

## Examination of the North Hertfordshire Local Plan 2011-2031

### Statement of Hertfordshire County Council (HCC) Property Development Services on behalf of HCC Services

#### Matter 10 – The housing allocations and the settlement boundaries: the Towns: Letchworth

**10.11 Are all of the proposed housing allocations deliverable? In particular, are they:**

**c) deliverable, having regard to the provision of the necessary infrastructure and services, and any environmental or other constraints?**

1. The NHDC Local Plan allocates land in Letchworth Garden City for over 1500 homes under Policy SP15: Site LG1 and Sites LG3 to LG18. Based on a one form of entry (FE) yield per 500 dwellings this housing will result in a demand for 3FE of additional school places to be provided in order for the proposed allocations to be deliverable.
2. The County Council's strategy, as local authority for education, for the provision of these places is set out below.

#### Primary School Infrastructure

##### Site LG1 – Land North of Letchworth Garden City

3. The NHDC Local Plan allocates land North of Letchworth Garden City for approximately 900 homes under Policy SP15: Site LG1. Part a (iii) of policy SP15 requires:

*an appropriate education solution with a presumption in favour of onsite provision of a new primary school.*

4. As stated in the representations made by HCC to the Regulation 19 Local Plan consultation, the proposed 900 units at SP15 will result in a 1.8 FE of demand for school places. A new 2FE primary school is therefore required within the site to meet that demand.
5. The County Council have been involved in discussions with the landowner of Site LG1, the Letchworth Garden City Heritage Foundation, who have agreed that the provision of land for a two form entry primary school within this development is acceptable.
6. Part a (iii) of policy SP15 should therefore be amended to require:

*a site for a new two forms of entry primary school.*

7. Without this new school there would be insufficient infrastructure with regard to primary places to meet the demand arising from this development. The site would not therefore be deliverable.

##### Sites LG3 to LG10

8. The demand arising from sites LG3 to LG10 equates to around 1FE of additional primary school places and it is anticipated that this demand will be met through

the expansion of an existing school within Letchworth Garden City. Funding will be sought from the developments to ensure that the local education infrastructure can accommodate the additional demand.

9. It would however be prudent if the reserve school site allocation at Southern Way, which is included on the proposals map of the current local plan, is carried forward into the new local plan.

### **Secondary School Infrastructure**

10. There are two existing secondary schools within Letchworth Garden City, Highfield (6FE) and Fearnhill (5FE). There is currently considered to be sufficient capacity across these two schools to meet the demand arising from the proposed housing allocations in the Local Plan until 2028.
11. Any demand beyond 2028 can be met through the expansion of Fearnhill School.
12. Funding will be sought from the developments to ensure that the local education infrastructure can accommodate the additional demand.

#### ***10.12 Are all of the proposed housing allocations justified and appropriate in terms of the likely impacts of the development?***

13. As stated in paragraphs 3 to 7 above proposed housing allocation LG1 would only be appropriate if the wording is amended to include the provision of a 2FE primary school site.
14. The former Lannock Primary School site (Site LG9) and the former Norton School playing fields (Sites LG4 and LG10), all of which are in HCC ownership, are not required to facilitate an expansion of either primary or secondary provision within Letchworth Garden City.