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2025

# Land East of Oxhey Lane, Oxhey Lane, Carpenders Park

## Education Note

Iceni Projects Limited on behalf of  
Burlington Developments London  
Ltd

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ON BEHALF OF  
BURLINGTON  
DEVELOPMENTS LONDON  
LTD

November 2025

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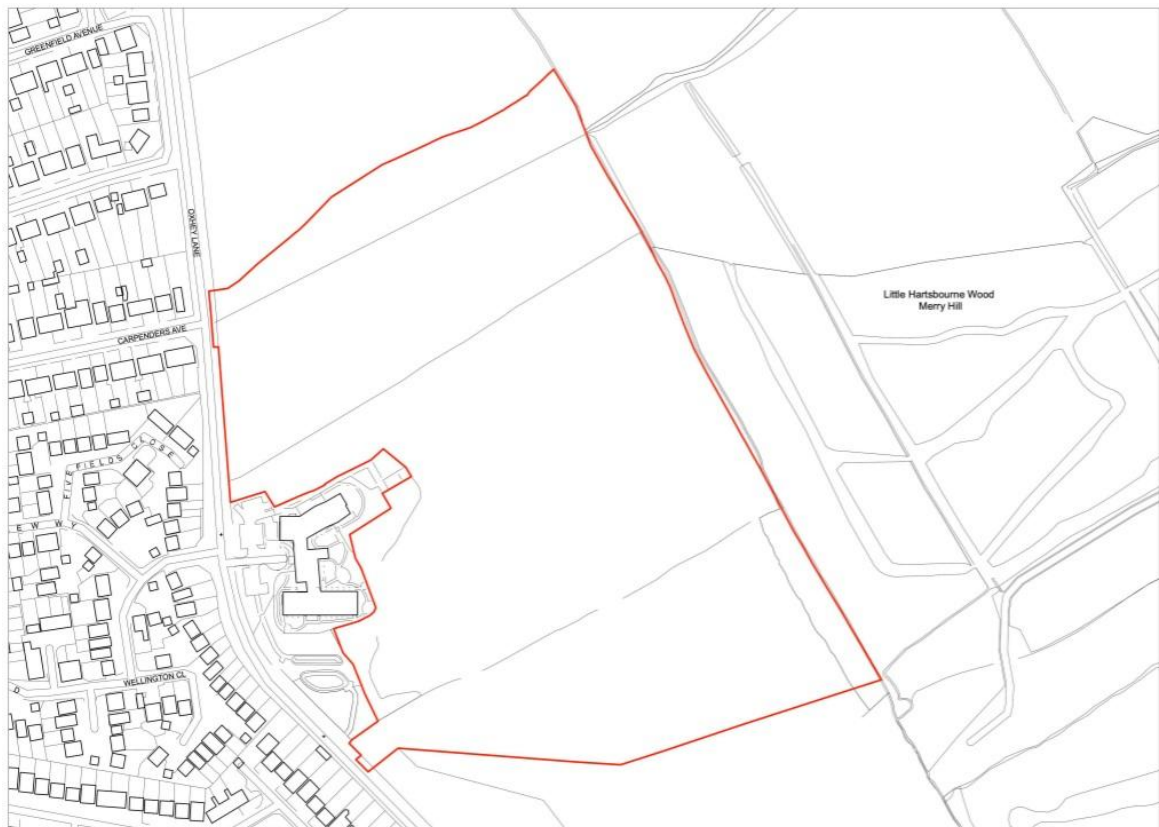
Land East of Oxhey Lane, Oxhey Lane,  
Carpenders Park  
EDUCATION NOTE

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# 1. INTRODUCTION

- 1.1 Icení Projects have been commissioned by Boyer to produce an Education Needs Note for the Proposed Development at Land East of Oxhey Lane, Oxhey Lane, Carpenders Park. The scheme comprises of up to 256 homes.
- 1.2 It is necessary to understand the likely education needs in the area to assist in planning discussions and determine whether there is a need for new educational infrastructure or planning contributions to support school capacity. The Three Rivers Local Plan Core Strategy indicates that existing infrastructure requires investment to cope with growth in the District. Any new development will require an appropriate level of investment in infrastructure to ensure that new and existing communities are able to access the services that they require.

**Fig 1.1 Site Location Plan**



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1.3 This note provides an overview of the education needs in this part of Three Rivers District Council (TRDC) and covers the following:

1. Current education provision and capacity;
2. The anticipated child yield of the Proposed Development;
3. Planned education provision; and
4. Summary and key points.

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## 2. CURRENT SCHOOL PROVISION AND CAPACITY

2.1 Education services in Three Rivers are primarily commissioned by Hertfordshire County Council (HCC).

### Primary Education Baseline Position

2.2 Schools closest to the Site fall within the Oxhey South and Moor Park, and Bushey school place planning areas<sup>i</sup>. As set out in the Hertfordshire County Council Summer 25 Primary School Forecast<sup>ii</sup>, there are seven primary schools located in the Oxhey South and Moor Park school place planning area and seven primary schools in the Bushey school place planning area.

2.3 The Forecast does not provide data on the number of pupils attending these primary schools. Therefore, data has been obtained from the Department of Education's (DoE) "Get Information about Schools" database (accessed in November 2025). This shows that there is a total of 1,791 primary school children attending the schools within the Oxhey South and Moor Park school place planning area, and 1,949 children in the Bushey school place planning area. It should be noted that this database is updated regularly and therefore, the capacity numbers should be viewed as a point-in-time assessment as they will change with time.

2.4 Overall, the analysis shows that currently there are 468 surplus pupil places in the Oxhey South and Moor Park school place planning area. Therefore, primary schools are currently operating at 79.3% capacity. There are 193 surplus pupil places in the Bushey school place planning area meaning that schools there are operating at 91% capacity.

2.5 **Table 2.1** below provides a breakdown of the capacity of the primary schools in the Oxhey South and Moor Park school place planning area as well as the latest Ofsted rating and percentage of pupils meeting the expected standard in reading, writing and maths at the end of Key Stage 2 (Year 6).

**Table 2.1 Primary Schools in the Oxhey South and Moor Park school place planning area**

	Distance	Ofsted Rating	Pupils meeting expected standard in reading, writing and maths (KS2)	Places	Pupils on Roll	Surplus/ Deficit
St Meryl School	0.5m west	Good	50%	240	227	13
Woodhall Primary School	1.3km south west	Good	41%	250	95	155
Warren Dell Primary School	1.5km west	Outstanding	77%	264	272	-8

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Oxhey Wood Primary School	1.5km south west	Good	72%	480	396	84
St Joseph Catholic Primary School	1.8km west	Outstanding	66%	240	242	-2
Greenfields Primary School	2.0km south west	Good	76%	240	216	24
Eastbury Farm Primary School	3.3km west	Good	74%	345	343	2
<b>Total</b>				<b>2,259</b>	<b>1,791</b>	<b>468</b>

Source: Get Information about Schools (accessed November 2025)

2.6 **Table 2.2** below provides a breakdown of the capacity of the primary schools in the Bushey school place planning area, as well as the latest Ofsted rating and percentage of pupils meeting the expected standard in reading, writing and maths at the end of Key Stage 2 (Year 6).

**Table 2.2 Primary Schools in the Bushey school place planning area**

Primary School	Distance	Ofsted Rating	Pupils meeting expected standard in reading, writing and maths (KS2)	Places	Pupils on Roll	Surplus/ Deficit
Merry Hill Infant School and Nursery	1.4km north east	Good	N/A (infant school)	180	192	-12
Sacred Heart Catholic Primary School and Nursery	1.6km north	Good	74%	348	351	-3
Hartsbourne Primary School	1.9km east	Good	73%	234	190	44
Bushey Heath Primary School	2.1km north east	Outstanding	77%	270	239	31
Little Reddings Primary School	2.2km north east	Good	54%	480	327	153 <sup>1</sup>
Bournehall Primary School	2.3km north east	Good	61%	210	211	-1
Highwood Primary School	4km north	Good	45%	420	439	-19
<b>Total</b>				<b>2,142</b>	<b>1,949</b>	<b>193</b>

Source: Get Information about Schools (accessed November 2025)

<sup>1</sup> The school has recently undergone a rebuild of a two-form entry primary school next to the existing school building

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2.7 It should be noted that the Department of Education’s pupil numbers includes children attending nursery school and therefore actual pupil numbers are likely to be inflated to include consideration of the nursery school students.

2.8 All primary schools in the local area achieved an Ofsted rating of good or outstanding. The England average for pupils meeting expected standard in reading, writing and maths on completion of KS2 in Summer 2024 was 61%. The majority of schools in the local area exceeded this average, however the two closest primary schools to the Site (St Meryl School and Woodhall Primary School) performed below average.

### Secondary Education Baseline Position

2.9 Schools closest to the Site fall within the Radlett and Bushey school place planning group for secondary schools. There are three secondary schools within the group with a total of 3,830 pupils attending these schools. Overall, the analysis shows that there are 4,351 secondary school pupil places and 3,830 pupils attending the three secondary schools. Currently, there is a surplus of 521 places. Therefore, secondary schools within the Radlett and Bushey school place planning area are operating at 88% capacity.

2.10 Table 2.3 below provides a breakdown of the capacity of the secondary schools in the Radlett and Bushey school place planning area along with the most recent Ofsted rating and Attainment 8<sup>2</sup> score.

**Table 2.3 Secondary schools in the Radlett and Bushey school place planning group**

	Distance	Ofsted Rating	Attainment 8 Score	Places	Pupils on Roll	Surplus/ Deficit
The Grange Academy	1.8km north	Good <sup>3</sup>	41.2	1,350	934	416
Bushey Meads School	2.5km north east	Requires Improvement /Good <sup>4</sup>	43.5	1,300	1,236	64
Queens' School	3.2km north	Outstanding	57.4	1,701	1,660	41
<b>Total</b>				<b>4,351</b>	<b>3,830</b>	<b>521</b>

Source: Get Information about Schools (accessed November 2025)

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<sup>2</sup> This score is based on how well pupils in a school have performed in up to 8 qualifications, which include English, maths, 3 English Baccalaureate qualifications including sciences, computer science, history, geography and languages, and 3 other additional approved qualifications.

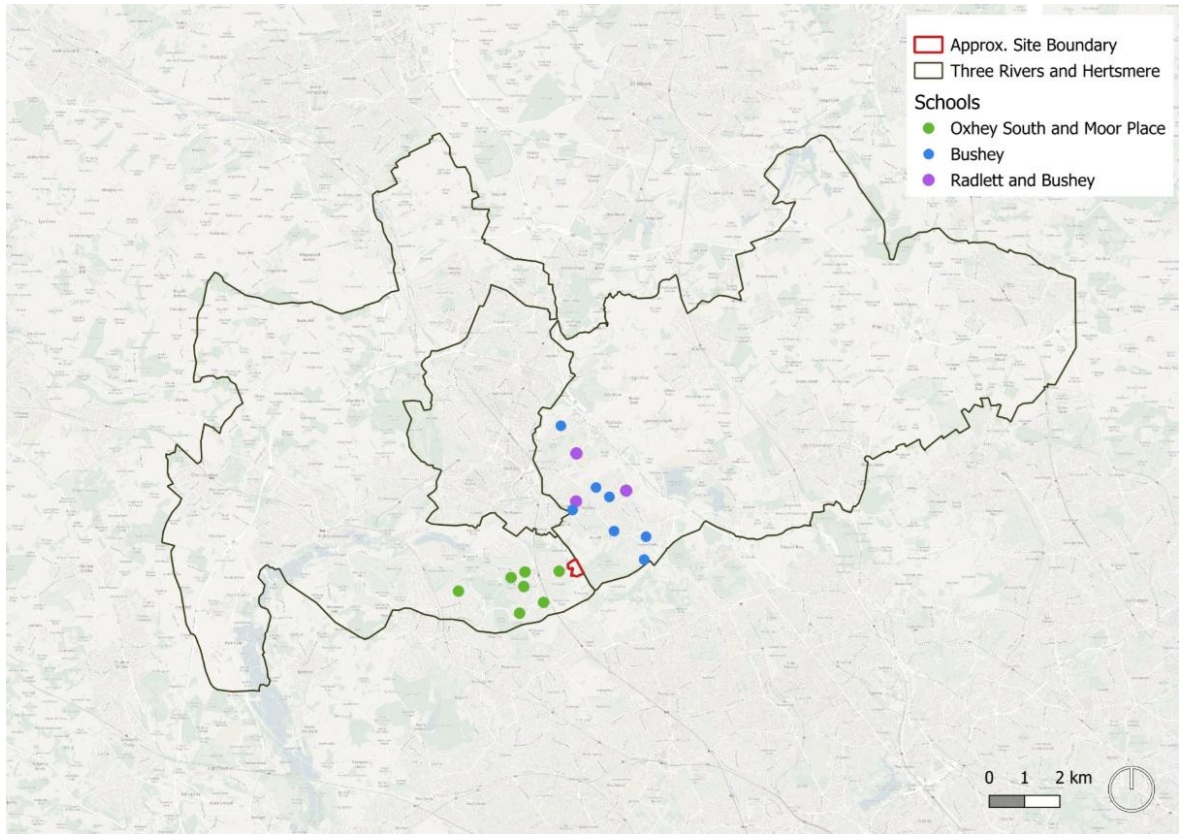
<sup>3</sup> Previously rated ‘inadequate’ which may have impacted pupil numbers

<sup>4</sup> From September 2024, Ofsted no longer makes an overall effectiveness judgement in inspections of state-funded schools.

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2.11 **Figure 2.1** shows the location of the above primary schools and secondary schools in relation to the Proposed Development Site.

**Figure 2.1 Primary schools and secondary schools in nearest school place planning areas**



Source: Icen Analysis, 2025

### Special School Baseline Provision

2.12 **Table 2.4** below sets out the provision of pupil places at SEND school closest to the Site. Overall, these schools are operating at or close to capacity. Falconer School has a surplus of 31 places; however, the school is a boys school.

**Table 2.4 SEND School Provision**

	Distance	School Stage	Ofsted Rating	Places	Pupils on Roll	Surplus/ Deficit
Colnbrook School	1.5km west	Primary	Outstanding	130	129	1
Meadow Wood School	2.5km north east	Primary	Good	32	37	-5
Falconer School	2km north	Secondary (Boys)	Outstanding	97	66	31
Kingsley High School	2.8km	Secondary	Outstanding	124	129	-5

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Source: Get Information about Schools (accessed November 2025)

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### 3. ANTICIPATED CHILD YIELD

- 3.1 To examine the impact of the Proposed Development on education services, the likely child yield has been calculated using the Department of Education Pupil yield from housing developments. This is based on multipliers applied to the proposed numbers of units adjusted according to the unit type (flat/house), size (number of beds) and tenure (market/ intermediate and social rented/ affordable).
- 3.2 The Proposed Development is expected to include 90 1, and 2-bed flats and 166 houses (2, 3, 4, and 5-bed).
- 3.3 **Table 3.1** sets out the anticipated child yield for the Proposed Development based on the dwelling mix. This demonstrates that the Proposed Development is expected to provide accommodation for approximately 85 primary aged children and 55 secondary-aged children.

**Table 3.1 Child Yield**

Phase	Total Child Yield
Early Years	20
Primary School	85
Secondary School	55
Post-16 Education	15
<b>Total</b>	<b>175</b>

Source: Department for Education Pupil Yield Data Dashboard

#### Resulting Impact on School Capacity

- 3.4 **Table 3.2** shows the impact of the baseline education capacity following the Proposed Development estimated population.
- 3.5 For primary schools, there are currently 468 surplus primary school places within the Oxhey South and Moor Park school place planning area. With the addition of the estimated 85 primary school pupils from the Proposed Development, this would lead to a revised capacity of 383 places. Therefore, primary schools in the Oxhey South and Moor Park school place planning area have surplus capacity to accommodate primary school pupils generated by the Proposed Development.
- 3.6 At the secondary school level, schools within the Radlett and Bushey school place planning area currently have a surplus of 521 places. With the addition of the estimated 55 secondary school pupils from the Proposed Development, this would lead to a revised capacity of 466 school pupil places. Therefore, secondary schools in the Radlett and Bushey school place planning area have surplus capacity to accommodate secondary school pupils generated by the Proposed Development.
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**Table 3.2 Impact of the Proposed Development on the Education Baseline**

Phase	Current Surplus Places	Additional Pupils from Proposed Development	Updated Capacity Numbers	Revised Capacity %
Primary School	468	85	383	82%
Secondary School	521	55	466	89%

Source: Icen Analysis

- 3.7 It should also be noted that a number of families may move into the Proposed Development from within the same school catchment areas and therefore the proposal would not generate additional pupils in these instances. In addition, the location of the Site means that pupils may attend schools from outside the catchment for example, in Harrow. Furthermore, additional pupils do not all appear at once when a new development is opened, impact on school capacity is gradual.

#### **Special School Capacity**

- 3.8 Based on the Department of Education Pupil yield from housing developments, the Proposed Development is expected to generate approximately two pupils regarding special school places. However, it is not possible to predict whether they will be of primary or secondary age or whether their individual needs can be met in a mainstream school.
- 3.9 The baseline analysis indicates that the closest primary and secondary schools to the Site are operating at or close to capacity with the exception of Falconer School which currently has a surplus of 31 places. However, this is a boys only secondary school. It is also possible that pupils moving to the Proposed Development already may attend special schools in the area.
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## 4. PLANNED EDUCATION PROVISION

4.1 So far, this note has discussed how the Proposed Development will affect the capacity of both primary and secondary schools compared to the current baseline. It's important to note that this assessment reflects the current state of affairs and has been conducted at a specific moment in time. However, the education capacity in the District will not be static and is always evolving.

4.2 Hertfordshire County Council has a duty to secure sufficient school places in the county. They forecast and analyse short-term demand for school places to identify a balanced between supply and demand. The Council also undertakes longer-term, strategic planning to ensure sufficient education infrastructure is identified to meet the longer-term needs arising from proposed housing growth.

### Primary Schools

4.3 As outlined in the Hertfordshire County Council Summer 2025 Primary School Forecast and shown in Table 4.1, from September 2023, the Oxhey South and Moor Park school place planning area is expected to continue to see a surplus in capacity for as far as the forecasts predict (at least six years).

**Table 4.1 Primary - Year R Surplus/Deficit Capacity if No Further Action is Taken**

Oxhey South and Moor Park	Places available	Total Year R Pupil Demand	Surplus/Deficit
2023-2024 (Actual)	255	222	33
2024-2025 (Actual)	255	225	30
2025-2026 (Forecast)	255	222	33
2026-2027 (Forecast)	255	227	28
2027-2028 (Forecast)	255	228	27
2028-2029 (Forecast)	255	230	25
2029-2030 (Forecast)	255	228	27

Source: Hertfordshire County Council Summer 2025 Primary School Forecast

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4.4 Hertfordshire County Council indicate that they commission pupil places from existing schools, and any new schools need to be academies or free schools, approved by the Secretary of State. There are currently no plans for new primary schools in the Three Rivers District.

### Secondary Schools

4.5 As outlined in the Hertfordshire County Council Summer 2025 Secondary School Forecast and shown in Table 4.2, demand for secondary school places is expected to fluctuate throughout the forecast period (2025-2032) however, there is expected to be surplus capacity throughout.

**Table 4.2 Year 7 Surplus/Deficit Capacity if No Further Action is Taken**

Radlett and Bushey School Place Planning Area	Places Available	Total Year 7 Pupil Demand	Capacity
2023-2024 (Actual)	710	634	76
2024-2025 (Actual)	710	604	106
2025-2026 (Forecast)	710	638	72
2026-2027 (Forecast)	680	639	41
2027-2028 (Forecast)	680	648	32
2028-2029 (Forecast)	680	632	48
2029-2030 (Forecast)	680	609	71
2030-2031 (Forecast)	680	637	43
2031-2032 (Forecast)	680	608	72

Source: Hertfordshire County Council Summer 2025 Secondary School Forecast

4.6 According to the Hertfordshire County Council website, there are currently no plans for new secondary schools in the county. Future funding of schools that are identified in the Forecast, and the identification of suitable sites for these schools, should be addressed as part of the Draft Local Plan and its evidence base as part of a comprehensive, planning approach. Addressing deficiencies on these matters should not be entirely covered by developers nor through ad-hoc schemes coming forward.

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## 5. HOUSING DELIVERY AND FORECAST DEMAND

### Housing Delivery

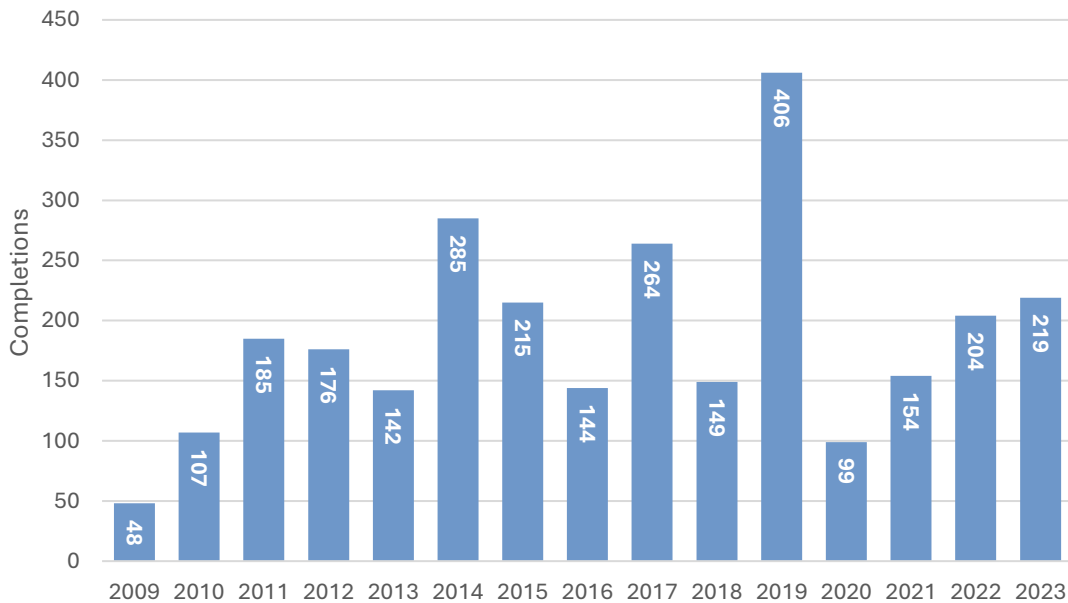
5.1 Due to the location of the Site, this section is split into housing delivery for Hertsmere and Three Rivers District.

### Three Rivers District

5.2 The Three Rivers District Annual Monitoring Report (AMR) outlines a net gain of 261 new homes was achieved in the monitoring year, against a remaining plan-period target of 2,280 homes, averaging 640 dwellings per year needed. The district cannot demonstrate a five-year housing land supply, standing at just 1.7 years.

5.3 The report sets out that between 2009 and 2023, a total of 2,797 homes were delivered, as set out in the figure below.

Figure 5.1 Housing Delivery – Three Rivers



Source: Annual Monitoring Report 2023/2024

5.4 The housing trajectory for the Borough is also a component of pupil forecasts. The latest Housing Delivery Test results show that between 2020/21 and 2022/23, Three Rivers District delivered 577 homes against a target of 588. This means that a presumption in favour of sustainable development applies.

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**Table 5.1 Housing Delivery Test Measurement for Three Rivers**

	2020/21	2021/22	2022/23
Requirements	196	196	196
Delivery	154	204	219
<b>Difference</b>	<b>42</b>	<b>-8</b>	<b>-23</b>

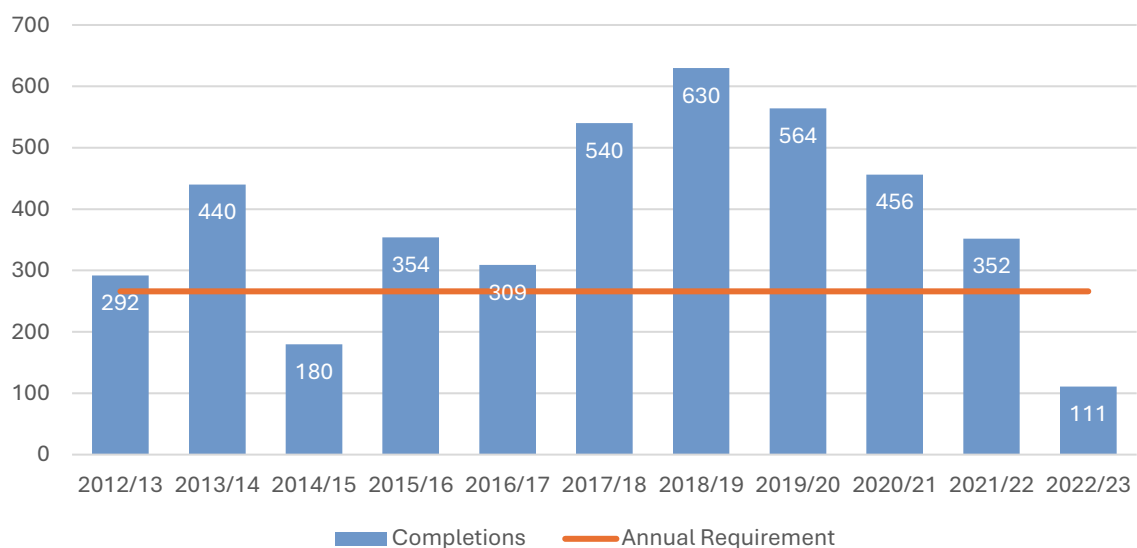
Source: MHCLG Housing Delivery Test: 2023 Measurement

### Hertsmere

5.5 As of March 31, a net total of 4,234 dwellings had been completed in Hertsmere since the start of the current plan period, an average of 385 homes per year. This exceeds the baseline requirement of 2,926 dwellings for the same period (based on an annual target of 266 homes), resulting in a surplus of 1,346 units above the Core Strategy target.

5.6 The figure below sets out the overall trend of annual completions between 2012/13 and 2022/23. Most years exceed the annual target of 266 dwellings, notably in 2013/14, 2017/18, 2018/19, 2019/20. The years that fell below the requirement are 2014/15 and 2022/23.

**Figure 5.2 Housing Delivery – Hertsmere**



Source: Annual Monitoring Report 2023/2024

5.7 The housing trajectory for Hertsmere is also a component of pupil forecasts. The latest Housing Delivery Test results show that between 2020/21 and 2022/23, Hertsmere delivered 919 homes against a target of 798.

**Table 5.2 Housing Delivery Test Measurement for Hertsmere**

	2020/21	2021/22	2022/23
Requirements	266	266	266
Delivery	456	352	111
<b>Difference</b>	<b>190</b>	<b>86</b>	<b>-155</b>

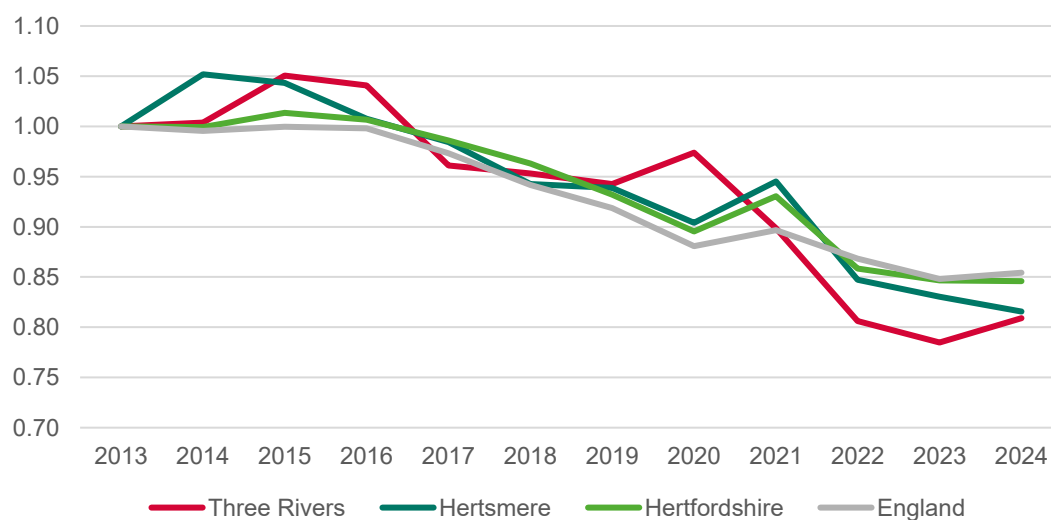
Source: MHCLG Housing Delivery Test Measurement

5.8 The implications of not all the required housing being delivered, is that it is likely that they would have been factored into the pupil forecasts for the Borough.

**Birth Rates**

5.9 The figure below sets out the birth rates for Three Rivers and Hertsmere between 2013 and 2024. Both areas have experienced a general decline over the period, with the rate of decline has been sharp for both districts post-2021. The rate of decline has been faster for Three Rivers when compared to Hertsmere. In comparison to the national rate, the birth rates across the districts and Hertfordshire are slightly higher. However, birth rates in Hertsmere show rates closer in line with the national rate in the most recent year.

**Figure 5.3 Birth Rates (2013-2024)**



Source: ONS (2024)

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### Population Projections

- 5.10 The 2018-based National Population Projections<sup>5</sup> are the most up to date population dataset published by the ONS, and include changes to assumptions including long-term international migration, number of children per woman and life expectancy.
- 5.11 Population growth in Three Rivers is expected to be positive overall up to 2043. Growth is driven by the 65+ age bracket with an average growth rate of 2.12% per annum (**Table 5.3**). The 0-15 school age group is expected to see a decline in population growth (-0.1%) which will impact the number of children entering the school system in future years.

**Table 5.3 Population Projections Three Rivers**

Projected Year	Total	Aged 0 to 15	Aged 16 to 64	Aged 65+
2023	93,457	13,809	50,899	12,245
2028	93,426	15,703	46,400	16,712
2033	93,315	10,743	41,991	16,569
2038	93,544	14,306	46,836	20,227
2043	94,120	13,535	44,575	18,624
Compound Annual Growth Rate (%) 2023 - 2043	0.04%	-0.1%	-0.66%	2.12%

Source: ONS, 2018-based population projections for local authorities (2020)

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<sup>5</sup> ONS 2018-based population projections (2020)

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## **6. SUMMARY**

- 6.1 This Education Note has been prepared for the proposed residential-led development at Land East of Oxhey Lane, Oxhey Lane, Carpenders Park for up to 256 homes.
- 6.2 Utilising the Department for Education's child yield and high-level assumptions about the proposed unit mix, it is anticipated that the Proposed Development would generate 85 primary, 55 secondary pupils, and two pupils requiring SEND school provision.
- 6.3 There are currently 468 surplus primary places within the Oxhey South and Moor Park school place planning area. In terms of secondary education, there are currently 521 surplus secondary places in the Radlett and Bushey school place planning area. Special schools are operating at or close to capacity with the exception of Falconer School, however, this school is a special school for boys only.
- 6.4 Forecasts indicate that birth rates are declining and the Three Rivers 0-15 school age group is expected to see a decline in population growth. Therefore, it is anticipated that current primary and secondary schools would be able to comfortably accommodate the pupils generated by the Proposed Development.
-