNA</b>	DATE <b>JUNE 2020</b>	SCALE <b>1:2500 @A2</b>

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**HEML 01**

**HEML 02**

**HEML 03**

**SOUTH WEST HERTFORDSHIRE  
SECONDARY SCHOOL  
SITE SEARCH**

Aerial photograph: HEML02

PROJECT NO	DRAWING NO	REV
5309	221	
DRAWN	DATE	SCALE
HNA	JUNE 2020	1:2500

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## SOUTH -WEST HERTFORDSHIRE SECONDARY SCHOOL SITE SEARCH: SHORTLISTED POTENTIAL SCHOOL SITE

### SITE DETAILS

<b>Site Reference and address</b>	Hemel Hempstead: Site HEML03 Land to the north and south of Bunkers Lane, Hemel Hempstead Site identification plan: [5309/230] Aerial photograph: [5309/231]	
<b>Site area</b>	Site area: 18.72 ha Building zone: 7.19 ha Playing Fields zone: 11.53 ha	
<b>Existing use/occupiers</b>	Meadow/open space	
<b>Land ownership</b>	Dacorum Borough Council of The Forum, Marlowes, Hemel Hempstead HP1 1DN.	
<b>Site availability</b>	The area of the site to the north of Bunkers Lane forms part of the Bunkers Park open space. The park has won Green Flag awards and is well used. It is not considered to be available for development. The availability of the land to the south of Bunkers Lane is unknown.	
<b>Brownfield Land Register</b>	No	
<b>Planning history</b>	None	
<b>Buildings</b>	None	
<b>Adjoining uses</b>	North:	Beyond Chambersbury Lane is a suburban residential area consisting of predominantly terraced dwellings. To the north west is Longdean School
	East:	To the east of the northern part of the site is Bunkers Park and Chambersbury Wood. To the east of the southern section is agricultural land and Bunkers Farm, a grade II listed building.
	South:	Bunkers Lane bounds the northern half of the site, beyond this is the Long Deans nature reserve, Longdene Cottage and the southern half of the site. To the south of that is agricultural land.
	West:	To the west of the site is a Silverthorn Drive, a residential area characterised by large, detached two storey dwellings.
<b>Topography</b>	The site is very undulating. The northern part of the site slopes steeply up towards the centre of the site, with the lowest point towards the south western corner where there is a pedestrian crossing across Bunkers Lane. The southern part of the site is also very sloped, rising steeply to the south of the site and sloping downwards from each corner to the	

	central area of the site. To the east the land slopes upwards to the north, adjacent to Bunkers Farm.
<b>Water courses</b>	None
<b>Vegetation</b>	A strong tree belt and hedge row surrounds the entire site. Chambersbury Wood and Long Deans Wood are sited adjacent to the site. In the southern part of the site, there are trees scattered throughout the field.
<b>Existing secondary schools</b>	Longdean School is a 1.44km drive (5 minute). Less than 100m to the north east of the school as the crow flies.
<b>ACCESSIBILITY</b>	
<b>Vehicular access</b>	There is no existing vehicular access to the site. Chambersbury Lane to the north is an unclassified U road and is only one vehicle width at points. The speed limit is 30mph. Bunkers Lane, which is sited in between the two parts of the site, is also an unclassified U road but is less narrow. The speed limit is 60mph.
<b>Cycle access</b>	None
<b>Pedestrian access</b>	There are informal footpaths throughout the site. To the north there is a pedestrian access point from Chambersbury Lane. There is also a pedestrian access in the south west corner of the site which crosses Bunkers Lane and leads to the Long Deans Nature Reserve. An informal pathway through Long Deans Woods leads to a pedestrian access point in to the southern part of the site.
<b>Public transport</b>	The closest bus stop is Barra Close, which is approximately 180m to the north east of the site. This provides access to bus route No.1, which stops throughout Hemel Hempstead. The next closest stop is Market Oak Lane, approximately 660m to the west of the site. The stop also only provides access to route No.1.
<b>High level highway assessment</b>	A preliminary highway and access appraisal was not recommended.
<b>ENVIRONMENTAL IMPACT</b>	
<b>Landscape and visual impact</b>	The northern part of the site provides impressive views to the south and east. Due to the high topography, long distances views from the south and east may be possible, particularly if built upon. The area to the south is largely screened by the surrounding vegetation.
<b>Impact on residential amenities:</b>	Potential for loss of privacy, daylight/sunlight and light/noise overspill to properties along Silverthorn Drive, Longdene Cottage and Bunkers Farm.
<b>Ecology:</b>	The northern part of the site is a wildflower meadow and bounds woodland to the east with a treebelt/hedgerow around the perimeter. The site is likely to be of relatively high ecological value. The Long Deans Nature Reserve is sited opposite across Bunkers Lane. The southern part of the site also sites next to Long Deans wood and features strong tree belt and hedgerow to the perimeter of the site. The long grasses are likely to provide a suitable habitat for lizards, and the



	hedgerows and large mature trees are likely to support bats, dormouse, invertebrates and bird species.
<b>Noise sources</b>	Longdene School to the north. Roads abutting the site. Noise pollution was not considered to be a constraint during the site visit.
<b>Flood risk</b>	Flood Zone 1 – very low risk.
<b>Surface water flooding</b>	There is a large belt of high risk along the western boundary of the upper part of the site and along the central area of the lower site.
<b>Groundwater source protection area</b>	None.
<b>Air quality</b>	None
<b>Minerals</b>	None.
<b>Agricultural land quality</b>	3a/3b
<b>Rights of way</b>	None

### EXISTING PLANNING AND DESIGNATION CONSTRAINTS

<b>Existing and emerging local plan site specific designations</b>	Green Belt, Adjacent to Nature Reserve B2 (Long Dean Nature Reserve)
<b>Heritage assets: archaeology</b>	None
<b>Designated heritage assets</b>	Bunkers Farm, a grade II listed building, is sited adjacent to the eastern boundary of the lower part of the site.
<b>Designated rural areas</b>	None.
<b>International, National and locally designated sites of importance for biodiversity and habitat sites</b>	Adjacent to local nature reserve.

### SITE EVALUATION

#### Positive site attributes [delete as necessary from this section]:

1. The site is of optimal size for 10fe.
2. The site is in single ownership.
3. The site lies adjacent to the urban area of Hemel Hempstead.
4. The site is within 400m of a bus stop.
5. There would appear to be no impacts on archaeology [subject to further investigations].
6. The site is not located near any significant noise sources.
7. The site lies outside an AQMA.
8. The site does not lie in a Minerals Consultation Area.

9. The site is not in a designated rural area.
10. The site does not have any international, national or local wildlife, habitat or biodiversity designations.
11. The site does not have any local plan allocation.
12. The site is not an identified SHELAA site.
13. The site has a single landowner.
14. The site is located close to the area of greatest need / demand for a new school

**Negative site attributes [delete as necessary from this section]:**

1. The site is not known to be available.
2. The site has significant level changes and re-grading would be significant.
3. Vehicular access is likely to be unachievable without significant improvements.
4. Pedestrian/cycle access is likely to be unachievable without significant improvements.
5. Only one bus route is easily accessible from the site.
6. Site development would be exposed to long distance views in the wider landscape.
7. The site has relatively large areas of vegetation that would require removal to accommodate a secondary school.
8. The site is adjacent to mature woodland and a nature reserved. There would likely be more than minor ecological impact [subject to further investigations].
9. The site is at risk of flooding [subject to further investigations].
10. The site lies in the Green Belt.
11. There could be impacts on designated heritage assets.
12. The site has moderate-good grade agricultural land classification.
13. The site is traversed by well-used informal footpaths.
14. The site does lie very close to an existing secondary school.

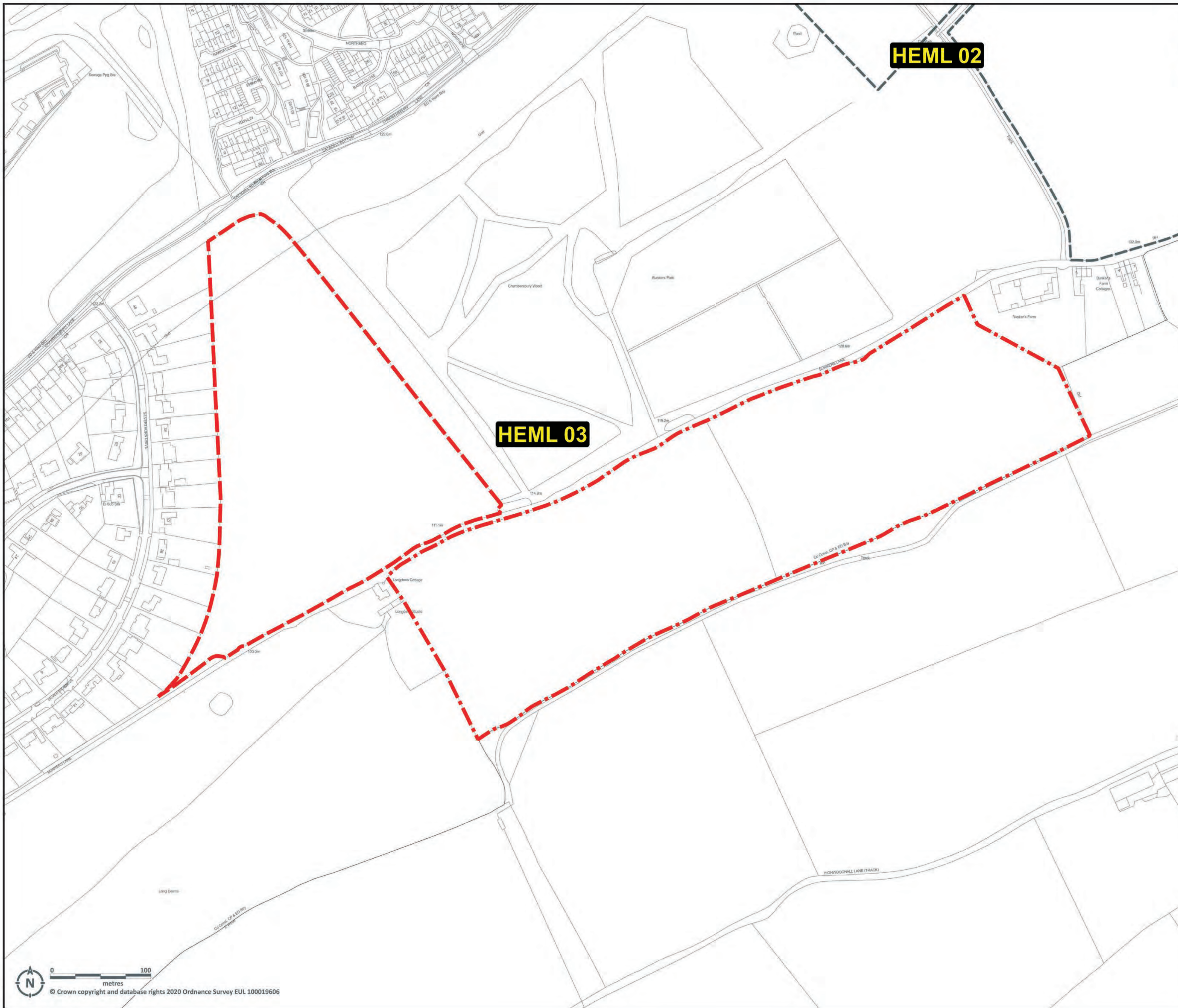
**SITE LAYOUT PRINCIPLES**

Not applicable as site was rejected following site visit and completion of the initial appraisal.

**CONCLUSION**

This site is not recommended for comparative assessment with other sites. The site is highly undulating meaning that significant re-grading would be required to facilitate the development of a secondary school on site. Part of the site forms part of the Bunkers Pak open space which is well used by members of the public. The local highway network is not considered to be suitable as the roads are very narrow, significant improvements would be required. The site is also adjacent to woodland and a nature reserve meaning that the ecological impacts are likely to be significant. The site was not recommended for high level highway appraisal or for comparative assessment with other sites.





- SITE BOUNDARY (BUILD ZONE)  
7.19ha
- SITE BOUNDARY (PLAYING FIELD)  
11.53ha
- OTHER POTENTIAL SITES

**SOUTH WEST HERTFORDSHIRE  
SECONDARY SCHOOL  
SITE SEARCH**

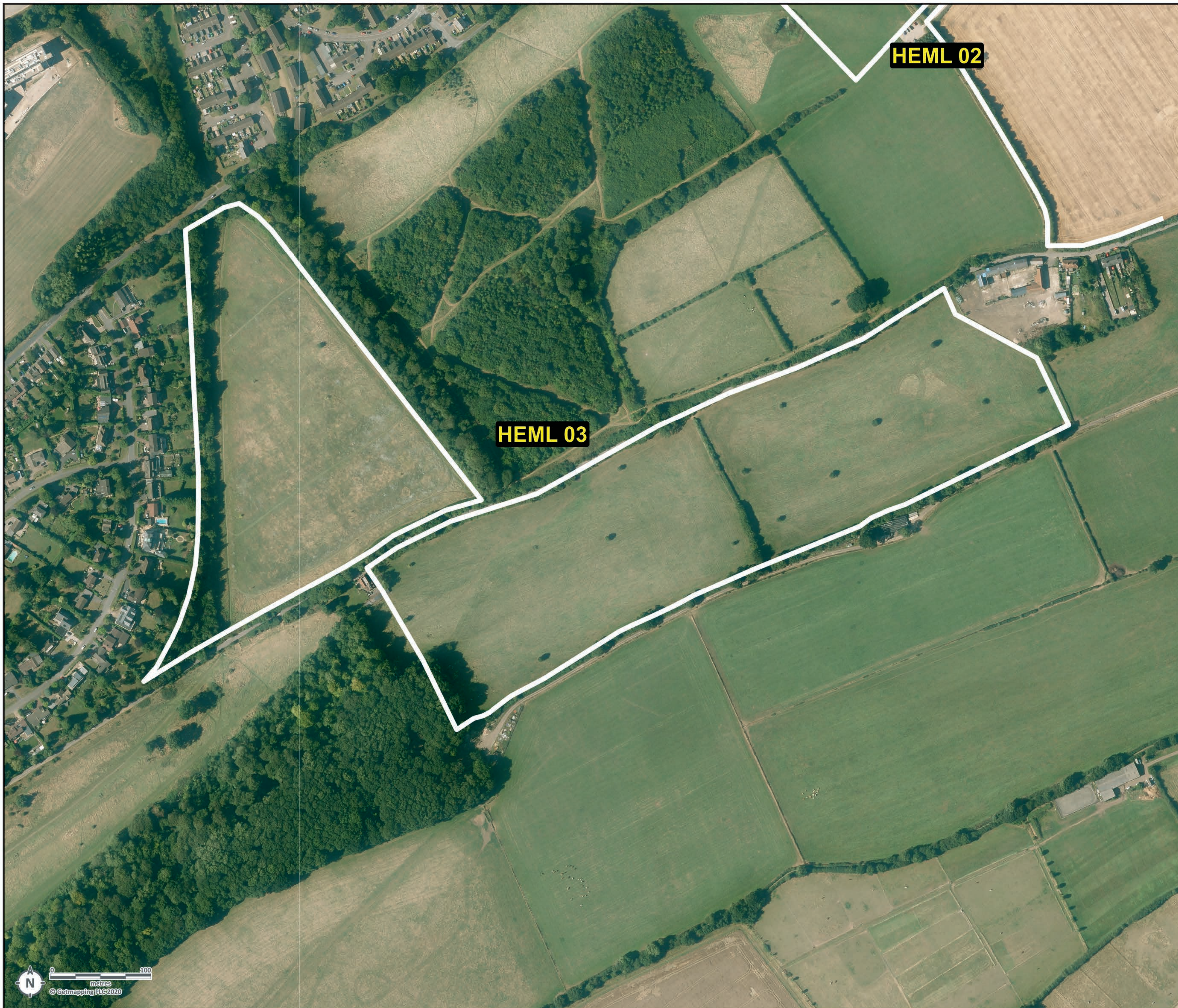
Site identification: HEML03

PROJECT NO <b>5309</b>	DRAWING NO <b>230</b>	REV
DRAWN <b>HNA</b>	DATE <b>JUNE 2020</b>	SCALE <b>1:2500 @A2</b>

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**HEML 02**

**HEML 03**

**SOUTH WEST HERTFORDSHIRE  
SECONDARY SCHOOL  
SITE SEARCH**

Aerial photograph: HEML03

PROJECT NO	DRAWING NO	REV
<b>5309</b>	<b>231</b>	
DRAWN	DATE	SCALE
HNA	JUNE 2020	1:2500

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## SOUTH -WEST HERTFORDSHIRE SECONDARY SCHOOL SITE SEARCH: SHORTLISTED POTENTIAL SCHOOL SITE

### SITE DETAILS

<b>Site Reference and address</b>	Hemel Hempstead Site HEML04 Land to the east of Barnes Lane, Kings Langley Site identification plan: [5309/240] Aerial photograph: [5309/241]	
<b>Site area</b>	13.29 ha	
<b>Existing use/occupiers</b>	Arable agriculture	
<b>Land ownership</b>	MARION JOY KELMAN of 3 Barnes Farm Cottages, Barnes Lane, Kings Langley, Herts WD4 9LB	
<b>Site availability</b>	Unknown.	
<b>Brownfield Land Register</b>	No.	
<b>Planning history</b>	None.	
<b>Buildings</b>	None.	
<b>Adjoining uses</b>	North:	To the north the site is bounded by dense woodland, beyond which are residential dwellings fronting onto Rucklers Lane.
	East:	To the north east of the site is a suburban residential cul-de-sac. To the east is a large private estate and country home known as Barnes Lodge and to the south east is agricultural land.
	South:	Immediately to the south of the site is an area of pasture land. To the south west, enclosed by trees and hedgerow is what is assumed to be a paddock. To the south of the pasture land are rows of terraced dwellings on Coniston Road and beyond that is Kings Langley Primary School.
	West:	To the west of the site is Valley View Farm, comprising various farm buildings and courtyard. Pasture land is situated around this and beyond is Barnes Farm. Across Barnes Lane, which bounds a small part of the site, is the playing field of Kings Langley School.
<b>Topography</b>	The site slopes gently downwards from north to south.	
<b>Water courses</b>	None evident.	
<b>Vegetation</b>	The site is entirely bounded by hedgerow, as well as multiple hedgerows intersecting the site. A dense woodland bounds the northern boundary and a strong tree belt bounds to the east adjacent to Barnes	

	Lodge.
<b>Existing secondary schools</b>	Kings Langley School is situated 0.3km from the site (2 minute drive). The playing fields are approximately 15m from the site as the crow flies.
<b>ACCESSIBILITY</b>	
<b>Vehicular access</b>	There is no vehicular access to the site. The only highway adjoining the site is Barnes Lane, an unclassified U road. The road is very narrow with multiple blind bends. Rucklers Lane to the north is also a narrow unclassified U road which is bounded by woodland to the south.
<b>Cycle access</b>	None
<b>Pedestrian access</b>	There is no pedestrian access to the site. On the western side of Barnes Lane is a footpath which leads past Kings Langley School and towards Kings Langley Common.
<b>Public transport</b>	Common Lane bus stop is a 0.16km walk from the site. It provides access to route H19 which leads to Apsley, Abbots Langley and Hemel Hempstead.
<b>High level highway assessment</b>	A preliminary highway and access appraisal was not recommended.
<b>ENVIRONMENTAL IMPACT</b>	
<b>Landscape and visual impact</b>	The site is exposed to long distance views from the south on Coniston Road. There are also private views of the site from residential dwellings to the east. Boundary vegetation screens potential views of the site from the north and west.
<b>Impact on residential amenities:</b>	There is potential for amenity harm to occur to residential dwellings surrounding the site depending on the siting of the school building, sports pitches, lighting etc.
<b>Ecology:</b>	Mature hedgerow throughout the site and bounded by mature trees and woodland which could support dormouse, invertebrates, bats and birds. Likely to be of high ecological value. The agricultural land is also likely to be a habitat for farmland birds.
<b>Noise sources</b>	Barnes Lane and Kings Langley School are within close proximity of the site. Noise was not considered to be a significant noise source during the site visit. Traffic levels were low.
<b>Flood risk</b>	Flood Zone 1 – Very low risk.
<b>Surface water flooding</b>	Most of the site is at very low risk of surface water flooding. There is a small area of low risk to the northern part of the site and a strip of high risk along the southern boundary where the land slopes downwards.
<b>Groundwater source protection area</b>	Zone 2 (Outer Protection) and Zone 3 (Total Catchment)
<b>Air quality</b>	None
<b>Minerals</b>	Sand and Gravel Belt

<b>Agricultural land quality</b>	Grade 2 or 3
<b>Rights of way</b>	Kings Langley Footpath 017 – runs north-south to the west of the site.
<b>EXISTING PLANNING AND DESIGNATION CONSTRAINTS</b>	
<b>Existing and emerging local plan site specific designations</b>	Green Belt.
<b>Heritage assets: archaeology</b>	Small area to the east of the site is within an area of archaeological significance.
<b>Designated heritage assets</b>	There are 2 Grade II listed buildings at Barnes Farm to the west of the site.
<b>Designated rural areas</b>	None.
<b>International, National and locally designated sites of importance for biodiversity and habitat sites</b>	None.
<b>SITE EVALUATION</b>	
<b>Positive site attributes [delete as necessary from this section]:</b>	
<ol style="list-style-type: none"> <li>1. The site is of optimal size for 10fe.</li> <li>2. The site is in single ownership.</li> <li>3. The site has relatively gentle level changes and re-grading would not be significant.</li> <li>4. The site lies within 400m walking distance of bus stops and bus routes.</li> <li>5. The site lies adjacent to the urban area Kings Langley.</li> <li>6. There would be no impacts on preserved trees.</li> <li>7. Most of the site is not at risk of flooding [subject to further investigations].</li> <li>8. The site is not located near any significant noise sources.</li> <li>9. The site lies outside an AQMA.</li> <li>10. The site is not in a designated rural area.</li> <li>11. The site does not have any international, national or local wildlife, habitat or biodiversity designations.</li> <li>12. The site is does not have any local plan allocation.</li> <li>13. The site is not an identified SHELAA site.</li> <li>14. The site is not traversed by rights of way.</li> <li>15. The site has a single landowner.</li> </ol>	
<b>Negative site attributes [delete as necessary from this section]:</b>	
<ol style="list-style-type: none"> <li>1. The site is not known to be available.</li> <li>2. Vehicular access could not be achieved from Barnes Lane or Rucklers Lane without significant</li> </ol>	

improvement to the road network. Access from Rucklers Lane would require the removal of woodland.

3. Pedestrian/cycle access could not be achieved from Barnes Lane
4. The site only provides easy access to one localised bus route.
5. Site development would be exposed to long distance views in the wider landscape.
6. The site has significant areas of vegetation that would require removal to accommodate a secondary school.
7. There could appear to be impacts on archaeology [subject to further investigations].
8. There would likely be more than minor ecological impact [subject to further investigations].
9. The site lies in the Green Belt.
10. The site lies in a Minerals Consultation Area.
11. The site is in an Area of Archaeological Importance.
12. There could be impacts on the setting of designated heritage assets.
13. The site has high grade agricultural land classification [if relevant].
14. The site lies adjacent to an existing secondary school.
15. The site is not located near the area of greatest need / demand for a new school

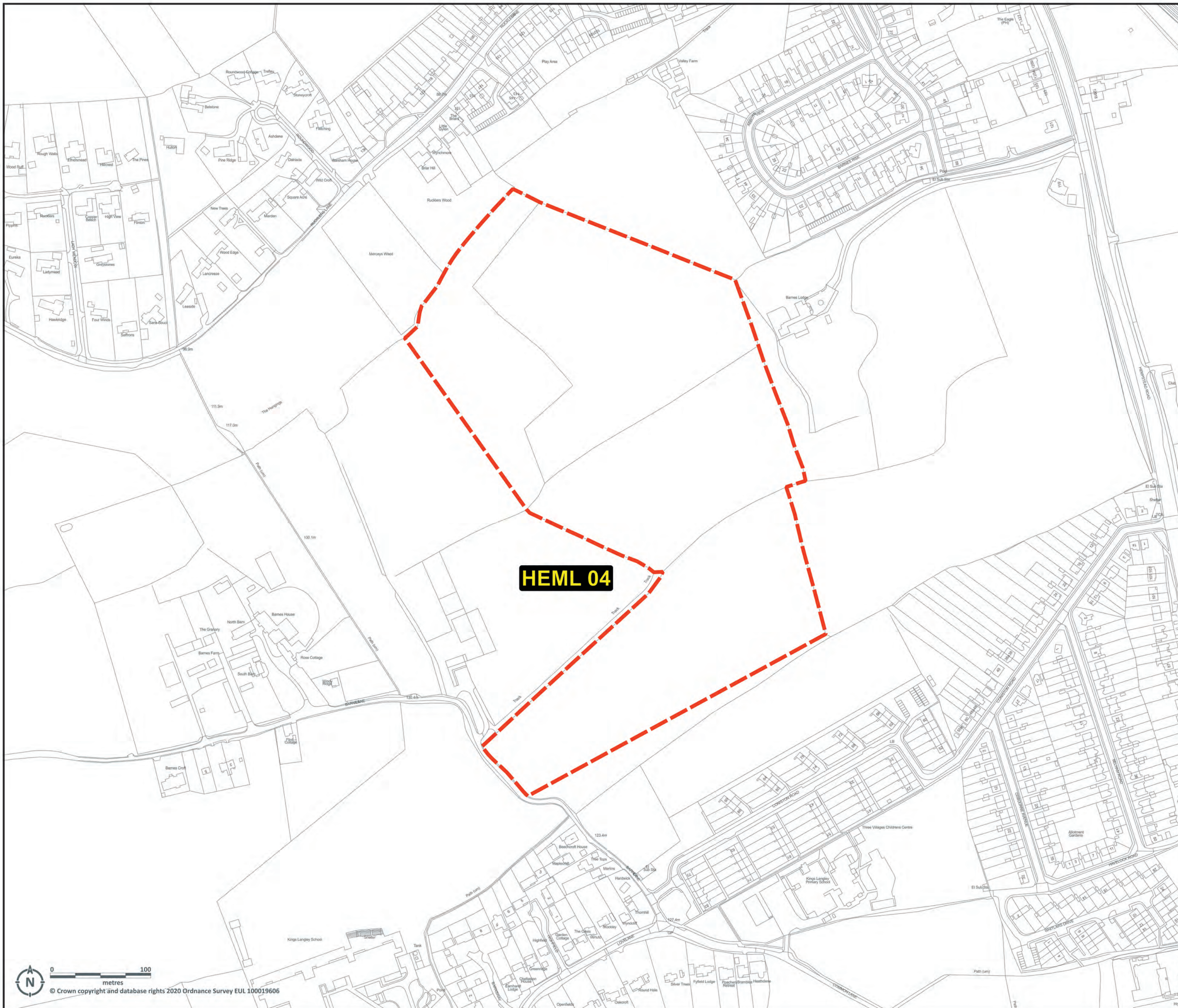
## **SITE LAYOUT PRINCIPLES**

Not applicable as site was rejected following site visit and completion of the initial appraisal.

## **CONCLUSION**

This site is not recommended for comparative assessment with other sites as access to the site would not be possible without significant highway improvements and the removal of a significant amount of woodland to the north of the site if access was from Rucklers Lane. The site is somewhat removed from the area of education need in south-east Hemel Hempstead. The site was not recommended for a highway appraisal or for comparative assessment with other sites.





**SITE BOUNDARY**  
13.29ha

**HEML 04**

**SOUTH WEST HERTFORDSHIRE  
SECONDARY SCHOOL  
SITE SEARCH**

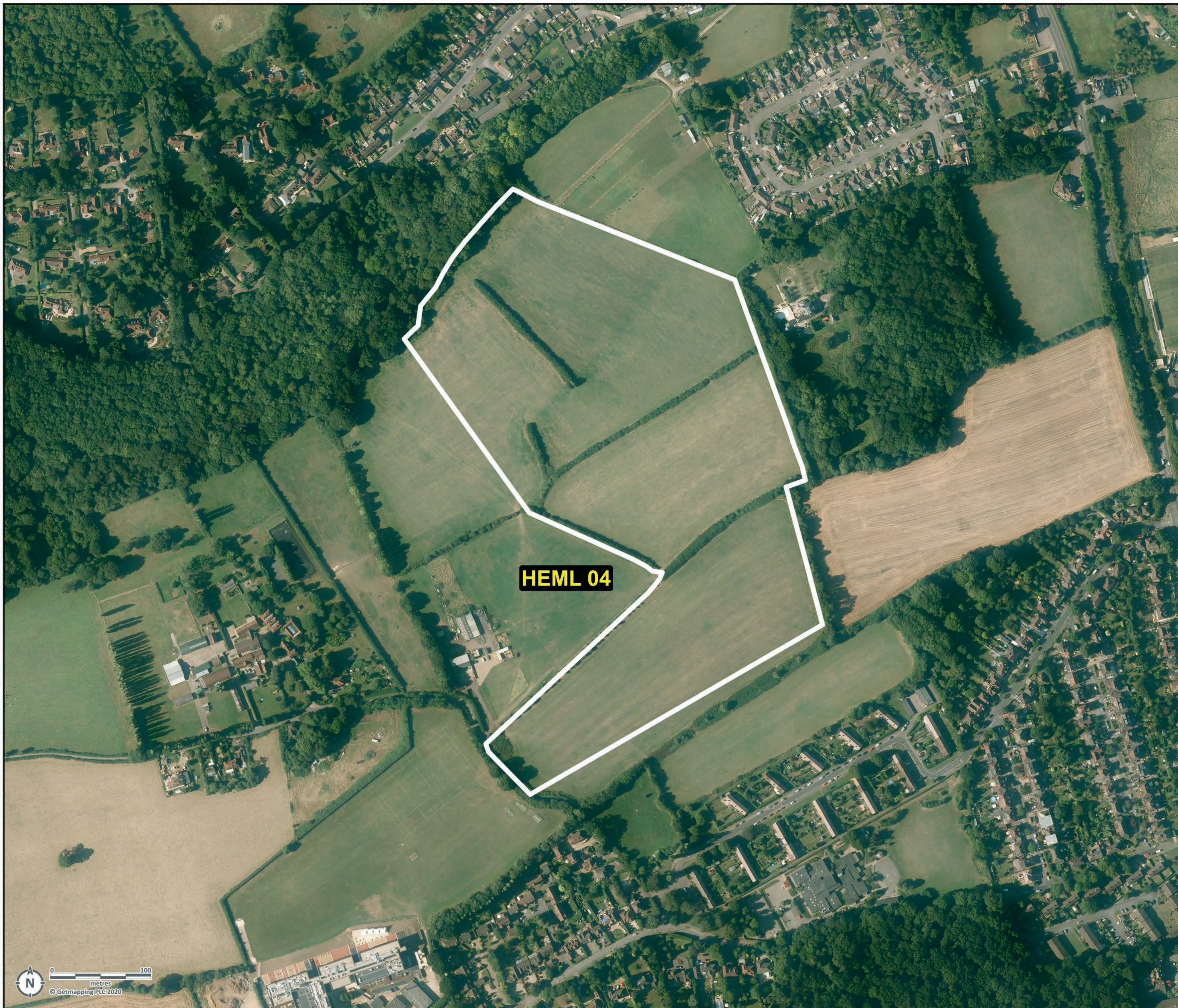
Site identification: HEML04

PROJECT NO <b>5309</b>	DRAWING NO <b>240</b>	REV
DRAWN <b>HNA</b>	DATE <b>JUNE 2020</b>	SCALE <b>1:2500</b>

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**HEML 04**

**SOUTH WEST HERTFORDSHIRE  
SECONDARY SCHOOL  
SITE SEARCH**

Aerial photograph: HEML04

PROJECT NO	DRAWING NO	REV
5309	241	
DRAWN	DATE	SCALE
HNA	JUNE 2020	1:2500

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## SOUTH -WEST HERTFORDSHIRE SECONDARY SCHOOL SITE SEARCH: SHORTLISTED POTENTIAL SCHOOL SITE

### SITE DETAILS

<b>Site Reference and address</b>	Hemel Hempstead: Site HEML05 Land south of Shearwater Road, Apsley Site identification plan: [5309/250] Aerial photograph: [5309/251]	
<b>Site area</b>	11.32 ha	
<b>Existing use/occupiers</b>	Golf course / private dwelling	
<b>Land ownership</b>	KAMAL AHMED CHOWDHURY and JEWELA CHOWDHURY of St Marys Vicarage, Shendish, Hemel Hempstead, Herts HP3 0AB & PLANNED HOLDINGS LIMITED (incorporated in Jersey) of PO Box 218, 43/45 La Motte Street, St Helier, Jersey, Channel Islands, JE4 8SD.	
<b>Site availability</b>	The site comprises a private dwelling house and an active and seemingly well-used golf course. Not known to be available.	
<b>Brownfield Land Register</b>	No.	
<b>Planning history</b>	Extensive planning history relating to use of the wider golf estate as a hotel.	
<b>Buildings</b>	To the north of the site is a former vicarage, now used as a large two storey dwelling. Scattered throughout the site are small single storey groundsman cabins and storage units. These are limited to the wooded areas abutting the gold course.	
<b>Adjoining uses</b>	North:	To the north of the site is a recently developed residential area. The works are ongoing between Shearwater Road and Woodpecker Drive. Two Waters Primary School is to the north of Shearwater Road.
	East:	To the east of the site is the remaining area of golf course. The land slopes downwards towards the train track.
	South:	To the south of the site is an access road leading to the Shendish Manor Hotel and Golf Course. Beyond this is agricultural land.
	West:	To the west of the site is Cock's Head Wood, in which there are a number of large private residential estates. To the south west is the Shendish Manor Hotel, of which the site forms part of the associated golf course.

<b>Topography</b>	The land has been highly profiled due to its use as a golf course. To the east of the site the land slopes steeply towards the train track, providing views to the east. Towards the south of the site, the land slopes downwards to the south, towards the Shendish Manor Hotel and Golf Course access road.
<b>Water courses</b>	None evident.
<b>Vegetation</b>	To the west of the site is Cock's Head Wood which is highly dense with mature trees. Through the site are pockets of woodland such as Hen's Head Woodland as well as smaller groups of mature trees. There are areas of long grass and dead wood provided around the golf course which appear to be for ecological enhancement.
<b>Existing secondary schools</b>	The nearest state-funded school is Kings Langley Secondary School which is a 2.4km drive (5 minutes) from the south of the site. Approximately 1km to the south (as the crow flies).
<b>ACCESSIBILITY</b>	
<b>Vehicular access</b>	There is no vehicular access to the site. To the north is Shearwater Road an unallocated road. The road is relatively wide, however there is a steep grass verge between the road and the site. The northern tip of the site comprises a private dwelling limiting the access potential to the north. To the south of site is an unallocated drive way leading to the golf estate and hotel. The road is narrow and lined with a tree belt.
<b>Cycle access</b>	None.
<b>Pedestrian access</b>	There are pedestrian routes in and around the site. Footways lead from The north at Shearwater Road south through the site and into Cock's Head Wood. The majority of the site is privately owner golf course and is not publicly accessible.
<b>Public transport</b>	The nearest bus stop to the site is Doolittle Meadows which is a 0.48km walk to the east of the site (from the southern access road). This provides access to stops 500 (Aylesbury, Tring, Berkhamstead, Hemel Hempstead, Kings Langley and Watford) and H19 (Kings Langley, Abbots Langley, Bedmond, Apsley, Tow Waters, Hemel Hempstead).  Apsley Station is a 0.96km walk to the site and provides links to London Euston, Tring, Hemel Hempstead, Kings Langley and other stops on route.
<b>High level highway assessment</b>	A preliminary highway and access appraisal was not recommended.
<b>ENVIRONMENTAL IMPACT</b>	
<b>Landscape and visual impact</b>	The site is very well screened by mature tree belts and woodland. This limits the long distance views from each direction. Due to the sloped nature of the site, built form towards the west of the site may be visible from long distance views to the north east.
<b>Impact on residential amenities:</b>	The north of the site is a privately owned dwelling (known as the Vicarage). The siting of buildings or sports pitches within this area has potential to cause harm to residential amenity.



<b>Ecology:</b>	The site is surrounded entirely by mature trees and there are several groups of mature trees scattered throughout the site. To the west is Cock's Head Wood and Hen's Head Wood is also sited within the site. Areas of deadwood and meadow grassland have been created throughout the site as part of the golf course landscaping and ecological enhancement of the site.
<b>Noise sources</b>	Railway line and station to the east of the site. Noise was not particularly noticeable during the site visit, however it is likely that a reduced rail service is currently running due to Covid-19 restrictions.
<b>Flood risk</b>	Floodzone 1 – very low risk
<b>Surface water flooding</b>	Most of the site is very low risk, with small areas of low risk towards the north of the site.
<b>Groundwater source protection area</b>	Zone 3: Total Catchment
<b>Air quality</b>	No AQMA. Close to train station.
<b>Minerals</b>	Sand and Gravel Belt.
<b>Agricultural land quality</b>	Grade 3a/3b
<b>Rights of way</b>	The site is intersected by multiple public rights of way. Kings Langley Footpath 17 leads from Shearwater Road through to Cock's Head Wood. Kings Langley Footpath 18 adjoins to this and connects east through the site across the train track (via a bridge) and through the golf estate to the south where it connects to a series of public rights of ways.

### EXISTING PLANNING AND DESIGNATION CONSTRAINTS

<b>Existing and emerging local plan site specific designations</b>	Green Belt. To the west of the site is an area identified by the AECOM urban capacity study 2020.
<b>Heritage assets: archaeology</b>	An area of archaeological significance is to the east of the site.
<b>Designated heritage assets</b>	The Apsley Manor Farmhouse and the Shendish House, Walled Garden and Octagonal Summerhouse to the south west of the site are Grade II listed buildings.
<b>Designated rural areas</b>	None.
<b>International, National and locally designated sites of importance for biodiversity and habitat sites</b>	None.

### SITE EVALUATION

#### Positive site attributes [delete as necessary from this section]:

1. The site lies adjacent to the urban area of Apsley.

2. The site is not at risk of flooding [subject to further investigations].
3. The site lies outside an AQMA.
4. The site is not in an Area of Archaeological Importance.
5. The site is not in a designated rural area.
6. The site does not have any international, national or local wildlife, habitat or biodiversity designations.
7. The site is does not have any local plan allocation.
8. The site is not an identified SHELAA site.
9. The site does not lie adjacent to/close to an existing secondary school.
10. The site is located close to the area of greatest need / demand for a new school.

**Negative site attributes [delete as necessary from this section]:**

1. The site area is sub-optimal for a 10fe school.
2. The site is in more than one ownership.
3. The site is not known to be available.
4. The site has significant level changes and re-grading would be significant.
5. Vehicular access is unlikely to be achieved from Shearwater Road or the access road to the south.
6. The site does not lie within 400m walking distance of bus stops and bus routes.
7. Site development could be exposed to long distance views in the wider landscape.
8. The site has significant areas of vegetation that would require removal to accommodate a secondary school.
9. There could be impact on archaeology due to the adjacent area of archaeological significance and listed buildings.
10. There would be impacts on preserved trees.
11. There would be more than minor ecological impact [subject to further investigations].
12. The site lies in the Green Belt.
13. The site lies in a Minerals Consultation Area.
14. There could be impacts on designated heritage assets.
15. The site has moderate-good grade agricultural land classification [if relevant].
16. The site is traversed by rights of way.
17. The site has more than one landowner/is not in the ownership of HCC.

**SITE LAYOUT PRINCIPLES**

Not applicable as site was rejected following site visit and completion of the initial appraisal.

**CONCLUSION**

The site area is sub-optimal for a 10fe school. The site is highly profiled due to its use as a golf course and the natural topography also slopes steeply downwards to the north. Development of the



site would require extensive re-grading of the land. The site features extensive areas of tree coverage and is adjacent to mature woodland meaning that ecological impacts are likely to be increased. The site is traversed by rights of way which would limit the development potential of the school. Access to the site would be difficult due to the northern tip of the site, adjacent to Shearwater Road, being in private ownership as a dwelling house. The site is in multiple ownership, the majority of the site is an active golf course which is not considered to be available unless the golf course ceases use and the site becomes part of golf course which has been promoted for housing development. The site was not recommended for high level highway appraisal or for comparative assessment with other sites.









**HEML 06**

**HEML 05**

**SOUTH WEST HERTFORDSHIRE  
SECONDARY SCHOOL  
SITE SEARCH**

Aerial photograph: HEML05

PROJECT NO	DRAWING NO	REV
<b>5309</b>	<b>251</b>	
DRAWN	DATE	SCALE
HNA	JUNE 2020	1:2500

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## SOUTH -WEST HERTFORDSHIRE SECONDARY SCHOOL SITE SEARCH: SHORTLISTED POTENTIAL SCHOOL SITE

### SITE DETAILS

<b>Site Reference and address</b>	Hemel Hempstead Site: HEML06 Land to the east of the A41, Apsley Site identification plan: [5309/260] Aerial photograph: [5309/261]	
<b>Site area</b>	13.32 ha	
<b>Existing use/occupiers</b>	Golf course	
<b>Land ownership</b>	PLANNED HOLDINGS LIMITED (incorporated in Jersey) of PO Box 218, 43/45 La Motte Street, St Helier, Jersey, Channel Islands, JE4 8SD.	
<b>Site availability</b>	The site is actively in use as a golf course. It is not considered to be available.	
<b>Brownfield Land Register</b>	No.	
<b>Planning history</b>	Extensive planning history relating to use of the wider golf estate as a hotel.	
<b>Buildings</b>	None.	
<b>Adjoining uses</b>	North:	To the north of the site is a recently developed residential area. The works are ongoing between Shearwater Road and Woodpecker Drive. Two Waters Primary School is to the north of Shearwater Road.
	East:	To the east is the Shendish Manor Hotel, of which the site forms part of the associated golf course. There are also a number of private dwellings within the Cock's Head Wood area.
	South:	To the south of the site is Dark Wood, beyond which are residential dwellings fronting onto Rucklers Lane.
	West:	Bounding the site to the west is the A41. Beyond this is agricultural land and woodland.
<b>Topography</b>	The eastern area of the site to the north of Apsley Manor Farm is relatively flat sloping gently downwards to the west. Towards the centre of the site, the land slopes slightly more steeply downwards from the east and west towards the middle of the site.	
<b>Water courses</b>	None evident.	
<b>Vegetation</b>	The site is bounded to the east by a dense tree belt and woodland. To the north a tree belt and hedgerow screens the site from the adjacent	



	residential area. The southern-most part of the site is inaccessible due to overgrown vegetation. To the west, bounding the A41 is a tree belt which screens the road. Between the northern area of the site and the adjacent manor house and hotel is the sparsest area of vegetation meaning that views of the hotel are clear from the site.
<b>Existing secondary schools</b>	The nearest state-funded school is Kings Langley Secondary School which is a 4.8km drive (11 minutes) from the north of the site. Approximately 1km to the south (as the crow flies).
<b>ACCESSIBILITY</b>	
<b>Vehicular access</b>	There is no vehicular access to the site. To the north is Shearwater Road an unallocated road. The road is relatively wide, but curves close to the site boundary. There may be potential to create an access towards the north east boundary of the site, however this would require the removal of a mature tree belt connected to Cock's Head Wood.  To the west of the site is the A41, a principal A road dual carriage way with national speed limit. Access from this road would not be suitable.
<b>Cycle access</b>	None
<b>Pedestrian access</b>	There is no pedestrian access from the site other than from the Shendish Manor Hotel and associated access road. Kings Langley footpath 17 runs adjacent to the upper eastern boundary of the site.
<b>Public transport</b>	The nearest bus stop to the site is Sainsbury's which is a 1.1 km walk to the north east of the site (from the north of the site). This provides access to stops 500 (Aylesbury, Tring, Berkhamsted, Hemel Hempstead, Kings Langley and Watford) and H19 (Kings Langley, Abbots Langley, Bedmond, Apsley, Tow Waters, Hemel Hempstead).  Apsley Station is a 1.6km walk to the site and provides links to London Euston, Tring, Hemel Hempstead, Kings Langley and other stops on route.
<b>High level highway assessment</b>	A preliminary highway and access appraisal was not recommended.
<b>ENVIRONMENTAL IMPACT</b>	
<b>Landscape and visual impact</b>	The site is relatively enclosed from long distance views to the surrounding vegetation and the steep bank of the A41 to the west. There are views from the Shendish Manor Hotel and Golf Club.
<b>Impact on residential amenities:</b>	Depending on the siting of the school and the sports pitches, there is potential for harm to occur to the residential amenity of dwellings to the north and east of the site, as well as the hotel to the south.
<b>Ecology:</b>	There are numerous trees and woodland areas surrounding the site and scattered throughout. Areas of long grass and wildflowers also bound the wooded areas, creating further habitats. There are potential habitats for bats (also adjacent to old buildings), birds, invertebrates, and lizards.
<b>Noise sources</b>	The predominant noise source is the A41 which is west of the site. During the site visit the road noise was particularly obtrusive. Traffic levels are likely to be below average due to Covid-19 restrictions



	meaning that ordinary noise impact is likely to be more significant than that experienced during the site visit.
<b>Flood risk</b>	Floodzone 1 – very low risk
<b>Surface water flooding</b>	Most of the site is very low risk, with small areas of low risk towards the north and south of the site.
<b>Groundwater source protection area</b>	Zone 3 – Total Catchment
<b>Air quality</b>	No AQMA but adjacent to the A41.
<b>Minerals</b>	Sand and Gravel Belt.
<b>Agricultural land quality</b>	Grade 3a/3b
<b>Rights of way</b>	Kings Langley footpath 17 runs adjacent to the upper eastern boundary of the site

### EXISTING PLANNING AND DESIGNATION CONSTRAINTS

<b>Existing and emerging local plan site specific designations</b>	Green Belt.
<b>Heritage assets: archaeology</b>	Area of archaeological significance.
<b>Designated heritage assets</b>	The Apsley Manor Farmhouse and the Shendish House, Walled Garden and Octagonal Summerhouse to the east of the site are Grade II listed buildings.
<b>Designated rural areas</b>	None.
<b>International, National and locally designated sites of importance for biodiversity and habitat sites</b>	None.

### SITE EVALUATION

#### **Positive site attributes [delete as necessary from this section]:**

1. The site is of optimal size for 10fe.
2. The site is in single ownership.
3. The site has relatively gentle level changes and re-grading would be limited.
4. Vehicular access could potentially be achieved from Shearwater Road with suitable mitigation/improvements.
5. Pedestrian/cycle access Shearwater Road with suitable mitigation/improvements.
6. Site development would not be exposed to long distance views in the wider landscape.
7. The site lies adjacent to the urban area of Apsley
8. The site is not at risk of flooding [subject to further investigations].



9. The site lies outside an AQMA.
10. The site is not in a designated rural area.
11. The site does not have any international, national or local wildlife, habitat or biodiversity designations.
12. The site does not have any local plan allocation.
13. The site is not an identified SHELAA site.
14. The site has a single landowner.
15. The site does not lie adjacent to/close to an existing secondary school.

#### **Negative site attributes [delete as necessary from this section]:**

1. The site is not known to be available.
2. The site does not lie within 400m walking distance of bus stops and bus routes.
3. The site has relatively large areas of vegetation that would require removal to accommodate a secondary school.
4. Access to the site would only be possible from Shearwater Road and would require the removal of mature woodland.
5. There would appear to be impacts on archaeology [subject to further investigations].
6. There could be more than a minor ecological impact [subject to further investigations].
7. The site is located near a significant noise source.
8. The site is directly adjacent to the A41 which is likely to adversely impact air quality.
9. The site lies in the Green Belt.
10. The site lies in a Minerals Consultation Area.
11. The site is in an Area of Archaeological Importance.
12. There would be impacts on the setting of designated heritage assets.
13. The site is not located close to the area of greatest need / demand for a new school.

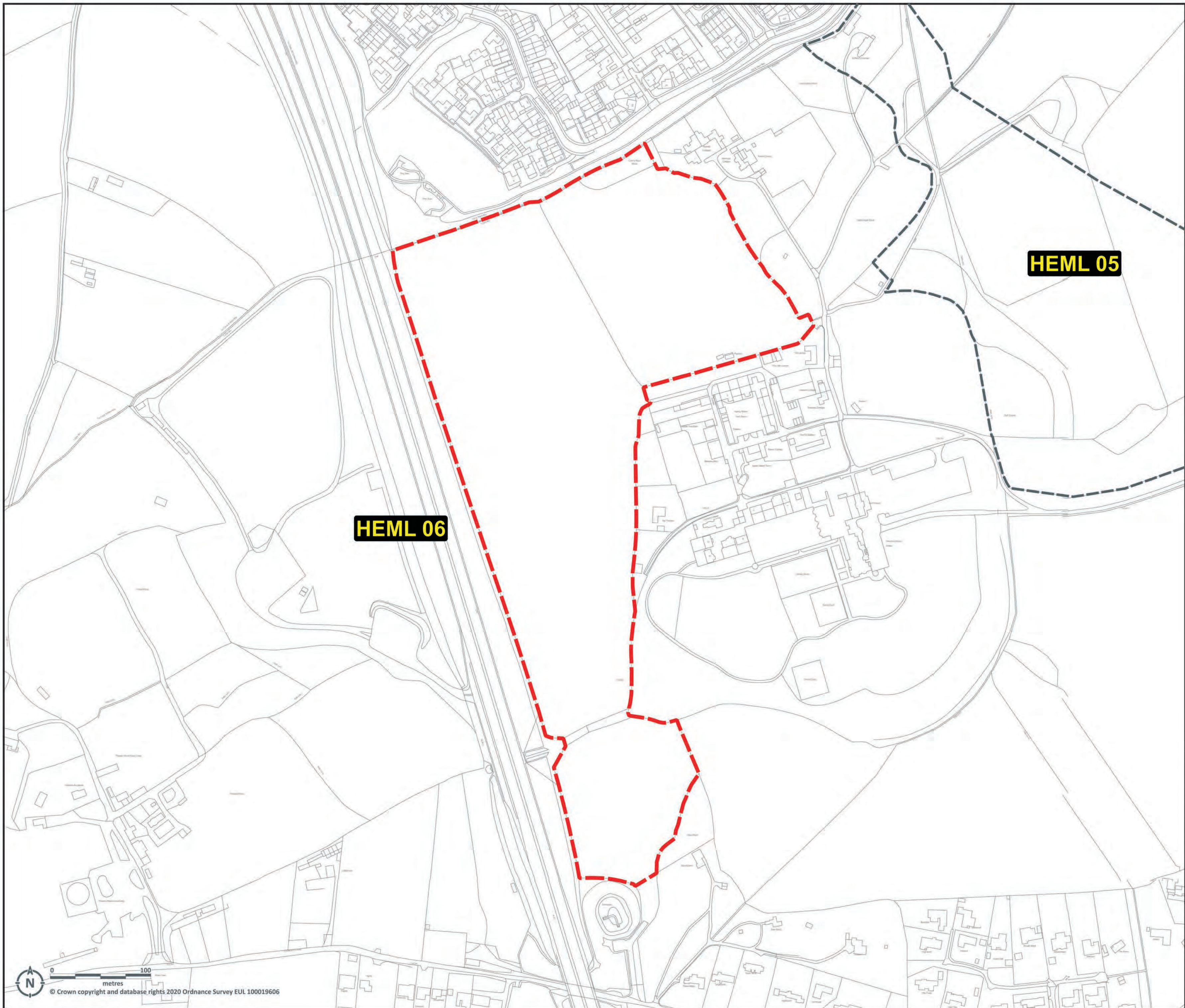
#### **SITE LAYOUT PRINCIPLES**

Not applicable as site was rejected following site visit and completion of the initial appraisal.

#### **CONCLUSION**

The site is in active use as a golf course and is not considered to be currently available. The build zone of the school would be close to a Grade II listed building (Apsley Manor Farmhouse) which could limit the scale of the development. The A41 to the west of the site creates a significant source of noise which would be detrimental to the teaching and learning environment of the school (particularly when outside) and would be detrimental to air quality. Access from the A41 would not be suitable and if possible access from Shearwater Road would result in the loss of a mature wooded area. The site features a number of groups of trees which would need to be removed to facilitate development of the site. The site was not recommended for high level highway appraisal or for comparative assessment with other sites.





SITE BOUNDARY  
 13.32ha  
OTHER POTENTIAL SITES

**HEML 05**

**HEML 06**

**SOUTH WEST HERTFORDSHIRE  
SECONDARY SCHOOL  
SITE SEARCH**

Site identification: HEML06

PROJECT NO	DRAWING NO	REV
5309	260	
DRAWN	DATE	SCALE
HNA	JUNE 2020	1:2500 @A2

0 100 metres  
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**HEML 06**

**HEML 05**

**SOUTH WEST HERTFORDSHIRE  
SECONDARY SCHOOL  
SITE SEARCH**

Aerial photograph: HEML06

PROJECT NO	DRAWING NO	REV
<b>5309</b>	<b>261</b>	
DRAWN	DATE	SCALE
HNA	JUNE 2020	1:2500

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