

# **North Hertfordshire Local Plan 2011-2031 Examination in Public**

## **SUPPLEMENTARY STATEMENT OF COMMON GROUND**

As agreed between North Hertfordshire District Council  
And Bloor Homes and The Crown Estate  
Concerning secondary education provision East of Luton

**February 2018**

1. This is an agreed Statement of Common Ground (SoCG) in relation to the secondary education provision within the proposed development East of Luton, identified as a proposed allocation within the draft North Hertfordshire Local Plan at Policy SP19 (the allocation). The purpose of this SoCG is to provide the Inspector with further information and a summary of the areas of agreement ahead of the Local Plan Examination hearing sessions scheduled for February 2018.
2. This SoCG supplements the previous SoCG (that was not solely related to education) between North Hertfordshire District Council (NHDC) and Bloor Homes and The Crown Estate (jointly the Landowners) that was submitted to the Examination in November 2017 (ED28) (the first SoCG).
3. The first SoCG set out areas of agreement insofar as they related to broad issues of delivery and infrastructure provision in order to inform the consideration of strategic matters through the Examination. The first SoCG set out the broad parameters of the proposed development.
4. This supplementary SoCG provides additional information on matters relating to secondary education provision within the proposed development and across the broader Hitchin School Place Planning Area (SPPA). This is in response to the statements submitted by Hertfordshire County Council (HCC) in its role as local education and children's services authority in advance of the Matter 10 Examination hearings.
5. It is intended that a further SoCG be produced dealing with the remaining site-specific issues and constraints. The SoCGs should be read alongside one another. In the event of any conflict between the SoCGs, the most recently dated SoCG should take precedence.
6. The contents of this SoCG are without prejudice to the submission and / or determination of any current or future planning application(s) on the East of Luton site.

#### **Provision for secondary education within the proposed allocation**

7. Policy SP19(e) of the draft Local Plan requires the provision of "up to 4FE of ... secondary age education provision to ensure the needs arising from this allocation can be met within the site".
8. A Parameters Plan [drawing number 332-L-107 Rev G] has been submitted with application 17/00830/1, as submitted by Bloor Homes. This is attached at Appendix A hereto. It shows a 5.5 hectare (ha) site for a 2FE Primary / 4FE Secondary 'All-Through' school approximately within the centre of the allocation, on land broadly bounded by Chalk Hill and Brick Kiln Lane. This site would accommodate the built premises and associated playing fields and outdoor space required.

## Origins of the 'All-Through school' solution for the East of Luton site

9. The All-Through school solution outlined above is the result of extensive discussions between NHDC, HCC and the landowners over a number of years.
10. In 2013, Bloor Homes submitted a standalone planning application (NHDC application reference 13/02000/1) for 1,050 homes on the land identified in the draft Local Plan as site EL1.
11. The written response of HCC, in its role as education authority, was received in July 2015 and is attached as Appendix B hereto. This response should be read as a whole. However, the following passages are highlighted:

*"HCC's preferred approach is for secondary schools of 6-10fe based on curricula offer and economic efficiencies. Where a secondary school of this size cannot be provided and existing schools cannot be expanded, **secondary provision can be made via all through schools. HCC believes the minimum size of all through school consists of at least 2fe at the primary phase and 3-4fe at the secondary phase (p.3, emphasis added).***

*HCC can only suggest this matter is dealt with through long term spatial planning processes to ensure that any development taking place east of Luton is of sufficient scale to warrant provision of a new secondary school. Such a **development would need to comprise at least 2,000 dwellings in order to support a new secondary school of an appropriate size to offer viable education provision for the new community it will serve (p.4, emphasis added).***

*In order to be confident any secondary provision will be sustainable in the long term, all three development sites (2,050 dwellings) should be developed together and Master Planned to ensure the correct quantum and timing of the required infrastructure, in addition to its long term sustainability (p.6)."*

12. This written response conclusion originated from HCC as the preferred option during a meeting between HCC, NHDC and representatives of Bloor Homes on 12<sup>th</sup> November 2014 during discussions about bussing pupils to enlarged provision in Hitchin or seeking to engage with Luton Borough about securing provision outside of the SPPA area.
13. The written response was received after the consultation on the Preferred Options Local Plan and in the period when NHDC were developing the proposals now contained in the submitted draft of the Local Plan. The Local Plan adopted the above position (i.e. an 'All-Through' school comprising 2FE of primary and 4FE of secondary provision) as the basis for the requirements set out in Policy SP19 of the draft Plan.

14. Following this, the landowners have worked together to bring forward a holistic proposal for the combined East of Luton site. This is reflected in the current planning applications [NHDC references 17/00830/1 and 16/02014/1].
15. The need to ensure an appropriate critical mass of housing to support the new school was, and remains, a key influence behind NHDC's decision to pursue an allocation of the scale set out in the submitted draft Local Plan.

#### **4FE and All-Through schools as a matter of general principle**

16. From the above advice received from HCC, it is apparent that the HCC 'preferred approach' (i.e. of 6-10 FE of secondary provision) would involve a vastly greater scale of residential development than is, or ever has been, proposed to the East of Luton. Whilst noting its preferred approach, HCC acknowledged the potential, as an alternative, for smaller All-Through schools, which include secondary provision, to provide viable education solutions and the economies of scale associated with larger standalone secondary schools.
17. Following the receipt of HCC's representations to the consultation on the Proposed Submission (Regulation 19) draft Local Plan, NHDC commissioned further work on this matter (ED17). This concludes that there is no compelling evidence to show that secondary schools of 4FE or below cannot produce good educational outcomes, provide a broad and balanced curriculum, maintain themselves financially or establish themselves as Single-Academy Trusts or participate in Multi-Academy Trusts (ED17, p.3).
18. This position was set out by NHDC at the Matter 6 Examination hearing in November 2017 with the assistance of their education consultant.
19. All-Through schools are a growing feature of the state-funded school estate in England, both as new schools and existing schools broadening their age range, and are popular as they remove the hiatus often experienced when pupils transfer from primary to secondary school.

#### **Overall levels of demand and provision within the Hitchin SPPA**

20. HCC state that a total of 8FE of additional secondary provision is required to accommodate the proposed level of new development across the Hitchin SPPA (which includes the proposed development East of Luton).
21. The draft Local Plan and existing planning permissions make allowances for the provision of an additional 9FE of secondary provision as follows:
  - Planning permissions have been granted to expand the Hitchin Boys and Hitchin Girls schools by 1.5FE each (+3FE total).

- At re request of HCC, the draft Local Plan proposes the removal of the Priory School, Hitchin from the Green Belt (p.166) to facilitate expansion. HCC had previously identified a potential to expand this school by 3FE, however the school is now an Academy and is presently only willing to expand by a maximum of 2FE (+2FE).
- Policy SP19 requires an additional 4FE of secondary provision East of Luton (+4FE).

22. Added to current capacity, this would provide a total of 780 available Year 7 places across the SPPA.

### **Timing and phasing of additional demand**

23. HCC's latest long-range published school place forecasts are included in the Examination document library (TI13). The forecasts for the Hitchin SPPA are attached as Appendix C hereto. These state that they include a broad assessment of the pupil yield from new housing based on NHDC's latest housing targets.
24. The forecasts cover the period 2016/17 to 2026/27. They show a peak deficit (measured against current capacity – i.e. excluding the 9FE of capacity identified above) of 7.1FE in 2023/24. They show a maximum forecast demand in this period for 723 Year 7 places.
25. Demand is then forecast to fall back from this peak. At the end of the forecast period in 2027, there is a deficit (again measured against current capacity) of 5.2FE and demand for 665 Year 7 places
26. On this basis, the (additional) capacity identified above would be more than sufficient to meet demand over the period to 2027. If the capacity identified above was fully implemented, there would be 3.8FE of spare capacity (115 Year 7 spaces) in 2027.
27. In addition to the above, it is noted that the Hitchin SPPA historically attracts pupils from neighbouring Letchworth at secondary level.
28. In response to the Matter 6 hearings, HCC produced a summary 'education strategy' for each of the SPPAs. The summary strategy for the Hitchin SPPA (the strategy) is attached at Appendix D hereto. This covers the period to 2028.
29. Neither NHDC nor the landowners have had sight of any detailed projections supporting the strategy. However, it suggests a slower realisation of future demand when compared to the forecasts in TI13.
30. The strategy now states that an additional 4FE of secondary provision will be required in the Hitchin SPPA by 2022/23, compared to an additional 5.7FE as stated in TI13.

31. Similarly, the strategy now states that an additional 6FE of secondary provision will be required by 2028, compared to a peak of 7.1FE as stated in TI13.

32. The strategy suggests that this be distributed as follows:

- +3FE at Hitchin Boys / Hitchin Girls from 2018
- +2FE at The Priory (+1FE in the period to 2022/23, +1FE in the period to 2027/28)
- +1FE at East of Luton (in the period to 2027/28)

33. It is not stated whether this capacity would remain full at 2027/28 or whether, as in TI13, HCC continue to anticipate a medium-term peak of demand in the mid-2020s which then tails off, potentially 'releasing' capacity within the expanded schools.

34. The residual quantum of additional demand arising from new development still to be accommodated beyond 2028 is also not stated.

35. Notwithstanding these points, the strategy suggests that by 2028 there would be unfilled capacity of at least 3FE of secondary provision if the 9FE that is either permitted or directly or indirectly provided for by the draft Local Plan (see paragraph 21 above) were fully implemented by then. This suggests that any further expansion of secondary school provision beyond this is therefore a long-term issue that seems unlikely to arise before the end of the Local Plan period, at the earliest.

#### **Additional land in control of the landowners**

36. The landowners control additional land beyond the allocation boundary. The Crown Estate have identified a parcel of land of approximately 3 ha immediately to the north-west of the proposed school site (the 'additional land'). The additional land is shown on the plan attached as Appendix E hereto.

#### **The way forward**

37. The site currently proposed for the All-Through school within the East of Luton allocation would, with the provision of further playing fields on the additional land, be capable of accommodating 6FE of secondary provision (and continuing to provide 2FE of primary provision) in the future.

38. Subject to conditions, the landowner is willing to make this land available in the period after 2028 to make additional grassed playing pitch provision adjacent to the proposed school site. This, in turn, would allow for intensification of the school buildings within the site that has already been identified within the proposed allocation.

39. Given the long-term nature of any need for this additional land, and the absence of any long-term projections for the period beyond 2028, any expansion of the proposed All-Through school (and acquisition of the additional land for education purposes) should only be pursued when:

- Up-to-date projections show a persistent long-term need for additional provision in the period after 2028;
- All other capacity in Hitchin, and the 4FE capacity East of Luton has been delivered, or is programmed for delivery, and will demonstrably be exhausted; and
- There are no other preferable sites or solutions or options available at that point in time.

40. Any expansion of the proposed All-Through school (or acquisition of the additional land for education purposes) should be pursued as a standalone issue at the appropriate time, independent of the proposed East of Luton allocation.

41. In the above context, it is not considered necessary to amend the boundary of the proposed East of Luton allocation. Retention of the additional land within the Green Belt is, in policy terms, the most appropriate solution at this time as there is no clear evidence that it will be required for expansion of the school. This will ensure that the Green Belt boundary is defined using recognisable and defensible features. It also ensures that the footprint of all buildings, etc. required for the currently proposed school are provided within the currently proposed boundary of the allocation, on land justified as being removed from the Green Belt.

42. The landowners can confirm that any school constructed as required by Policy SP19 would be designed in such a way as not to preclude expansion as discussed above.

43. The position regarding long-term secondary education need will be kept under review by NHDC through ongoing monitoring of forecasts of need published by HCC. Any further or alternate options for secondary school provision that arise in the intervening period will be considered as appropriate through any future review of the Local Plan.

44. To reflect the above, the following Modifications to the relevant parts of Policy SP19 and associated supporting text are agreed as appropriate.

Policy / paragraph	Proposed Modifications
SP19(e), p.71	<del>Up to</del> 4FE of primary-age and <b>4FE of secondary-age education provision to ensure the needs arising from this allocation can be met within the site with any secondary education solution designed so as not to preclude the potential for future expansion.</b>
4.222, p.72	...  This will be achieved, in part, by ensuring that education needs arising from the allocation will be met within the site itself. <b>In the period beyond 2028, it may prove necessary to expand secondary provision to ensure wider education needs across the rural west of the District can be met. This matter will be</b>

<b>kept under review and subject to further investigation and / or planning application(s) at the appropriate time.</b>
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## **Conclusion**

45. The proposed Local Plan allocation East of Luton makes provision to ensure that secondary education needs arising from the development can be met.
46. Further land is under the control of the landowners and could be made available at an appropriate time to ensure wider needs of the Hitchin SPPA continue to be met. Based on information provided to the Examination by HCC, this additional provision will not be required prior to 2028 at the very earliest.
47. With the commitment of the landowners set out in this SoCG and the proposed modifications above, it is demonstrated that sufficient land exists to allow for the expansion of secondary provision East of Luton to 6FE should this approach prove necessary to meet long-term needs.

**Declaration**

The content of this document is agreed for the purposes of the North Hertfordshire Local Plan Examination.

Signed on behalf of Bloor Homes

<<Company>>

.....  
Position:

Date:

And

Signed, by Savills (UK) Ltd, as authorised by and for The Crown Estate:

.....  
Position: Associate Director, Savills (UK) Ltd

Date: 5 February 2018

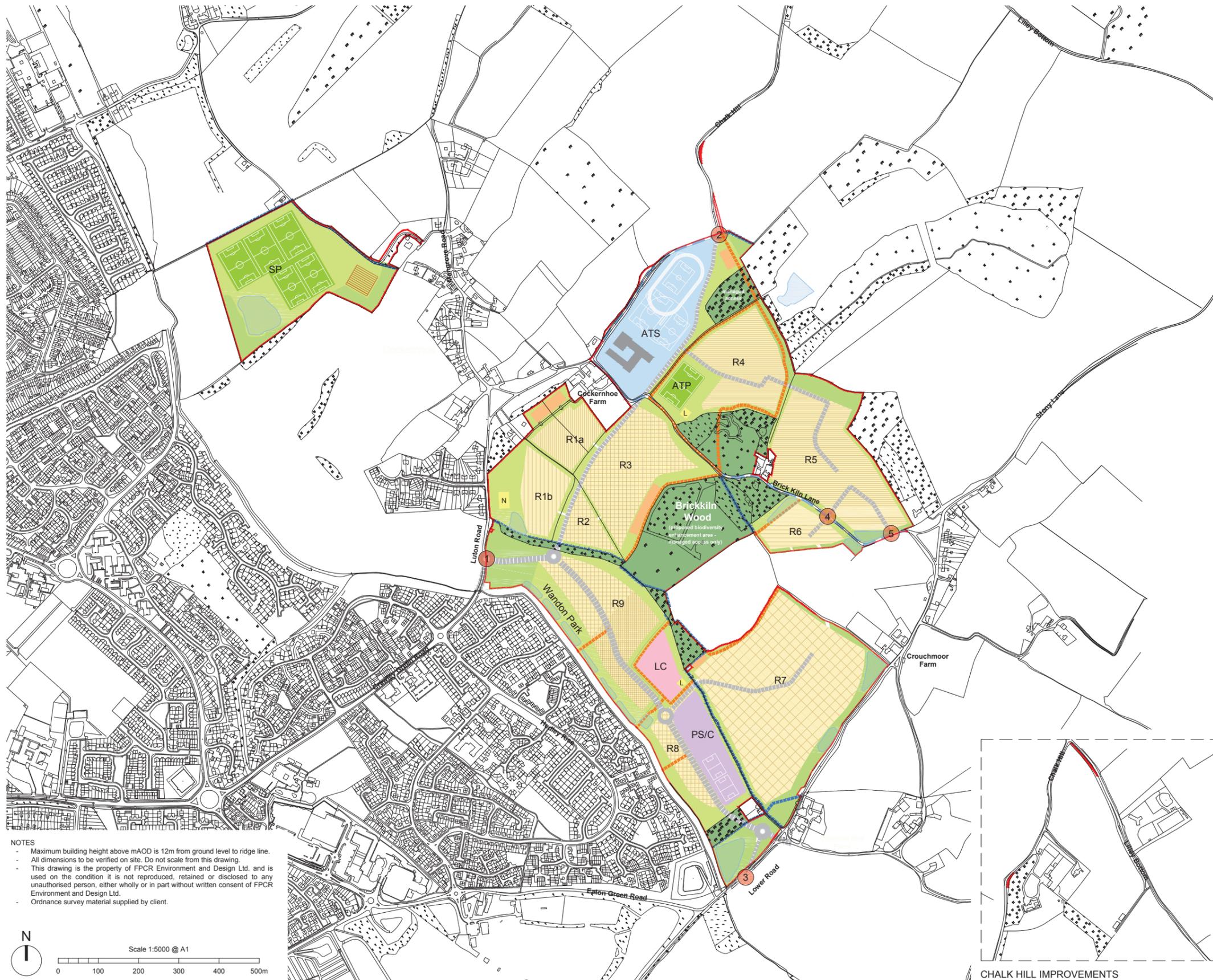
And

Signed on behalf of North Hertfordshire District Council

.....  
Position: Executive Member for Planning and Enterprise

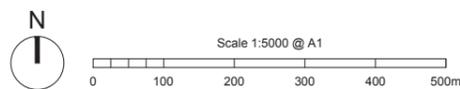
Date: 2 February 2018

## Appendix A – East of Luton Parameters Plan



**NOTES**

- Maximum building height above mAOD is 12m from ground level to ridge line.
- All dimensions to be verified on site. Do not scale from this drawing.
- This drawing is the property of FPCR Environment and Design Ltd. and is used on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd.
- Ordnance survey material supplied by client.



<b>Application Boundary</b>		<b>95.22ha</b>
Site	85.07ha	
Chalk Hill Improvements	0.15ha	
Sports Area	10.00ha	
<b>Built Development</b>		
<b>Residential</b>		<b>38.68ha</b>
Includes houses, Primary Roads, other residential streets and private gardens. Up to 1400 dwellings.		
R	1-2 storey at an average density of 25 - 30 dph.	1.63ha
R	1-2 storey at an average density of 30 - 35 dph.	1.82ha
R	2 storey at an average density of 25 - 30 dph.	10.59ha
R	2 storey at an average density of 30 - 35 dph.	1.25ha
R	2 storey at an average density of 35 - 40 dph.	9.12ha
R	2-3 storey at an average density of 35 - 40 dph.	11.87ha
R	2-3 storey at an average density of 40 - 45 dph.	2.40ha
NB: 3 storey development will be associated with the Local Centre or within its immediate vicinity only		
LC	Mixed Use Local Centre	1.00ha
ATS	'All-Through' School Building footprint indicative only	5.50ha
PS/C	Primary School and Community Uses	2.20ha
<b>Primary Road</b> Indicative alignment. To include pedestrian and cycle provision.		
1	<b>Proposed Points of Access</b> 1: Luton Road 2: Chalk Hill 3: Lower Road 4: Brick Kiln Lane (restricted access) 5: Brick Kiln Lane (left turn only from R5)	
<b>Existing Public Right Of Way</b>		
<b>Existing Cycle Route</b> (As illustrated on Sustrans Cycle Network Map)		
<b>Proposed Footpath / Cycleway</b> Indicative alignment		
<b>Green Infrastructure</b>		
<b>Existing Retained Vegetation</b> Woodland, trees and hedgerows		
<b>Proposed Planting</b> Native structural woodland planting, hedgerows and tree cover		
<b>Public Open Space</b>		
SP / ATP	Sports Pitches / Artificial Turf Pitch ATP counted twice	5.16ha
<b>Changing Facilities and Car Parking</b> Indicative only		
N	Neighbourhood Equipped Area for Play (NEAP) Indicative location	0.10ha
L	Local Equipped Area for Play (LEAP) Indicative locations	0.08ha
	Allotment Indicative locations	0.73ha
	Storm Water Attenuation Basins / Swales Broad location of storm water attenuation basins / swales	3.04ha

Bloor Homes  
Stubbocks Walk  
North Hertfordshire

# STUBBOCKS WALK PARAMETERS PLAN

1:5000 @ A1  
28 November 2016  
**3322-L-107** rev G

masterplanning  
environmental assessment  
landscape design  
urban design  
ecology  
architecture  
arboriculture

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**Appendix B – Response of HCC to NHDC planning application reference  
13/02000/1, July 2015**

Deputy Chief Executive  
Director of Performance and Resources



Mr S. Ellis  
North Hertfordshire District Council  
Council Offices  
Gernon Road  
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Hertfordshire  
SG6 3JF

**Hertfordshire County Council**  
County Hall  
Hertford  
SG13 8DE

Telephone: 01992 588132

E Mail [Alexandra.stevens@hertfordshire.gov.uk](mailto:Alexandra.stevens@hertfordshire.gov.uk)

My ref: AM01/241

Your ref:

Date 10th July 2015

## By Email

**Location:** Wandon Park, Luton (Also known as “Land East of Luton”)

**Proposal:** A mixed use development incorporating residential, retail, education and community facilities (A1-A5, C3, D1, D2) and associated development; associated roads; open space, green infrastructure and ancillary facilities – in outline.

Dear Mr Ellis

Further to our meeting on 8<sup>th</sup> June I have set out Hertfordshire County Council’s (HCC) response to the above proposal in respect of Education Services below. HCC also seeks provision towards its other services however these are the subject of separate correspondence.

As discussed, the most challenging aspect of this proposal being how to ensure the sustainability of a development of only approximately 1,050 dwellings in this location in the absence of a Master Plan for this potential housing area which could deliver 2,050 dwellings.

## Background

HCC last formally responded to this application in June 2014 stating it needed to object to the proposal at that time due to the lack of a suitable means of effectively managing the secondary education need which would be generated by the development.

Discussions on this proposal continued and the applicant offered the possibility of a site for an all through school comprising 2 forms of entry (fe) at primary which could potentially address the anticipated primary need from the remainder of the proposed housing allocation and 4fe at secondary level, which could cover the anticipated secondary need from both the current application and potentially that of the remainder of the area should it come forward.

An illustrative plan of the standalone primary school was provided to HCC in February with additional plans showing the possible all through school provided at the end of February, in advance of a site visit in March. Initial comments were passed back to the applicant on 11<sup>th</sup> March. Internal discussions also continued with possible solutions being analysed. This culminated in a meeting with you on 8<sup>th</sup> June. (I have included the formal capacity review of the plans provided at Appendix 2)

Modelling the child yield from this proposal has also continued with reviews of the mix occurring in August 2014 and revisions made to the trajectory in February 2015. More recently, additional scenarios have been undertaken exploring the requirements in the event this site did not come forward in isolation but in combination with either or both of the other areas making up this potential housing allocation.

The current application for 1,050 dwellings based on an assumed mix and trajectory (50 dwellings in the first year followed by 100 for the next 10 years) results in the following anticipated need for school places:

Primary

Peak yield of 1.98fe

Long term average of 1.21fe.

Secondary

Peak yield of 1.89 fe

Long term average of 1.11 fe

Amending the original assumptions to take a revised trajectory into account only slightly changes the peak yield to 1.92fe at primary and 1.84fe at secondary.

Site Location

The location of the above proposed development must be considered, particularly in relation to what existing schools may serve this potential residential site and the ability of those schools to accommodate children from new housing.

As previously identified, at primary level current school forecasts indicate it would not be possible for children from this proposal to be accommodated within the nearest existing Hertfordshire schools, which are predominantly in rural locations serving small local communities. Based on discussions with Luton Borough Council (LBC) it is also

understood that children in this age group could not be accommodated within Luton primary schools.

The nearest Hertfordshire secondary schools are in Hitchin, approximately 6 miles from the site. This site falls mainly within the Hitchin priority area for admissions purposes. Secondary schools in Hitchin are all full at year of admission and current forecasts indicate a need for additional places to meet rising demand from the existing community. Although there is some potential to expand provision on existing sites, information to date indicates this latent capacity is needed to meet the needs of both the existing population and planned growth within Hitchin.

Alternatively, future residents of this proposal may look towards secondary schools in Harpenden however, these existing schools are full and oversubscribed with pupils living closer. Pupils arising as a result of this proposed development would not therefore gain a place in a Harpenden school, based on existing patterns of admissions and demand.

It is also understood from LBC that all Luton secondary schools are full or forecast to be full and any opportunities to the expand capacity of these schools will be required to accommodate existing need.

### Proposed development and education requirements

The current proposal is for a development of up to 1,050 dwellings. However the potential housing allocation is for approximately 2,000 dwellings, being made up of a further two parcels, one of approximately 600 dwellings and the other 400.

In terms of the scale of the current application, modelling of the child yield to date indicates approximately 2fe of primary need would be generated. HCC's preferred size of primary school is also 2fe being considered sustainable in terms of numbers of children, economic efficiency and also curricula. Accordingly, this need can be addressed via an on-site solution where a suitable, appropriate site is provided along with the funds to develop the 2fe primary school. (A Land Specification for a primary school has been included below at Appendix 1)

The situation is not as straight forward at secondary level with the current application generating a need of approximately 2fe and HCC's preferred approach is for secondary schools of 6-10fe based on curricula offer and economic efficiencies. Where a secondary school of this size cannot be provided and existing schools cannot be expanded, secondary provision can be made via all through schools. HCC believes the minimum size of all through school consists of at least 2fe at the primary phase and 3-4fe at the secondary phase. Less than this would not be considered educationally viable to provide the breadth or depth of curriculum opportunities at KS4 and beyond, in addition small schools are at a greater risk of financial viability issues and the impact of fluctuations in demand, particularly in light of the rising budget pressures schools are experiencing.

Analysis of the existing population of primary age children living in neighbouring rural settlements who would live closer to a new secondary school within Wandon Park than to any other Hertfordshire school, is estimated to be approximately 1.5f.e. However, it is unlikely that this new school would draw significantly from the existing surrounding communities as patterns of parental preference for single sex provision and faith provision are likely to continue to be strong. There is a significant risk that an all-through school solution would not attract sufficient numbers of children required to make the school sustainable. It could be assumed approximately 1fe may be generated by the existing population, which could increase demand coupled with the yield from the Bloor Homes development to approximately 3f.e. but this would not provide sufficient demand to effectively support and sustain an all-through school solution. As a result, simply relying on sufficient numbers of children from the surrounding area to choose this school is not considered a viable option which could be supported with County Council capital investment.

Having considered this matter in detail and finding there are no suitable options to effectively manage secondary education provision from this standalone application, HCC can only suggest this matter is dealt with through long term spatial planning processes to ensure that any development taking place east of Luton is of sufficient scale to warrant provision of a new secondary school. Such a development would need to comprise at least 2,000 dwellings in order to support a new secondary school of an appropriate size to offer viable education provision for the new community it will serve.

#### Options to enable this development to be sustainable for secondary education

As identified above, 2 fe would be required at secondary level. The nearest Hertfordshire secondary schools are full at year of admission and current forecasts indicate a need for additional places to meet rising demand from the existing community. The closest secondary schools to the development are in Luton but any existing capacity within these schools is part of Luton's strategy to meet the pressure for secondary places in the south/centre of the Borough and it is therefore not possible to rely on capacity at these schools to meet the yield arising from this proposed development.

The applicants have offered an area of land for an all through school i.e. a school with 2fe at the primary phase and a 3 to 4fe secondary phase to address the secondary demand from the development and also from neighbouring settlements. However as explained above, this is not considered a viable option.

The draft Local Plan identifies this area for the development of approximately 2,050 residential dwellings comprising 1,050 dwellings within the current application, 400 dwellings on additional land under the control of the applicant and 600 dwellings on land owned by a third party. Extending the previous modelling to include either or both of these additional sites results in the following scenarios. (Details of the previous modelling work and the applied HCC child yield model in general is included within HCC's response dated 5<sup>th</sup> June 2014)

### **Scenario 1: Wandon Park & 400 dwellings**

Extending the previous model to increase the total number to 1,450 dwellings (i.e. Wandon Park proposals plus 400 dwellings on land under the applicant's control) using the Wandon assumed mix as a base and with the 400 dwelling scheme commencing after the Wandon Park proposal, results in the following child yield:

#### Primary

Peak yield of 2.47fe

Long term average of 1.7fe.

#### Secondary

Peak yield of 2.39 fe

Long term average of 1.56 fe

Outcome: This scenario would result in the need for 3fe at primary and approximately 3.5fe at secondary if the secondary pupils from the surrounding villages are taken into consideration. A development of this size would call into question the financial and educational sustainability of the secondary element of an all-through provision, particularly if the long term average is ever reached. This scenario is not ideal given the reliance on secondary aged children choosing to attend from the surrounding villages.

### **Scenario 2: Wandon Park & 600 dwellings**

Extending the previous modelling to increase the total number to 1,650 dwellings (i.e. the Wandon Park proposals and the 600 dwellings on third party land) using the Wandon Park assumed mix as a base with the 600 dwelling scheme commencing 2 years after commencement of the Wandon Park proposal (as there is currently no application in respect of this area of land) , results in the following child yield:

#### Primary

Peak yield of 3.19fe

Long term average of 1.94fe.

#### Secondary

Peak yield of 3.06 fe

Long term average of 1.79 fe

Outcome: This scenario would result in the need for just over 3fe at primary and approximately 4fe at secondary once the secondary pupils from the surrounding villages are taken into consideration. This scenario could potentially meet the minimum size for the secondary element of an all-through school although it is borderline and therefore

presents sustainability risks particularly if the long term average is ever reached. However, this scenario is not ideal given the reliance on secondary aged children choosing to attend from the surrounding villages.

### **Scenario 3: Wandon Park & 1,000 dwellings**

Extending the previous modelling to increase the total number to 2,050 dwellings (i.e. the whole area is developed) using the Wandon Park assumed mix as a base with the 600 dwelling scheme commencing two years after the Wandon Park proposal and the remaining dwellings being built at the end of the Wandon Park development, results in the following child yield:

#### Primary

Peak yield of 3.49fe

Long term average of 2.43fe.

#### Secondary

Peak yield of 3.58 fe

Long term average of 2.23 fe

Outcome: A development of 2,050 dwellings in this area would create sufficient demand for school places to enable a secondary school to be viable in the long term. This scenario combined with approximately 1fe from the surrounding villages, would result in the need for 4.5 - 5fe at secondary and up to 4fe at primary.

Although it is possible to deliver primary provision in the form of a 2/3fe school or two 2fe schools depending on which combination of applications come forward, this is not the case for secondary provision.

In the event the Wandon Park proposal is built in isolation, there would not be sufficient numbers of children to maintain a sustainable secondary education school and there are no alternative existing secondary schools which could accommodate the yield from this proposed development. In addition, the possibility that 40 of the proposed houses will be retirement dwellings thereby reducing the above figures yet further, must also be taken into consideration.

Wandon Park needs to be developed through a Master Plan approach, in conjunction with the additional housing potentially being allocated for development within this area.

In order to be confident any secondary provision will be sustainable in the long term, all three development sites (2,050 dwellings) should be developed together and Master Planned to ensure the correct quantum and timing of the required infrastructure, in addition to its long term sustainability.

### The need for a Master Plan approach

The above highlights the issues faced by HCC in respect of trying to ensure there are sufficient school places for a development of 1,050 dwellings in this location given the current situation regarding school capacity, particularly at secondary level.

Increasing the number of dwellings such that there would be a sufficient number of children to sustain a new secondary provision, either in the form of an all-through or a standalone school, is essential in order to secure the sustainability of development in this area in respect of education.

To be confident that this can be achieved, HCC recommends that development is only allowed to come forward as part of a Master Plan approach which would cover the scale and timing of the development as well as the infrastructure necessary to support it, including triggers for payment of contributions and transfer of land. Accordingly HCC would also like to stress the need for a single Section 106 deed to govern the development of this area.

HCC has previous experience of attempting to deal with large scale development where the area in question has been the subject of two separate applications and the respective applicants were not willing to work together to achieve a sustainable, coordinated approach to infrastructure provision across the site. This resulted in difficult drawn out discussions regarding education provision and ultimately a less than optimal configuration of onsite school provision included within the Section 106 completed in relation the first site. The second site being subsequently refused at Committee will now be the subject of an appeal at the same time as a second application on the site is submitted for approval. The arrangement of schools has implications for HCC in terms of efficiency and generates concerns regarding the long term sustainability of the 1fe primary schools. This issues also have implications for the future residents who may also ultimately have new schools with less curriculum opportunities. As a result HCC is still attempting to work with the developers of both sites to improve the situation by varying the existing Section 106 and including options regarding the education solution in respect of the second site.

### Conclusion

HCC would like to reaffirm its previous comments that this area needs to be Master Planned as a whole to coordinate the provision of both the residential development and the infrastructure to support it.

The development of 1,050 in this location at this time should be avoided. If this area is to be developed for housing it should be of sufficient quantum to sustain a new secondary school provision.

HCC believes the best approach for delivering development at this location would be via a single Section 106.

I trust the above is of assistance however, please contact me if you require any further information.

Yours sincerely

Alexandra Stevens  
Planning Obligations Officer  
Development Services  
Property Department

## **Potential all through school at Wandon Park**

### **Capacity Review of indicative plans from Steve Clyne**

#### Site Visit

A site visit has been undertaken by HCC Development Services and Strategic Asset Management Team and land parcels A, B and C were visited. It would appear that land parcel B is the most appropriate for a school site with regard topography and land levels, obviously further feasibility studies would need to be undertaken. The land does slope toward the woodland area on parcel B and some levelling may be required for playing field areas.

Parcel C is relatively flat and would appear to be appropriate for pitch layouts. The indicative site layout plans produced by the Developers show one pitch on parcel C, it is possible that more of that parcel will need to be given over to school playing fields following further feasibility studies. The plans show a new road cutting across parcel C and thus if further pitches were to be located on parcel C it would be a split site.

#### Site Capacity

The information from Steve Clyne presents a site area of 62,842 m<sup>2</sup> for the all through school on parcel B with one pitch on parcel C. I have calculated that following BB103 an area range of between 64,346 m<sup>2</sup> (6.4 ha) to 80,630 m<sup>2</sup> (80.6 ha) is required for an all through school providing for 4FE of Secondary education and 2FE of primary education. This calculation does not take into account any shared provision of building or external areas. If shared provision of areas is designed into a scheme then the total area could possibly be reduced. I arrived at these areas by calculating a 4FE Secondary (780 NOR including a 75% stay on rate) plus a 2FE Primary School site area (480 NOR including at 60 place nursery). All areas have been calculated using BB103 formulas which gives a range for site areas.

It would appear that the area of 6.3 ha is just short of the lower range for an all through school (2FE + 4FE) but the site size could be reduced if the school buildings are spread over several floors (more than two levels) and if MUGAs and/or all weather pitches were provided. The site area could also be reduced if the Secondary School and Primary School were to share some internal facilities and external playing field. A design scheme will need to

be worked up by the architects to see if all the facilities could fit within parcel B land with one pitch on parcel C and if the multi-storey building was acceptable in that location. .

### 5Fe and 6Fe expansion

If the school is to be future proof and accommodate 5fe or 6fe of pupils then the buildings and site areas will increase. The table below shows the variance in area showing a range from min to max as provided by BB103 guidelines.

#### **BB103 Standard Areas**

<b>4FE Secondary 2FE primary all through school</b>		
Combined site area	m <sup>2</sup>	ha
min	64346	6.4 ha
max	80630	8.1 ha

<b>5FE Secondary 2FE primary all through</b>		
Combined site area	m <sup>2</sup>	ha
min	74096	7.4 ha
max	92915	9.3 ha

<b>6FE Secondary 2FE primary all through</b>		
Combined site area	m <sup>2</sup>	ha
min	83846	8.4 ha
max	105200	10.5 ha

Attached is a table that provides the various external areas required on the site but no indicative plans have been drawn up to illustrate these different schemes. It is possible that in order to increase the secondary level to 5fe or 6fe that all of parcel C will be required or possibly more. It could also be that a dpf will be required elsewhere if the remainder of parcel C is required for residential development.

### Building Capacity

Using the EFA SoA to work out the total GIA of the school buildings the area required for a 4FE secondary schools is min GIA of 6,440 m<sup>2</sup> and a 2FE primary school will require a total

min GIA of 2,318 m<sup>2</sup>. This would give a combined total area of 8,758 m<sup>2</sup>. The developers calculation includes 4,234.8 m<sup>2</sup> for building footprint which is divided into 2,398 m<sup>2</sup> for a 2 storey secondary wing and 1,248 m<sup>2</sup> for a single storey primary school wing . These areas are smaller than the minimum recommended area given in the EFA's SoA toolkit. It would appear that the buildings will require more land take unless they are higher than two storey, if that is appropriate for this development and is agreeable with Children's Services.

End.

HCC Review of land areas for potential all through school

Wandon Park School Site Areas

Secondary Schools

<b>BB 103 Guidelines</b>	
	<b>4FE (75% stay on rate)</b>
	NOR
	<b>780</b>
<b>Recommended min site areas for all schools</b>	
soft outdoor PE	33300
hard outdoor PE (court)	1570
soft informal and social area (inf rec)	2160
hard informal and social area (playground)	980
habitat	390
float	4700
<b>min net area</b>	<b>43100</b>
non-net	7460
<b>min total site area</b>	<b>48000</b>
<b>Maximum net site area</b>	<b>48000</b>
<b>Maximum total site area</b>	<b>60140</b>

<b>Building Size (BB103 SoA Formulas)</b>	<b>4FE (75% stay on rate)</b>
<b>Range Total Gross</b>	
<b>Min</b>	6440
<b>Max</b>	7413

Primary Schools

<b>BB 103 Guidelines</b>	
	<b>2FE (7 classes)</b>
	NOR
	<b>420</b>
<b>Recommended min site areas for all schools</b>	
soft outdoor PE	8400
hard outdoor PE (court)	1030
soft informal and social area (inf rec)	1440
hard informal and social area (playground)	620
habitat	210
float	2700
<b>min net area</b>	<b>14400</b>
non-net	1736

min total site area	15986
Maximum net site area	15986
Maximum total site area	20040

<b>Building Size (BB103 SoA Formulas)</b>	<b>2fe primary</b>
<b>Range Total Gross</b>	
<b>Min</b>	<b>2318</b>
<b>Max</b>	<b>2560</b>

<b>5FE (75% stay on rate)</b>	<b>6FE (75% stay on rate)</b>
NOR	NOR
<b>975</b>	<b>1170</b>
40125	46950
1862.5	2155
2550	2940
1175	1370
487.5	585
5675	6650
<b>51875</b>	<b>60650</b>
8825	10190
<b>57750</b>	<b>67500</b>
57750	67500
72425	84710

<b>5FE (75% stay on rate)</b>	<b>6FE (75% stay on rate)</b>
7700	8960
8831	10250

<b>2FE Nursery</b>	<b>Total Areas</b>
NOR	NOR
<b>60</b>	<b>480</b>
0	8400
0	1030
120	1560
60	680
0	210
120	2820
300	14700
60	1796

#### All through school

<b>4FE Secondary 2FE primary all through</b>	
Combined site area	sqm
min	64346
max	80630

<b>5FE Secondary 2FE primary all through</b>	sqm
Combined site area	
min	74096
max	92915

<b>6FE Secondary 2FE primary all through</b>	sqm
Combined site area	
min	83846
max	105200

360	16346
360	16346
450	20490

ha
6.4 ha
8.1 ha

ha
7.4 ha
9.3 ha

ha
8.4 ha
10.5 ha

**Appendix C – Extract from examination library document T113: secondary-age forecasts for Hitchin SPPA**

<b>HITCHIN</b>											
4.0											
Forecast Summer 2016	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
Number of Year 7 places available	540	510	510	510	510	510	510	510	510	510	510
Demand	543	541	601	614	640	668	680	723	698	706	665
Surplus/Shortage	-3	-31	-91	-104	-130	-158	-170	-213	-188	-196	-155
% Surplus/Shortage	-0.6%	-6.1%	-17.8%	-20.4%	-25.5%	-31.0%	-33.3%	-41.8%	-36.9%	-38.4%	-30.4%
No of FE	-0.1	-1.0	-3.0	-3.5	-4.3	-5.3	-5.7	-7.1	-6.3	-6.5	-5.2

The current forecast indicates a shortage of places, peaking at 7.1 f.e. in 2023/24.

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

### Action taken

2012: Hitchin Boys' and Hitchin Girls' Schools increased their admission numbers by 5.

2014: change to the admissions rules of Hitchin Boys' School and Hitchin Girls' School to prioritise applications from the Hitchin parish.

2015: temporary enlargement of The Priory by 30 places.

2016: temporary enlargement of The Priory by 30 places.

### Next steps

2017: as a contingency arrangement, the county council has agreed with the Priory School that it will offer up to an additional 30 places, should it be required.

**Appendix D – Extract from HCC Matter 6 submissions: Secondary education strategy for Hitchin SPPA**

### North Herts education strategy

The assessment below is based upon the latest summer 2017/18 forecast without housing plus the anticipated yield from new housing based on the latest housing trajectory from NHDC (and SBC in relation to Stevenage)

#### Baldock (including the surrounding villages)

- 1 x 7fe secondary school (Academy)
- Existing school full
- Some existing inflow from neighbouring Letchworth
- Capacity requirements below based on current forecast and migration patterns

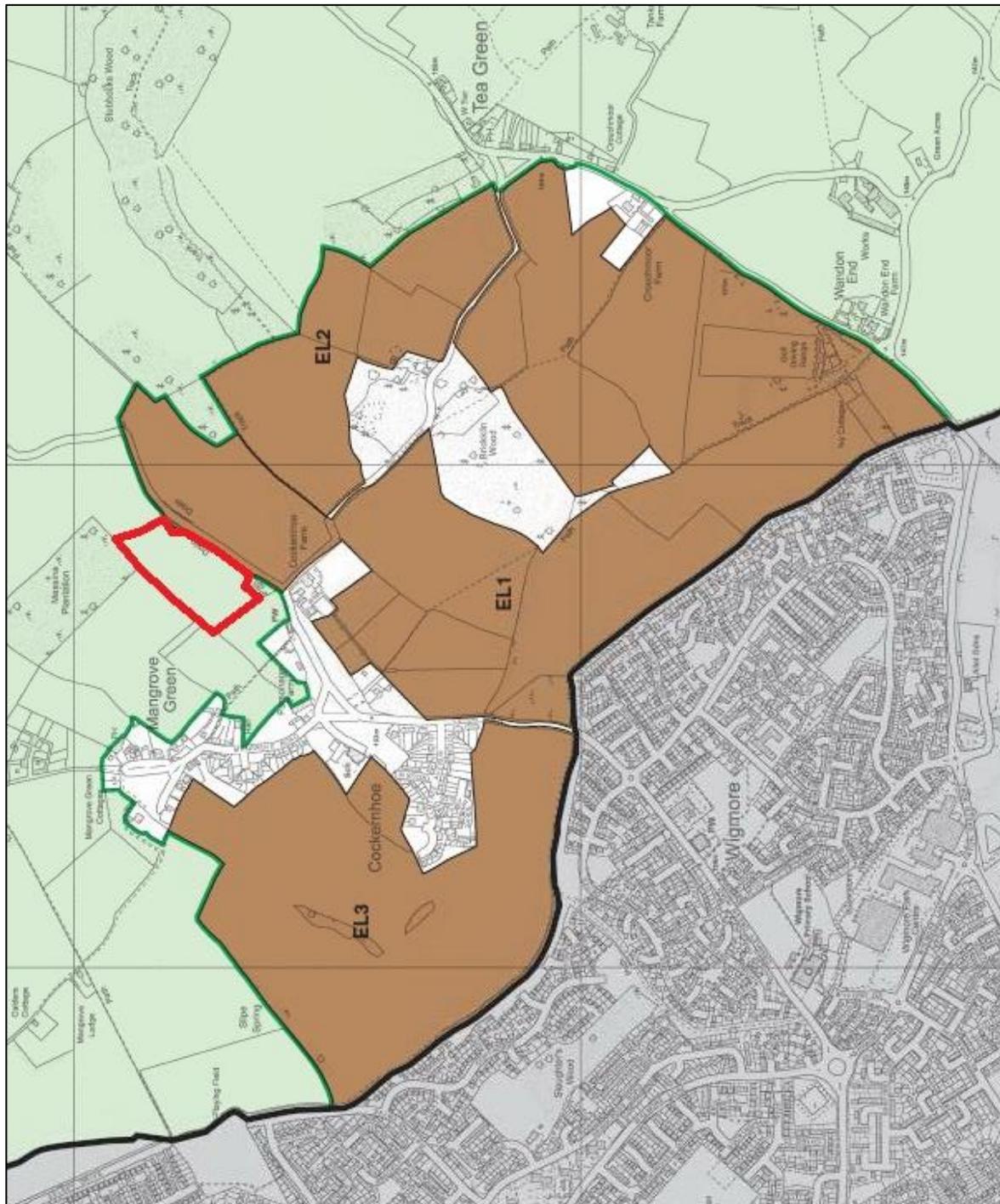
	To 2022/23	To 2027/28	Beyond
Forecast demand	Sufficient capacity	+1fe of additional capacity required	Peak yield of 6.2fe from new housing
Proposed strategy		Expansion of existing school or establish new secondary provision as part of strategic housing development	Expansion of existing school or establish new secondary provision as part of strategic housing development

#### Hitchin (including the surrounding villages and East of Luton)

- 3 secondary schools – 2 x single sex (5.5fe) and 1 x mixed co-ed (6fe). All schools are Academies or Foundation Schools and therefore their own admitting authorities.
- Existing schools full
- The 2 x single sex schools have a wider admissions priority area
- +3fe of additional capacity in the town from 2018 at the single sex schools, expanding these two schools to 7fe. This will expand these two schools to their full capacity.
- The Priory School is willing to expand by +2fe to 8fe.
- Changes in admissions rules is likely to change the dynamics in the coming years, need to monitor the demand

	To 2022/23	To 2027/28	Beyond
Forecast demand	Additional capacity required by 2021 (+1fe)	A further +2fe required	Peak yield of 8.5fe from new housing
Proposed strategy	+1fe expansion of The Priory School (6fe to 7fe)	+1fe expansion of The Priory School (7fe to 8fe)  New school provision East of Luton	New school capacity of 6fe required at East of Luton

**Appendix E – Map showing additional land for potential school playing pitch provision in ownership of The Crown Estate**



**N.B.** Approximate indicative extent of land for additional school playing fields, if required; boundary to be defined during processing of any planning application for the change of use of the land.