

Education Report

Land South of Chiswell
Green Lane, Chiswell Green,
St Albans, Hertfordshire

Alban Developments Ltd and Alban Peter Pearson,
CALA Homes (Chiltern) Ltd, and
Redington Capital Ltd

BEN HUNTER
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1.0 Introduction

1.1 This Education Report is in relation to a development of up to 391 dwellings on Land South of Chiswell Green Lane, St Albans, Hertfordshire.

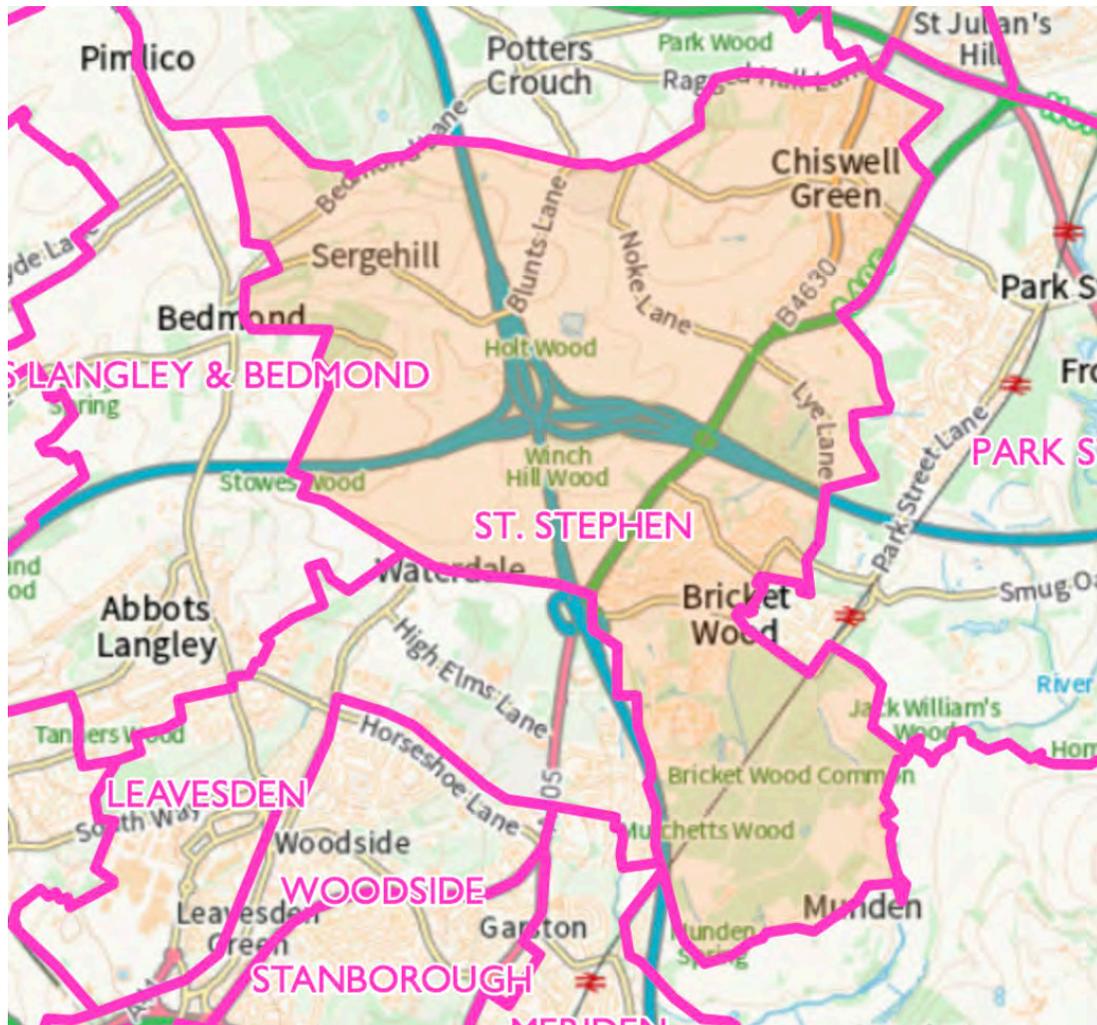
1.2 Chiswell Green is a village to the south of St Albans. It is located on the North Orbital Road, close to Junction 21A of the M25, and is separated from St Albans by the A414.

1.3 The approximate development outline for the development can be seen below in Map 1:



Map 1: Approximate Development Outline

1.4 The development is located in the St Albans City & District Council (“SACDC”) Planning Area. The Education Authority for the area is Hertfordshire County Council (“HCC”). The development is located entirely within the St Stephen Ward (“the Ward”); Chiswell Green is in the northeast corner of the Ward, as shown below in Map 2:



Map 2: St Stephen Ward Map

1.5 This Report looks in detail at the trends in dwelling delivery, of births and the age of the population over the last decade to create a context for this proposed development. The history of dwelling delivery identifies the likely proportion of new households, which are characterised by a younger population. The trend in birth numbers, too, is often linked to dwelling delivery and, if rising, to younger populations. Births also indicate the future demand for school places. Finally, the trend in the median age of the population is an indicator of the nature of the area and how sustainable it is. The assumption is that the population should reflect national norms, which includes its ageing. When the balance of dwelling delivery does not maintain the median age of the population at around the national norm, there are implications for social infrastructure.

1.6 Existing local schools are identified and mapped with Google Earth, providing the approximate walking distances from the proposed development. The relevant schools, having been sorted by distance, are then described for capacity, numbers of pupils by age, and occupancy levels, all at January 2021 (the academic year 2020/2021). Newer data is utilised when available.

1.7 SACDC is not a Community Infrastructure Levy (“CIL”) charging authority. It is therefore assumed that if planning obligations are justified under the tests of CIL Reg 122 that they will be secured via Section 106 agreement.

1.8 This Report will ascertain whether Education infrastructure provision is likely to be requested by HCC to mitigate the impact the development is making. Firstly, it will look at the demographic data of the area, in order to understand the local context in which the new residents will be located.

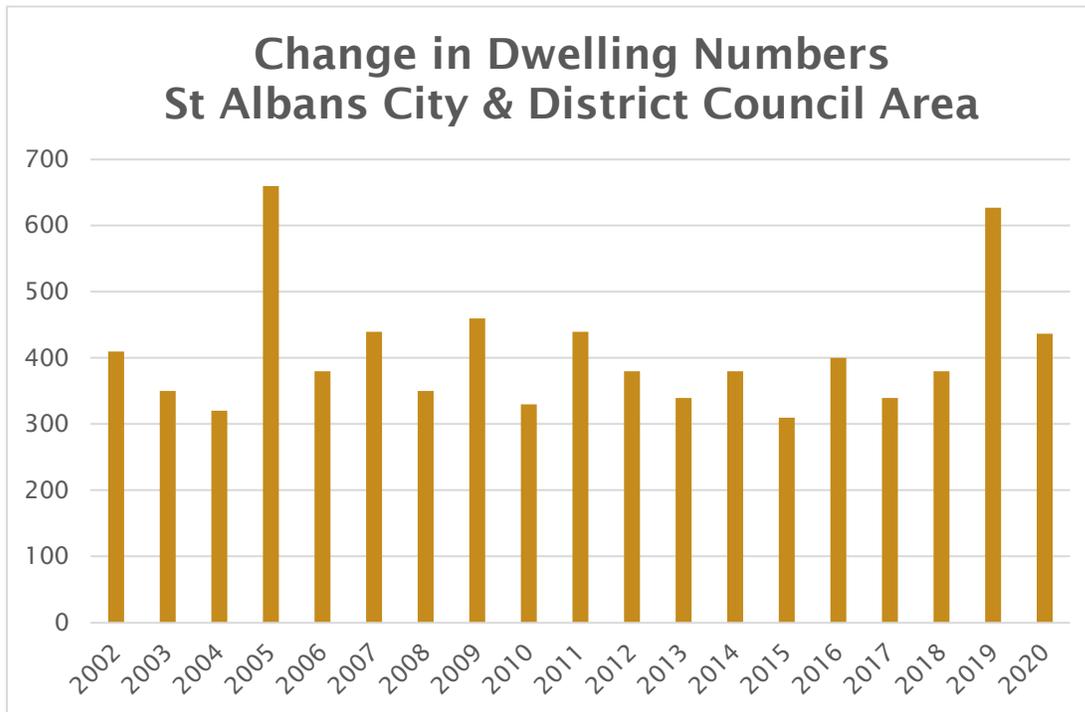
2.0 Dwellings

2.1 The SACDC administrative area consisted of 53,750 residential dwellings at the end of 2001. By the end of 2020, this had increased to 61,484 dwellings. This is an additional 7,734 dwellings delivered in the nineteen-year period (14.3%) or an average of 407 new dwellings per annum:

2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
53,750	54,160	54,510	54,830	55,490	55,870	56,310	56,660	57,120	57,450	57,890	58,270	58,610	58,990	59,300	59,700	60,040	60,420	61,047	61,484

Table 1: Dwelling Numbers in the SACDC Administrative Area

2.2 The trend in new housing delivery can be seen below in Graph 1. It demonstrates that new dwelling delivery has been very consistent, albeit for two years with large jumps in delivery (2005 and 2019, the former of which saw the most dwellings delivered in a calendar year at 660). The lowest number of new dwellings delivered in a year was in 2015 at 310:



Graph 1: Change in Dwelling Numbers per Annum - SACDC

2.3 Comparatively, the St Stephen Ward consisted of 2,845 dwellings in mid-2020, according to data from the Royal Mail, with 35 yet unfinished but underway. This is up from 2,605 in 2001. This is an additional 240 dwellings in the nineteen-year review period (9%) or an average of 13 new dwellings per annum. This shows that new dwelling delivery was not coming forward as fast in the Ward as it has been in the wider administrative area.

3.0 Births

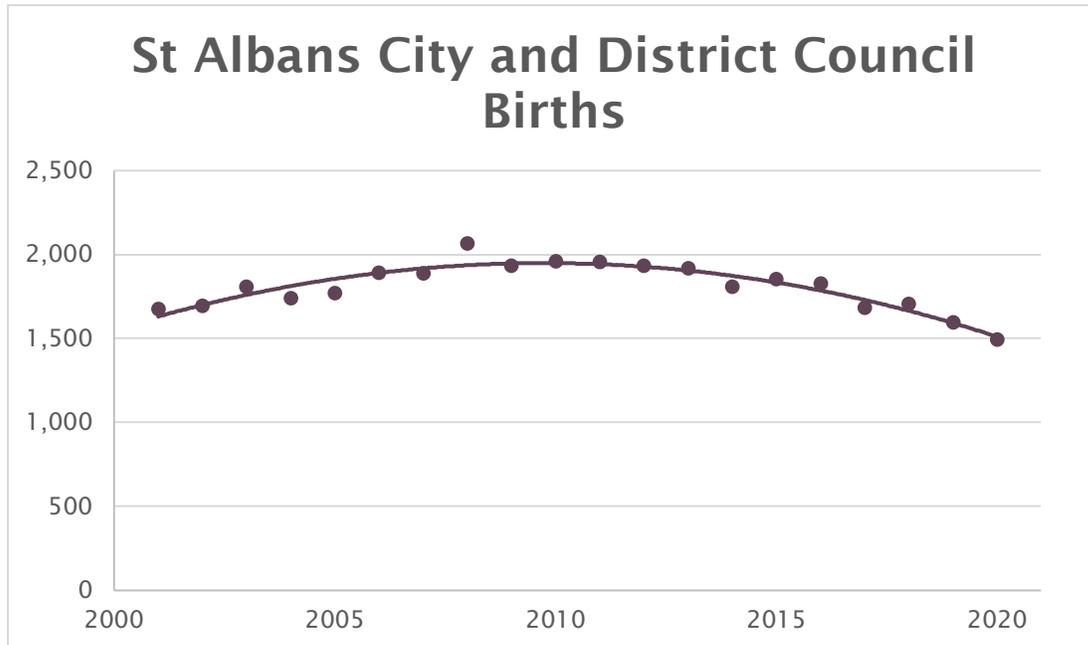
3.1 Births in the SACDC administrative area averaged 1,808 per annum in the period between 2001-2020. Births peaked in 2008 at 2,064, and were at their lowest in 2020 at 1,494:

2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
1,673	1,693	1,805	1,740	1,769	1,890	1,885	2,064	1,933	1,958	1,954	1,932	1,916	1,807	1,851	1,824	1,682	1,704	1,595	1,494

Table 2: Births in the SACDC Administrative Area

3.2 The trend over the review period can be seen below in Graph 2. It demonstrates that there is a significant fall occurring in the fertility of the SACDC area. This falling trend in births is consistent with the wider population of the UK,

where births were at their lowest in over two decades¹ in 2019. The ONS is reporting² that the total fertility rate reached a record low in 2020, and births in general in 2020 have fallen 4.1% from 2019 numbers:



Graph 2: SACDC Area Births per Annum

3.3 In the Ward, births averaged 54 per annum in the period 2001-2019. Births peaked in 2006 in the Ward at 70, and were at their lowest in 2003 at 44:

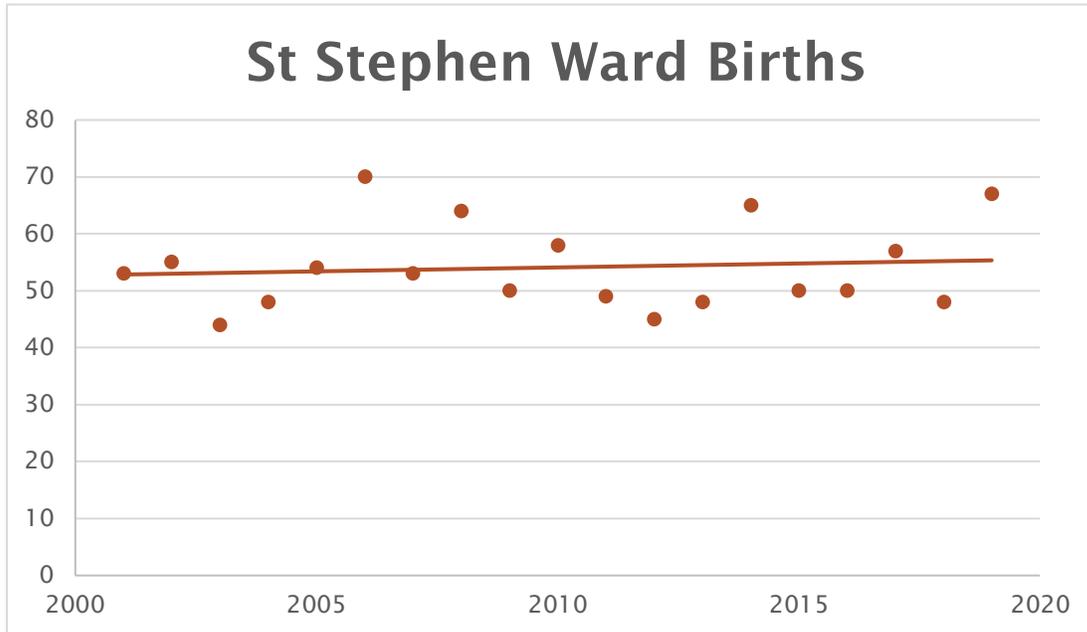
2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
53	55	44	48	54	70	53	64	50	58	49	45	48	65	50	50	57	48	67

Table 3: St Stephen Ward Births per Annum

3.4 The trend over the review period can be seen below in Graph 3. It demonstrates that the trend is one of little variation, as the numbers are quite low:

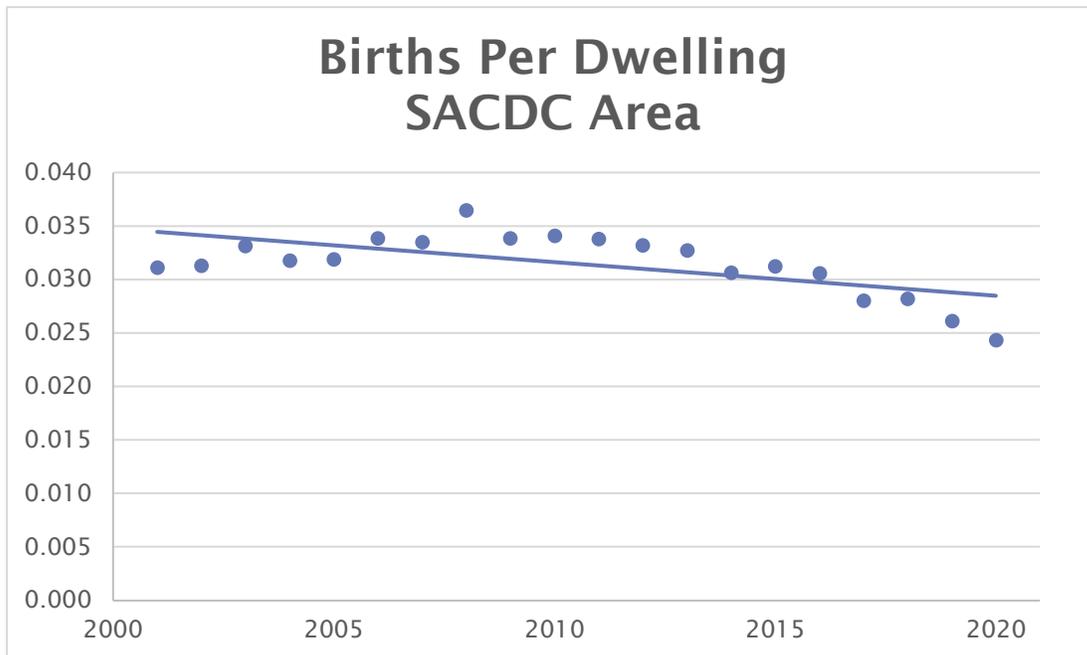
¹ <https://www.independent.co.uk/news/uk/home-news/birth-rate-england-wales-low-uk-ons-fertility-brexit-climate-a9031641.html>

² <https://www.ons.gov.uk/peoplepopulationandcommunity/birthsdeathsandmarriages/livebirths/bulletins/birthsummarytablesenglandandwales/2020>



Graph 3: St Stephen Ward Births per Annum

3.5 When looking at the births per dwelling in the SACDC area, they are falling quite dramatically, indicating that new dwelling delivery is increasing while the birth rate is falling:



Graph 4: Births per Dwelling - SACDC Area

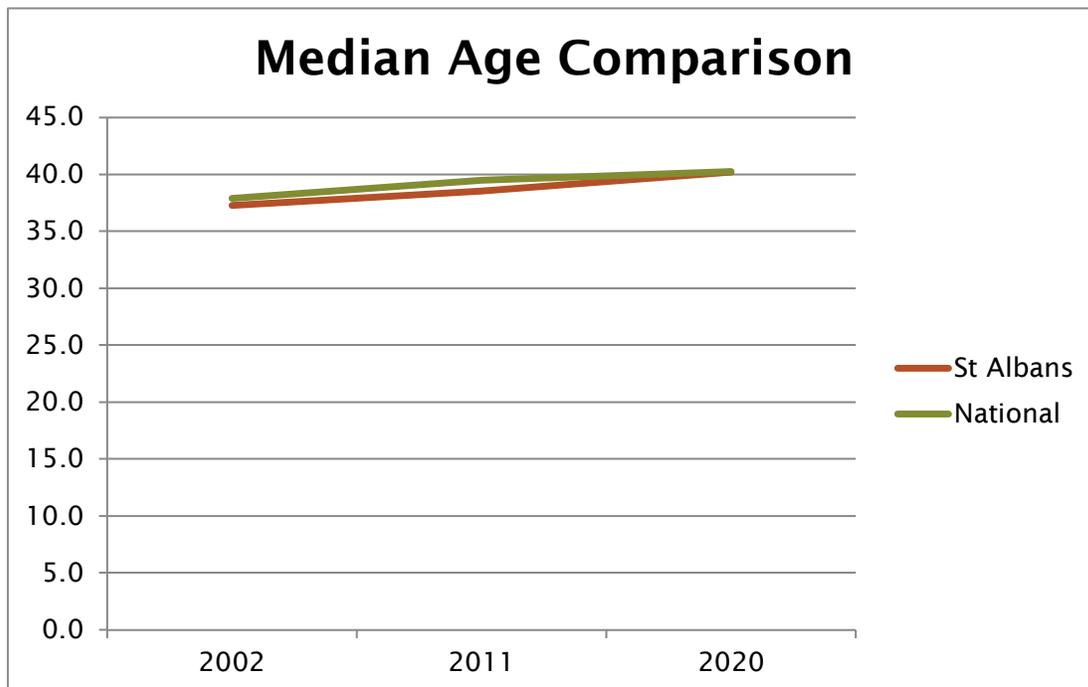
4.0 Age

4.1 This report has reviewed the median age profile of the SACDC administrative area, the national picture, and the Ward. In the year 2002, the difference between the median age profile of St Albans and the national picture was 0.6 years, with the population of St Albans being marginally younger. By 2020, the difference between the two samples was negligible, with just 0.1 years separating them, indicating that the SACDC’s population is a good reflection of national norms:

Year	2002	2011	2020
St Albans	37.3	38.5	40.2
National	37.9	39.5	40.3
Difference	0.6	1.0	0.0

Table 4: Median Age Comparison

4.2 The trend over the review period can be seen in Graph 5. It shows that the difference between age profiles is very marginal:



Graph 5: Median Age Comparison

4.3 Comparatively, the Ward, as of 2019, had a median age of 48 years of age. This is significantly older than the age profile of the administrative area and national picture.

4.4 To summarise the demographic data of the administrative area: new dwelling delivery has been consistent throughout the previous two decades; birth numbers are at a historic low in the SACDC area; and the age profile is consistent with that of wider population of the UK.

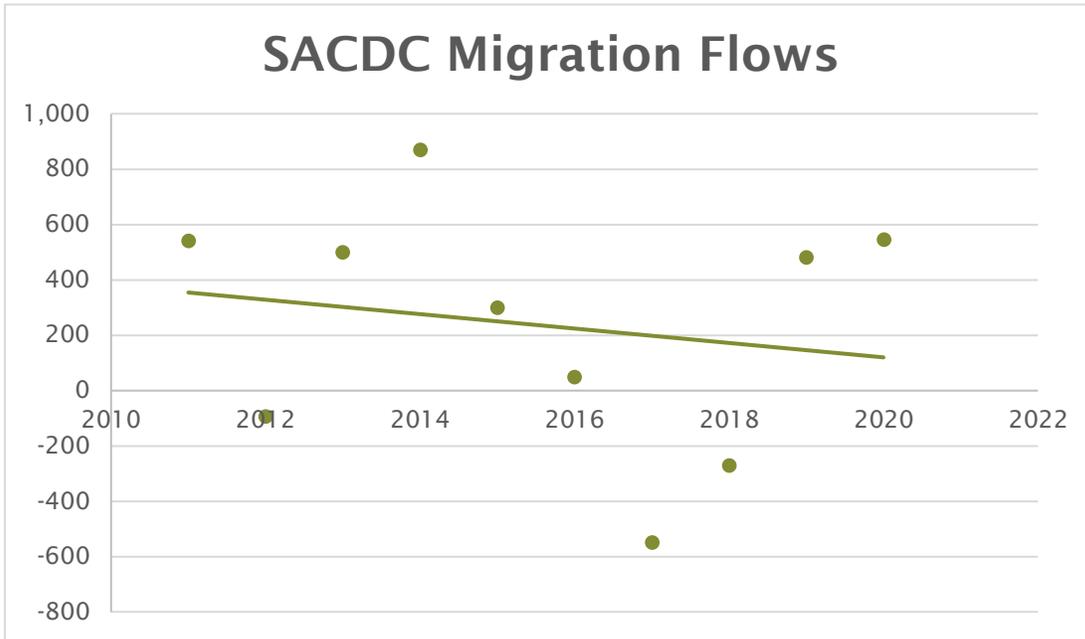
5.0 Migration

5.1 When looking at the inward and outward migration data of people moving in and out of the SACDC administrative area, of the ten most recent financial years for which data is available, the SACDC area has been a net importer of people in seven of those years. The average a net inward migration of 237 per annum moving to the area from a different one:

Year	Mid Year Population Estimate	Long-Term International Migration		Internal Migration (within UK)		Change	
		Inflow	Outflow	Inflow	Outflow		
2010/11	141,248	772	897	7,812	7,146	541	0.38%
2011/12	142,137	597	938	8,154	7,906	-93	-0.07%
2012/13	143,458	635	679	8,198	7,655	499	0.35%
2013/14	145,208	769	518	8,599	7,981	869	0.60%
2014/15	146,188	828	459	8,210	8,279	300	0.21%
2015/16	147,025	907	412	7,817	8,263	49	0.03%
2016/17	147,095	807	498	8,446	9,304	-549	-0.37%
2017/18	147,373	799	626	8,615	9,060	-272	-0.18%
2018/19	148,452	706	516	9,251	8,960	481	0.32%
2019/20	149,317	635	543	8,371	7,917	546	0.37%

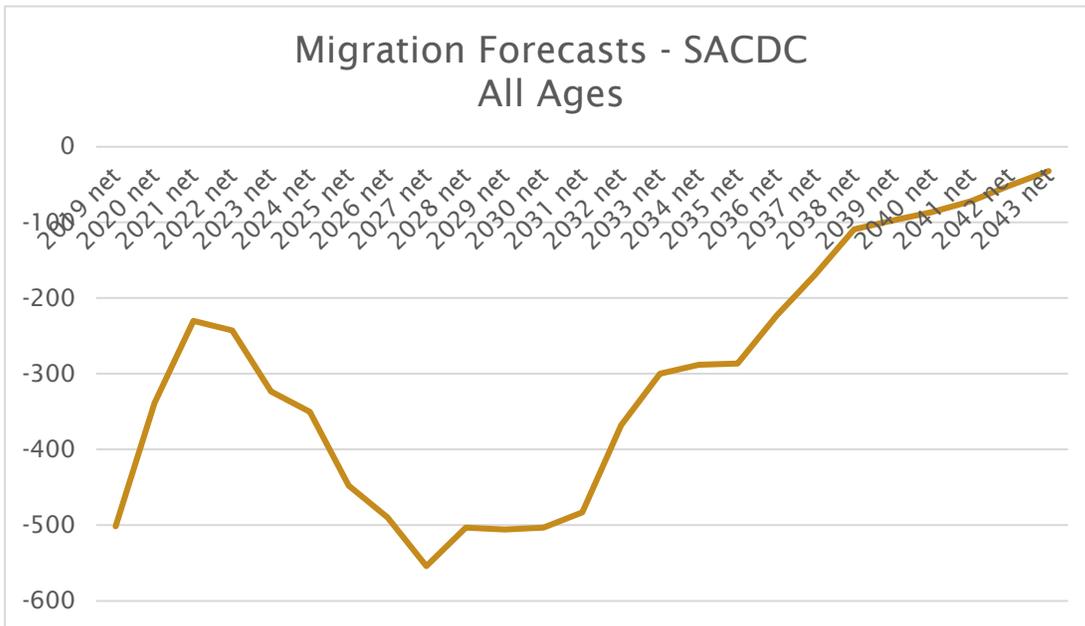
Table 5: Migration Flows in the Administrative Area

5.2 When plotting these numbers on a graph, it is evident that the trend is a falling one. The peak of inward migration was in 2013/14 at a net 869 people, whereas the peak of outward migration was seen in 2016/17 with a net 549 people leaving the administrative area:



Graph 6: Migration Flows in the Administrative Area

5.3 Looking further ahead at migration projections produced by the Office for National Statistics (“ONS”) up to 2043, it is forecast the number of new people moving out of the area will be a net 7,553. In other words, ONS expects more people leaving than entering the SACDC area in the next two plus decades:



Graph 7: ONS Migration Projections

5.4 ONS produced projections for the migration of individual age groups, which is shown below in Table 6. This suggests that the SACDC area will be a net importer of children of all ages between now and 2043. They are forecasting an average of 136 Early Years aged children moving in to the area per annum; an average of 134 (0.64FE) Primary School aged children moving in to the area per annum; and finally, an average of 57 (0.38FE) Secondary School aged children moving in to the area per annum:

Age Group	2019 net	2020 net	2021 net	2022 net	2023 net	2024 net	2025 net	2026 net	2027 net	2028 net	2029 net	2030 net	2031 net	2032 net	2033 net	2034 net	2035 net	2036 net	2037 net	2038 net	2039 net	2040 net	2041 net	2042 net	2043 net	Average
0	29	30	30	30	30	30	30	30	30	30	30	30	30	31	31	31	32	32	33	33	33	33	33	33	33	31
1	50	49	50	50	50	50	50	50	50	50	50	50	50	51	51	52	52	53	54	54	55	55	56	56	56	52
2	22	21	21	22	22	22	22	22	22	22	22	23	23	23	23	24	24	25	25	26	26	26	26	26	26	23
3	25	30	29	28	29	29	29	29	29	29	29	29	29	29	29	29	30	30	30	31	31	31	32	32	32	30
4	26	25	29	28	27	28	28	28	27	27	27	27	27	27	27	28	28	28	28	28	29	29	30	30	30	28
5	19	18	18	21	20	19	19	19	19	19	19	19	19	19	19	19	19	19	19	20	20	20	20	21	21	19
6	12	14	13	13	15	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	15	15	15	15	15	14
7	11	13	14	13	13	15	15	14	14	14	14	14	14	14	14	14	14	14	14	14	15	15	15	15	15	14
8	19	21	22	22	22	22	24	23	22	22	22	22	21	21	21	21	21	21	21	21	21	21	22	22	22	22
9	4	5	7	9	10	9	9	11	11	10	10	11	11	11	11	11	11	11	11	11	11	11	11	11	11	10
10	25	25	26	27	27	29	28	28	29	28	28	27	27	27	27	27	27	26	26	26	26	26	26	26	26	27
11	17	19	19	20	22	22	23	23	22	24	24	22	22	22	22	22	22	22	22	22	22	22	22	22	22	22
12	14	14	15	15	15	17	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	17
13	4	3	2	4	3	4	5	6	8	7	7	9	8	8	8	8	8	8	8	8	8	8	8	8	8	7
14	6	5	4	4	5	4	5	6	7	9	9	8	10	9	9	9	9	9	9	9	9	9	9	9	9	8
15	2	3	1	1	0	1	1	2	2	3	3	4	3	5	4	4	4	5	5	5	5	5	5	5	5	3
16	10	9	9	9	9	8	9	9	10	11	11	12	11	12	11	12	12	12	12	12	11	11	11	11	11	11
0-3	126	130	130	130	131	131	131	131	131	131	131	132	132	134	134	136	138	140	142	144	145	146	147	147	147	136
4-10	116	121	129	133	134	137	137	137	136	134	134	134	133	133	134	133	133	133	133	135	136	139	139	140	141	134
11-15	43	44	41	44	45	48	52	56	57	61	61	62	61	62	61	61	61	62	62	62	62	62	62	62	62	57

Table 6: ONS Individual Age Group Migration Projections

5.5 When looking at the population forecasts of the St Albans area: in 2014, the SACDC administrative area had a population of 144,800 people. By 2039, this is expected to increase to 177,700; this is an increase of 32,900 people (23%) over the 25-year period, or an average of 956 people per annum. When looking at households, they are expected to increase from 57,805 in 2014, to 73,666 in 2039; this is an increase of 15,861 households (27%), or an average of 634 per annum. Finally, the average household size is expected to decrease from 2.5 to 2.41 over the same period³.

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Population	144800	146200	147800	149200	150700	152400	154000	155600	157200	158700	160100	161500	162900
Households	57805	58408	59043	59703	60383	61063	61719	62367	63008	63651	64294	64923	65565
Av Household Size	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.49	2.49	2.49	2.49	2.49	2.48
Age 0-4	10400	10500	10400	10400	10500	10600	10800	10900	11000	11100	11200	11300	11300
Age 5-9	10400	10800	11100	11400	11300	11300	11300	11200	11200	11300	11500	11600	11700
Age 10-14	9100	9200	9500	9800	10400	10700	11000	11300	11600	11600	11500	11500	11500
Natural Household Growth	603	635	660	680	680	680	656	648	641	643	643	629	642
Local Plan													

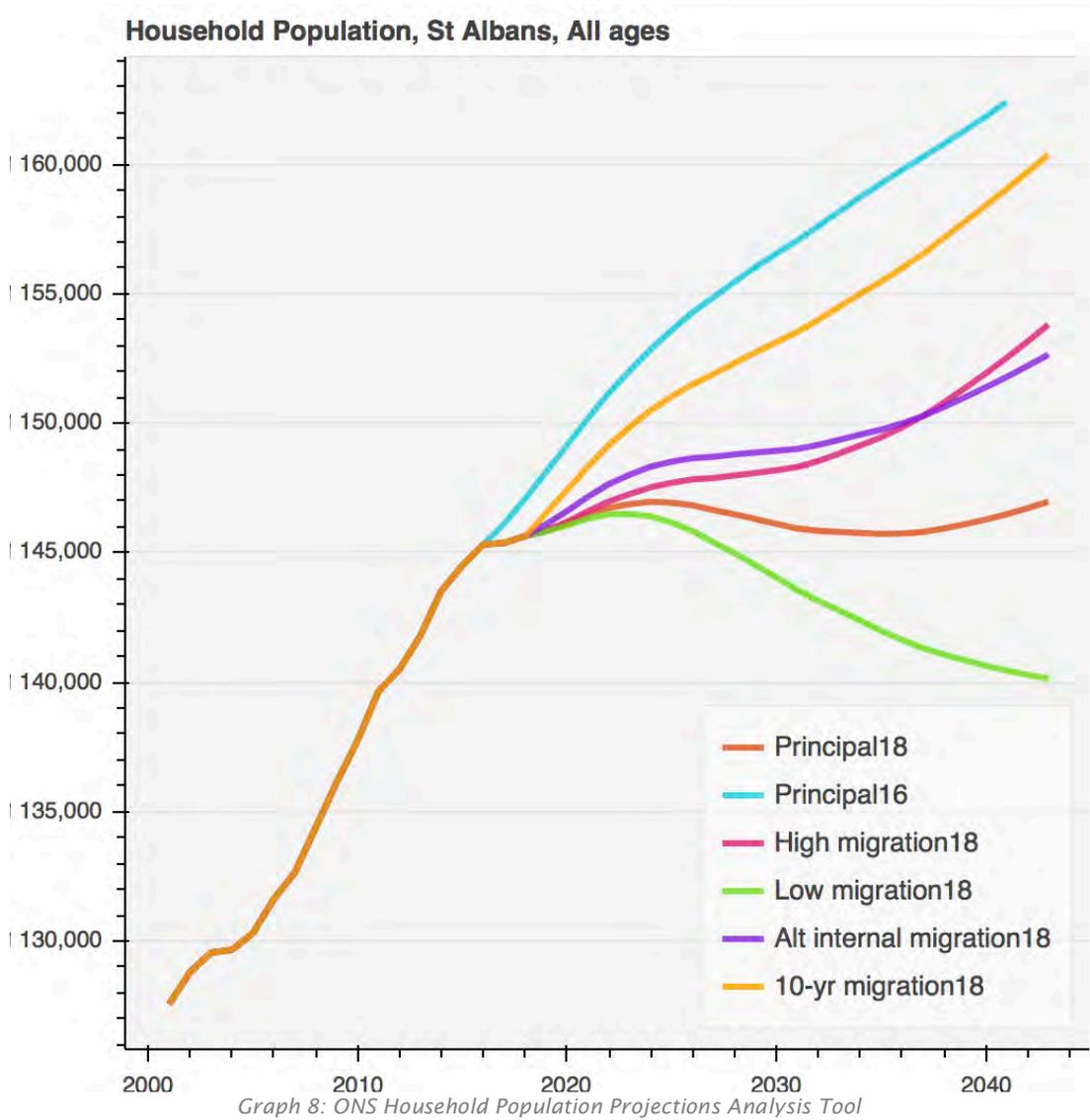
	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Population	164100	165400	166600	167800	168900	170100	171300	172500	173600	174600	175600	176600	177700
Households	66197	66827	67462	68097	68738	69367	69990	70612	71226	71848	72471	73076	73666
Av Household Size	2.48	2.48	2.47	2.46	2.46	2.45	2.45	2.44	2.44	2.43	2.42	2.42	2.41
Age 0-4	11400	11400	11400	11300	11300	11300	11200	11200	11200	11100	11200	11200	11200
Age 5-9	11800	12000	12000	12100	12100	12200	12200	12100	12100	12100	12000	12000	12000
Age 10-14	11800	11500	11700	11800	12000	12100	12200	12300	12300	12400	12400	12400	12300

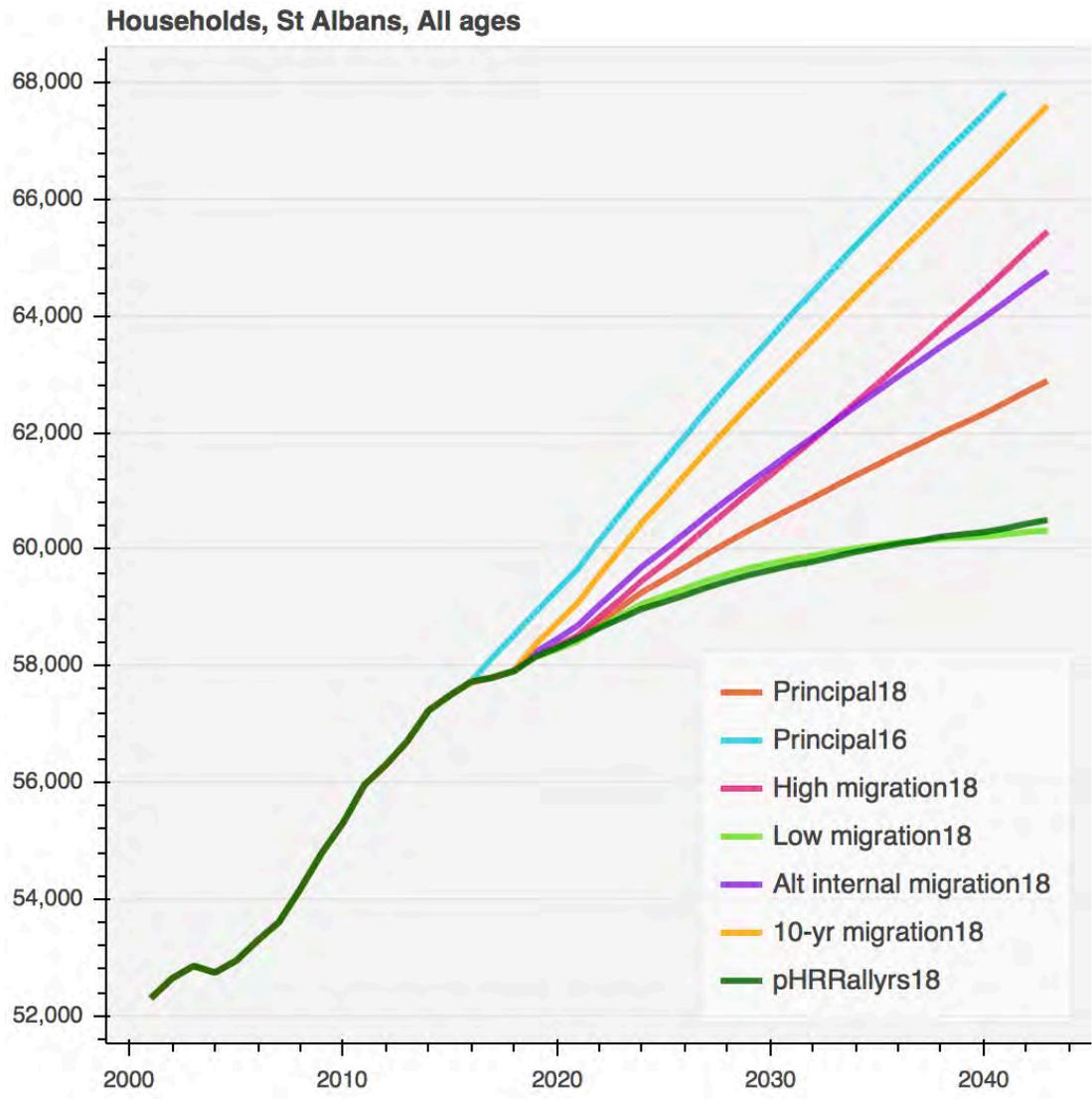
Table 7: 2014 Population Forecasts

³ The 2016 based forecasts tell the same story albeit at a slightly lower rate. For town planning purposes, the Government position is to retain the 2014 based forecasts.

5.6 Comparing the 2016 population projections to the 2014 version shown above, they are lower, with the 2016 version projecting a population of 161,313 in 2039, compared to 177,700 in the 2014 projection. The Government has adopted the 2014 projection for the planning system as a safeguard.

5.7 ONS show a number of different scenarios below in Graphs 8 and 9 for projected population and household numbers. All of the scenarios show significant growth, with high migration being the biggest factor in potentially increasing both people and households into the forthcoming decades.





Graph 9: ONS Household Projections Analysis Tool

6.0 Child Yield

6.1 HCC adopted their Planning Obligations Guidance⁴ document in July 2021. HCC operate a Tier system for planning obligations and child yields. They have not specified in the public domain which areas fit in to which Tiers. From what we can ascertain from the data available, the Tier system is based development density, and on the following:

- Tier 1 = 1 FE per 400 dwellings;
- Tier 2 = 1 FE per 500 dwellings; and
- Tier 3 = 1 FE per 1,000 dwellings.

Emerging Tier Classifications from HCC Pupil Yield Survey	
Tier 1	1FE per 400 dwelling: These sites are typically greenfield sites with a dominance of houses (typically 80/20), a higher proportion of 3+bed properties, and a higher proportion of detached or semi-detached. There tends to be a housing unit density of 22 to 40 per hectare
Tier 2	1FE primary per 500 dwellings: these sites are typically PDL with a mix of houses and flats, and a higher proportion of terraced, maisonettes or flats. There is generally a 50/50 split between smaller (1&2 bed) and larger (-bed+) family homes and houses are most likely to be terraced. there tends to be a housing unit density of 40 to 60 per hectare.
Tier 3	Tier 3, 1FE per 1,000 dwellings: These sites are typically PDL with a demanance of 102 bed prperties and are solely flatted (or at least >75% of) developments. There tends to be a housing unit density of >=60 per hectare (75 to 100 is quite common).

Table 8: Child Yield from different Tiers in HCC

6.2 Feedback from HCC has suggested that this will be a Tier 1 development. This equates to a child yield of 0.525 Primary School pupils per dwelling.

6.3 Technical Appendix 3 of the Planning Obligations Guidance covers Education (mainstream schools. Paragraph 2.2 of this document states:

The potential pupil yield arising from an individual development site is currently assessed using the Hertfordshire County Council Demographic Model (the Hertfordshire model or HDM), which projects the average number of children likely to emerge from different types, sizes and tenures of dwellings over time.

6.4 When applying the indicative dwelling mix (purely illustrative at this stage, and subject to change at Reserved Matters stage), you get the following:

⁴ <https://www.hertfordshire.gov.uk/media-library/documents/environment-and-planning/planning/developer-infrastructure-contributions-guide/guide-to-developer-infrastructure-contributions.pdf>

Proposed Dwellings		Houses				Flats					
		Market Value Housing (and Other)									
Tiers / Classification	1-bed	2-bed	3-bed	4-bed+	1-bed	2-bed	3-bed	4-bed+			
Tier 1		40	37	171	96	0	0	0	0	344	
Tier 2		0	0	0	0	0	0	0	0	0	
Tier 3		0	0	0	0	0	0	0	0	0	
		Social rent housing									
Tiers / Classification	1-bed	2-bed	3-bed	4-bed+	1-bed	2-bed	3-bed	4-bed+			
Tier 1		6	34	5	2	0	0	0	0	47	
Tier 2		0	0	0	0	0	0	0	0	0	
Tier 3		0	0	0	0	0	0	0	0	0	
Totals		46	71	176	98	0	0	0	0	391	
PUPILS ARISING											
Pupil Calculation											
		Market Value Housing (and Other)								Total market	Total
	1-bed	2-bed	3-bed	4-bed+	1-bed	2-bed	3-bed	4-bed+			
Nursery		0.7	1.3	9.7	6.3	0.0	0.0	0.0	0.0	17.9	
Primary		4.7	8.7	64.0	44.3	0.0	0.0	0.0	0.0	121.8	
Secondary		3.8	6.7	49.8	34.3	0.0	0.0	0.0	0.0	94.6	
Sixth Form		0.9	1.7	12.7	8.5	0.0	0.0	0.0	0.0	23.8	
		Social rent housing								Total Social	TOTALS
	1-bed	2-bed	3-bed	4-bed+	1-bed	2-bed	3-bed	4-bed+			
Nursery		0.03	2.96	0.55	0.34	0.00	0.00	0.00	0.00	3.88	21.8 Nursery
Primary		0.27	17.60	3.66	1.67	0.00	0.00	0.00	0.00	23.20	145.0 Primary
Secondary		0.57	6.16	1.46	0.71	0.00	0.00	0.00	0.00	8.90	103.5 Secondary
Sixth Form		0.05	3.79	0.73	0.35	0.00	0.00	0.00	0.00	4.92	28.7 Sixth Form

Table 9: HCC Child Yields

6.5 HCC has agreed to provide this data themselves to confirm the figures.

6.6 Net migration to new dwellings increases the number of pupils locally, but this need is predominantly focused in Reception Year in the Primary phase, and Year 7 in the Secondary phase. If a child is already in a Primary or Secondary School when they move on to this proposed development, they are very unlikely to change schools once habits have been formed. It is fair to say that a proportion of the children moving in to the new homes will already be in the school system, as a proportion of people moving in to new homes do not move far. There is also the consideration that a proportion of pupils will attend Independent Schools (there are four in St Albans, and around 47 in Hertfordshire. Approximately 10% of all pupils generated are expected to attend a Private School). Therefore, the likely impact on the school system will be less than forecast, and should be focused in either Reception Year or Year 7, as any other year group would likely necessitate a change of school.

6.7 The Department for Education (“DfE”) has produced a Guidance document for education entitled “Securing developer contributions for education”. A key point in the Guidance is that pupil yield factors should be based on up-to-date evidence from recent local housing developments. It is assumed that HCC has taken this in to account with their child yield multipliers. At its paragraph 15, the Guidance recommends costs to be based on the published ‘scorecards’. These are DfE published financial statements of school places delivery via extensions and new schools on an individual school and number of places basis, standardised to a regional factor of 1.00 and a common date. This is discussed further below.

6.8 EFM's own forecast trajectory for this development is based on a different methodology and measures the likely number of new children resident, whereas the HCC multiplier indicates a Tier-based average for new enrolment in local schools. Of course, a proportion of households moving to new developments do not move very far and their children do not change schools.

6.9 The EFM demographic model, working at District level, identifies a 1-year peak, which is initial work has suggested is greater than the HCC formula. HCC's Tier 3 multipliers are broadly consistent with the averages of most EA's across the UK, and are not excessive. In this instance, the EFM model serves merely to substantiate that the number of pupil places associated with this development from the education authority is reasonable; the HCC child yield seems to fulfill these criteria.

6.10 What should be noted, however, is that there has been a significant change in the child yield from new housing, particularly in the London commuter belt, on Sustainable Urban Extensions across the Country, and where fast transport is provided. The numbers of children in new housing developments have risen dramatically and is now apparent in the published data. There are a number of reasons: a more commercially focused dwelling mix; a decade of very low interest rates; the Help to Buy programme; a broader range of shared ownership options; novel mortgage arrangements skewed towards younger households; the way that new housing is marketed; and the spare room penalty applicable to social rented homes. The result is a concentration of families with young children on new housing developments, despite a fall in the number of births and as a consequence fewer children overall. The evidence is there on the ground:

Bedford BoroughWixams Bedfordshire: 984 homes in 3 census output areas.

Primary School child yield: 2019 1fe/368 homes
 2022 1fe/273 homes

Great Denham Bedfordshire: 1521 homes in 4 census output areas

Primary school child yield: 2023 1fe/500 homes

Central Bedfordshire

Fairfield Park Bedfordshire: 0.42 1fe/500 homes
 Silsoe & South East Leighton 0.49 1fe/429 homes
 Houghton Regis Projection 0.84 (revised from 0.56) 1fe/250 homes
 Chicksands 0.56 1fe/375 homes

Essex

Beaulieu Park 0.45 1fe/467 homes

New Dwellings	Area	Postcode	Output Area	Primary School Yield
Fayrewood Drive	Great Leighs	CM3 1GT & GY	E00170984	0.37
Old Moors		CM3 1GX		
Oak Manor View		CM3 1GZ		
Albermarle Link	Springfield	CM1 6AH	E00171003	0.44
Ratcliffe Gate		CM1 6AL		
Braganza Way	Springfield	CM1 6AP	E00171002	0.34
Albermarle Link		CM1 6AG		
Desborough Path		CM1 6AJ		
Fleetwood Square		CM1 6AQ		
Shardlow Ave		CM1 6BG		
Clunford Place	Broomfield	CM1 6BH	E00109429	0.36
Emberson Croft		CM1 4FD		
Oat Lees		CM1 4FF		
Wood Leys		CM1 4FG		
Eddy Downs		CM1 4FH		
Cowlin Mead	CM1 4FJ			
			Average	0.38

Note: Figures in the table include a proportion of stock housing so understate the new homes position.

0.38 1fe/553 homes

Milton Keynes

Oakhill 0.55 rising to 0.62 (2022) 1fe/382 - 339 homes
 Grange Farm 0.49 1fe/429 homes
 Monkston Park 0.44 1fe/477 homes

North Hertfordshire (Stevenage)

Fairfield Cres & Great Gables 0.47 1fe/447 homes
 Mendip Way & Merrick Close 0.41 1fe/513 homes
 Ryders Hill 0.39 1fe/539 homes

Aylesbury

Berryfields 0.41 1fe/513 homes

Cambridgeshire

Loves Farm St Neots 0.68 1fe/309 homes

Table 10: Specific Child Yields from New Developments

6.11 Moving on to the costs per pupil place: The most recent cost multipliers confirmed as in use by HCC in an email of 15th November 2021 are as follows:

Phase	Expansion	New School	Temporary
Primary	£17,267	£20,508	£8,196
Secondary	£23,775	£24,929	£9,248

Table 11: HCC Cost Multipliers

6.12 There are also per dwelling multipliers utilised by HCC which can be applied to any dwelling split if this is established (this Report can be updated to take in to account these figures):

NURSERY	Houses				Flats			
	Market Value housing (and other)							
Tiers / Classification	1-bed	2-bed	3-bed	4-bed+	1-bed	2-bed	3-bed	4-bed+
Tier 1	£ 347	£ 695	£ 1,158	£ 1,356	£ 381	£ 762	£ 723	£ 889
Tier 2	£ 286	£ 572	£ 954	£ 1,117	£ 251	£ 503	£ 477	£ 587
Tier 3	£ 346	£ 692	£ 1,153	£ 1,350	£ 246	£ 492	£ 467	£ 574
Social rent housing								
Tiers / Classification	1-bed	2-bed	3-bed	4-bed+	1-bed	2-bed	3-bed	4-bed+
Tier 1	£ 116	£ 1,786	£ 2,242	£ 3,489	£ 381	£ 2,835	£ 2,309	£ 2,674
Tier 2	£ 95	£ 1,471	£ 1,847	£ 2,875	£ 251	£ 1,574	£ 1,523	£ 1,764
Tier 3	£ 115	£ 1,779	£ 2,233	£ 3,475	£ 246	£ 1,541	£ 1,492	£ 1,728
Primary	Houses				Flats			
Market Value housing (and other)								
Tiers / Classification	1-bed	2-bed	3-bed	4-bed+	1-bed	2-bed	3-bed	4-bed+
Tier 1	£ 2,434	£ 4,796	£ 7,681	£ 9,470	£ 2,560	£ 5,873	£ 5,531	£ 6,325
Tier 2	£ 2,256	£ 4,447	£ 7,121	£ 8,780	£ 1,381	£ 3,168	£ 2,984	£ 3,412
Tier 3	£ 1,590	£ 3,134	£ 5,019	£ 6,188	£ 1,443	£ 3,310	£ 3,117	£ 3,565
Social rent housing								
Tiers / Classification	1-bed	2-bed	3-bed	4-bed+	1-bed	2-bed	3-bed	4-bed+
Tier 1	£ 915	£ 10,617	£ 15,018	£ 17,092	£ 2,409	£ 15,477	£ 14,524	£ 15,986
Tier 2	£ 848	£ 9,844	£ 13,923	£ 15,846	£ 1,300	£ 8,350	£ 7,836	£ 8,624
Tier 3	£ 598	£ 6,937	£ 9,812	£ 11,168	£ 1,358	£ 8,723	£ 8,186	£ 9,010
Secondary	Houses				Flats			
Market value housing								
Tiers / Classification	1-bed	2-bed	3-bed	4-bed+	1-bed	2-bed	3-bed	4-bed+
Tier 1	£ 2,321	£ 4,398	£ 7,075	£ 8,677	£ 2,378	£ 5,304	£ 4,889	£ 5,853
Tier 2	£ 2,167	£ 4,105	£ 6,603	£ 8,099	£ 1,291	£ 2,881	£ 2,655	£ 3,179
Tier 3	£ 1,499	£ 2,840	£ 4,569	£ 5,604	£ 1,325	£ 2,955	£ 2,724	£ 3,261
Social rent housing (and other)								
Tiers / Classification	1-bed	2-bed	3-bed	4-bed+	1-bed	2-bed	3-bed	4-bed+
Tier 1	£ 793	£ 10,065	£ 13,828	£ 15,108	£ 2,195	£ 14,593	£ 13,286	£ 14,478
Tier 2	£ 741	£ 9,394	£ 12,907	£ 14,102	£ 1,192	£ 7,926	£ 7,216	£ 7,864
Tier 3	£ 512	£ 6,501	£ 8,931	£ 9,758	£ 1,223	£ 8,130	£ 7,402	£ 8,066

Sixth form	Houses				Flats			
	Market Value housing (and other)							
Tiers / Classification	1-bed	2-bed	3-bed	4-bed+	1-bed	2-bed	3-bed	4-bed+
Tier 1	£ 553	£ 1,106	£ 1,805	£ 2,142	£ 637	£ 1,274	£ 1,187	£ 1,487
Tier 2	£ 516	£ 1,032	£ 1,685	£ 2,000	£ 346	£ 692	£ 645	£ 807
Tier 3	£ 357	£ 714	£ 1,166	£ 1,384	£ 355	£ 710	£ 662	£ 828
	Social rent housing							
Tiers / Classification								
Tier 1	£ 184	£ 2,711	£ 3,542	£ 4,291	£ 637	£ 3,800	£ 3,282	£ 3,935
Tier 2	£ 172	£ 2,530	£ 3,306	£ 4,005	£ 346	£ 2,064	£ 1,783	£ 2,137
Tier 3	£ 119	£ 1,751	£ 2,288	£ 2,772	£ 355	£ 2,117	£ 1,829	£ 2,192

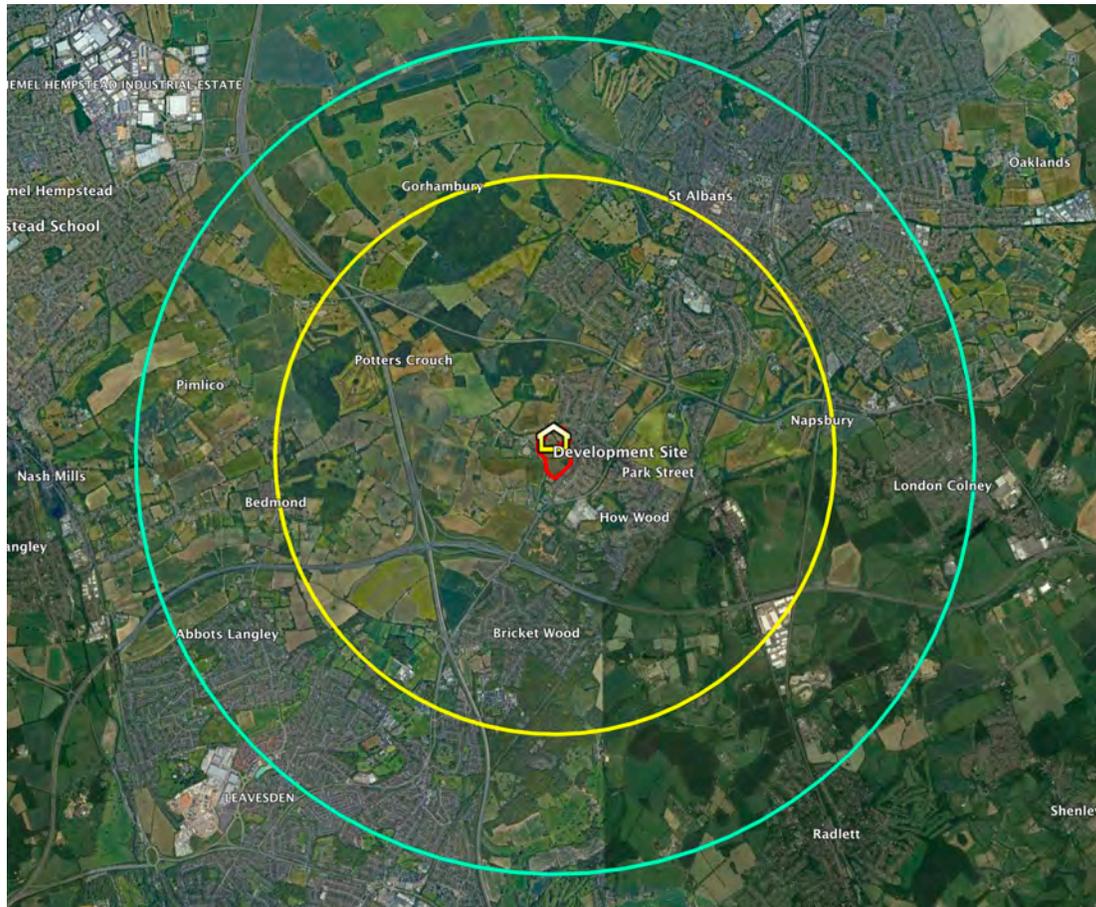
Table 12: HCC Cost Multipliers per Dwelling

6.13 The remainder of this Report will look at the Education landscape in order to establish whether additional school infrastructure projects are necessary in order to mitigate the impact of this development.

7.0 Schools

7.1 In our assessment, we consider all Primary Schools within a 2-mile walking distance⁵, and all Secondary schools that lie within a 3-mile walking distance of the development. The 2 and 3-mile criteria are the distances prescribed in the Education Act beyond which local authorities are required to provide/fund transport where the nearest available school is further away.

⁵ Distances have been calculated based upon coordinates near to the development (51.726162, -0.363505). Once the development is built out, some parts of the site will be further/closer than shown.



Map 3: Two and Three-mile boundary around the development site

7.2 It is the intention of the planning system and the provision of state-funded schools that the ideal mode of travel to and from school is walking or cycling. The NPPF made this plain at paragraph 38. Paragraph 38 has been replaced by paragraph 106A in latest iteration of the NPPF (July 2021) with an exhortation to minimise the number and length of journeys. The words ‘within walking distance of most properties’ have been removed.

7.3 The authority is required to make pupil forecasts to the Department for Education on a year of age basis by ‘school planning area’ and identify each school in the cluster and its capacity. The forecasts cover the period for which birth data is available. Forecasts covered by Section 106 agreements submitted separately to avoid double funding. For Primary School age pupils, the current published data runs to 2025/26 and for Secondary School aged pupils 2027/28. These are known as the School Capacity (“SCAP”) returns. This is how Government allocates its funding for additional school places that are its responsibility to provide.

7.4 Schools should be operationally full to meet the financial audit requirement for best value from public assets. This is demonstrative of a properly functioning school system. School funding is predicated on the number of pupils that are on a school's roll, so it is in the best interest of schools to maximise intake within their capacity. Accordingly, many schools take from a wide catchment area and some enroll over capacity.

7.5 The statutory rules on enrolment are that whilst schools may have a catchment area and ordered criteria for admissions, the rules only apply if the school is oversubscribed. Otherwise, whoever applies is admitted irrespective of where they live. This is known as 'More Open Enrolment'. It fosters parental choice of school.

7.6 The overarching duty to provide sufficient schools and school places rests with central Government. (Education Act 1996 Section 11) The duty excludes those otherwise provided for (private education, home schooling, those in new housing with a **Section 106/CIL in place** (my emphasis)).

7.7 The education authority's duty in such matters is to secure sufficient schools and school places for their area (Education Act 1996 Section 14). 'For their area':

The duties of a [local] education authority do not require the authority to secure the provision of schools for pupils from outside the area of the authority, even though it may be convenient for a pupil to attend a school in an area other than that in which he lives.⁶

7.8 Within the State-funded school sector there are Community Schools funded by the local authority and there are other providers than the local authority; these are the Academy, Free School Voluntary Sector (e.g. Church Schools) and Foundation Schools. Academies and Free schools are funded directly by Central Government: Church Schools and foundation Schools are maintained by the local authority.

7.9 The provision of school places, where there is a shortfall, is made via a funding stream from the Department for Education ("DfE") is known as Basic Need. Basic Need funding is allocated as 'a number of pupil places times a unit cost', differentiated by school phase and local building costs. Allocations are made on the basis of projected shortfalls in local School Planning Areas against current pupil numbers and the actual numbers of school places in that Planning Area. Each planning area is treated as a discrete area and shortfalls met through the allocation of resources.⁷ A surplus in one school planning area is not offset against another with a shortfall. In this case,

⁶ Law of Education

⁷ Capital Funding for School Places by 2021 – explanatory note on methodology

providing housing in the St Michael's Primary Planning Area (for whatever planning reason) will be reflected in the forecasts for the St Michael's Primary Planning Area, and nowhere else.

8.0 Primary Schools

8.1 There are at least eight independent, state funded schools, accommodating Primary School aged children, within a two-mile radius of the development site. The schools are all within the HCC administrative area, and are organised across four Primary Planning Areas.

8.2 The schools, in relation to the development site, can be seen below in Map 4:



Map 4: Schools within a two-mile radius of the development site

8.3 The latest school roll data (2020/21 academic year) in the public domain for the schools can be seen below in Table 13:

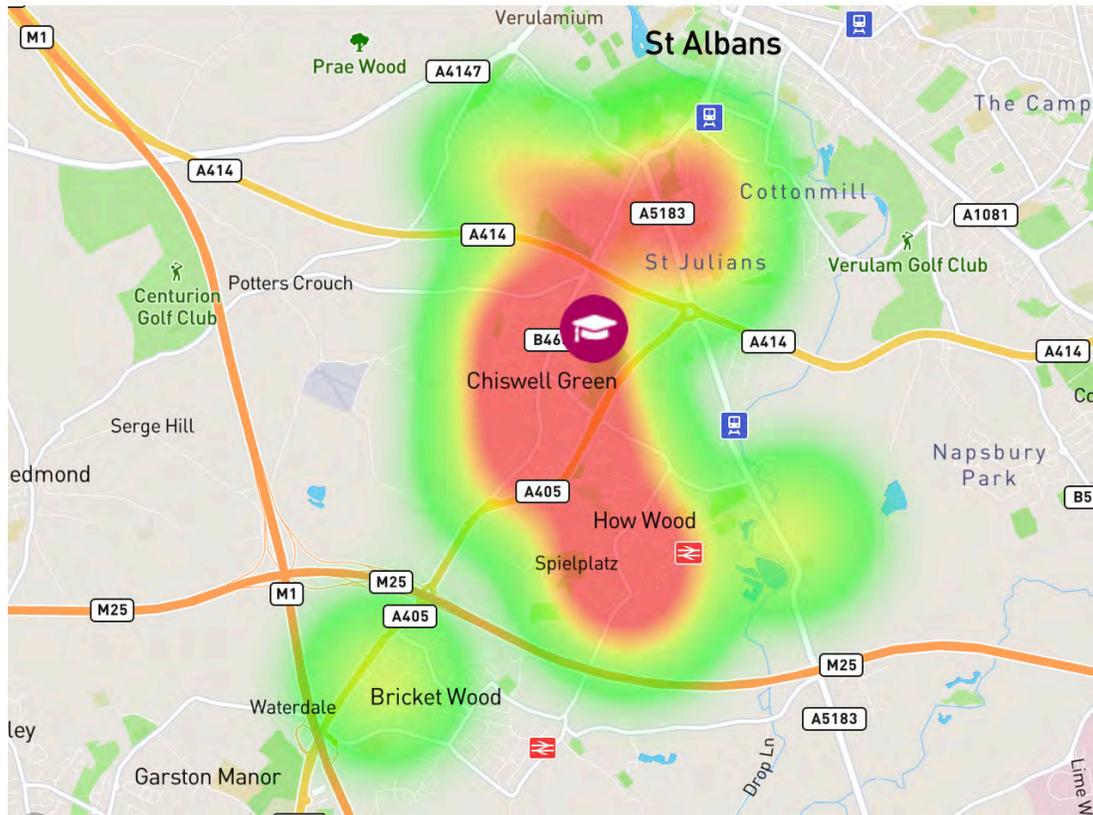
Primary School Name	Postcode	LA Name	Distance (miles)	Capacity	PAN	NoR	Yr R	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6
Killigrew Primary School	AL2 3HD	Hertfordshire	0.7	432	60	377	52	42	55	53	57	57	61
How Wood Primary School	AL2 2HU	Hertfordshire	1.1	210	30	188	30	26	25	23	25	29	30
Park Street Primary School	AL2 2LX	Hertfordshire	1.2	210	30	147	20	22	20	13	23	24	25
St Adrian's Primary School	AL1 2PB	Hertfordshire	1.5	210	30	210	30	30	29	31	29	32	29
Mandeville Primary School	AL1 2LE	Hertfordshire	1.6	420	60	396	59	55	58	58	59	57	50
Mount Pleasant Lane Primary School	AL2 3XA	Hertfordshire	1.9	315	45	290	33	42	45	44	41	42	43
Prae Wood Primary School	AL3 4HZ	Hertfordshire	1.9	450	60	388	55	59	59	57	57	56	45
St Peter's School	AL1 1HL	Hertfordshire	2.1	210	60	234	55	30	30	32	30	28	29
TOTAL				2,457	375	2,230	334	306	321	311	321	325	312
Surplus							41	39	24	34	24	20	33
Available Surplus %							11%	10%	6%	9%	6%	5%	9%

Table 13: School Roll Data (January 2021)

PAN = Planned Admission Number; NoR = Number on Roll

8.4 The closest school to the development site, at approximately 0.7 miles walking distance from the proposed new housing, is Killigrew Primary School. This is a 2FE school that, as of the previous academic year, was operating at 90% of its available capacity with 43 spare places in Years Reception to Six. There was spare capacity in every Year Group apart from Year 6.

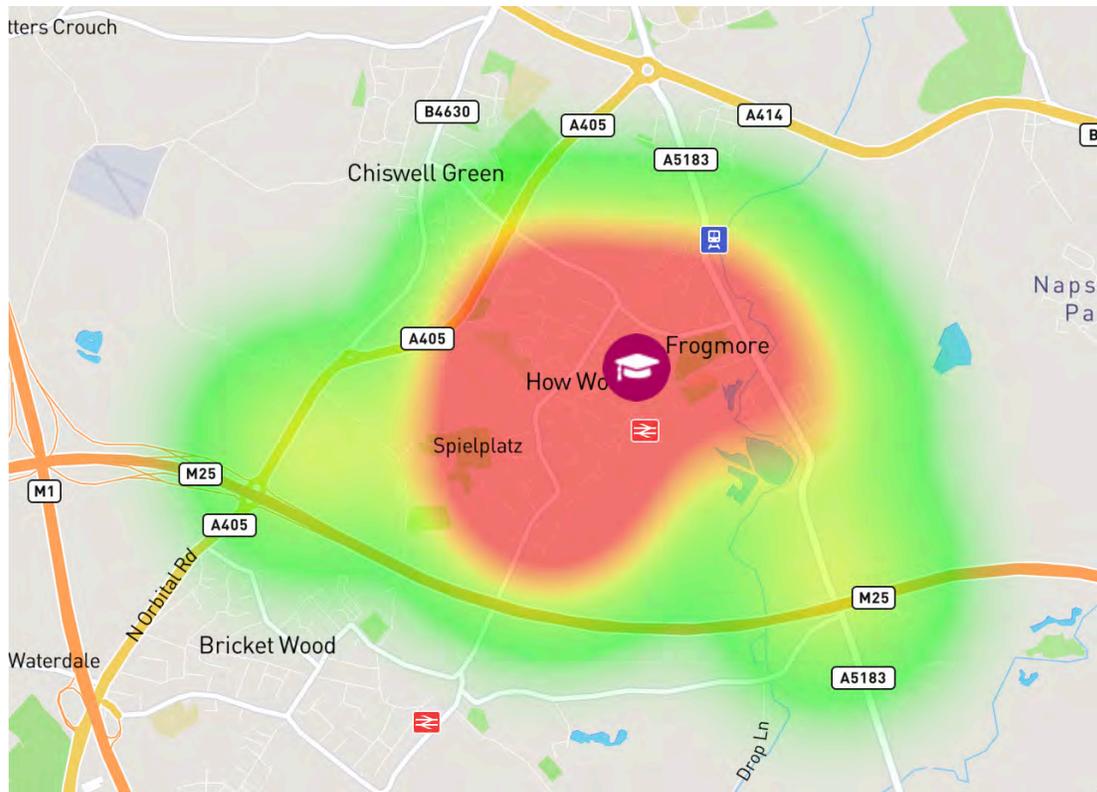
8.5 The school accommodates pupils from across the Chiswell Green area, to the south of St Albans, the How Wood area, and south to Bricket Wood:



Map 5: Killigrew Primary School Catchment Area Heat Map

8.6 The second closest school to the development site is How Wood Primary School. This is a 1FE facility approximately 1.1-mile walking distance from the proposed new housing. The school, as of the previous academic year, was operating at 90% of its capacity with 22 spare places across the Year Groups.

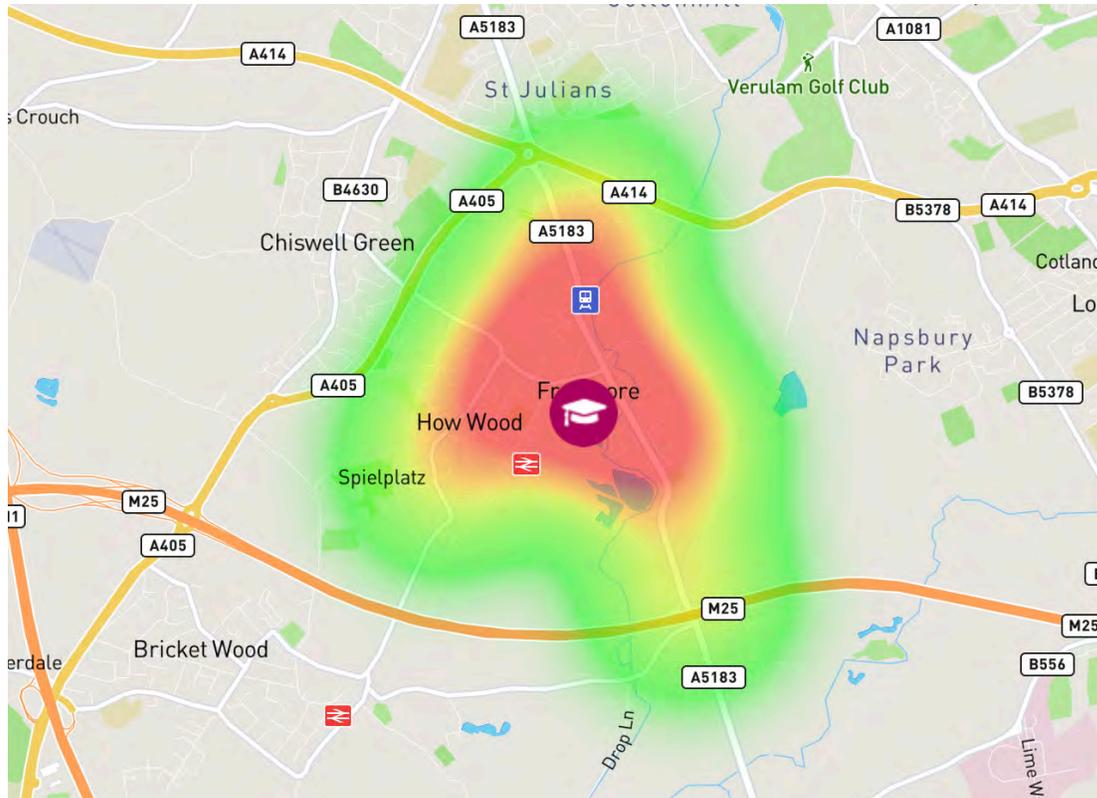
8.7 This school accommodates pupils exclusively from How Wood (if there are any attendees from Chiswell Green then they are not attending in numbers significant enough to be shown on the Heat Map):



Map 6: How Wood Primary School Catchment Area Heat Map

8.8 The third closest school to the development site is Park Street Primary School. This is a 1FE school approximately 1.2 miles walking distance from the proposed new dwellings. The school, as of the previous academic year, was operating at 70% of its available capacity with 63 spare places across the Year Groups. There were spare places in every Year Group at an average of 9 per Year Group.

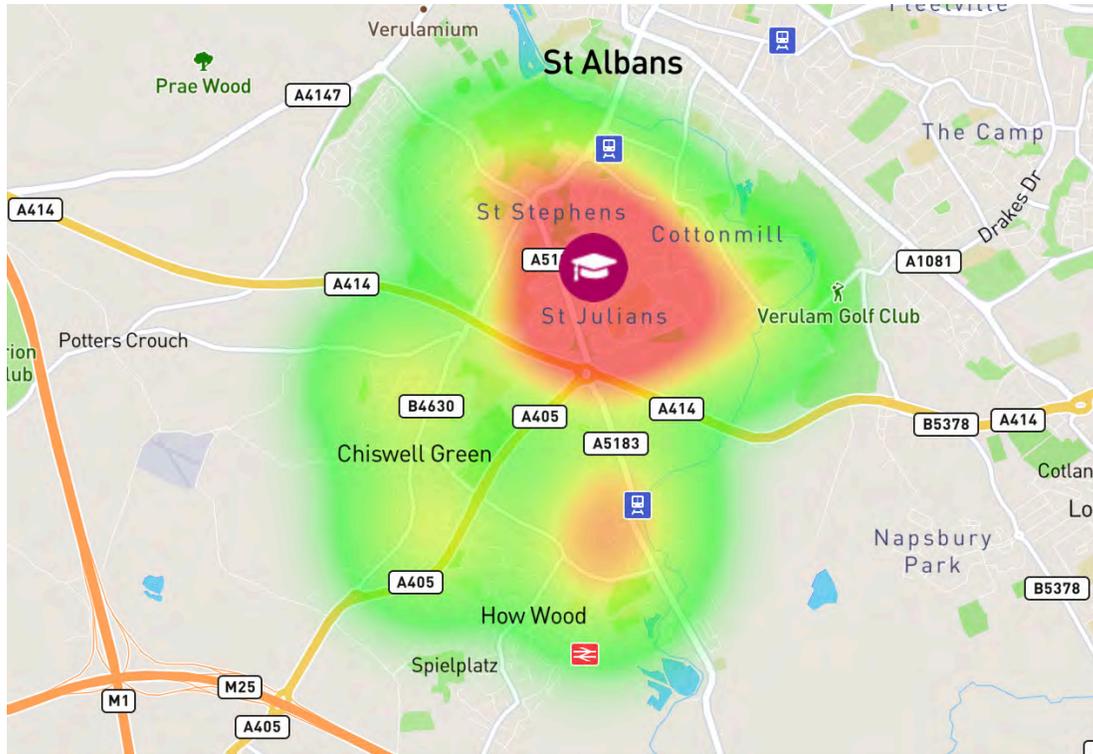
8.9 The school does not currently draw pupils from Chiswell Green in any numbers of note. The school draws mainly from the Frogmore/How Wood area, as shown in the Map below:



Map 7: Park Street Primary School Catchment Area Heat Map

8.10 The fourth closest school to the development site is St Adrian's Primary School. This is a 1FE Primary School, approximately 1.5 miles walking distance from the development site, with an admissions criteria that favours those Baptised Catholic. The school, as of the previous academic year, was full.

8.11 The school draws from a reasonably large geographical area due to its religious steer. The school accommodates pupils (likely Catholic children) from Chiswell Green, and as south as How Wood.



Map 8: St Adrian's Primary School Catchment Area Heat Map

8.12 The remaining schools are all at the edge or outside of the “acceptable walking distance” criteria, and are therefore not reliable capacity for this development.

8.13 To summarise: there are at least six schools with a reasonable number of spare places across the Year Groups that could potentially serve this development. Spare capacity is growing, with Reception Year having the highest number of spare places, and Year 1 having the second highest number of spare places. There were 215 (1.02FE) spare places across the eight schools in the previous academic year.

8.14 Turning now to the projections produced by HCC: the closest school to the development site, and the seventh closest school, collectively form the St Michael's Primary Planning Area. The two schools have 882 available places:

LA Name	School Name	May 19 NOR	Net Capacity	Primary Capacity	Secondary Capacity	NOR Total	Net Cap Total
Hertfordshire	Prae Wood Primary School	373	450	450	0	781	882
Hertfordshire	Killigrew Primary and Nursery School	408	432	432	0	781	882

Table 14: St Michael's Primary Planning Area Schools

8.15 In the 2020/21 academic year, the two schools had a collective roll of 765, meaning they had 117 spare places between them. By the 2025/26 academic year, the roll is forecast to be 688, which is 194 (0.92FE) spare places, and falling rolls:

LA	Area Code 9191360
LA Name Hertfordshire	Area Name ST MICHAEL'S Primary
Primary Change -77	

Year Group	Primary total
Actual 2021	765
Forecast 21-22	757
Forecast 22-23	742
Forecast 23-24	730
Forecast 24-25	708
Forecast 25-26	688

Table 15: HCC 2021 SCAP Projections

8.16 The latest projections produced by HCC confirm the capacity remaining in the schools until at least 2025/26:

13.6 St Michaels		Places Available 2021-22	Actuals			Forecast				
School Code	School Name		2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
2393	Prae Wood Primary School	60	56	60	55					
3992	Killigrew Primary and Nursery School	60	57	44	52					
Total Year R Pupil Demand			113	104	107	94	94	102	91	96
Total Year R Places Available						120	120	120	120	120
Surplus or Shortage of Year R Places (No.)						26	26	18	29	24
Surplus or Shortage of Year R Places (%)						21.7%	21.7%	15.0%	24.2%	20.0%
Surplus or Shortage of Year R Places (FE)						0.9	0.9	0.6	1.0	0.8

Table 16: HCC School Projections – St Michael's Primary Planning Area

8.17 The second and third closest schools to the development site are grouped together to form the Park Street Primary Planning Area. The schools have an available capacity of 420 places:

LA Name	School Name	May 19 NOR	Net Capacity	Primary Capacity	Secondary Capacity	NOR Total	Net Cap Total
Hertfordshire	How Wood Primary and Nursery School	193	210	210	0	372	420
Hertfordshire	Park Street Church of England Voluntary Aided Primary School	179	210	210	0	372	420

Table 17: Park Street Primary Planning Area Schools

8.18 In the 2020/21 academic year, the schools had a collective roll of 335 pupils, which was spare capacity of 85 places. By 2025/26, the roll is expected to fall to 327, which is spare capacity of 93 (0.44FE) places:

LA	Area Code 9191311
LA Name Hertfordshire	Area Name Park Street Primary
Primary Change -8	
Year Group	Primary total
Actual 2021	335
Forecast 21-22	325
Forecast 22-23	316
Forecast 23-24	310
Forecast 24-25	325
Forecast 25-26	327

Table 18: HCC 2021 SCAP Projections

8.19 The most recent projections also show spare capacity in the planning area until at least 2025/26:

13.11 Park Street										
School Code	School Name	Places Available 2021-22	Actuals			Forecast				
			2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
2252	How Wood Primary and Nursery School	30	25	29	30					
3364	Park Street Church of England Voluntary Aided Primary School	30	29	24	20					
Total Year R Pupil Demand			54	53	50	52	52	49	58	55
Total Year R Places Available		60				60	60	60	60	60
Surplus or Shortage of Year R Places (No.)						8	8	11	2	5
Surplus or Shortage of Year R Places (%)						13.3%	13.3%	18.3%	3.3%	8.3%
Surplus or Shortage of Year R Places (FE)						0.3	0.3	0.4	0.1	0.2

Table 19: HCC School Projections – Park Street Primary Planning Area

8.20 The fourth, fifth, and eighth closest schools to the development site are grouped together to form the St Albans South West Primary Planning Area. The schools have a combined capacity of 1,050 places, following the expansion of St Peter’s School:

LA Name	School Name	May 19 NOR	Net Capacity	Primary Capacity	Secondary Capacity	NOR Total	Net Cap Total
Hertfordshire	St Peter’s School	199	210	210	0	796	840
Hertfordshire	Mandeville Primary School	387	420	420	0	796	840
Hertfordshire	St Adrian Roman Catholic Primary School	210	210	210	0	796	840

Table 20: St Albans South West Primary Planning Area Schools

8.21 In the 2020/21 academic year, the roll at the schools was 840, which was 210 spare places based on their expanded capacity. By 2025/26, the roll is expected to rise to 1,042, taking the schools to capacity:

LA Hertfordshire
Area Code 9191380
LA Name Hertfordshire
Area Name St Albans South West Primary
Primary Change 202

Year Group	Primary total
Actual 2021	840
Forecast 21-22	893
Forecast 22-23	944
Forecast 23-24	977
Forecast 24-25	1008
Forecast 25-26	1042

Table 21: HCC 2021 SCAP Projections

8.22 HCC is now forecasting that the schools will be full by 2025/26 following the expansion:

13.8 St Albans South West		Places Available 2021-22	Actuals			Forecast				
School Code	School Name		2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
2096	St Peter's School	60	30	30	55					
2099	Mandeville Primary School	60	54	59	59					
3389	St Adrian Roman Catholic Primary School	30	29	30	30					
Total Year R Pupil Demand			113	119	144	156	161	145	150	151
Total Year R Places Available		150				150	150	150	150	150
Surplus or Shortage of Year R Places (No.)						-6	-11	5	0	-1
Surplus or Shortage of Year R Places (%)						-4.0%	-7.3%	3.3%	0.0%	-0.7%
Surplus or Shortage of Year R Places (FE)						-0.2	-0.4	0.2	0.0	0.0

Table 22: HCC School Projections – St Albans South West Primary Planning Area

8.23 What is evident here is that the spare capacity in the schools closest to the development site is expected to grow. However, this does not take in to account the impact of new housing developments, which will add pressure to the school system in terms of additional children located in the new housing (as discussed, new developments tend to be young-person dominant; certainly, more than stock housing).

8.24 On the basis of the child yield of the development, and the likely need for new provision, a school site has been reserved on the development site. HCC state in their Guidance that they require circa 2ha for a new 2FE school. The amount of land that

would be provided gratis, in relation to this site, would be commensurate to the child yield of the development (as would the financial contribution).

Table 1: Hertfordshire School Land Areas for New Schools: 2021

School Size	Total School Area
Primary 2 Form of Entry School	2.03ha
Primary 3 Form of Entry School	2.92ha
Secondary 6 Form of Entry School	8.36ha
Secondary 7 Form of Entry School	9.57ha
Secondary 8 Form of Entry School	10.78ha
Secondary 9 Form of Entry School	11.99ha
Secondary 10 Form of Entry School	13.20ha

Table 23: HCC School Site Sizes

8.25 The indications in discussions to date is that land for a school on this site is supported by HCC, and that this will be offered to HCC in order to ensure that they have options for development mitigation.

8.26 It should be noted that Primary Schools are only really sustainable when they reach close to 30 Reception Year pupils. This development, if the Tier 1 child yield is achieved, will come very close to that. There will also be a small amount of spare capacity for the pupils from any other forthcoming developments. A new school on this site would therefore increase the amount of choice for parents looking for Primary Schools for their children.

8.27 The ESFA favours 2FE schools over 1FE schools as they are more sustainable. If a 2FE school is identified as necessary it would be opened on a phased basis - it would firstly open to 30 Reception Year pupils (4 year olds) in the first year, they would move on to Year 1 in the second year and be replaced by a new cohort of 4 year olds, so that the school would be open as a full 1FE in seven years from opening. They would either build the school as a 1FE with potential to expand to 2FE (it would have a larger staffroom, kitchen and hall fit for a 2FE but just seven classrooms) or build the full 2FE and mothball half of it. Parents tend to be attracted to new provision, which is likely to mean that demand for places will be robust.

8.28 As mentioned previously, discussions with HCC Education Officers have been positive to date, and the provision of a school site on this development is supported,

indicating that HCC has a range of options for development mitigation in Chiswell Green, and this development can have a positive impact on the Educational landscape.

9.0 Secondary Schools

9.1 There are at least seven independent, state funded schools accommodating Secondary School aged children within a three-mile radius of the development site. The schools are all within the HCC administrative area, and are organised across two Secondary Planning Areas.

9.2 The location of the schools in relation to the development site can be seen below in Map 9:



Map 9: Schools in relation to the Development Site

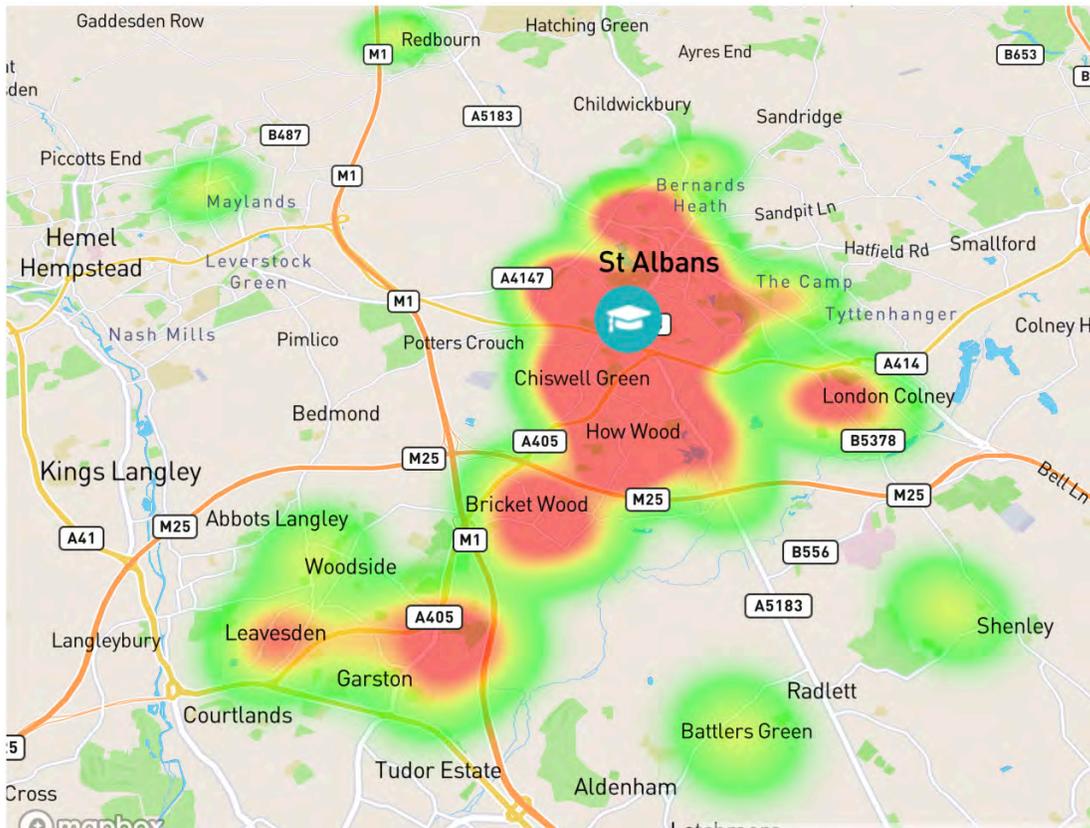
9.3 The latest school roll data in the public domain (2020/21 academic year) can be seen below in Table 24:

Secondary School Name	Postcode	LA Name	Distance (miles)	Capacity	PAN	NoR 7-11	Yr 7	Yr 8	Yr 9	Yr 10	Yr 11	Post 16
The Malborough Science Academy	AL1 2QA	Hertfordshire	1.6	1,308	212	1071	240	209	204	211	207	213
St Michael's High School	WD25 0SS	Hertfordshire	2.4	1,100	180	911	181	182	182	180	186	179
Loreto College	AL1 3RQ	Hertfordshire	2.6	970	160	794	160	158	160	160	156	155
Parmiter's School	WD25 0UU	Hertfordshire	2.7	1,441	208	1042	208	209	211	207	207	384
Future Academies Watford	WD25 7HW	Hertfordshire	3	1,350	210	1008	210	219	207	186	186	103
Samuel Ryder Academy	AL1 5AR	Hertfordshire	3.2	1,540	180	875	184	206	168	168	149	94
Verulam School	AL1 4PR	Hertfordshire	3.4	1,200	186	849	153	163	180	179	174	215
TOTAL				8,909	1,336	6,550	1,336	1,346	1,312	1,291	1,265	1,343
Surplus							0	-10	24	45	71	
Available Surplus %							0%	-1%	2%	3%	5%	

Table 24: Pupil Numbers - January 2021
 NoR = Number on Roll; PAN = Planned Admission Number

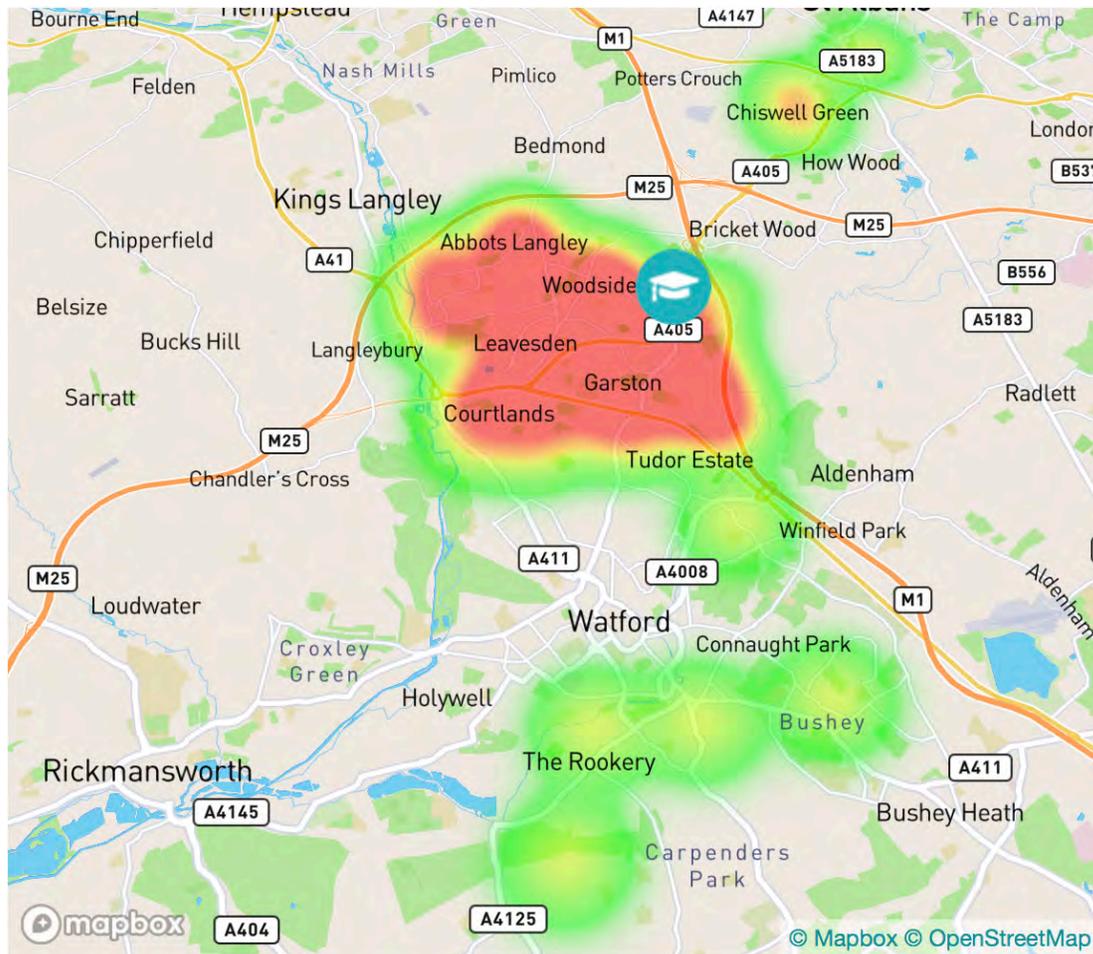
9.4 The closest school to the development site is The Malborough Science Academy. This is a 7FE Secondary School that is approximately 1.6 miles walking distance from the development site. The school was over capacity in Year 7 in the previous academic year, and full in the remaining Year Groups.

9.5 The school serves St Albans, including Chiswell Green, and also north Watford, as shown below:



Map 10: The Malborough Science Academy Catchment Area Heat Map

9.6 The second closest school to the development site, at 2.4 miles walking distance, is St Michael's Catholic High School. This is a 6FE school with an admissions criteria that favour those of the Catholic Faith. Due to the religious steer the school draws from a wide geographical area (including Chiswell Green - see Map below) and as of the previous academic year was full or over capacity in every Year Group.



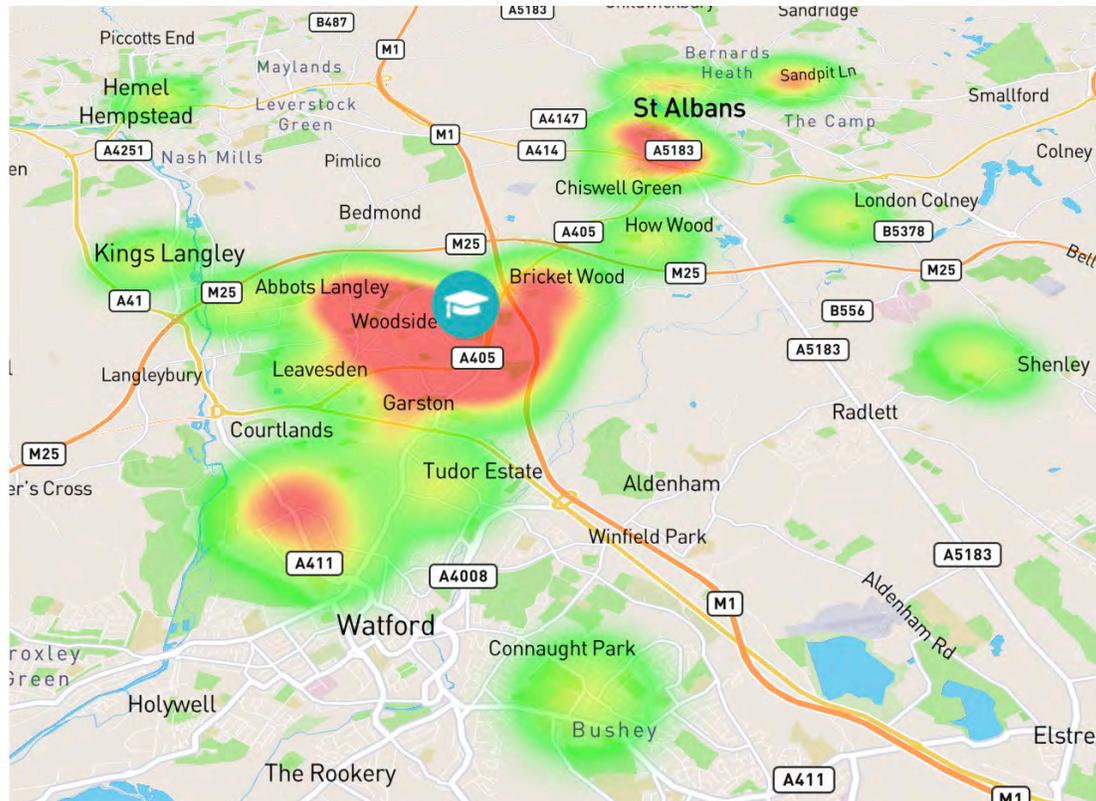
Map 11: St Michael's High School Catchment Area Heat Map

9.7 The third closest school to the development site does not serve Chiswell Green in any numbers of note. This is Loreto College, which is a 5.3FE Secondary School approximately 2.6 miles walking distance from the development site. As of the previous year, this small school was full.

9.8 The fourth closest school to the development site, which is 2.7 miles walking distance from the proposed new housing, and does serve Chiswell Green, is Parmiter's

School. This is a 7FE facility that, as of the previous academic year, was completely full.

9.9 This is predominantly a school for the north Watford area, but does serve some pupils from St Albans area, as shown below:



Map 12: Parmiter's School Catchment Area Heat Map

9.10 The remaining three schools are all beyond the “acceptable walking distance” parameter, and do not directly serve Chiswell Green in any numbers of note. Of the three schools, only Verulam School has any spare capacity of note (81 spare places in Years 7-11 as of the previous academic year).

9.11 To summarise: the seven schools that could potentially serve this development were full or oversubscribed as a whole in Years 7 and 8, with some spare capacity in the higher Year Groups. This indicates that spare capacity is falling, and that new provision may be required.

9.12 Turning now to the projections produced by HCC: the first, third, sixth, and seventh closest schools to the development site are grouped with five additional

schools to form the St Albans Secondary Planning Area. The schools have an available capacity of 10,659 places in the Secondary phase:

LA Name	School Name	May 19 NOR	Net Capacity	Primary Capacity	Secondary Capacity	NOR Total	Net Cap Total
Hertfordshire	Samuel Ryder Academy	1200	1540	420	1120	9798	11079
Hertfordshire	Verulam School	1094	1200	0	1200	9798	11079
Hertfordshire	Beaumont School	1323	1364	0	1364	9798	11079
Hertfordshire	St Albans Girls' School	1252	1255	0	1255	9798	11079
Hertfordshire	Sandringham School	1474	1480	0	1480	9798	11079
Hertfordshire	Townsend CofE School	634	906	0	906	9798	11079
Hertfordshire	Loreto College	942	970	0	970	9798	11079
Hertfordshire	Nicholas Breakspeare Catholic School	657	1056	0	1056	9798	11079
Hertfordshire	The Marlborough Science Academy	1222	1308	0	1308	9798	11079

Table 25: St Albans Secondary Planning Area Schools

9.13 By 2027/28, the schools are forecast to be 725 places over capacity:

LA	Area Code
LA Name Hertfordshire	9190013
Secondary Change 1075	Area Name St Albans Secondary
Year Group	Secondary total
Actual 2021	10309
Forecast 21-22	10683
Forecast 22-23	10921
Forecast 23-24	11149
Forecast 24-25	11177
Forecast 25-26	11131
Forecast 26-27	11244
Forecast 27-28	11384

Table 26: HCC 2021 SCAP Projections

9.14 HCC state in their most recent projections that the schools will be significantly over capacity by 2027/28, with a demand for 1,857 Year 7 places against available capacity of 1,758 places:

St Albans 13.0	Forecast										
	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	
Total Year 7 Pupil Demand	1698	1805	1807	1815	1868	1937	1871	1808	1870	1857	
Total Year 7 Places Available	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758	
Surplus or Shortage of Year 7 Places (No.)	60	-47	-49	-57	-110	-179	-113	-50	-112	-99	
Surplus or Shortage of Year 7 Places (%)	3.4%	-2.7%	-2.8%	-3.2%	-6.3%	10.2%	-6.4%	-2.8%	-6.4%	-5.6%	
Surplus or Shortage of Year 7 Places (FE)	2.0	-1.6	-1.6	-1.9	-3.7	-6.0	-3.8	-1.7	-3.7	-3.3	

Table 27: HCC School Projections – St Albans Secondary Planning Area

9.15 The second, fourth, and fifth closest schools to the development site are grouped together with five additional schools (including selective admission Grammar Schools) to form the Watford Secondary Planning Area. These schools have 9,797 available places combined:

LA Name	School Name	May 19 NOR	Net Capacity	Primary Capacity	Secondary Capacity	NOR Total	Net Cap Total
Hertfordshire	The Reach Free School	582	840	0	840	8088	9797
Hertfordshire	The Watford UTC	174	600	0	600	8088	9797
Hertfordshire	Westfield Academy	1029	1600	0	1600	8088	9797
Hertfordshire	Watford Grammar School for Boys	1369	1496	0	1496	8088	9797
Hertfordshire	Watford Grammar School for Girls	1284	1370	0	1370	8088	9797
Hertfordshire	Parmiter's School	1450	1441	0	1441	8088	9797
Hertfordshire	Saint Michael's Catholic High School	1073	1100	0	1100	8088	9797
Hertfordshire	Francis Combe Academy	1127	1350	0	1350	8088	9797

Table 28: Watford Secondary Planning Area Schools

9.16 The roll at these schools is expected to grow quite considerably, but due to the spare capacity forecast in the Watford UTC, and the Westfield Academy, there is forecast to be spare capacity in 2027/28. However, neither of these schools serve Chiswell Green in any numbers of note:

LA
LA Name Hertfordshire
Secondary Change 304

Area Code 9190021
Area Name Watford Secondary

Year Group	Secondary total
Actual 2021	8383
Forecast 21-22	7887
Forecast 22-23	8141
Forecast 23-24	8304
Forecast 24-25	8401
Forecast 25-26	8481
Forecast 26-27	8577
Forecast 27-28	8687

Table 29: HCC SCAP Projections

9.17 HCC is forecasting that the demand for Year 7 places is already higher than the number of places available:

Watford 21.0	Forecast									
	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
Total Year 7 Pupil Demand	1305	1406	1366	1412	1461	1460	1437	1452	1487	1489
Total Year 7 Places Available	1,392	1,392	1,362	1,362	1,362	1,362	1,362	1,362	1,362	1,362
Surplus or Shortage of Year 7 Places (No.)	87	-14	-4	-50	-99	-98	-75	-90	-125	-127
Surplus or Shortage of Year 7 Places (%)	6.3%	-1.0%	-0.3%	-3.7%	-7.3%	-7.2%	-5.5%	-6.6%	-9.2%	-9.3%
Surplus or Shortage of Year 7 Places (FE)	2.9	-0.5	-0.1	-1.7	-3.3	-3.3	-2.5	-3.0	-4.2	-4.2

Table 30: HCC School Projections – Watford Secondary Planning Area

9.18 The question here is whether planning obligations are likely to be justified towards additional Secondary School infrastructure provision. The conclusion is that they are likely to be requested, and they are likely to be justified. Providing that the project identified is expanding provision that will serve this development, contributions are likely to be appropriate. HCC has options in terms of which school to expand, and planning obligations from this development can provide a useful addition to expansion and improvement works at schools in St Albans.

10.0 Early Years

10.1 Under the Childcare Act 2006, local authorities have specific duties to secure:

- Sufficient and suitable childcare places to enable parents to work, or to undertake education or training which could lead to employment
- Sufficient and suitable early years places to meet predicted demand
- Free early years provision for all 3 and 4-year olds (and more recently the 40% most vulnerable 2-year olds) of 15 hours per week 38 weeks per year.

10.2 The Childcare Act 2016 includes an extension to the current entitlement and, from September 2017, provides an additional 15 hours (per week 38 weeks per year) of free childcare for 3 and 4-year old children from working families who meet the following criteria:

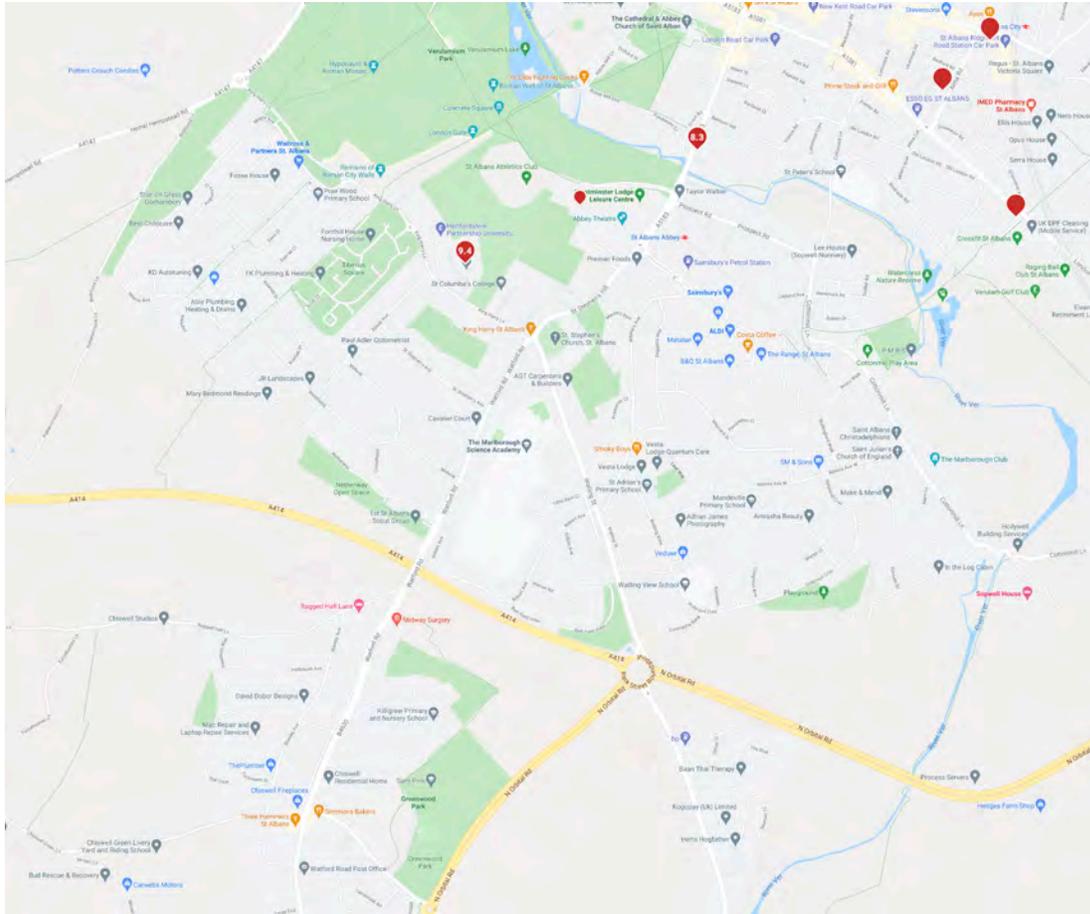
- Both parents are working (or the sole parent is working in a lone parent family)
- Each parent earns, on average, a weekly minimum equivalent to 16 hours at national minimum wage and less than £100,000 per year.

10.3 If any new Primary School provision is delivered on this development site, it is likely to include an element of Early Years provision (usually 26 places per 1FE of new provision). This should be sufficient to accommodate the child yield of the development site.

10.4 However, what should be considered is whether there is any capacity in Private facilities that could serve this development (if the birth rate continues to fall, spare capacity will grow):

<p>Busy Bees at Glenalmond 1.1 miles away 14 King Harry Lane, St Albans AL3 4AP Group/Owner Busy Bees Nurseries Ltd</p>  <p>Busy Bees at Glenalmond is a thoroughly resourced and secure setting, designed to make the most of your child's early years learning potential and inspire their imagination. CCTV and a fingerprint entry system are in place, with the service itself...</p> <p>Read more about Busy Bees at Glenalmond ></p> <p>Type of Nursery Day Nursery 116 Places</p>	<p>36 reviews 9.4</p> <p><i>"My child is very happy with Busy Bees at Glenalmond and is never unhappy to go. Our best recommendation for a toddler. Due to Covid-19 it's..."</i></p> <p>Save View Full Details</p>
<p>Albany Montessori School 1.3 miles away St Albans Sea Cadet Hall, Westminster Lodge, Holywell Hill, St Albans AL1 2DJ</p> <p>Type of Nursery Nursery School 34 Places</p>	<p>Save View Full Details</p>
<p>Fountain Montessori Nursery & Pre-School - St Albans 1.5 miles away 77 Holywell Hill, St Albans AL1 1HF Group/Owner Fountain Montessori Pre-School Ltd</p>  <p>Fountain Montessori Nursery & Pre-School in St Albans lets children explore the world around them and use their imagination to learn and grow. The Montessori method encourages children to take part in activities that build their confidence and independence...</p> <p>Read more about Fountain Montessori Nursery & Pre-School - St Albans ></p> <p>Type of Nursery Day Nursery 65 Places</p>	<p>2 reviews 8.3</p> <p><i>"The E log communication platform is a wonderful link for us to have as it provides that vital insight into the activities our child is..."</i></p> <p>Save View Full Details</p>
<p>Ashbourne Day Nurseries at Bricket Wood 1.6 miles away St Stephen's Parish Centre, Station Road, Bricket Wood, St Albans AL2 3PJ Group/Owner Ashbourne Day Nurseries</p>  <p>The Ashbourne Day Nurseries Bricket Wood nursery is a cosy setting with a warm, caring and friendly atmosphere. The nursery is conveniently located close to the local train station which has trains into Watford Junction. They are also close to the...</p> <p>Read more about Ashbourne Day Nurseries at Bricket Wood ></p> <p>Type of Nursery Day Nursery 26 Places</p>	<p>31 reviews 9.8</p> <p><i>"Our little boy has been at Bricket Wood nursery since he turned one in January and has absolutely thrived. He loves going and the staff have..."</i></p> <p>Save View Full Details</p>
<p>Monkey Puzzle Day Nursery St Albans 1.8 miles away The Old Station House, London Road, St Albans AL1 1JD Group/Owner Monkey Puzzle Day Nurseries Ltd</p>  <p>Monkey Puzzle Day Nursery, Old Station House, employs an experienced team who are able to make the most of this converted grade-II listed building to inspire learning and creativity in up to forty-six children. Interactive learning indoors combines...</p> <p>Read more about Monkey Puzzle Day Nursery St Albans ></p> <p>Type of Nursery Day Nursery 46 Places</p>	<p>View Full Details</p> <p>Save</p>
<p>Toddlers-In Nursery School Ltd 1.9 miles away St.Michael's Memorial Hall, Branch Road, St Albans AL3 4SS</p> <p>Type of Nursery Nursery School 96 Places</p>	<p>Save View Full Details</p>
<p>Playschool Nursery (St Albans) 1.9 miles away Playschool House, Alma Road, St Albans AL1 3AR Group/Owner Playschool Nursery</p>  <p>Playschool Nursery (St. Albans) offers a bright and spacious interior and a secure outdoor play area that features natural grass, a wide of range resources and soft-floor surfaces. The setting boasts a central location, with easy access to the main train...</p> <p>Read more about Playschool Nursery (St Albans) ></p> <p>Type of Nursery Day Nursery 82 Places</p>	<p>View Full Details</p> <p>Save</p>
<p>Muriel Green Nursery and Pre-School 1.9 miles away Church Crescent, St Albans AL3 5JB</p> <p>Type of Nursery Day Nursery 150 Places</p>	<p>Save View Full Details</p>

Table 31: Nurseries near Chiswell Green



Map 13: Nurseries near Chiswell Green

10.6 The most likely development mitigation is Nursery space within the new Primary School. This approach is supported by HCC, who have indicated that they would like to see Nursery provision provided on any new Primary School, adding to the choice of parents in Chiswell Green and the surrounding areas.

11.0 Special Education Needs

11.1 The DfE states in their latest Guidance on securing education planning obligations (November 2019):

We advise you to seek developer contributions for expansions required to sixth form and special educational needs and disabilities (SEN) provision, commensurate with the need arising from the development.

11.2 This demonstrates that the best practice guidance supports the requesting of SEN contributions if they are needed.

11.3 The DfE states⁸ that in 2021 circa 3.7% of children have an EHC/Statement of SEN (up from 3.3% in 2020). However, the majority of these will be accommodated in mainstream schools. The actual percentage of children with SEN who require specialist provision is closer to 1%.

11.4 This development can contribute towards additional SEN places if it is clear that there is a likelihood that children with SEN will be located on the development site, and that there is a deficit in provision.

12.0 Conclusion

12.1 To summarise the demographic data of the administrative area: new dwelling delivery has been consistent throughout the previous two decades; birth numbers are at a historic low in the SACDC area; and the age profile is consistent with that of wider population of the UK. The SACDC area is expected to be a net exporter of people in the coming years, but a net importer of children of school age.

12.2 From a Primary School perspective, there is some spare capacity in the existing Primary School landscape, but that does not take in to account the impact of new development coming forward in Chiswell Green and the surrounding areas, which will generate additional children. HCC have indicated that they support the provision of a Primary School site on this development as part of the development's proposals, and that this could add to the choice of provision in Chiswell Green, and ensure that this development is fully mitigating its impact.

12.3 A contribution towards additional Secondary School provision is likely to be justified due to the lack of spare capacity, and forecast growing rolls. Again, this development can have a positive impact on the Secondary School landscape by paying towards expansions/improvements at schools that would serve the development.

12.4 Both Early Years and SEN contributions are likely to be justified. The former will most likely be provided through the provision of Nursery places at the new Primary School, which HCC has indicated they would support. The latter would be a monetary contribution towards expanded provision if a deficit in places can be demonstrated.

⁸ <https://explore-education-statistics.service.gov.uk/find-statistics/special-educational-needs-in-england>