

Education Report

Land North of Little Green Lane,
Croxley Green, Hertfordshire

Richborough

BEN HUNTER
BA DipMS

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1.0 Introduction

1.1 This Education Report is in relation to a proposed development of up to 600 new residential dwellings on land North of Little Green Lane, Croxley Green, Rickmansworth. The description of development is as follows:

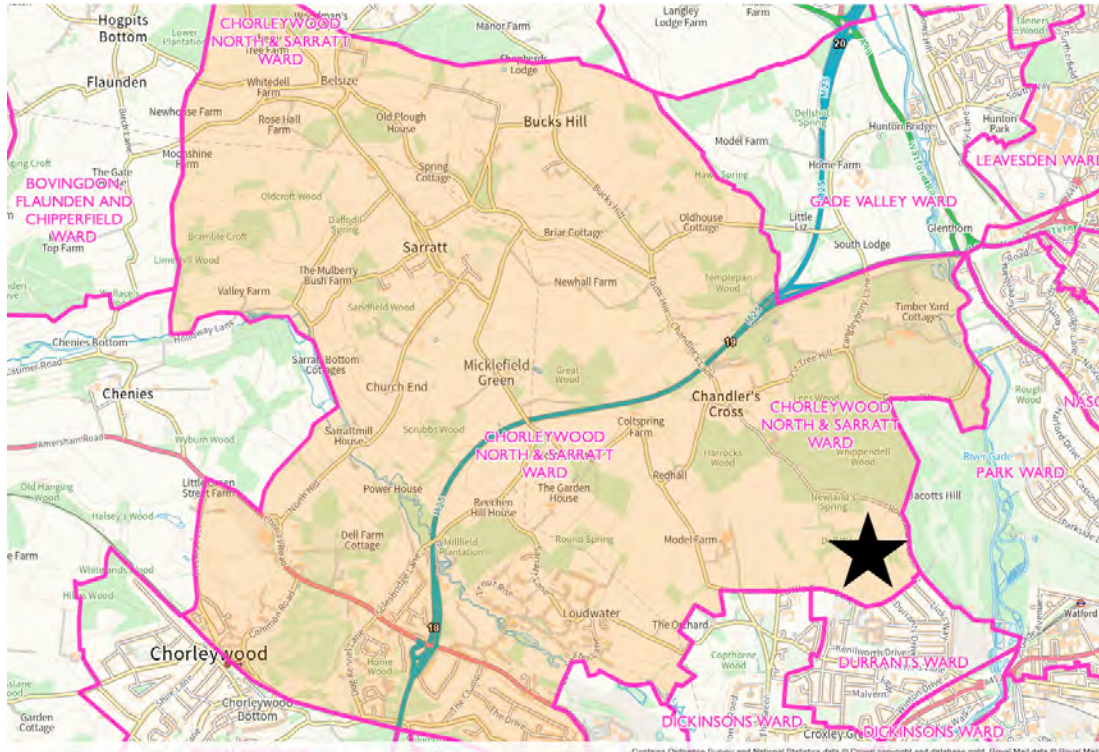
Outline Application: Construction of up to 600 residential dwellings (Use Class C3(a)), a 5-bedroom property for children's social care and supported living (Use Class C3(b)). Two vehicular access points from Little Green Lane and further pedestrian / cycleway accesses. A one form entry primary school (Use Class F1(a)) (plus expansion land for a two form entry primary school). A mixed use local centre including provision for NHS health and social care services (Use Class E(e)), community building (Use Class F2), retail and café provision (Use Class E(a-c)), car parking and associated infrastructure. A country park, areas for play and recreation, allotments, community orchard and landscaping with associated infrastructure including sustainable urban drainage systems. (All matters are reserved except for vehicular access).

1.2 Croxley Green is both a village and a suburb of Rickmansworth in Hertfordshire, England. It is also a civil parish. Located on the A412 between Watford to the north-east and Rickmansworth to the south-west, it is approximately 20 miles north-west of central London. The approximate development outline for the proposal can be seen below in Map 1:



Map 1: Approximate Development Outline

1.3 The development is located entirely within the Chorleywood North and Sarratt Ward (“the Ward”) within the Three Rivers District Council (“TRDC”) Planning Area. The Education Authority for the area is Hertfordshire County Council (“HCC”). Map 2 demonstrates the Ward boundaries and the development’s approximate location within the Ward parameters.



Map 2: Ward Map and development's location within the Ward

1.4 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.

1.5 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 2024 (the previous academic year).

1.6 TRDC is a Community Infrastructure Levy (“CIL”) charging authority. The latest Annual Infrastructure Funding Statement¹ (2022/23) details what CIL is intended to fund. This is shown in the Table below:

The list below sets out the types of infrastructure that Three Rivers District Council intend will be, or may be, wholly or partially funded by CIL.	
Education	
Strategic and local transport proposals	
Publicly accessible leisure facilities,	
Open Space Provision (including,	
children play areas and outdoor/indoor	
sports and leisure facilities, allotments)	
Health Care Facilities	
Other Social and Community Facilities	
including:	
- community halls	
- youth facilities	
- library services	
Emergency Services	

Table 1: TRDC IFS CIL Spending

1.7 Infrastructure Funding Statement includes “Education” as the first piece of infrastructure to be funded via the Levy. It is therefore assumed that any Education-related infrastructure necessary to mitigate the impact the site is making will be funded via CIL.

1.8 This Report will explore the existing Education landscape, but first 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

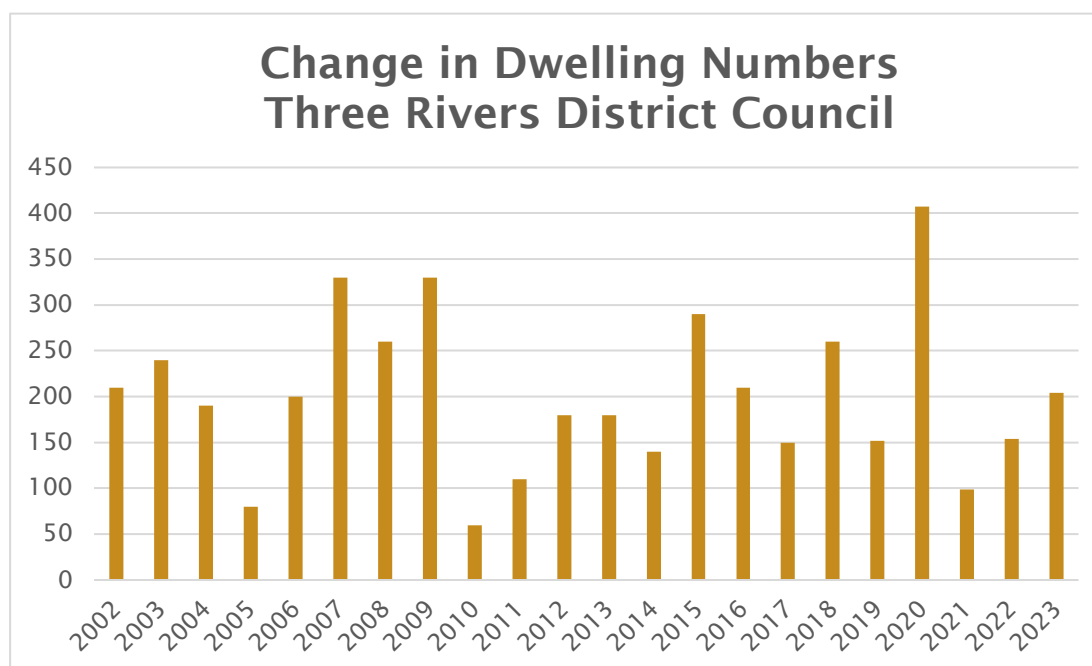
2.1 The TRDC administrative area consisted of 34,150 residential dwellings in mid-2001. By mid-2023, this had increased to 38,586 dwellings. This is an additional 4,436 dwellings (13%) over the 22-year review period, or an average of 202 new dwellings per annum:

¹ <https://www.threerivers.gov.uk/services/planning/community-infrastructure-levy#CIL%20reports>

2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
34,360	34,600	34,790	34,870	35,070	35,400	35,660	35,990	36,050	36,160	36,340
2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
36,520	36,660	36,950	37,160	37,310	37,570	37,722	38,129	38,228	38,382	38,586

Table 2: Dwelling Numbers in the TRDC 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 consistent, although has been coming forward at varying rates over the years. New dwelling delivery peaked in 2020 at 407 new dwellings (twice the average for the area) and was at its lowest in 2010 at just 60 dwellings:



Graph 1: Change in Dwelling Numbers per Annum - TRDC Area

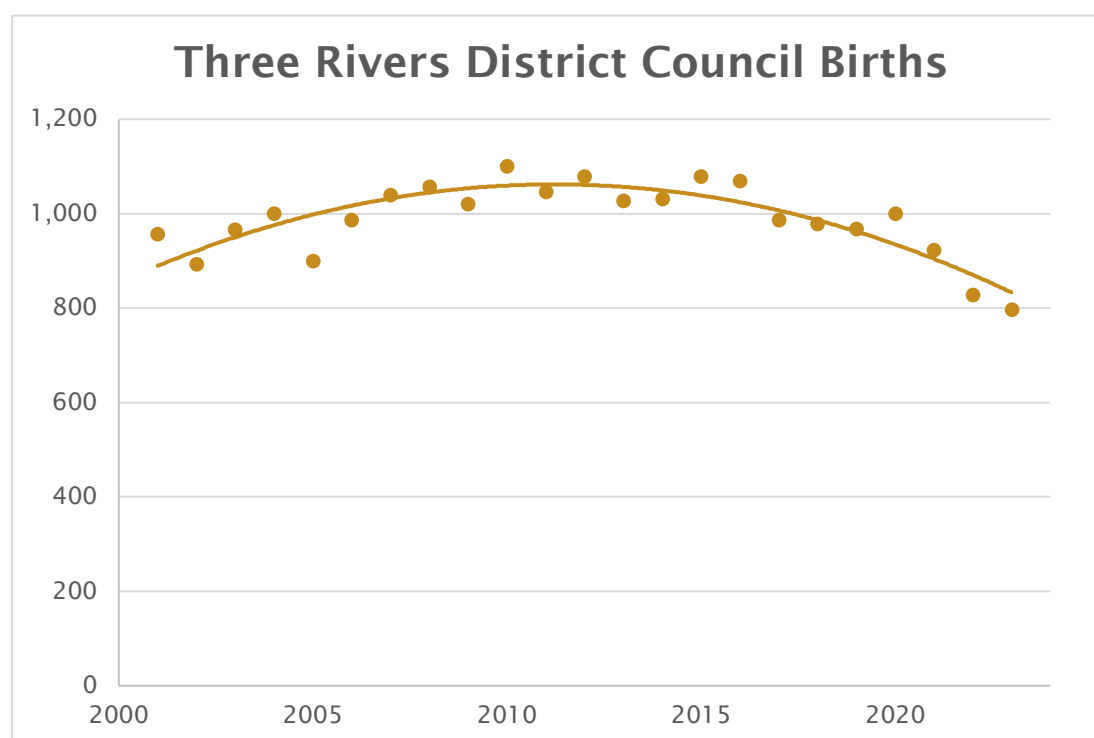
3.0 Births

3.1 Births in the TRDC administrative area averaged 997 per annum in the period 2001-2022. Births peaked in 2010 at 1,100, and were at their lowest in 2023 (the most recent year for which data is available) at 796:

2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
893	966	1,000	900	986	1,040	1,057	1,021	1,100	1,046	1,078
2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
1,027	1,031	1,079	1,069	987	979	968	1,000	923	828	796

Table 3: Births in the TRDC Administrative Area

3.2 The trend over the review period can be seen below in Graph 2. It demonstrates that birth numbers have been falling consistently since the peak in 2010, so that by 2023 birth numbers were lower than they had been since the 1990's.



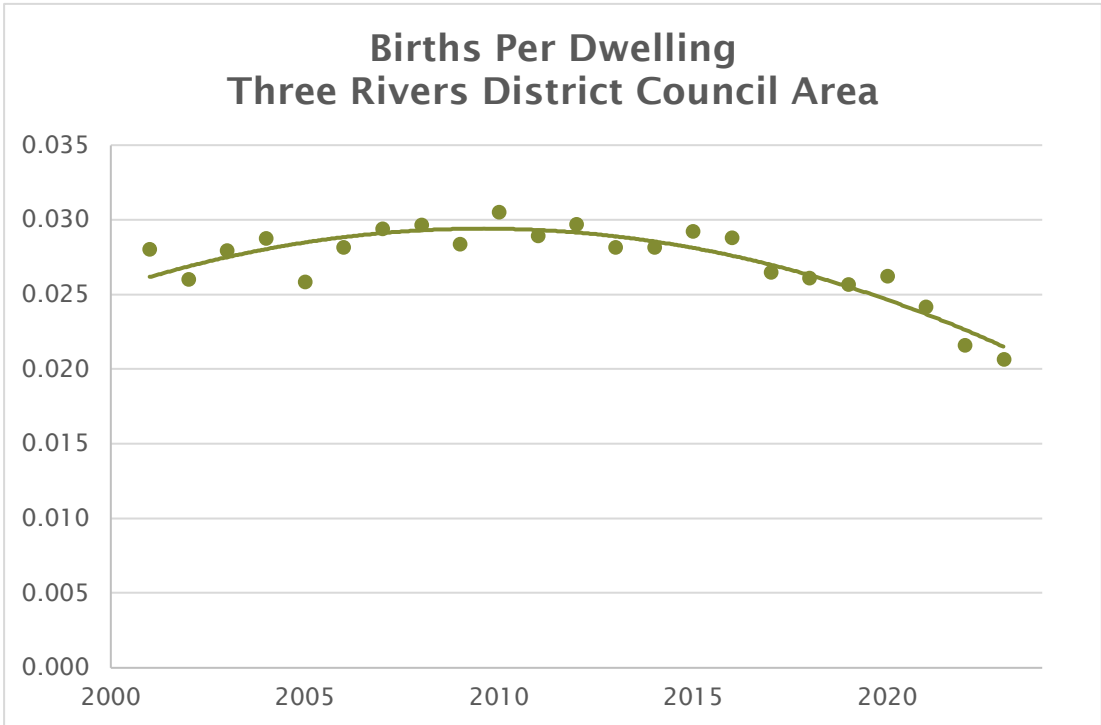
Graph 2: TRDC Area Births per Annum

3.3 This fall in birth numbers is not unusual, where nationally in 2022 they were the lowest they had been in over two decades², and then they fell again to historic lows in 2023. This is having an impact on many Education Authorities, who are more likely to be reducing the size of their Education landscape, rather than adding new places.

2

<https://www.ons.gov.uk/peoplepopulationandcommunity/birthsdeathsandmarriages/livebirths/bulletins/birthsummarytablesenglandandwales/2022>

3.4 When looking at the births per dwelling across the TRDC area, they are the lowest they have been in over two decades, and falling sharply, indicating that birth numbers are not keeping pace with dwelling delivery:



Graph 3: Births per Dwelling – TRDC Area

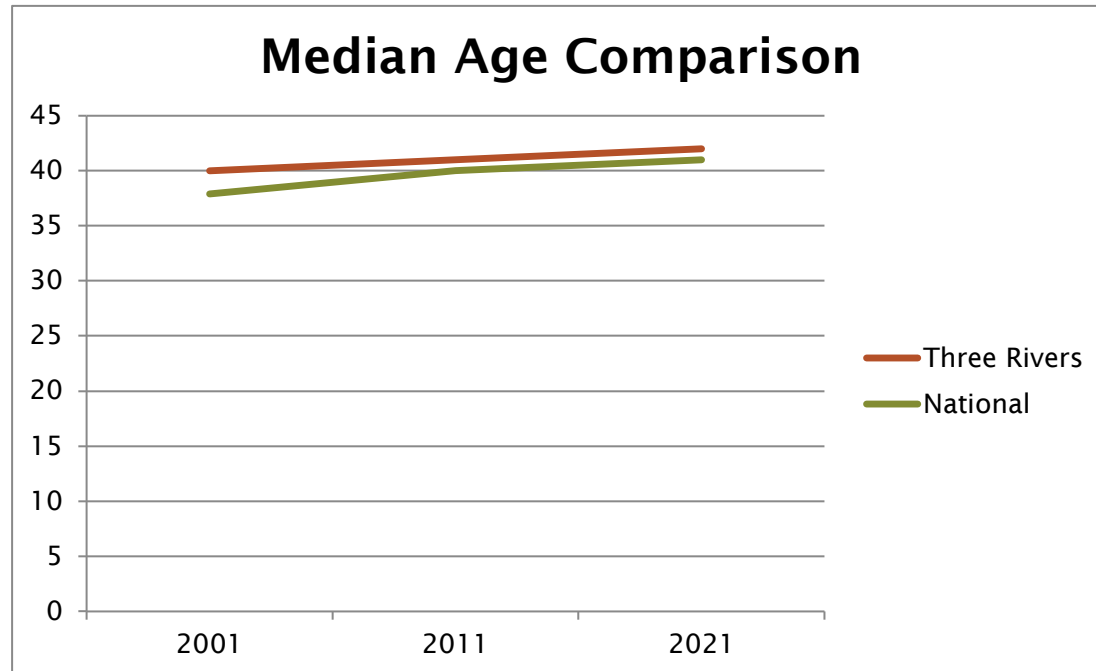
4.0 Age

4.1 This Report has reviewed the median age profile of the administrative area and the national picture. In the year 2001, the difference between the median age profile of Three River’s population and the wider UK was two years, with TRDC’s population being older. By 2021, TRDC’s population remained older, albeit at a slightly lower rate. This indicates that TRDC’s population is ageing slower than the national picture, but remaining older:

Year	2001	2011	2021
Three Rivers	40	41	42
National	38	40	41
Difference	-2	-1	-1

Table 4: Median Age Comparison

4.2 The trend over the review period can be seen in Graph 4. It shows that the difference in age profiles is reducing, with TRDC's population being marginally older as an average:



Graph 4: Median Age Comparison

4.3 To summarise the above: new dwelling delivery has been coming forward consistently, and at varying rates, peaking in 2020; birth numbers have been following consistently, with 2022 seeing the lowest number of births in over two decades; and finally, the age profile of the District is reasonably consistent with that of the national average.

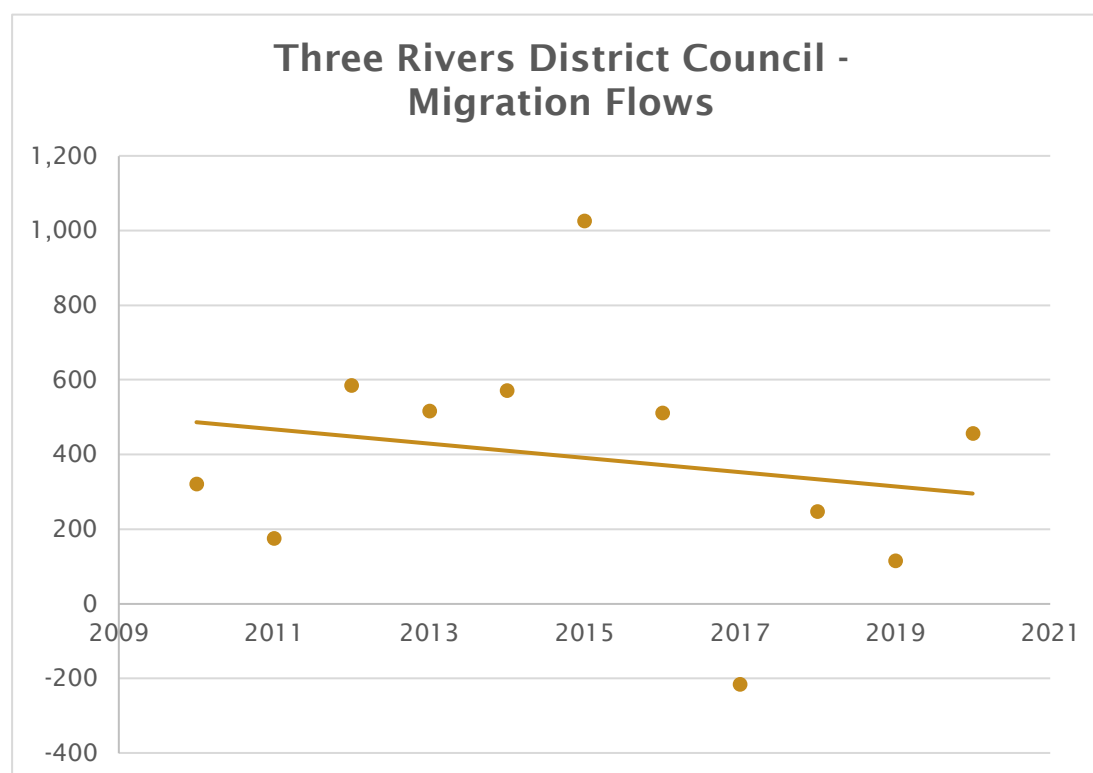
5.0 Migration

5.1 When looking at the inward and outward migration data of people moving in and out of the administrative area, the TRDC administrative area averaged 391 people per annum moving in to the area per annum between the financial years of 2009/10 to 2019/20. The highest number of people as a net gain in a financial year was 1,025 in 2014/15, whereas in 2016/17 there was a net outward migration of 217 people:

TRDC	Mid Year Populati	Long-Term International Migration		Internal Migration (within UK)			
Year	on	Inflow	Outflow	Inflow	Outflow	Change	
2009/10	87,573	304	240	4,999	4,742	321	0.37%
2010/11	87,921	331	354	4,991	4,794	174	0.20%
2011/12	88,804	298	466	5,796	5,043	585	0.66%
2012/13	89,566	282	315	5,605	5,057	515	0.57%
2013/14	90,525	337	178	6,004	5,592	571	0.63%
2014/15	91,797	395	210	6,288	5,448	1,025	1.12%
2015/16	92,676	415	273	5,721	5,352	511	0.55%
2016/17	92,641	365	223	5,914	6,273	-217	-0.23%
2017/18	93,045	396	245	6,296	6,201	246	0.26%
2018/19	93,323	347	268	6,262	6,226	115	0.12%
2019/20	93,966	318	326	5,898	5,434	456	0.49%

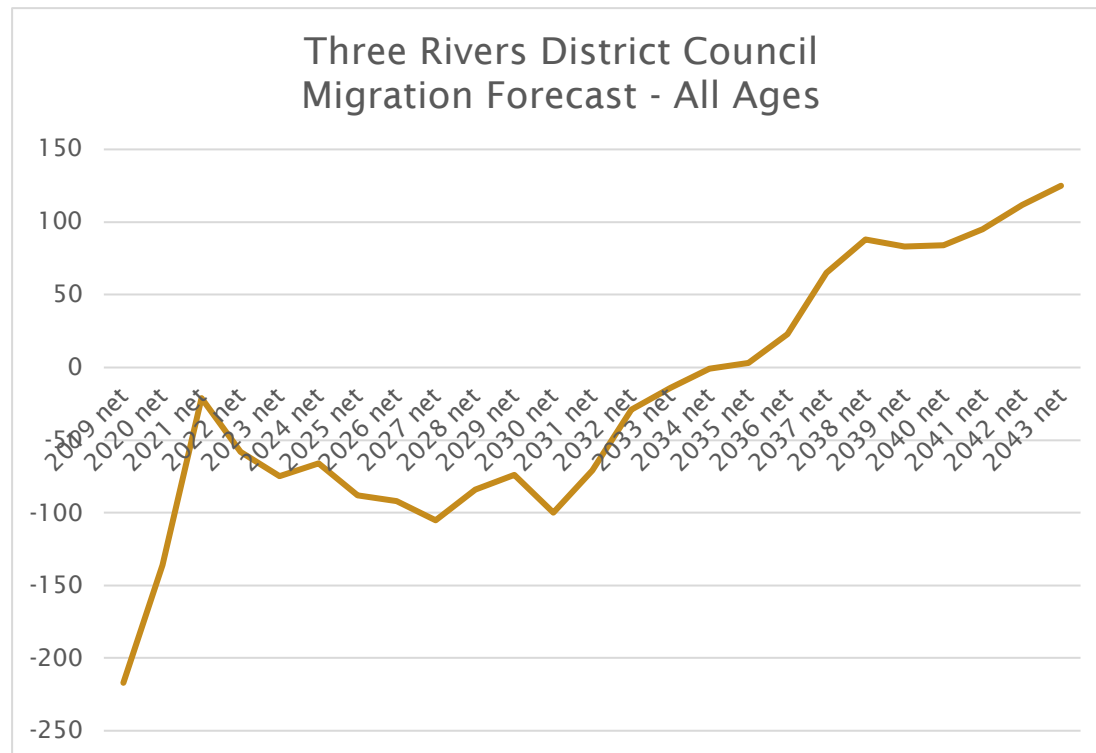
Table 5: Migration Flows in the TRDC Administrative Area

5.2 When plotting these numbers on a graph, it is evident that the trend is a falling one:



Graph 5: Migration Flows in the TRDC 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 in to the area will be outweighed by the number leaving the area between the years 2019 and 2034, before this trend reverses. However, the forecasts are that there will be a net loss of 553 people over the 25-year review period shown in Graph 6:



Graph 6: 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 inward migration of children of all age groups will continue to at least 2043, with an average of 0.5FE's worth of Primary School aged children moving in to the area per annum as a net average, and 0.3FE's Secondary School aged children:

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	12	13	13	13	13	12	13	13	13	13	13	13	13	13	13	14	14	14	14	14	14	14	14	14	14	13
1	21	12	13	13	13	14	13	13	13	13	13	14	14	14	15	15	15	15	15	16	16	16	16	16	16	15
2	0	8	1	1	2	2	3	2	2	3	3	3	3	3	3	4	4	4	4	4	4	4	4	4	4	3
3	24	23	27	22	22	22	22	22	21	21	21	21	21	21	22	22	22	22	23	23	23	23	23	23	24	22
4	11	14	14	18	13	13	13	13	14	13	13	13	13	13	13	14	14	14	14	14	14	14	15	15	15	14
5	27	26	29	28	30	26	26	26	26	26	26	25	25	25	25	25	25	25	26	26	26	26	27	27	27	26
6	17	16	15	17	17	19	16	16	16	16	16	15	15	15	15	15	15	15	16	16	16	16	16	16	17	16
7	12	12	11	10	13	12	14	11	11	11	11	11	11	11	11	11	11	11	11	12	12	12	12	12	12	12
8	10	15	15	14	14	16	15	17	14	14	14	14	14	14	14	14	14	14	14	14	14	15	15	15	15	14
9	9	6	11	11	10	10	11	11	13	10	10	10	10	11	10	10	10	10	10	10	11	11	11	11	11	10
10	16	17	14	19	18	17	17	19	18	19	19	17	16	16	16	16	16	16	16	16	16	16	16	16	16	17
11	11	10	11	9	13	12	12	11	13	12	12	12	12	11	11	11	11	11	11	11	11	11	11	11	12	11
12	11	12	11	12	10	14	13	12	12	13	13	14	12	12	12	12	12	12	12	12	12	12	12	12	12	12
13	20	21	23	23	23	22	25	24	24	23	23	24	24	22	22	22	21	21	21	21	21	21	21	21	21	22
14	2	3	3	4	3	4	2	5	5	4	4	5	5	7	5	5	5	5	5	5	5	5	5	5	5	4
15	-7	-7	-8	-7	-8	-8	-7	-9	-7	-7	-7	-7	-6	-6	-5	-5	-5	-5	-5	-5	-5	-5	-5	-5	-4	-5
16	4	3	3	4	4	5	4	5	4	5	5	5	5	5	5	6	5	5	5	5	5	5	5	5	5	5
0-3	57	56	54	49	50	50	51	50	49	50	50	51	51	51	53	55	55	55	56	57	57	57	57	57	58	53
4-10	102	106	109	117	115	113	112	113	112	109	109	105	104	105	104	105	105	105	106	108	109	110	111	112	113	109
11-15	37	39	40	41	41	44	45	43	47	45	45	48	47	46	45	45	44	44	44	44	44	44	44	44	46	44

Table 6: ONS Individual Age Group Migration Projections

5.5 When looking at the population forecasts of the TRDC area: The population of the administrative area was 90,400 in 2001. This is expected to increase to 110,700 by 2039. This is an additional 20,300 people (22% increase) over the review period, or an average increase of 812 people per annum. The number of households is expected to rise from 36,388 in 2001, to 47,478 in 2039. This is an increase of 11,090 (30%) over the review period, or an average increase of 444 households per annum. Finally, the average household size is expected to decrease from 2.48 to 2.33 over the same period³.

Area													
THREE RIVERS													
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Population	90400	91200	92000	92800	93700	94600	95500	96400	97400	98300	99200	100000	100900
Households	36388	36755	37142	37574	38003	38429	38857	39290	39726	40162	40607	41049	41497
Av Household Size	2.48	2.48	2.48	2.47	2.47	2.46	2.46	2.45	2.45	2.45	2.44	2.44	2.43
Age 0-4	5700	5700	5700	5700	5700	5800	5800	5900	5900	6000	6000	6000	6000
Age 5-9	5800	6000	6200	6400	6400	6400	6400	6400	6400	6400	6500	6500	6600
Age 10-14	5500	5500	5600	5800	6000	6100	6400	6800	6700	6800	6800	6800	6800
Natural Household Growth	367	387	432	429	426	428	433	436	436	445	442	448	
Local Plan													
	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Population	101700	102500	103300	104100	104800	105600	106400	107100	107900	108600	109300	110000	110700
Households	41944	42395	42856	43315	43789	44248	44710	45179	45639	46105	46570	47026	47478
Av Household Size	2.42	2.42	2.41	2.4	2.39	2.39	2.38	2.37	2.36	2.36	2.35	2.34	2.33
Age 0-4	6000	6000	6000	5900	5900	5900	5900	5900	5900	5900	5900	6000	6000
Age 5-9	6600	6700	6700	6700	6700	6700	6700	6700	6600	6600	6600	6600	6600
Age 10-14	6800	6800	6900	6900	7000	7000	7100	7100	7100	7100	7100	7100	7000
Growth	447	451	461	459	474	459	462	469	460	466	465	466	456

Table 7: 2014 Population Forecasts – Three Rivers District Council

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 104,841 in 2039, compared to 110,700 in the 2014 projection. The Government has adopted the 2014 projection for the planning system as a safeguard.

6.0 Child Yield

6.1 HCC adopted their “Guide to Developer Infrastructure Contributions” in 2021⁴. This discusses their demographic model for child yields, which is a methodology that HCC do not share in the public domain. What we do know is that HCC operate a Tier system for Primary School child yields:

- Tier 1 = 400 dwellings per 1FE (0.525 per dwelling)
- Tier 2 = 500 dwellings per 1FE (0.42 per dwelling)
- Tier 3 = 1,000 dwellings per 1FE (0.21 per dwelling)

6.2 As Tier 1 is for areas with high migration, and more urban areas, Croxley Green is likely to be considered to be Tier 2, as Croxley Green is a village outside of the more urban town of Rickmansworth. This means that a development of 600 dwellings would be expected to have a child yield of 252 (prior to the removal of one-bedroom dwellings, and any other non-applicable/child producing dwellings) which is 1.2FE.

6.3 The Department for Education (“DfE”) has produced Planning Policy Guidance for education entitled “Securing developer contributions for education” (August 2023). A key point in the Guidance is that pupil yield factors should be based on up-to-date evidence from recent local housing developments. Paragraphs 17 and 18 state:

Pupil yield factors should be based on up-to-date evidence from previous local housing developments, so you can predict the education needs for each phase and type of education provision arising from new development. To understand how pupil yield builds up in developments over time, you can consider pupil yield from developments completed 10 or more years ago as well as those built more recently. You are under no obligation to review pupil yields continually, but we recommend refreshing your data approximately every five years.

⁴ <https://www.hertfordshire.gov.uk/about-the-council/freedom-of-information-and-council-data/open-data-statistics-about-hertfordshire/who-we-are-and-what-we-do/property/planning-obligations-guidance.aspx#developercontributions>

Pupil yield factors allow you to estimate the number of early years, school and post-16 places required as a direct result of development, underpinning local plan policies and the contributions agreed in planning obligations. We have published separate research data and guidance on estimating pupil yield, to assist local authorities producing and using pupil yield evidence.

6.4 What is interesting is that the DfE's child yields are significantly lower than those utilised by HCC in their demographic model. In the TRDC area, the yields are below:

Year	LocalAuthority	EducationPhase	EducationType	TenureType	Housing...	Numb...	Num...	Numb...	PupilYield
2021/22	Three Rivers	Early Years	Mainstream	All	All	All	121	1962	0.061671764
2021/22	Three Rivers	Post-16	Mainstream	All	All	All	38	1962	0.019367992
2021/22	Three Rivers	Primary	Mainstream	All	All	All	492	1962	0.250764526
2021/22	Three Rivers	Secondary	Mainstream	All	All	All	278	1962	0.141692151

Table 8: DfE Child Yields in Three Rivers District

6.5 When applying the DfE yields to a development of 600 dwellings, you get the following:

- $600 \times 0.061671764 = 37$ Early Years aged children;
- $600 \times 0.250764526 = 150$ Primary School aged children (0.72FE);
- $600 \times 0.141692151 = 85$ Secondary School aged children (0.57FE); and
- $600 \times 0.019367992 = 12$ Sixth Form aged children.

6.6 For completion, the yields of Hertfordshire as a whole are even lower, as shown in the Table below:

Year	LocalAuthority	EducationPhase	EducationType	TenureType	Housing...	Numb...	Num...	Numb...	PupilYield
2021/22	Hertfordshire	Early Years	Mainstream	All	All	All	1830	27821	0.06577765
2021/22	Hertfordshire	Post-16	Mainstream	All	All	All	422	27821	0.015168398
2021/22	Hertfordshire	Primary	Mainstream	All	All	All	6380	27821	0.229323173
2021/22	Hertfordshire	Secondary	Mainstream	All	All	All	2833	27821	0.101829553

Table 9: DfE Child Yields in Hertfordshire

6.7 Moving on to the costs per pupil place: At its paragraph 32, the Guidance recommends costs to be based on the published 'scorecards'. It states:

We advise that you base the assumed cost of mainstream school places on the relevant average regional costs published in the DfE school places scorecard. This allows you to differentiate between the average per pupil costs of a new school, permanent expansion or temporary expansion, ensuring developer contributions are fairly and reasonably related in scale and kind to the development. You should adjust the regional average to account for inflation since the latest scorecard base date.

6.8 The latest Scorecard costs (which are being updated at the end of June) can be seen in the Table below. These costs (index linked from 2022) should be adjusted for Regional Weighting, and a 10% uplift for the move to zero carbon. These costs are shown again for the sake of completion as TRDC utilises CIL funds to pay for additional school infrastructure:

THIS IS THE LATEST DATA

Cost per additional school place for 'Costs of Additional School Places' for New schools, Permanent expansions, Primary, Secondary and Temporary expansions in England for 2022

Move and reorder table headers

	Primary	Secondary
New schools	£23,192	£28,096
Permanent expansions	£19,425	£26,717
Temporary expansions	£9,184	£10,310

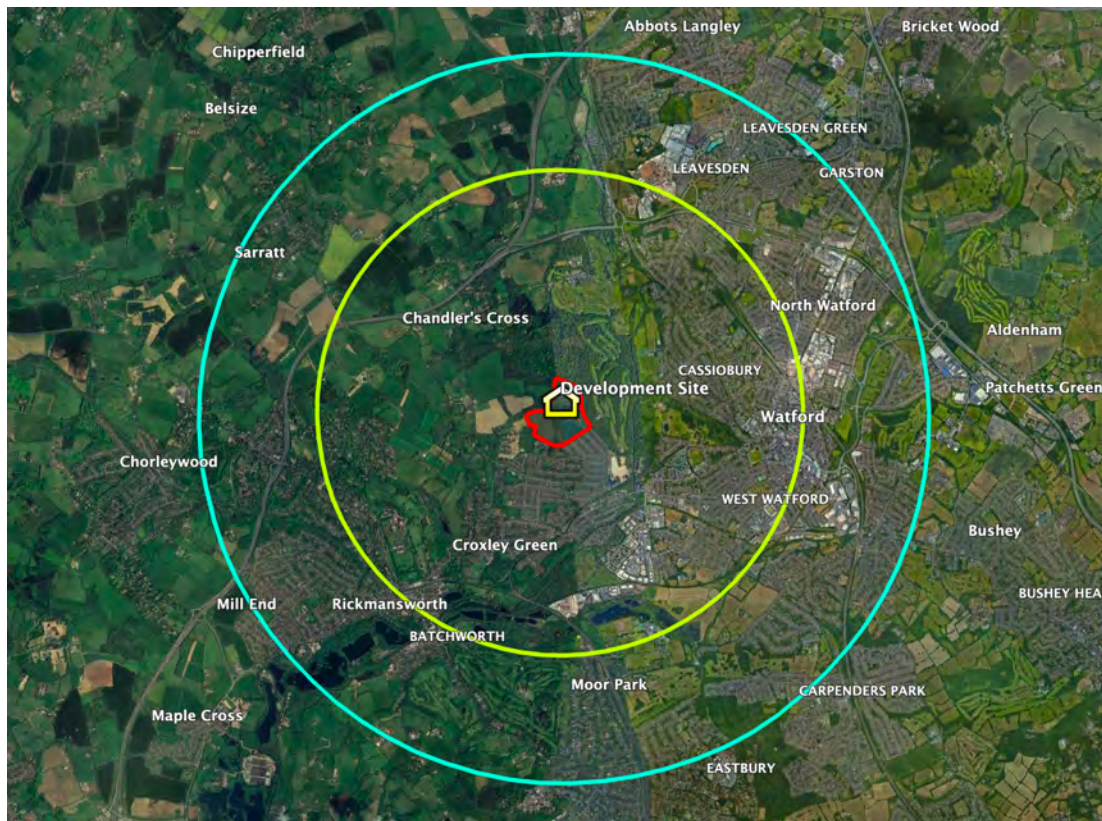
Table 10: DfE Scorecard Costs

6.9 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 two-mile walking distance⁵, and all Secondary Schools that lie within a three-mile walking distance of the development. The two and three-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°39'35.4"N 0°26'34.3"W). 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 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 are submitted separately to avoid double funding. For Primary School age pupils, the current published data runs to 2027/28 and for Secondary School aged pupils 2029/30. 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.

7.3 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.

7.4 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.

7.5 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)).

7.6 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

7.7 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 Academies, Free Schools, the Voluntary Sector (e.g. Church Schools) and Foundation Schools. Academies and Free Schools are funded directly by Central Government, whereas Church Schools and Foundation Schools are maintained by the local authority.

7.8 The provision of school places, where there is a shortfall, is made via a funding stream from the Department for Education (“DfE”) 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, providing housing in the Croxley Green Primary Planning Area (for whatever planning reason) will be reflected in the forecasts for the Croxley Green Primary Planning Area, and nowhere else.

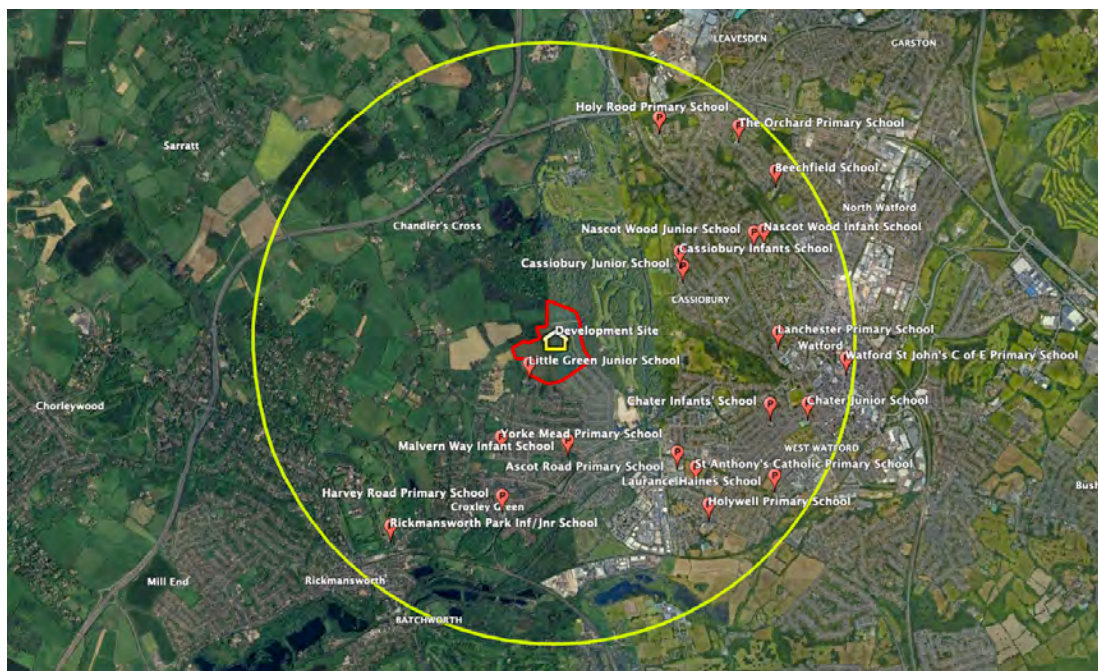
⁶ Law of Education

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

8.0 Primary Schools

8.1 There are 19 state funded schools accommodating Primary School aged children within a two-mile radius of the proposed new dwellings. The schools are all within the HCC administrative area, and are organised across four Primary Planning Areas. Of the 19 schools, only six are within a two-mile statutory walking distance, and of these six, only four currently serve Croxley Green students. On that basis, HCC is likely to only consider the four closest schools to be appropriate capacity for the proposed new dwellings.

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 (2023/24 academic year) in the public domain for the schools can be seen below in Table 11:

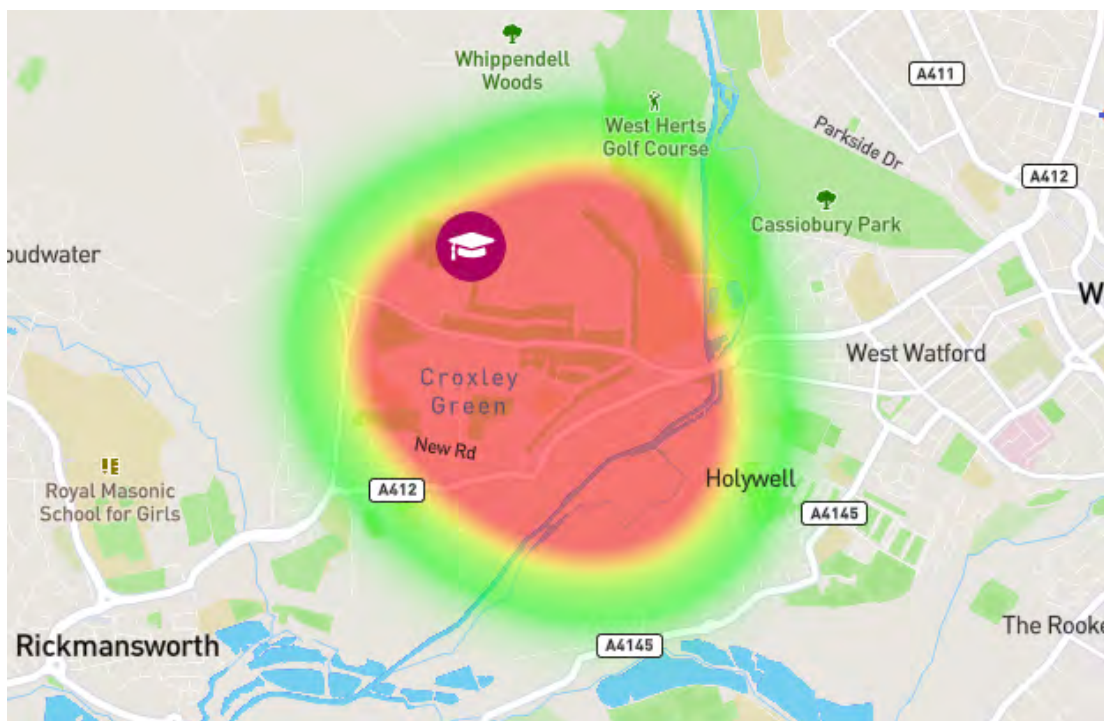
Primary School Name	Postcode	LA Name	Distance (miles)	Capacity	PAN	NoR	Yr R	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6
Little Green Junior School	WD3 3NJ	Hertfordshire	0.1	360	90	352	0	0	0	86	90	90	86
Yorke Mead Primary School	WD3 3PX	Hertfordshire	0.7	420	60	400	51	49	59	58	62	61	60
Malvern Way Infant School	WD3 3QQ	Hertfordshire	0.7	270	90	248	80	81	87	0	0	0	0
Harvey Road Primary School	WD3 3BN	Hertfordshire	1.3	210	30	210	30	30	30	30	30	30	30
Ascot Road Primary School	WD18 8AD	Hertfordshire	1.5	420	60	384	44	59	53	60	49	61	58
Cassiobury Inf/Inr Schools	WD17 3PE	Hertfordshire	1.7	630	90	627	88	88	92	86	92	91	90
TOTAL				2,310	420	2,221	293	307	321	320	323	333	324
Surplus							37	23	9	10	7	-3	6
Available Surplus %							9%	5%	2%	2%	2%	-1%	1%

Table 11: School Roll Data (January 2024)

PAN = Planned Admission Number; NoR = Number on Roll

8.4 The closest school to the development site, which is immediately south of the development's southern boundary, is Little Green Junior School. This is a 3FE Junior School (Years 3-6), linked to Malvern Way Infant School, that is currently operating at 98% of its available capacity with 8 spare places, meaning it is essentially full. At 3FE, the school is already large, and is therefore very unlikely to grow any further (there are no 4FE schools in Hertfordshire).

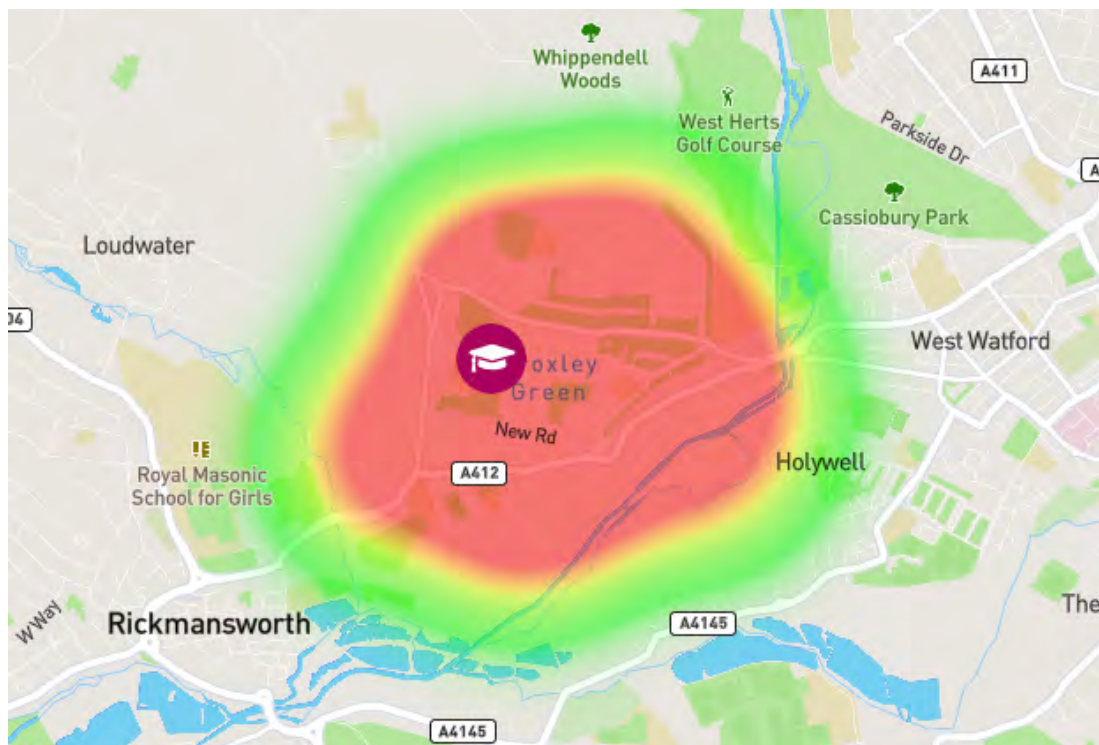
8.5 The school accommodates pupils from across Croxley Green, as shown in the Map below:



Map 5: Little Green Junior School Catchment Area Heat Map

8.6 The second closest school to the proposed new dwellings is Yorke Mead Primary School. This is a 2FE Primary School approximately 0.7 miles walking distance from the proposed new houses. The school currently has 20 spare places, most of which are in Years Reception and Year One (indicating falling rolls), and is operating at 95% of its available capacity.

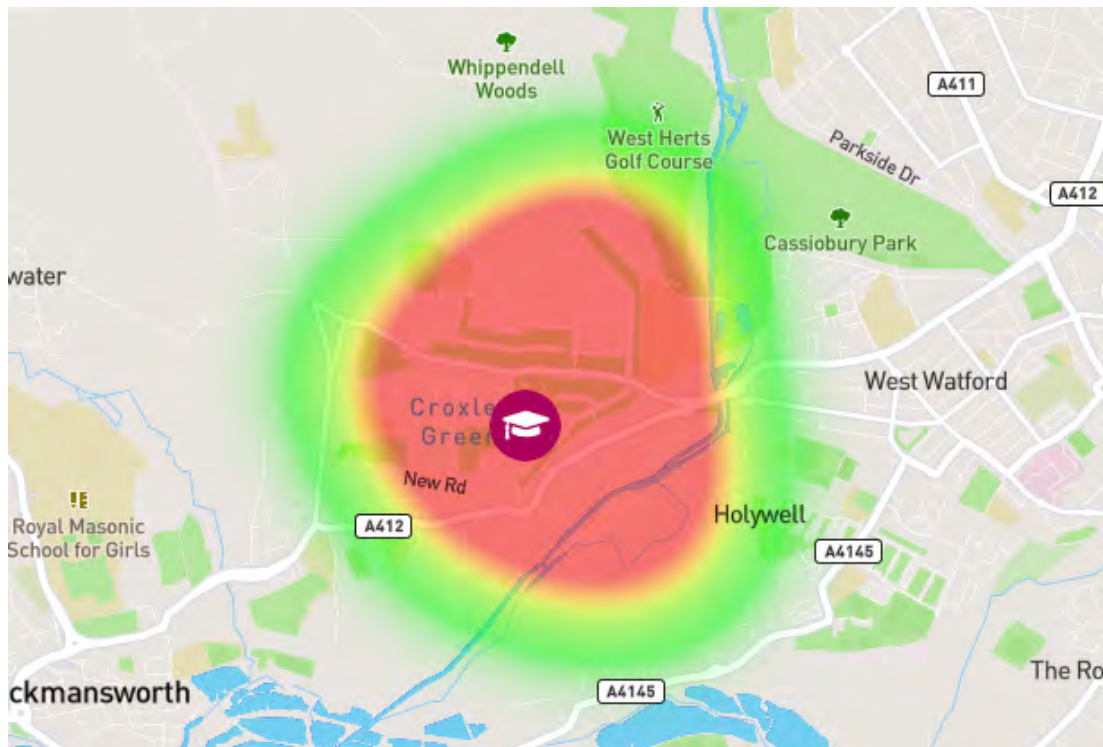
8.7 This school also accommodates pupils from across Croxley Green, as shown in the Map below:



Map 6: Yorke Mead Primary School Catchment Area Heat Map

8.8 The third closest school to the development site, at 0.7 miles walking distance from the proposed new houses, is Malvern Way Infant School. This is a 3FE school (linked to Little Green Junior School) that is currently operating at 92% of its available capacity with 22 spare places. Most of these spare places are in Reception and Year One, indicating falling rolls.

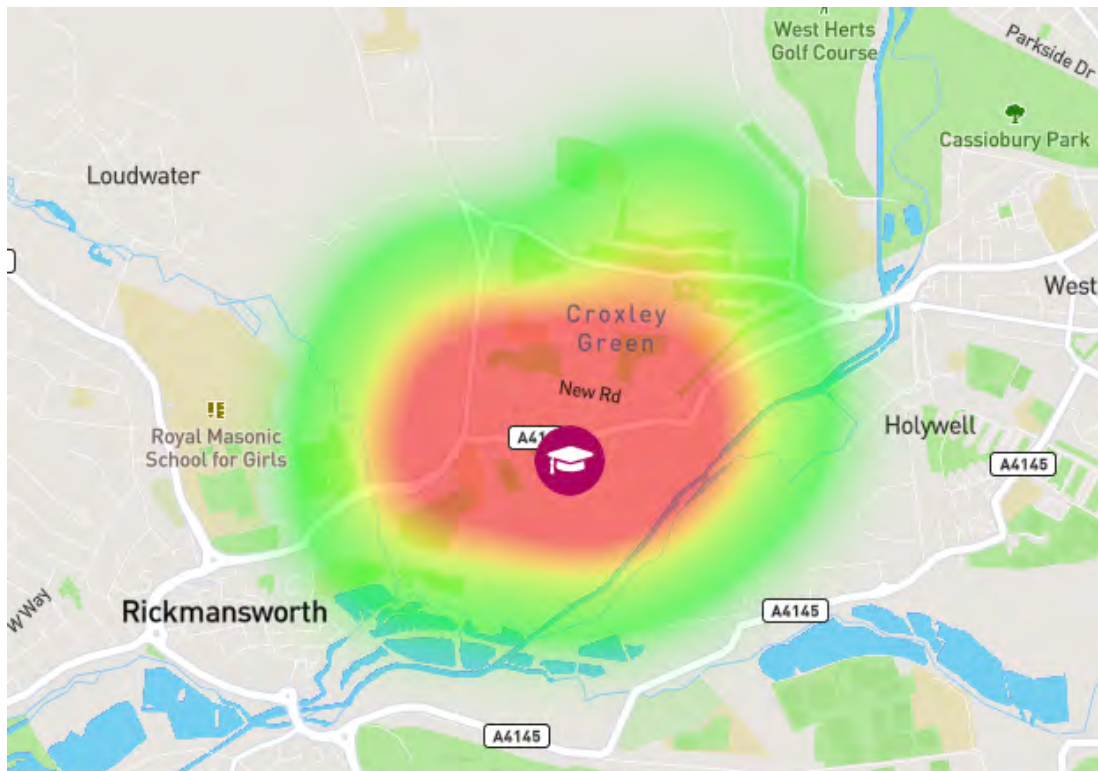
8.9 This school also accommodates pupils from across Croxley Green, as shown in the Map below:



Map 7: Malvern Way Infant School Catchment Area Heat Map

8.10 The final Croxley Green-based school is Harvey Road Primary School. This is a 1FE school (which demonstrates that HCC is happy to see 1FE Primary Schools delivered) approximately 1.3 miles walking distance from the proposed new houses that is currently completely full. The school is located on a small site that does not suggest any expansion potential beyond its current size.

8.11 This school accommodates pupils from the south of Croxley Green, as shown in the Map below:



Map 8: Harvey Road Primary School Catchment Area Heat Map

8.12 The final two schools do not serve Croxley Green in sufficient numbers to trigger the Heat Map. It is also questionable as to whether they are accessible via a safe walking distance (if they aren't but are relied upon, HCC would be required to put on transport). However, for completion:

- Ascot Road Primary School is 1.5 miles walking distance from the development in Holywell. The school has 36 spare places and is operating at 91% of its available capacity; and finally
- Cassiobury Infant and Junior Schools are 1.7 miles walking distance from the proposed new houses in neighbouring Cassiobury. These schools are close to full with just 3 spare places.

8.13 To summarise the above: there are 92 spare places in the six closest schools to the proposed new houses (51 spare places in the Croxley Green schools) which is not sufficient to accommodate the expected child yield of 600 dwellings, meaning that additional infrastructure provision is likely to be required, based on the current roll numbers.

8.14 Turning now to the projections: the four Croxley Green schools are grouped together in the same Planning Area, and have a combined capacity of 1,260 available places:

Primary Planning Area	School Name	Time Period	Primary Capacity	Secondary Capacity
9192030	Yorke Mead Primary School	202122	420	0
9192030	Malvern Way Infant and Nursery School	202122	270	0
9192030	Harvey Road Primary School	202122	210	0
9192030	Little Green Junior School	202122	360	0

Table 12: Croxley Green Primary Planning Area Schools

8.15 HCC is forecasting that the roll numbers at these schools will fall in the coming years (which is not surprising when looking at the falling birth numbers in Section 3 of this Report) so that by the 2027/28 academic year, the schools will have 233 (1.1FE) available pupil places:

LA name	Year	Planning Area Code	Planning Area Name	Planning Area Phase	nc Year Group	Pupil Forecast ...
Hertfordshire	202223	9192030	Croxley Green Primary	Primary	Primary total	1209
Hertfordshire	202324	9192030	Croxley Green Primary	Primary	Primary total	1171
Hertfordshire	202425	9192030	Croxley Green Primary	Primary	Primary total	1136
Hertfordshire	202526	9192030	Croxley Green Primary	Primary	Primary total	1096
Hertfordshire	202627	9192030	Croxley Green Primary	Primary	Primary total	1057
Hertfordshire	202728	9192030	Croxley Green Primary	Primary	Primary total	1027

Table 13: HCC SCAP Forecasts

8.16 It should be noted that HCC is forecasting falling rolls in Rickmansworth Primary Schools, and Watford Primary Schools also, which does potentially call in to question the need for new Education infrastructure provision on this development site.

8.17 However, it is not unreasonable for the site to reserve land for a potential future Primary School in Croxley Green. This is because while projections show falling rolls currently, this is subject to change (birth trends are generally cyclical). Furthermore, if new provision is needed in Croxley Green, there is no obvious school with expansion potential (Malvern Way and Little Green Junior are already 3FE facilities, and very unlikely to grow any larger; Yorke Mead and Harvey Road are on sites that are appropriate for their current size, but would necessitate compromises on space standards were they to grow any larger).

8.18 HCC detail the following school site requirements for new provision. If the site is going to reserve land for a potential 2FE Primary School (which the DfE/ESFA favours) then HCC usually request 2.03ha, which is the top end of Building Bulletin 103:

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 14: HCC School Site Requirements

8.19 Any school land reserved should be of a regular shape (roughly rectangular), ideally broadly level and free draining. Primary Schools are often ideally centrally located to where they will serve (the same is generally not true of Secondary Schools). HCC should agree to the site's location as per the current masterplan, bearing in mind the need for access at peak times, and consideration of phasing, and how the children will walk to the school from the different phases.

8.20 HCC Policy states the following:

Typical standard initial draft - A 'suitable' site being one that is;

- of regular shape;
- relatively flat (not more than 1:20 gradient);
- free of physical landscape or topographical features or other things which might constrain its development and use for its intended purpose;
- the Owner shall provide results of site investigations for the proposed School Land carried out to the relevant current British and European Standards, including BS 5930, BS EN 1997 – 1 BSEN 1997 – 2 and all related standards referred to therein. This shall determine load bearing capacity of soils, soil types (and depths), type and location of any contamination and ground water level;

- insurances through collateral warranties will provide the county council with redress from the provider in the event of error or inaccuracy;
- drainage – there will be a requirement by the approving authorities to provide a drainage strategy. The Owner will design and install a network to facilitate additional and appropriate capacity including surface water storage. A connection will be available at the site boundary. Foul water capacity will be available to the site boundary and will connect to an adoptable drainage system. The connection points for both foul and surface water drainage will be located to avoid the need to provide pumping infrastructure;
- free from contamination (to such extent as is appropriate for the intended use of the site);
- free from any protected species (any appropriate mitigation measures to be wholly completed by the transferor);
- within flood Zone 1;
- noise level of the intended outdoor play areas within British Standard Requirements (based on after construction phase is finished);
- consistent low levels of air pollutants (gases and particulates) likely to adversely impact upon the health and wellbeing of all users. Baseline air quality monitoring of a nature and scope proportionate to the sensitivity of the proposed location and to be agreed by the county council should be undertaken in advance of a planning application; reliance solely upon modelled assessments will not be considered a sufficient method through which the exposure of the school community to poor air quality can be objectively considered;
- having direct access from a highway of an adoptable standard with achievable/viable opportunity for walking and cycling as the preferred mode of travel;
- vacant possession.

8.21 The principle of land for a 2FE Primary School should be agreed with HCC. Furthermore, HCC can run any indicative housing mix through their demographic model to give you a specific child yield.

8.22 From a planning obligation perspective, funding is provided through CIL, and thus nothing beyond land should be required. The timing of this land would not likely need to be at the commencement of the development due to the forecast spare

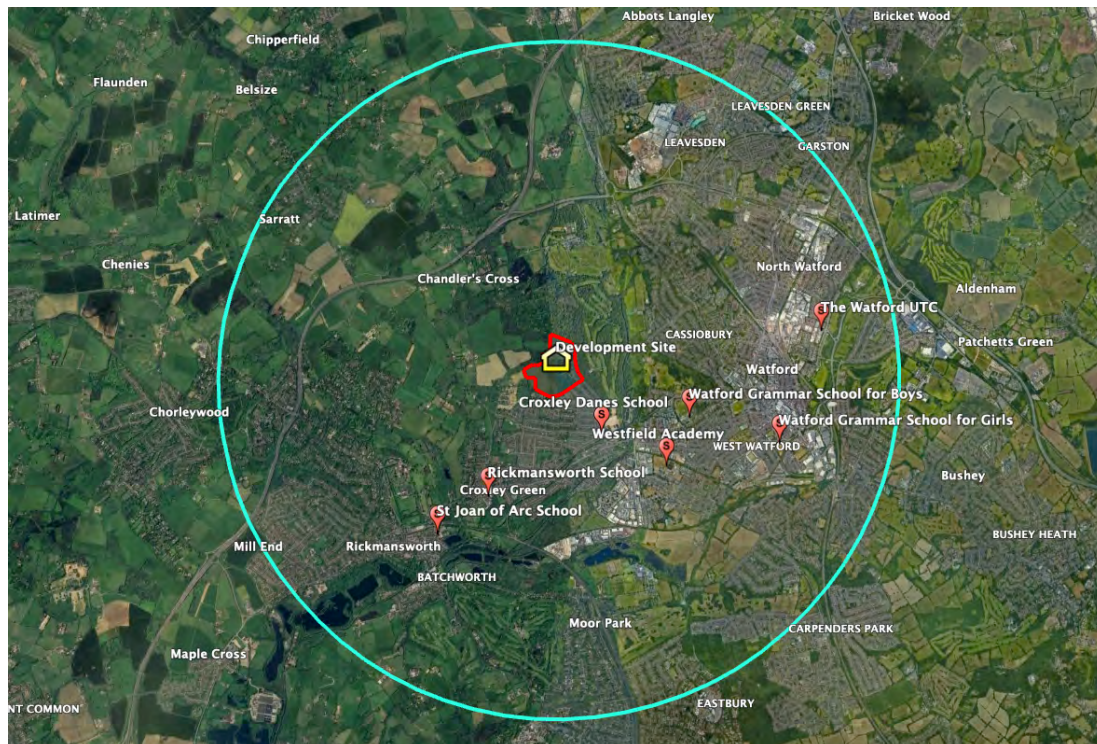
capacity. However, it can be reserved for whenever HCC requires to draw it down. If it is established that it is not required, it can be returned for alternative uses.

8.23 Turning now to the Secondary landscape:

9.0 Secondary Schools

9.1 There are seven state funded schools accommodating Secondary School aged children within a three-mile radius of the proposed new houses. Of these schools, only one is in Croxley Green itself, and only three in total are non-Religious schools within a three-mile safe walking route of the proposed new houses. The schools are organised across two Secondary Planning Areas, all within the HCC administrative area.

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 (2023/24 academic year) can be seen below in Table 15:

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
Croxley Danes School	WD3 3LR	Hertfordshire	0.8	1,206	180	891	178	180	179	180	174	197
Rickmansworth School	WD3 3AQ	Hertfordshire	1.3	1,575	240	1,229	241	270	271	224	223	300
Westfield Academy	WD18 6NS	Hertfordshire	1.7	1,600	240	1,161	235	257	262	199	208	172
TOTAL				4,381	660	3,281	654	707	712	603	605	669
Surplus							6	-47	-52	57	55	
Available Surplus %							1%	-7%	-8%	9%	8%	

Table 15: Pupil Numbers – January 2024

NoR = Number on Roll; PAN = Planned Admission Number

9.4 The closest school to the proposed new houses is Croxley Danes School. This is a 6FE Secondary School (that opened in 2017) approximately 0.8 miles south of the development boundary. The school is currently close to full with nine spare places in Years 7-11.

9.5 The school does appear to be on a large site of over 10ha. This is large enough for the school to grow should it need to, as a site of this size is adequate to accommodate between 1,400 students (at the Building Bulletin maximum) and 2,000 plus students, meaning that there is expansion potential. As the school is popular and “Ofsted Good” this growth would be supported by the DfE.

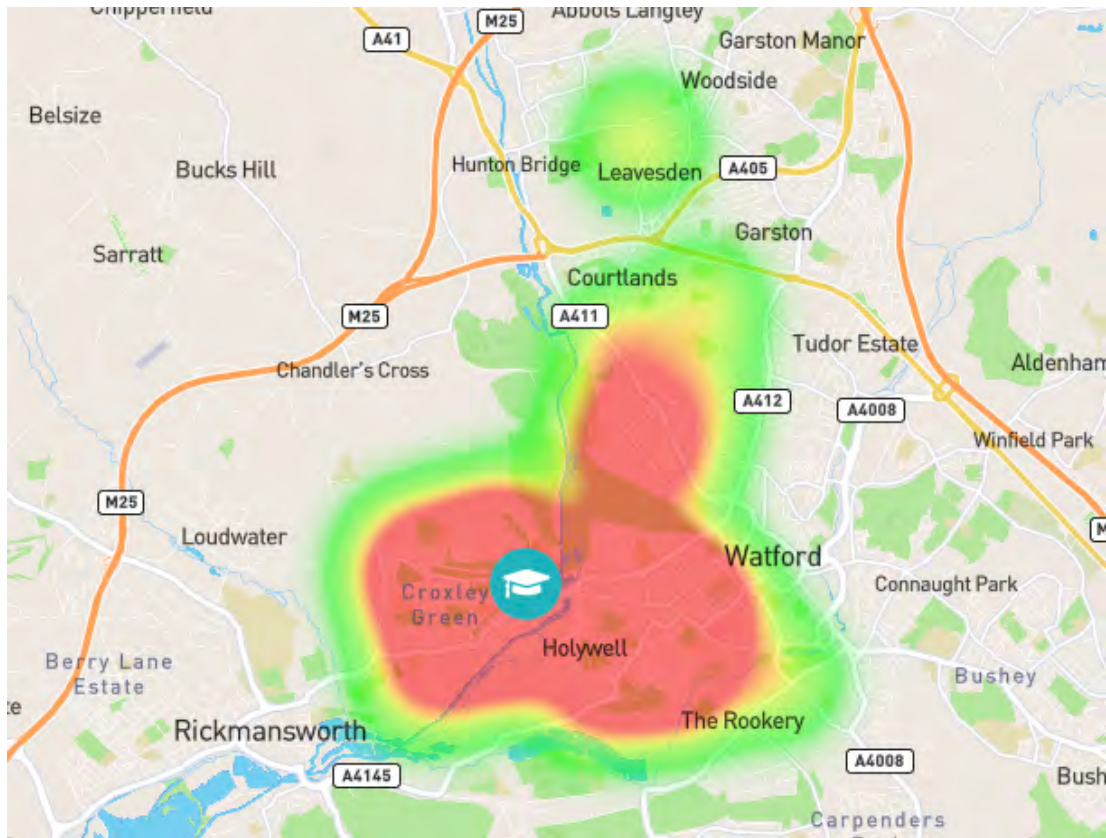
9.6 The oversubscription criteria of the school can be seen below:

10. In Year Oversubscription Criteria

When a place becomes available priority for admission will be given to those children who meet the criteria set out below:

1. Children looked after and children who were previously looked after but immediately after being looked after became subject to adoption, a child arrangement order or special guardianship order this includes those who appear (to the admissions authority) to have been in state care abroad.
2. Children whose brother or sister attends the school at the time of application.
3. Children of staff who are permanently employed to work at Croxley Danes School. For further details please read the relevant section in the ‘additional notes to assist applicants.’
4. Distance places will be allocated on the basis of proximity to the school. The school uses Hertfordshire County Council’s ‘straight line’ measurement system.

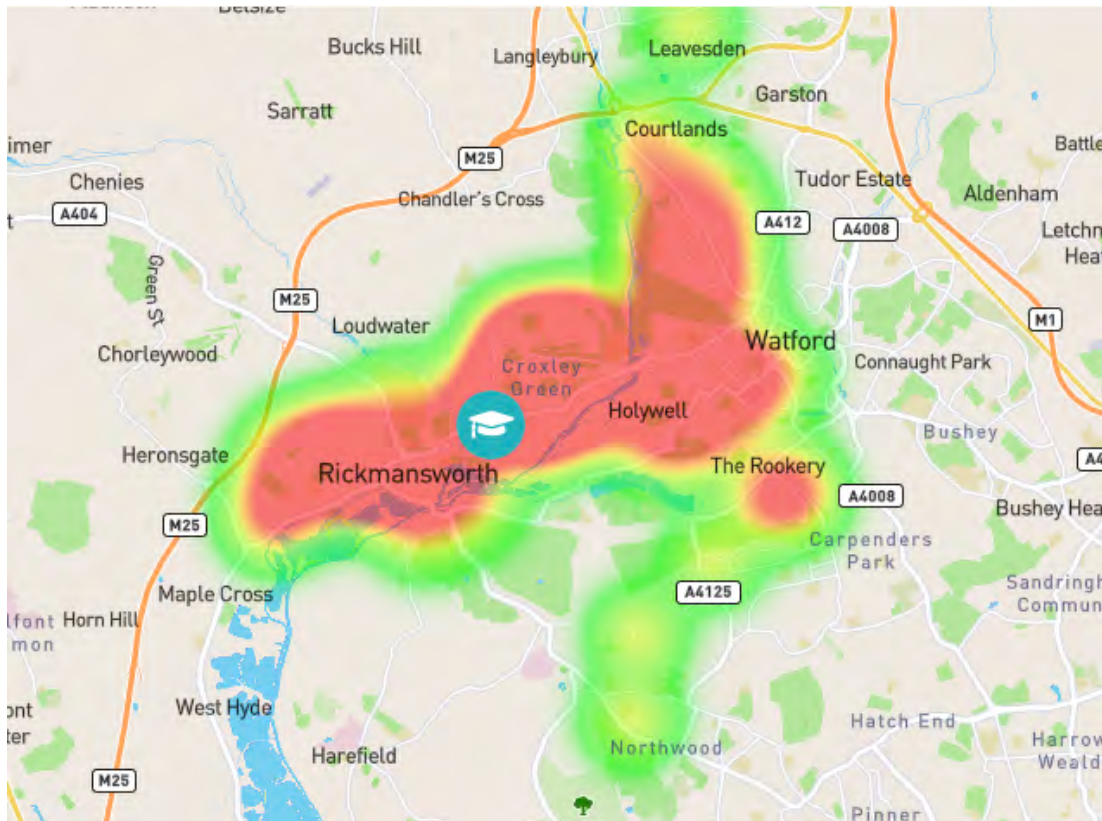
9.7 This school accommodates pupils from Croxley Green, and large numbers from Watford, Cassiobury, and Leavesden. Due to the criteria shown above, children from Croxley Green (including those from this development) will have preference over those Watford children applying that do not have sibling links:



Map 10: Croxley Danes Schools Catchment Area Heat Map

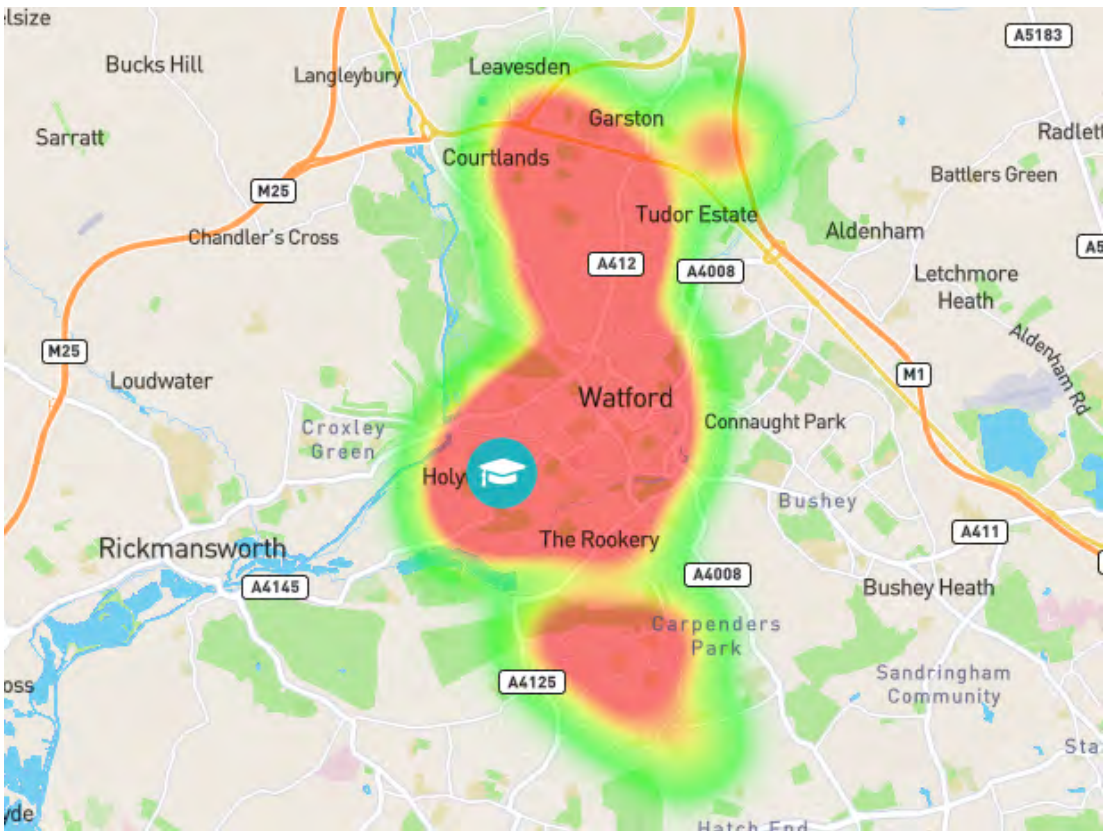
9.8 The second closest school to the proposed new houses is Rickmansworth School. This is an 8FE Secondary School approximately 1.3 miles south of the development boundary that is full.

9.9 This school accommodates pupils from across Rickmansworth, Croxley Green, and Watford, as shown in the Map below. Again, pupil living on this development site will be much closer to the school than many of the future applicants, and will therefore be looked upon favourably within the admissions criteria should they opt for this school as their first preference:



Map 11: Rickmansworth School Catchment Area Heat Map

9.10 The final school that can be considered appropriate capacity for the pupils of this development is Westfield Academy. This is an 8FE Secondary School operating at 97% of its available capacity in Years 7-11 with 39 spare places. The school is based in Holywell, and does not serve pupils from Croxley Green in sufficient numbers to trigger the Heat Map:



Map 12: Westfield Academy Catchment Area Heat Map

9.11 To summarise the above: there are 118 spare places currently in the three closest schools to the development. However, only 6 of these places are in the entry year (Year 7) and Years 8 and 9 are oversubscribed.

9.12 Turning now to the projections: Rickmansworth School and Croxley Danes School are grouped with five additional schools to form the Rickmansworth Secondary Planning Area. The five schools have a combined capacity of 6,454 available places:

Secondary Plannning Area	School Name	Time Period	Primary Capacity	Secondary Capacity
9190020	Rickmansworth School	202122	0	1575
9190020	St Clement Danes School	202122	0	1590
9190020	The Reach Free School	202122	0	840
9190020	Saint Joan of Arc Catholic School	202122	0	1243
9190020	Croxley Danes School	202122	0	1206

Table 16: Rickmansworth Secondary Planning Area Schools

9.13 HCC is forecasting that the roll at these schools will fall in the coming years, so that by 2029/30 they will have a combined surplus capacity of 527 places, which is over 8% surplus capacity:

LA name	Year	Planning Area Code	Planning Area Name	Planning Area Phase	nc Year Group	Pupil Forecast ...
Hertfordshire	202223	9190020	Rickmansworth	Secondary	Secondary total	6053
Hertfordshire	202324	9190020	Rickmansworth	Secondary	Secondary total	6203
Hertfordshire	202425	9190020	Rickmansworth	Secondary	Secondary total	6246
Hertfordshire	202526	9190020	Rickmansworth	Secondary	Secondary total	6199
Hertfordshire	202627	9190020	Rickmansworth	Secondary	Secondary total	6156
Hertfordshire	202728	9190020	Rickmansworth	Secondary	Secondary total	6093
Hertfordshire	202829	9190020	Rickmansworth	Secondary	Secondary total	6018
Hertfordshire	202930	9190020	Rickmansworth	Secondary	Secondary total	5927

Table 17: HCC SCAP Forecast

9.14 On the basis of the forecast falling roll numbers, the Secondary School landscape should be able to accommodate the pupils from this development without the need for expansion. If, however, a small expansion project is required, Croxley Danes School is on a site large enough to accommodate this growth, and HCC has CIL funds to contribute towards the project. On that basis, there is no Secondary School related reason for this development not to progress.

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 Paragraph 23 of the best practice guidance states:

While many early years settings fall within the private, voluntary, and independent (PVI) sector, local authorities have a duty to ensure early years childcare provision within the terms set out in the Childcare Acts 2006 and 2016. DfE has scaled up state-funded early years places since 2010, including the introduction of funding for eligible 2-year-olds and the 30 hours funded childcare offer for 3-4 year olds. Expanded early years entitlements for children aged nine months to three years old become available from 2024. The take-up of funded childcare entitlements is high, increasing demand for early years provision. **All new primary schools are now expected to include a nursery.** Developer contributions have a role to play in helping to fund additional early years places for children aged 0-4 where these are required due to housing growth, whether these are attached to schools or delivered as separate settings.

10.4 If this development delivers a new school on site, as detailed above, the DfE expects that it will include Early Years provision on site. This would fulfil paragraph 100 of the NPPF in that it would widen choice in education.

10.5 There are two Private Nurseries close to Croxley Green, that collectively have a capacity of 96 places:



Rickmansworth Nursery School

Cricket Club, Park Road, Rickmansworth WD3 1HU 0.8 miles

Type of Nursery Nursery School **24 Places**

[Save](#) [View Full Details](#)



Boys & Girls Nursery Croxley Green

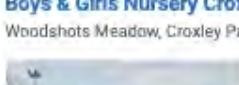
Woodshots Meadow, Croxley Park, Watford WD18 8YS 0.8 miles

Group/Owner Boys & Girls Nursery Ltd

Boys & Girls Nursery Croxley Green offers a convenient and versatile service for local parents with childcare needs. The facility has been purpose-built to suit the challenges of pre-school learning and caring for children in a healthy and secure environment. CCTV_

[Read more about Boys & Girls Nursery Croxley Green](#)

Type of Nursery Day Nursery **72 Places**



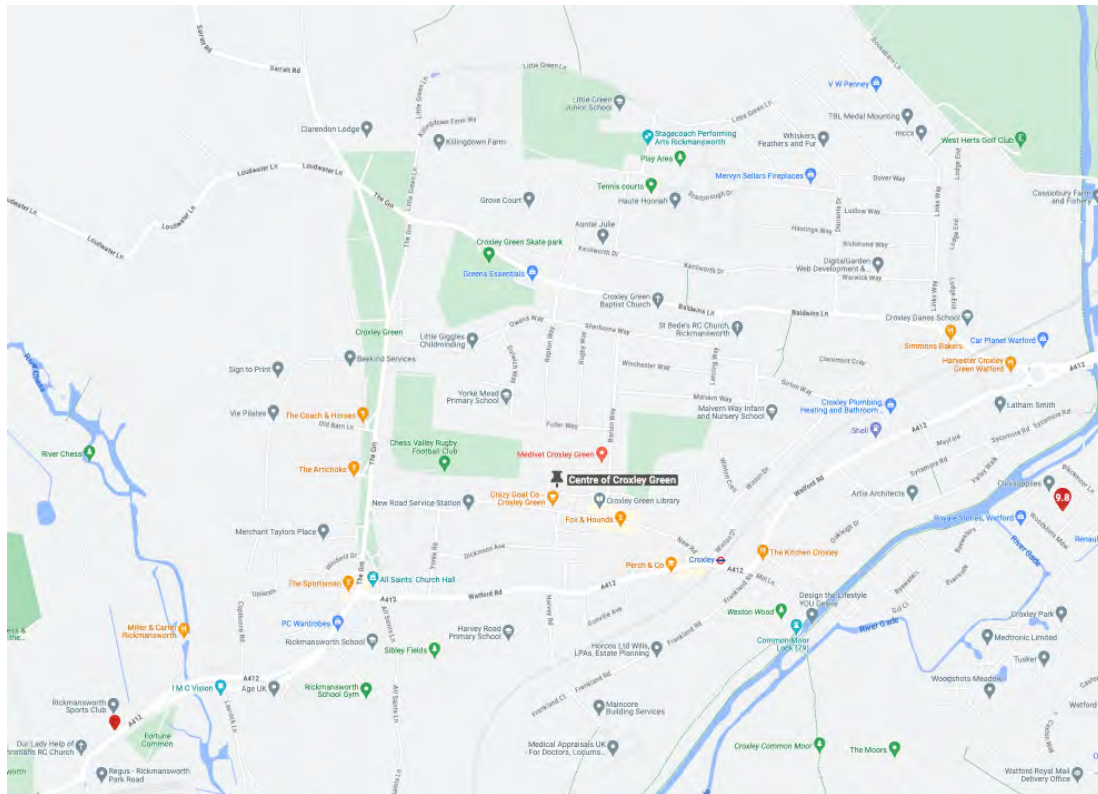
53 reviews **9.8**

"Just back from another lovely morning at Boys & Girls Nursery Croxley Green. Grandparents were invited to a breakfast morning, a..."

[Read all 53 reviews](#)

[Save](#) [View Full Details](#)

Table 18: Nurseries near to Croxley Green



Map 13: Nurseries near Croxley Green (in red)

10.6 The Private Sector accommodates the majority of Early Years provision. If additional provision is required over and above a) what the Private Sector provides, and b) what the new Primary School provides on-site, then HCC has CIL funds to contribute towards new or expanded provision off-site.

11.0 Special Education Needs

11.1 It is very difficult to ascertain whether any children with SEN would come forward from this development. If direct need cannot be identified, then a planning obligation is not required. When calculating the requirement for mainstream Primary and Secondary Education needs of children that are likely to be located in the proposed housing development, there is a plausible link between the numbers of places that are likely to be required, and the local school(s) that will be, in the main, asked to accommodate these children. The link between the development, the requirement, and the location of the schools is direct, and proportionate. Additionally, the arrangements for funding additional mainstream school places includes the mechanism to advise the funding body (ESFA) of the numbers of pupil places covered

by S106 contributions that are then discounted from the allocation, to avoid double funding.

11.2 What should be mentioned, however, is that the DfE states in their latest PPG on securing education planning obligations (August 2023):

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.

11.3 This demonstrates that the best practice guidance supports the requesting of SEN contributions if they are needed, although again establishing that direct need is problematic.

11.4 Government statistics suggest that in 2023 4.3% of children in the UK have an EHC plan/Statement of SEN (up from 4% in 2022)⁸. 13% of the UK's school age child population has some form of SEN but no EHC plan. Nationally, there is not sufficient SEN provision to accommodate the demand, which is growing.

11.5 Around 50% of SEND provision is accommodated within mainstream schools. It may be beneficial to the positive offer of the school site to allow a broad range of choice of Education provision that could be utilised on site. This could include SEND provision as part of the offer.

11.6 Alternatively, as has been stated in other development consultation responses by HCC, where existing capacity is unable to mitigate the impact of development, HCC will seek planning obligations to create new provision, whether through the expansion of existing special schools or specialist provision, or through the creation of new special schools or specialist resource provision in mainstream schools. HCC has CIL funds to be able to contribute towards this provision.

12.0 Conclusion

12.1 To summarise the demographic data of the administrative area: new dwelling delivery has been coming forward consistently, and at varying rates, peaking in 2020; birth numbers have been following consistently, with 2023 seeing the lowest number of births in over two decades; and finally, the age profile of the District is reasonably consistent with that of the national average. TRDC area is a net importer of people, including children of school age.

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

12.2 TRDC is a CIL charging authority, with Education featuring as the first piece of infrastructure expected to be funded via the Levy.

12.3 From a Primary School perspective, there are 92 spare places in the six closest schools to the proposed new houses (51 spare places in the Croxley Green schools) which is not sufficient to accommodate the expected child yield of 600 dwellings, meaning that additional infrastructure provision is likely to be required, based on the current roll numbers. While roll numbers are expected to fall in Primary Schools due to falling birth numbers, it is not inappropriate for this site to reserve land for a potential new school on site to accommodate all of the children who will be living on the development, and increasing the choice in Education provision to Croxley Green students, and the wider area. This is consistent with paragraph 100 of the NPPF. The land can be reserved until HCC establish it is needed, whereas if numbers continue to fall, it can be returned for alternative uses.

12.4 On the basis of the forecast falling roll numbers, the Secondary School landscape should be able to accommodate the pupils from this development without the need for expansion. If, however, a small expansion project is required, Croxley Danes School is on a site large enough to accommodate this growth, and HCC has CIL funds to contribute towards the project. On that basis, there is no Secondary School related reason for this development not to progress.

12.5 If this development delivers a new school on site, as detailed above, the DfE expects that it will include Early Years provision on site. It could also potentially cater for children with SEND, as 50% of all children with SEND requirements are accommodated in mainstream provision. This flexibility for HCC should be looked upon favourably within the planning balance.

Ben Hunter

Associate Director – Education and Social Infrastructure
EFM