



JULY 2026

Proof of Evidence of MATTHEW KINGHAN (for the Applicants) on EDUCATION S106

LOCAL PLANNING AUTHORITY – THREE RIVERS
DISTRICT REFERENCE 24/2073/OUT

RELATING TO: Land North of Little Green Lane,
Croxley Green, Hertfordshire

Education Capacity and S106 review

ICENI PROJECTS LIMITED
ON BEHALF OF
RICHBOROUGH ESTATES
LTD

Iceni Projects Limited on behalf of
Richborough Estates Ltd

July 2026

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1. QUALIFICATIONS AND EXPERIENCE

- 1.1 I am Matthew Kinghan, BSc (Hons) MSc Assoc.MRTPI MIED, an associate member of the Royal Town Planning Institute and member of the Institute of Economic Development. I have a masters in Local Economic Development from the London School of Economics. I commenced working in the profession in 2004.
- 1.2 I have worked in planning and economic development since 2004. I have provided evidence base on local plans to over 80 local authorities on employment land needs as well as a range of developers and occupiers notably around applications and appeals for commercial space. I have worked on a wide range of social, economic and infrastructure assessments including HS2 Phase 2b, and London Luton Airport Expansion, Hinckley National Rail Freight Interchange, One Earth Solar Farm Nottinghamshire, Rampion 2 Wind Farm Arun and numerous residential and mixed use developments.
- 1.3 I have been a Director in the Iceni Project's Economics Team for 6 years having joined in 2020 and oversee the socioeconomic team work as well as employment land work. I was previously a Director of GL Hearn's Economic Team from 2016-2020 with a similar role.
- 1.4 Examples of my work include:
- Hinckley National Rail Freight Interchange DCO hearings witness on socioeconomic effects and market need 2024 (Leicestershire County Council)
 - Slough Local Plan Health Study (Slough Borough Council) 2026 [forthcoming, including S106 advice]
 - Greater Cambridge Employment Land and Economic Development Evidence Study with Housing Need (2020 / 2023 / 2025 Update)
 - Development gain and economic benefit from East West Rail in Central Bedfordshire (Central Bedfordshire) 2017
 - Housing and Economic Development Needs Assessments (HEDNAs) including but limited to Birmingham City Council, Leicester & Leicestershire, Hastings & Rother, West Northamptonshire, Lichfield & Tamworth, Selby, Blackburn with Darwen, Hambleton, Eastbourne & Wealden and Solihull.
- 1.5 Recent Local Plan examinations where I have provided evidence include Liverpool City, Bassetlaw, Eastleigh, Blackburn with Darwen, Rutland, Surrey Heath, Charnwood, Solihull and North Warwickshire.
- 1.6 I confirm that my Proof has drawn attention to all material facts which are relevant and have affected my professional opinion.
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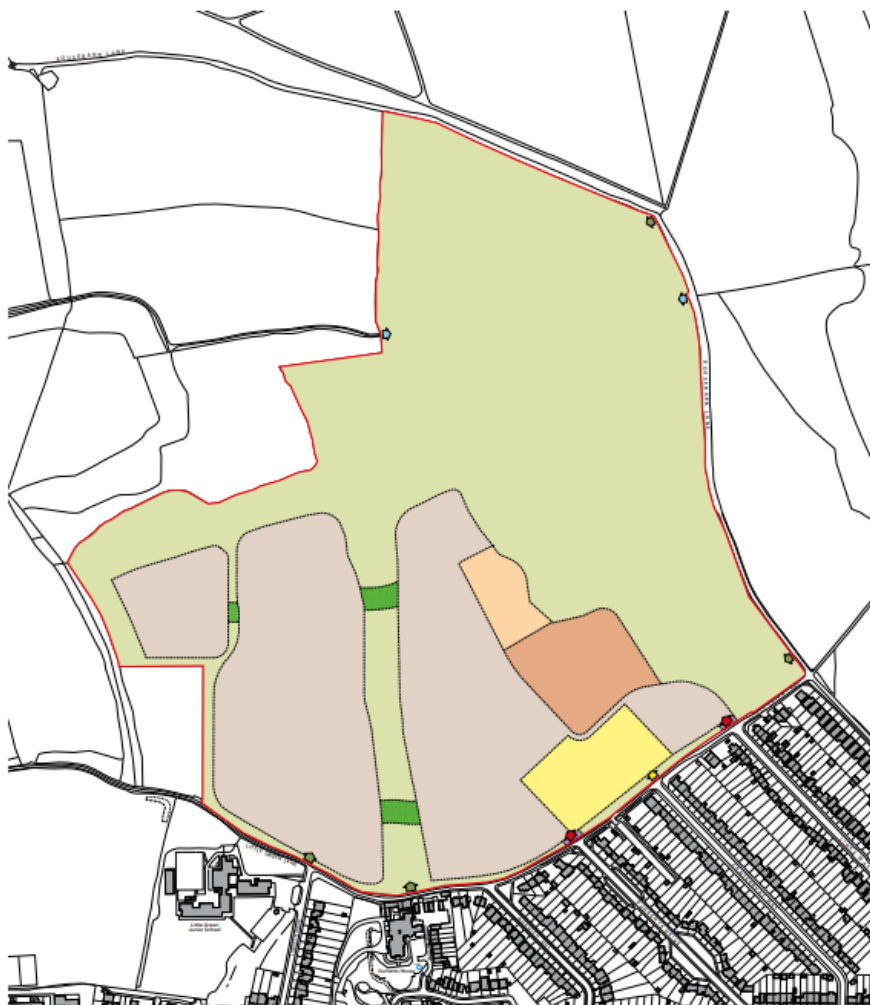
- 1.7 I confirm that I understand and have complied with my duty as an expert witness which overrides any duty to those instructing or paying me, that I have given my evidence impartially and objectively, and that I will continue to comply with that duty as required.
- 1.8 I confirm that I am not instructed under any conditional or other success-based fee arrangement.
- 1.9 I confirm that I have no conflicts of interest.
- 1.10 I confirm that I am aware of and have complied with the requirements of the rules, protocols and directions of the appeal.
- 1.11 I include my Summary Proof of Evidence as Appendix A1.

2. INTRODUCTION

- 2.1 I am instructed by Richborough Estates Ltd to provide expert witness evidence in relation to S106 requirements regarding education contributions. This builds on from Icen's Education Needs Note issued in June 2026, with the position changing herein based on further communication with Hertfordshire County Council.
- 2.2 The considerations are in respect of the Proposed Development at land north of Little Green Lane, Croxley Green. The scheme comprises an outline application reference APP/M0655/V/22/331187 for the development of up to 600 residential dwellings (Use Class C3(a)), together with a 5-bedroom property for children's social care and supported living (Use Class C3(b)). The proposals also include access arrangements, a one form entry primary school (with land safeguarded for expansion to two form entry), a mixed-use local centre, public open space and associated infrastructure.
- 2.3 The Site is located to the north of Little Green Lane in Croxley Green, within the administrative area of Three Rivers District Council, Hertfordshire County. The Site extends to approximately 40.69 hectares and comprises predominantly agricultural land, including areas of woodland, situated at the edge of the existing settlement.
- 2.4 The purpose of this Proof of Evidence is to assess the potential education impacts arising from the Proposed Development, specifically in relation to secondary school age and post 16 as the position with primary is agreed.
- 2.5 This includes a review of existing school capacity within the relevant planning areas, an assessment of the likely pupil yield generated by the scheme, future forecasts and consideration of whether any requirement for additional education provision or financial contributions is justified in accordance with relevant policy and regulatory tests.
- 2.6 It is important to note that Community Infrastructure Levy (CIL) payments will be made as a part of the application to meet general infrastructure including education requirements. This document is concerned with separate S106 payments and that these payments need to meet the specific tests of the relevant regulations being that they are
- **Necessary** to make the development acceptable in planning terms.
 - **Directly related** to the development.
 - Proportionate being **fairly and reasonably related in scale and kind** to the development
- 2.7 It is estimated that the development will be delivered in 2029/30 with the developer estimating that homes will become populated over a five year period based on previous experience.
-

- 2.8 The Site occupies a transitional position between the built form of Croxley Green to the south and open countryside to the north and west. Residential development lies to the south of Little Green Lane, while the wider area includes a range of services, facilities and recreational assets, including local amenities along Baldwins Lane and Cassiobury Park to the east. The Site is also located within the Green Belt and is characterised by a mix of agricultural land, woodland and hedgerow boundaries.
- 2.9 Croxley Green is identified as a Key Centre within the District's settlement hierarchy, offering a range of local services, facilities and public transport connections. A Site Location Plan is provided separately to illustrate the position and context of the Proposed Development.

Fig 1.1 Site Plan



Source: Pegasus Group

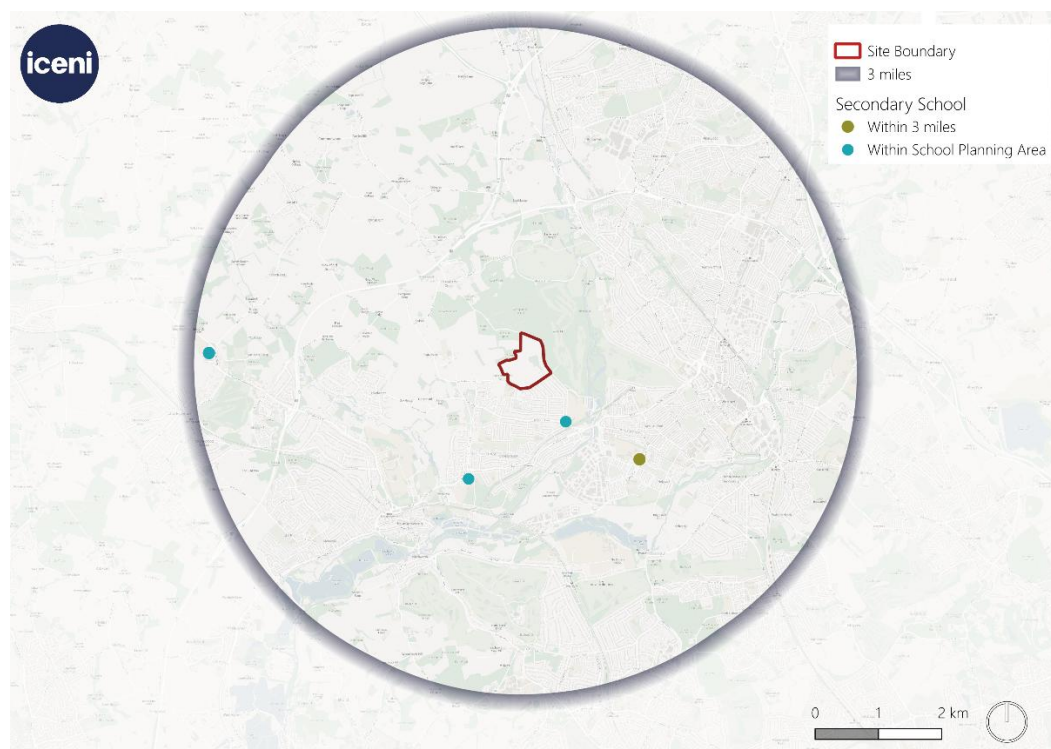
3. CURRENT SCHOOL PROVISION AND CAPACITY

- 3.1 Education services in Three Rivers are primarily commissioned by Hertfordshire County Council (HCC). Engagement with HCC has taken place leading up to the writing of this Proof of Evidence however agreement on the suitable level of S106 has not been reached. HCC's information and position is included as appropriate with email exchange appended.
- 3.2 It is of note that HCC and the Department for Education can provide different information on school capacity and forecasts. Where possible HCC data is used as locally derived information is preferred over national.

Secondary Education Baseline Position

- 3.3 Within a 3-mile radius of the Site (the 'ideal' catchment area, being statutory walking distance, although children may inevitably attend schools further away in the catchment and beyond) there are four secondary schools that are non religious school / independent schools. There are also 2 grammar schools and 2 selective religious schools.
- 3.4 Schools closest to the Site fall within largely with the Rickmansworth (3) and also the Watford (1) school place planning areas for secondary schools. Figure 2.2 sets out the nearest secondary schools.

Figure 3.1 Map of Secondary Schools within 3 miles of the proposed development



Source: Icení mapping

- 3.5 The four non-selective secondary schools within three miles of the Site are St Clement Danes School, Croxley Danes School Rickmansworth School and Westfield Academy, as shown on the above plan. Westfield Academy is in Watford Borough, a separate planning authority, and not in the same school place planning area.
- 3.6 St Clement Danes School fills 20% of its pupil places on a selective basis, while the remaining 80% are non-selective. As such the data presented in Table 3.1 for St Clement Danes School represents 80% of the total capacity and pupils on roll.
- 3.7 Table 2.2 below provides a breakdown of the capacity of the secondary schools within the 3-mile radius according to the DfE.

Table 3.1 Secondary school capacity within 3 miles of the Proposed Development

	Distance	Places	Pupils on Roll	Surplus/Deficit	% Capacity
Croxley Danes School (Three R)	970m	1206	1082	124	10.3%
Rickmansworth School (Three R)	1.9km	1575	1550	25	1.6%
Westfield Academy (Watford)	2km	1600	1335	265	16.6%
St Clement Danes School (Three R)	5.1km	1272	1274	-1.6	-0.1%
Total		5,653	5,241	414	7.3%

Source: Get Information about Schools, DfE (accessed June 2026)

- 3.8 There are approximately 414 available places currently at nonselective secondary schools within 3 miles of the Site. Therefore, schools are currently operating at 92.7% capacity with a vacancy of 7.3%.
- 3.9 The above the table includes six form post 16 however this can have a different level of utilisation compared to years 7-11 because of different choices made at the post-16 age. Table 3.2 below sets out the known post 16 capacity at present based on DfE data. The relatively high capacity at post 16 age indicates that much of the overall capacity in the schools as set out in table 3.1 is at this level.

Table 3.2 Post 16 secondary school capacity within 3 miles of the Proposed Development

	Distance	Places	Pupils on Roll	Surplus/Deficit	% Capacity
Croxley Danes School	970m	306	184	122	39.9%
Rickmansworth School	1.9km	315	305	10	3.2%
Westfield Academy	2km	400	155	245	61.3%
St Clement Danes School	5.1km	400	392	8	2.0%
Total		1,421	1,036	377	26.5%

Source: Get Information about Schools, DfE (accessed July 2026)

4. ANTICIPATED CHILD YIELD

- 4.1 Icení's education note dated June 2026 assumed a child yield derived from HCC's "Guide to the Hertfordshire Demographic Model 2021" however this does not provide a full breakdown of the proprietary model and information later received from HCC via email (16.7.26) confirmed a different yield which is accepted here.
- 4.2 The Proposed Development is expected to include 600 homes, 300 of which are of affordable tenure.
- 4.3 Based on HCC's model the anticipated child yield for the Proposed Development is presented in Table 3.1. Over a 5 year period, the 120 secondary pupils would be adding 24 places each year or around 5 pupils in each year group 7-11 assuming a smooth split. For post 16 it would be 5 per year for yr12/13.

Table 3.1: Pupil Yield from Proposed Development

Total Development	Nursery (N2)	Primary	Secondary	Post-16
600	26	198	120	25

Source: Hertfordshire County Council (2021) and Icení Analysis

Resulting Impact on School Capacity

- 4.4 **Table 3.2** shows the impact of the baseline education capacity following the Proposed Development estimated population.

Table 4.1 Impact of the Proposed Development on the Education Baseline (2026)

Phase	Current Surplus Places	Additional Pupil from Proposed Development	Updated Capacity Numbers
Secondary School	+414	-145	+269

Source: Icení Analysis

- 4.5 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. Furthermore, additional pupils do not all appear at once when a new development is opened, impact on school capacity is gradual. In addition, families may choose religious or other selective schools meaning not all yield is on the mainstream schools.
- 4.6 The development will be completed and ready for families to move in from 2029/30. Based on previous experience, the developer anticipates that homes will become populated over a five-year period.

5. PLANNED EDUCATION PROVISION

- 5.1 Hertfordshire County Council has a duty to secure sufficient school places in the county. They forecast and analyse short to medium 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 future population change.
- 5.2 Whilst it is important to analyse current year data which is likely to be most accurate, it is of note that first occupancy for the proposed development is expected to start in 2029/30, with an assumption that the development will become fully populated over a 5 year period.
- 5.3 Local authorities are expected to retain a margin of unfilled school places beyond expected demand to provide flexibility for unexpected influxes of children and to facilitate parental choice. This is referred to as the minimum surplus capacity.
- 5.4 Three Rivers District Council policy document 'Site allocations LDD – 6 Education Allocations' (Adopted Nov 2014) sets out that "HCC advise that it is prudent to plan for at least a 5% surplus to allow for some fluctuation in numbers and for a degree of parental preference." This assumption originally arose from the DfE's 2010 planning assumption for local education authorities or districts which the document stated was "a planning assumption, rather than a target it expected authorities to meet"¹.
- 5.5 More recently (2023)², the DfE published the current edition of Securing Developer Contributions for Education which sets out at guidance at paragraphs 81-82 regarding minimum surplus capacity or 'protected surplus'. The document states that the department's Basic Need funding calculation includes a 2% operating margin to help support parental choice, churn in the pupil population, and general manageability of the system.
- 5.6 DfE acknowledge that the precise amount of surplus capacity that is appropriate may vary locally depending on local patterns of net migration and churn in the pupil population, although that DfE note that any deviation from 2% should include "evidence and reasoning behind capacity assessments

¹ DfE. Capital funding for new school places. 2013.

²

https://assets.publishing.service.gov.uk/media/64d0f70d7a5708001314485f/Securing_Developer_Contributions_for_Education.pdf

and protected surpluses” particularly where they are seeking funding requests. We note that the evidence upon which HCC have based their minimum of 5% is not apparent. However for the purposes of this exercise, 5% is assumed as acceptable.

Primary

- 5.7 It is agreed with HCC that the development will provide a one form entry primary school with land safeguarded for expansion to two form entry and supporting financial contributions. This not contested therefore matters are agreed and not explored further.

Secondary

- 5.8 The proposed development has a potential secondary school age localised catchment that potentially crosses two secondary school place planning groups, however it primarily falls into the Rickmansworth area (which captures 3 of the 4 schools covered) and as result and for developing a narrative that can be readily understood the focus on that below. It is of note that the school in the Watford Secondary Planning Area has the highest current capacity of the 4 schools considered. HCC has advised that “There are well established pupil movement patterns from the Watford Secondary Planning Area (SPA) into the Rickmansworth SPA” (email 16.7.26) however further information has not been provided in terms of how these movements can be modelled. HCC also note that “*within Watford borough, since the adoption of its local plan [2022] there have been approximately 3,000 net dwellings completed that will result in yields of between 2-5FE*”. It is unclear if this refers to further needs in Three Rivers or Watford, but assumed as Watford. Ultimately it is assumed that known movement patterns are built into the HCC forecasts for each school planning area along with known future developments (i.e. the effects of committed housing development). The focus of this Proof is on the Three Rivers school place planning and LPA area given it hosts the development.
- 5.9 As set out in the DfE school forecasts, capacity in the Rickmansworth area is anticipated to remain in consistent surplus throughout the assessment period (2025–2032), with surplus places increasing from 4.6% in 2025/26 to 11.4% by 2031/32.
- 5.10 While there is some variation year on year, the overall trend shows a steady increase in surplus capacity over time. This reflects a widening gap between available places (which remain constant) and forecast pupil demand (which declines), resulting in progressively higher levels of surplus provision. This is anticipated to be associated with changing demographic trends.

Table 5.1: Capacity and Demand Forecast for Rickmansworth Secondary Planning Area

Secondary Forecast	Places Available	Total Secondary School Pupil Demand	Surplus/Deficit	Surplus/Deficit (%)
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2025-2026 (Forecast)	5,251	5,011	240	4.6%
2026-2027 (Forecast)	5,251	4,977	274	5.2%
2027-2028 (Forecast)	5,251	4,892	359	6.8%
2028-2029 (Forecast)	5,251	4,807	444	8.5%
2029-2030 (Forecast)	5,251	4,770	481	9.2%
2030-2031 (Forecast)	5,251	4,725	526	10.0%
2031-2032 (Forecast)	5,251	4,654	597	11.4%

Source: *Estimates of future school place demand (DfE)* [Explore and download data - School capacity](#)
[- Explore education statistics - GOV.UK](#) [Iceni colours]

- 5.11 According to the above by year 2029/30 when the development commences, there is readily capacity for the 24 secondary pupils plus 5 post 16 group.
- 5.12 However notwithstanding the above HCC prefer their own forecasts which focus on Yr7 entry and these have been considered below, which for secondary forecasts extend to 2031/32.

Table 4.2: HCC Forecasts for relevant Planning Areas

Area	Indicator	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
Rickmansworth Secondary Planning Area (Year 7)	Demand	983	962	976	970	920	947	916	908
	Capacity	990	990	990	990	990	990	990	990
	Surplus	0.7%	2.8%	1.4%	2.0%	7.1%	4.3%	7.5%	8.3%

Source: HCC (2026) [School Planning](#)

- 5.13 According to the above, in the Rickmansworth Secondary Planning Area, year 7 capacity is comparatively tight in the early part of the forecast period, with surplus capacity below 5% between 2024/25 and 2027/28 (ranging from 0.7% to 2.8%). However, from 2028/29 onwards, surplus increases above 5%, reaching up to 8.3% by 2031/32, indicating a transition to a more flexible and resilient level of provision.
- 5.14 To assess the potential effects of the Proposed Development on secondary school capacity within the Rickmansworth Secondary Planning Area, pupil demand has been projected over the period in which the development is expected to become occupied. This provides an estimate of baseline demand and capacity against which the additional pupils generated by the Proposed Development can be assessed.
- 5.15 The analysis assumes that demand progresses through the secondary school system on an annual basis. For example, demand for Year 7 places in one academic year is assumed to become demand for Year 8 places in the following academic year. Applying this approach to Hertfordshire County Council (HCC) forecast data enables projected demand for each year group to be estimated throughout the assessment period. The resulting baseline pupil demand is presented in Table 4.5.

Table 4.3: Baseline Pupil Demand Rickmansworth Secondary Planning Area

Academic Year	2029/30	2030/31	2031/32	2032/33	2033/34
Y7	947	916	908	908	908
Y8	920	947	916	908	908
Y9	970	920	947	916	908
Y10	976	970	920	947	916
Y11	962	976	970	920	947

Source: HCC forecasts and Iceni Analysis / forward modelling

- 5.16 HCC forecasts extend to 2031/32, while the Proposed Development is expected to become occupied between 2029/30 and 2033/34. In the absence of published forecasts beyond 2031/32, the forecast demand figure of 908 pupils has been applied and held to 2032/33 and 2033/34. This is considered a conservative assumption given the downward trend in forecast demand over the period for which data is available.
- 5.17 It has also been assumed that the forecast capacity of 990 places remains constant throughout the assessment period. Table 4.6 presents the resulting baseline surplus capacity between 2029/30 and 2034/35, with cohorts exhibiting less than 5% surplus capacity highlighted in red.

Table 4.4: Baseline Surplus Capacity Rickmansworth Secondary Planning Area

Academic Year	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
Y7	4.3%	7.5%	8.3%	8.3%	8.3%	8.3%
Y8	7.1%	4.3%	7.5%	8.3%	8.3%	8.3%
Y9	2.0%	7.1%	4.3%	7.5%	8.3%	8.3%
Y10	1.4%	2.0%	7.1%	4.3%	7.5%	8.3%
Y11	2.8%	1.4%	2.0%	7.1%	4.3%	7.5%

Source: HCC forecasts, Iceni Analysis

- 5.18 The Proposed Development is forecast to generate a secondary pupil yield of 120 pupils. Assuming occupation occurs evenly over a five-year period, this equates to an additional 24 pupils per year. To reflect the distribution of pupils across secondary education, these pupils have been apportioned across Year 7 to Year 11 cohorts, as shown in Table 4.7.

Table 4.5: Pupil Demand Created from the Proposed Development

Academic Year	2029/30	2030/31	2031/32	2032/33	2033/34	Total
Y7	5	5	5	5	5	25
Y8	5	5	5	5	5	25
Y9	5	5	5	5	5	25
Y10	5	5	5	5	5	25
Y11	4	4	4	4	4	20
Total	24	24	24	24	24	120

Source: Iceni Analysis

- 5.19 The demand generated by the Proposed Development has been added to the baseline demand presented in Table 4.5 to estimate the resulting surplus capacity for each secondary year group throughout the occupation period. The resulting surplus capacity is presented in Table 4.6, with cohorts exhibiting less than 5% surplus capacity highlighted in red.

Table 4.6: Surplus Capacity Rickmansworth Secondary Planning Area following Proposed Development

Academic Year	2029/30	2030/31	2031/32	2032/33	2033/34
Y7	3.8%	7.0%	7.8%	7.8%	7.8%
Y8	6.6%	3.8%	7.0%	7.8%	7.8%
Y9	1.5%	6.6%	3.8%	7.0%	7.8%
Y10	0.9%	1.5%	6.6%	3.8%	7.0%
Y11	2.4%	1.0%	1.6%	6.7%	3.9%

Source: HCC forecasts, Icen Analysis

- 5.20 The analysis indicates that, following occupation of the Proposed Development, 11 secondary school cohorts (of which 7 have 5 pupils and 4 have 4 pupils, being a total of 51 places) would have less than 5% surplus capacity during the period in which additional pupils are generated by the development. These cohorts represent the periods in which the planning area is expected to experience the greatest pressure on available secondary school places and have therefore been identified as requiring mitigation through secondary education contributions.
- 5.21 HCC has raised concerns with this approach including:

- *“The pupils generated by recent permissions have not yet fully fed through into forecast demand.”*

This is acknowledged however which developments may not be captured has not been identified by HCC

- *“...arising demand, of which is the majority, would arise beyond the forecast period”.*

This is acknowledged however the trend is towards increasing capacity

- *“Further housing growth is also likely to come forward through the emerging Three Rivers Local Plan (and the Secretary of State’s direction to identify additional housing allocations) alongside a number of live planning applications and appeals in the school planning areas”.*

This is acknowledged however it is not considered reasonable that housing development that is not yet committed or planned has to be mitigated by the Proposed Development at Croxley Green. The specific live applications / appeals of concern have not been identified by HCC. Regarding any future Local Plan development, this should be considered comprehensively by the LPA including the housing, infrastructure and CIL required.

Post 16

- 5.22 Table 3.2 reports significant current capacity at post 16 level. HCC note *“In the current academic year, Croxley Danes school Year 7 – 11 has a capacity of 900, it currently has 895 pupils. Westfield*

Academy year 7 – 11 has a capacity of 1,200, it currently has 1,173 pupils. This demonstrates that both schools are effectively operating at capacity, and any apparent surplus is largely attributable to sixth form provision”.

- 5.23 It has not been demonstrated by HCC that there is a requirement to mitigate post 16 places and therefore contributions on this are not considered reasonable.

6. COSTS ARISING

6.1 Table 6.1 summarises HCC's cost assumptions per pupil place as set out in its position statement.

Table 6.1: HCC Cost per Pupil Place

Education Phase	Project Type	Scorecard Cost per Place
Nursery	New School	£26,252
Primary	New School	£26,252
Secondary	New School	£31,803
Post-16	New School	£31,803
Nursery	Expansion	£21,988
Primary	Expansion	£21,988
Secondary	Expansion	£30,241
Post-16	Expansion	£30,241
SEND Primary	N/A	£105,006
SEND Secondary	N/A	£127,213

Source: HCC Position Statement

6.2 To accommodate future secondary pupil place demand, HCC have expressed their intention to expand Croxley Danes Secondary School. The contribution is therefore calculated by applying the secondary school expansion cost per pupil place (£30,241) to the number of pupils generated by the Proposed Development estimated to join cohorts of less than 5% surplus capacity.

6.3 As above, 11 cohorts being 51 places are considered to need mitigation to keep surplus capacity above 5%. **On this basis, the total contribution attributable to secondary school pupils arising from the development is calculated at £1,542,291.**

6.4 This differs from the HCC assumption that all places require mitigation which amounts to c£3.6m for secondary.

7. CONCLUSIONS

- 7.1 Icení's commentary below relates to potential S106 payments that are considered suitable under the relevant regulatory tests. It is important to note that any S106 payments are in addition to CIL payments that will be made including for education purposes.

Primary

- 7.2 Matters are agreed with HCC

Secondary

- 7.3 The Proposed Development will begin to become populated in 2029/30, while it is estimated that it will take 5 years to reach full occupation. The 120 secondary students and 25 post-16 generated by the Proposed Development are assumed to emerge evenly as the development populates, equating to 24 per annum plus 5 post-16.
- 7.4 Table 6.1 presents surplus capacity for the Rickmansworth Secondary Planning Area following incorporation of additional demand for secondary (Yr7-11) places arising from the development.

Table 6.1: Surplus Capacity Rickmansworth Secondary Planning Area following Proposed Development

Academic Year	2029/30	2030/31	2031/32	2032/33	2033/34
Y7	3.8%	7.0%	7.8%	7.8%	7.8%
Y8	6.6%	3.8%	7.0%	7.8%	7.8%
Y9	1.5%	6.6%	3.8%	7.0%	7.8%
Y10	0.9%	1.5%	6.6%	3.8%	7.0%
Y11	2.4%	1.0%	1.6%	6.7%	3.9%

Source: Icení Analysis

- 7.5 The assessment identifies a number of secondary school cohorts in which the Proposed Development will generate additional pupils and for which forecast surplus capacity, taking account of the Proposed Development, is less than 5%. The Developer is therefore required to mitigate the demand arising from the additional pupils in these specific years through a financial contribution.
- 7.6 To accommodate future secondary pupil place demand, HCC have expressed their intention to expand Croxley Danes Secondary School. The contribution is therefore calculated by applying the secondary school expansion cost per pupil place (£30,241) to the number of pupils generated by the Proposed Development (51) estimated to join cohorts of less than 5% surplus capacity.
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- 7.7 **On this basis, the total contribution attributable to secondary school pupils arising from the development is calculated at £1,542,291.**
- 7.8 This is the **necessary, directly related and proportionate** impact of the development.
- 7.9 HCC has highlighted that there is additional development in the neighbouring LPA Watford that needs to be considered, but has not set out clearly how this should be calculated. Or why Three Rivers or the Proposed Development should mitigate this.
- 7.10 HCC has also highlighted that may be future development arising from the next Local Plan, and that there are other applications in the system that may effect capacity, but these are not committed nor have not been specified and as a result have not been incorporated for assessment. CIL contributions are being made which will support broader infrastructure including schools – Three Rivers latest “Approved Infrastructure Projects Three Rivers District Council³” includes for example the “Permanent enlargement of Breakspeare School” (£901,574.00).

A1.SUMMARY

- This proof considers the need for S106 secondary education (and post 16) contributions in addition to CIL where they meet the relevant being necessary, directly related and reasonable.
 - A review of current secondary school capacity in the locality shows this is limited and that that capacity where it exists appears at the post 16 level.
 - Hertfordshire County Council's demographic model has been accepted in terms of the pupil yield.
 - Department for Education forecasts are for increased capacity in the local school place planning area of Rickmansworth, however HCC forecasts are considered more accurate.
 - Hertfordshire County Council's forecasts for Rickmansworth are generated at the Yr7 entry level. This has been modelled forwards for the years to 2029/30 (start of occupation of the proposed development) and then beyond that, with vacancy in the school held static from the final year of forecast, which finished before full occupation is anticipated.
 - Using the Hertfordshire County Council pupil yield, divided across year groups, the point at which the 5% assumed minimum vacancy threshold will be breached has been calculated in terms of pupil numbers (51) and this has been attributed to a pupil cost as set out by the County. This amounts to £1,542,291.
 - Post 16 effects are not considered to need mitigation since there is already a relatively high level of vacancy and the need for contributions has not been demonstrated.
 - HCC contest the approach due to
 - concerns over the new development arising from a potential future Local Plan in Three Rivers – which is not yet forthcoming
 - concerns over the effects of potential other live applications in the system which have not yet been determined or at appeal – although these have not been specified nor has whether they would be mitigating their own need, thus it is challenged that this Proposed Development should mitigate these unknown effects
 - concerns over the effects of developments in the neighbouring LPA / school place planning area in Watford – although again how this interacts with the current forecasts, Three Rivers LPA or the local Rickmansworth school planning area is not clarified
 - Overall the £1,542,291 is considered to directly meet the reg123 tests of being necessary, directly related and reasonable whereas a higher amount is not clearly necessary.
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A2.APPENDIX A2: ICENI EDUCATION NOTE JUNE 2026

A3.APPENDIX A3: HCC EMAIL TO ICENI PROJECTS JULY 2026