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Land North of Little Green Lane, Croxley Green, Hertfordshire

Education Capacity and S106 review DRAFT REPORT

Iceni Projects Limited on behalf of
Richborough Estates Ltd

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ON BEHALF OF
RICHBOROUGH ESTATES
LTD

June 2026

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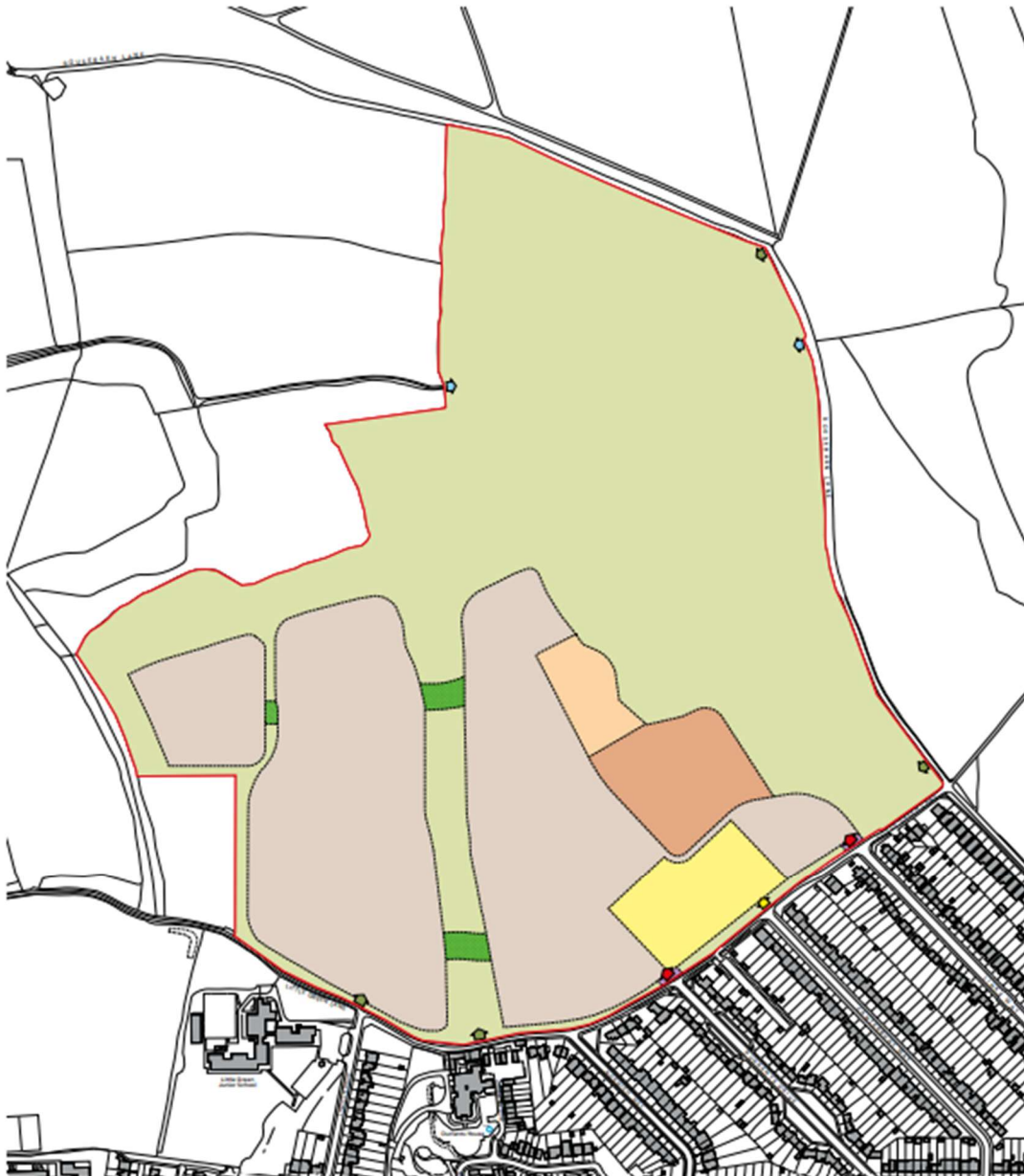
Land North of Little Green Lane,
Croxley Green, Hertfordshire
EDUCATION CAPACITY AND S106 REVIEW

1. INTRODUCTION

- 1.1 Icen Projects have been commissioned by Richborough Estates Ltd to produce an Education Needs Note in respect of the Proposed Development at land north of Little Green Lane, Croxley Green. The scheme comprises an outline application 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.
 - 1.2 The purpose of this note is to assess the potential education impacts arising from the Proposed Development. This includes a review of existing school capacity within the relevant planning areas, an assessment of the likely pupil yield generated by the scheme, and consideration of whether any requirement for additional education provision or financial contributions is justified in accordance with relevant policy and regulatory tests.
 - 1.3 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 that need to meet the specific tests of the relevant regulations.
 - 1.4 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.
 - 1.5 The Site is located to the north of Little Green Lane in Croxley Green, within the administrative area of Three Rivers District Council. 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.
 - 1.6 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.
 - 1.7 It is necessary to understand the likely education needs in the area to assist in planning discussions and determine whether, if there is a need for new educational infrastructure or planning contributions to support school capacity.
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- 1.8 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. The Site's location adjacent to the existing settlement provides opportunities for integration with the established community, including access to education provision within the wider planning area. 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

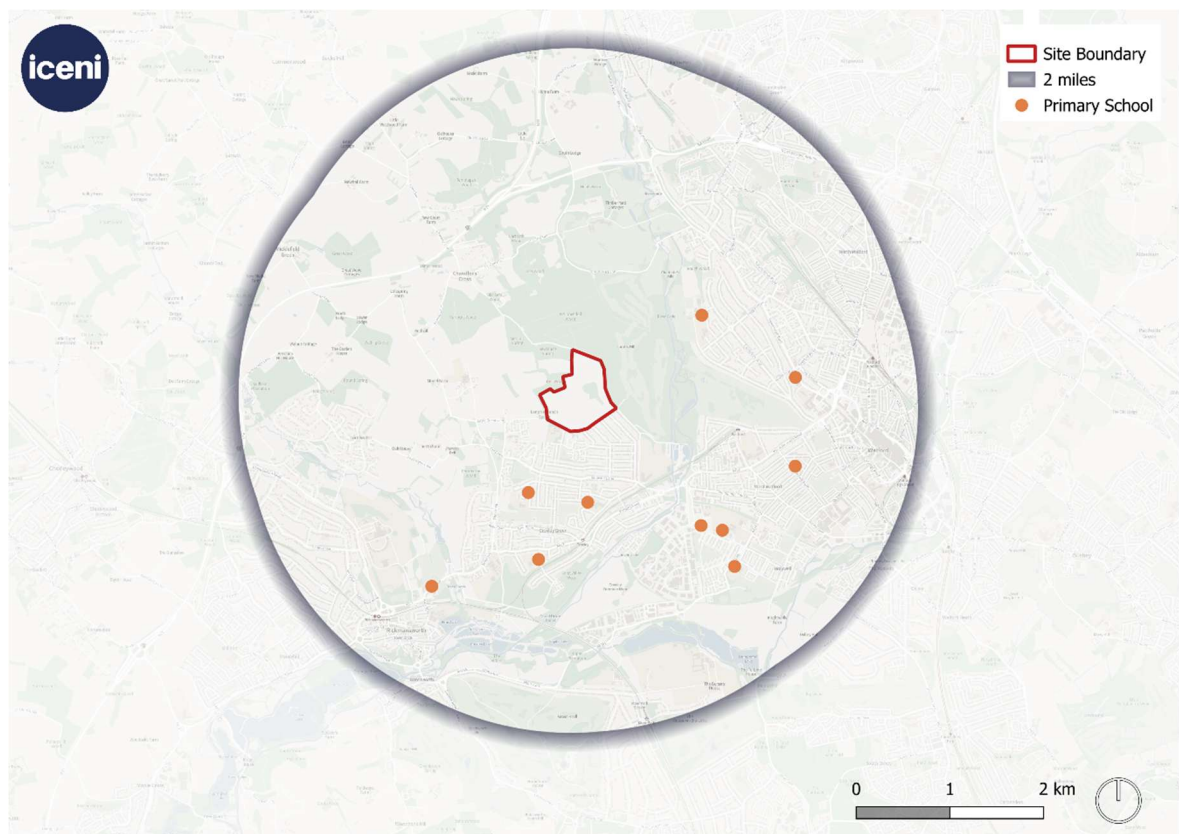
2. CURRENT SCHOOL PROVISION AND CAPACITY

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

Primary Education Baseline Position

- 2.2 Within a two-mile radius of the proposed new dwellings, there are ten state-funded primary schools, all falling under the HCC administrative area and organised across four Primary Planning Areas. Of the ten schools, one is a religious school and only four are within the statutory walking distances for primary schools. All ten schools have been set out in Figure 2.1 below.

Figure 2.1 Map of Primary Schools within 2 miles of the Proposed Development



Source: Icení mapping

- 2.3 Data from the Department of Education's (DoE) "Get Information about Schools" database shows that there are **currently 123 places available in primary schools locally**. Therefore, primary schools are currently operating at 96.4% capacity with a vacancy of 3.6%.
- 2.4 **Table 2.1** below provides a breakdown of the capacity of the primary schools in the Rickmansworth school place planning area.

Table 2.1 Primary Schools within a 2-mile radius

Hertfordshire	Distance	Places	Pupils on Roll	Surplus/Deficit	% Capacity
Little Green Junior School	420m	360	346	14	3.9%
Malvern Way Infant and Nursery School	1.05km	270	261	9	3.3%
Yorke Mead Primary School	1.2km	420	434	-14	-3.3%
Cassiobury Infant and Nursery School	1.5km	310	309	1	0.3%
Ascot Road Primary School	1.7km	420	383	37	8.8%
Harvey Road Primary School	1.75km	210	240	-30	-14.3%
St Anthony's Catholic Primary School	1.9km	450	455	-5	-1.1%
Lanchester Primary School	2.2km	330	334	-4	-1.2%
Chater Infant School	2.3km	212	227	-15	-7.1%
Willow Tree Primary School ¹	2.3km	210	161	49	23.3%
Rickmansworth Park Junior Mixed and Infant School	2.7km	210	197	13	6.2%
Total	-	3,402	3,347	123²	3.6%

Source: Get Information about Schools (accessed Feb 2026)

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

2.6 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.

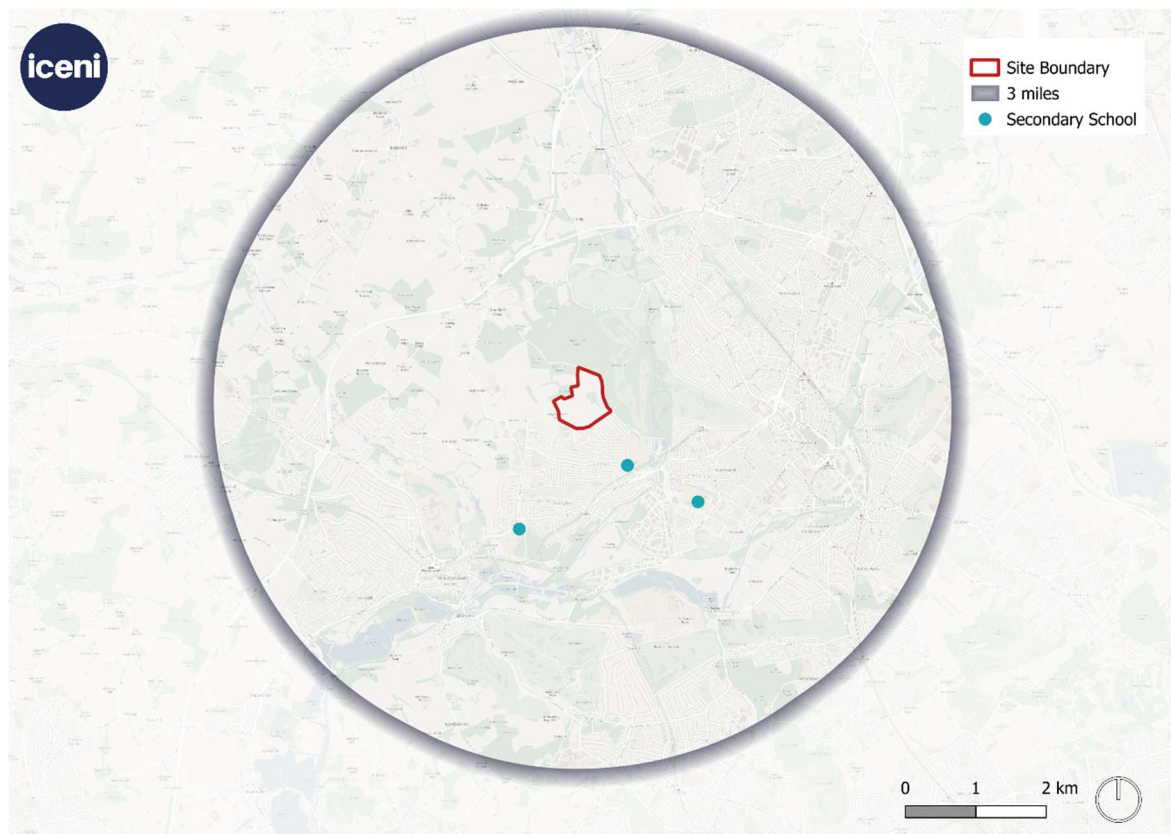
Secondary Education Baseline Position

2.7 Within a 3-mile radius of the Site, there are eight secondary schools. Of the eight schools, three are religious school and two are independent schools.

2.8 Schools closest to the Site fall within the Rickmansworth and Watford school place planning group for secondary schools. Figure 2.2 below sets out all secondary schools.

¹ The 'Get Information about schools' DfE website had no pupil numbers recorded for this school. The data has instead been taken from 'School Capacity' workbook from the DfE website Available at: <https://explore-education-statistics.service.gov.uk/find-statistics/school-capacity/releases>

² Sum of all surplus places as a deficit in one school does not affect surplus capacity in another

Figure 2.2 Map of Secondary Schools within 3 miles of the proposed development

Source: Icení mapping

- 2.9 There are three non-selective secondary schools within three miles of the Site, Croxley Danes School Rickmansworth School and Westfield Academy. 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 2.2 for St Clement Danes School represents 80% of the total capacity and pupils on roll.
- 2.10 Table 2.2 below provides a breakdown of the capacity of the secondary schools within the 3-mile radius, which are within the Rickmansworth and Watford school place planning area.

Table 2.2 Secondary schools within 3 miles of the Proposed Development

	Distance	Places	Pupils on Roll	Surplus/Deficit	% Capacity
Croxley Danes School	970m	1206	1082	124	10.3%
Rickmansworth School	1.9km	1575	1550	25	1.6%
Westfield Academy	2km	1600	1335	265	16.6%
St Clement Danes School	5.1km	1272	1274	-1.6	-0.1%
Total		5,653	5,241	412	7.3%

Source: Get Information about Schools (accessed June 2026)

- 2.11 There are approximately 414 available places currently at nonselective secondary schools within 3 miles of the Site. Therefore, primary schools are currently operating at 92.7% capacity with a vacancy of 7.3%.

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 Hertfordshire County Council child yield multipliers. These are 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 600 homes, 300 of which are of affordable tenure.
- 3.3 Table 3.1 sets out HCC pupil product multipliers³.

Table 3.1: Hertfordshire County Council Pupil Product Ratios

Dwelling Type	Nursery (N2)	Primary	Secondary	Post-16
All dwellings (Units Only)	1.4	18.7	12	2.8
Houses	1.5	21.8	14.6	3.5
Flats	1.1	8.2	3	0.4

Source: Hertfordshire County Council (2021)

- 3.4 Based on these multipliers the anticipated child yield for the Proposed Development is presented in Table 3.2.

Table 3.2: Pupil Yield from Proposed Development

Total Development	Nursery (N2)	Primary	Secondary	Post-16
600	8.4	112.2	72	16.8

Source: Hertfordshire County Council (2021) and Iceni Analysis

- 3.5 This demonstrates that the Proposed Development is expected to provide accommodation for approximately 210 pupils⁴:

³ **Hertfordshire County Council (2021)** *Pupil Yield Survey – Methodology for a census of resident mainstream pupil yield from new build housing developments within the boundary of Hertfordshire*. Available at: [HCC Pupil Yield Survey Methodology](#) (Accessed: 17 June 2026).

⁴ Pupil numbers have been rounded up for all age groups to consider a worst-case scenario

- 9 early years-aged children
- 113 primary-aged children
- 72 secondary-aged children
- 17 post 16 aged pupils.

Resulting Impact on School Capacity

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

Table 3.1 Impact of the Proposed Development on the Education Baseline (2026)

Phase	Current Surplus Places	Additional Pupil from Proposed Development	Updated Capacity Numbers
Primary School	+123	-113	+10
Secondary School	+414	-72	+342

Source: Icení 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. Furthermore, additional pupils do not all appear at once when a new development is opened, impact on school capacity is gradual.
- 3.8 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.
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4. PLANNED EDUCATION PROVISION

- 4.1 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.
- 4.2 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.
- 4.3 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.
- 4.4 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"⁵.
- 4.5 More recently, 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.
- 4.6 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 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.

⁵ DfE. Capital funding for new school places. 2013.

Primary

- 4.7 The proposed development has a potential primary school age localised catchment that crosses two primary school place planning groups, both of which are considered here.
- 4.8 As outlined in Table 4.1, from September 2025 onwards, primary schools in the Rickmansworth school place planning area are expected to continue to see a surplus in capacity.
- 4.9 It is acknowledged that the strong surplus reported below for the school planning area (primary) presents a different picture to the latest data on primary schools nearest the development as set out in section 2.

Table 4.1 Primary - Surplus/Deficit Capacity if No Further Action is Taken, Rickmansworth school place planning group

Primary Forecast	Places Available	Total Primary School Pupil Demand	Surplus/Deficit	Surplus/Deficit (%)
2025-2026 (Forecast)	1,392	1,015	377	27.1%
2026-2027 (Forecast)	1,392	1,016	376	27.0%
2027-2028 (Forecast)	1,392	1,000	392	28.2%
2028-2029 (Forecast)	1,392	983	409	29.4%
2029-2030 (Forecast)	1,392	947	445	32.0%

Source: DfE Place Planning Estimates

- 4.10 Table 4.2 provides the DfE forecast for demand and capacity for the Croxley Green Primary Area. While the DfE figures show significant capacity for the area (over 5% in every year) the rates are slightly below that of the Rickmansworth Primary Planning Area.

Table 4.2: Primary - Surplus/Deficit Capacity if No Further Action is Taken, Croxley Green school place planning group

Primary Forecast	Places Available	Total Primary School Pupil Demand	Surplus/Deficit	Surplus/Deficit (%)
2025-2026 (Forecast)	1,260	1,157	103	8.2%
2026-2027 (Forecast)	1,260	1,123	137	10.9%
2027-2028 (Forecast)	1,260	1,091	169	13.4%
2028-2029 (Forecast)	1,260	1,070	190	15.1%
2029-2030 (Forecast)	1,260	1,058	202	16.0%

Source: DfE Place Planning Estimates

- 4.11 The adopted Three Rivers Core Strategy does not identify any specific or committed new primary or secondary school schemes. Instead, it adopts a flexible approach, whereby education needs may be

met through expansion of existing schools or, where necessary, provision of new schools subject to future evidence and feasibility work. While the Infrastructure Delivery Plan references feasibility studies for new primary schools and potential provision of a secondary school (particularly in the Rickmansworth area), these are not site-specific allocations or confirmed capital projects⁶.

Secondary

- 4.12 The proposed development has a potential secondary school age localised catchment that 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 simplicity we 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.
- 4.13 As set out in the Hertfordshire County Council secondary school forecast, 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.
- 4.14 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.

Table 4.3: Capacity and Demand Forecast for Rickmansworth Secondary Planning Area

Secondary Forecast	Places Available	Total Secondary School Pupil Demand	Surplus/Deficit	Surplus/Deficit (%)
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: Hertfordshire County Council Summer 2025 Secondary School Forecast

- 4.15 It is acknowledged that there will be other developments that could affect the pupil numbers however Hertfordshire County Council should consider the inter relationship between underlying demographic

⁶ Three Rivers District Council (2011) Three Rivers Core Strategy (Adopted). Rickmansworth: Three Rivers District Council.

trends in their model and actual household change using latest data. For S106, only the impact of this development should be mitigated and is thus considered here in isolation.

- 4.16 HCC publishes forecasts of capacity and demand for the **first-year group** of each school stage, for each planning area. Primary Planning Area forecasts go to 2029/30 while secondary planning area forecasts extend to 2031/32.

Table 4.4: HCC Forecasts for relevant Planning Areas

Area	Indicator	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
Croxley Green Primary Planning Area (Year R)	Demand	136	143	140	137	148	153	-	-
	Capacity	150	150	150	150	150	150	-	-
	Surplus	9.3%	4.7%	6.7%	8.7%	1.3%	-2.0%	-	-
Rickmansworth Primary Planning Area (Year R)	Demand	138	135	157	141	128	125	-	-
	Capacity	180	180	180	180	180	180	-	-
	Surplus	23.3%	25.0%	12.8%	21.7%	28.9%	30.6%	-	-
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

- In the Croxley Green Primary Planning Area, reception capacity is relatively constrained in several years. Surplus falls below 5% in 2025/26 (4.7%) and again in 2028/29 (1.3%), before moving into a small deficit by 2029/30 (-2.0%).
 - By contrast, the Rickmansworth Primary Planning Area consistently demonstrates a strong surplus of capacity for the reception cohort, ranging from approximately 12.8% to over 30%. At no point does surplus fall below the 5% threshold, indicating that provision is comfortably above demand throughout the forecast period with no capacity constraint identified.
 - 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.
- 4.17 Overall, the Croxley Green Primary has surplus capacity in the short term however this is expected to fall rapidly. The Rickmansworth Primary Planning Area has substantial capacity, which is estimated to grow through the forecast period.
- 4.18 While the Rickmansworth Secondary Planning Area has very little capacity in the short term however this is expected to expand substantially, in particular from 2028/29 onwards. However, these forecasts represent only one school year and therefore cannot be used to present capacity for the entire school planning places although when considered in combination with the data from table 4.3 suggests broader capacity in the schools.

5. CONCLUSIONS

- 5.1 Utilising the HCC's child yield, it is anticipated that the Proposed Development would generate a total of 210 pupils; 9 early years, 113 primary pupils, 72 secondary pupils and one 17 pupils. Development occupation is anticipated from 2029/30 for 5 years assumed at an even distribution.
- 5.2 Icen'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

- 5.3 There is currently capacity for 123 primary pupils within a 2-mile radius of the Site, which is sufficient to accommodate the estimated 113 primary school-aged children likely to be generated by the development albeit without limited further headroom. However, the schools closest to the Site (within approximately 1.5km) have limited availability, each operating with less than 5% surplus capacity.
- 5.4 Hertfordshire County Council (HCC) forecasts indicate that the Croxley Green Primary Planning Area, within which these schools predominantly fall, currently has a modest level of surplus capacity. This is, however, projected to decline over the forecast period as demand increases, with capacity expected to be exceeded by 2029/30—coinciding with the anticipated initial occupation of the development.
- 5.5 Table 5.1 presents HCC forecasts for the Reception cohort within the Croxley Green Primary Planning Area, adjusted to include the additional 3.2 pupils per annum expected to be generated by the development. The inclusion of these pupils reduces the projected surplus capacity in 2029/30 from -2.0% to -4.2%⁷.

Table 5.1: Indicative Surplus Capacity for Reception Places with Development, Croxley Green Primary Green Planning Area

	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
Total Capacity HCC	150	150	150	150	150	150	150	150	150
HCC forecast Demand	143	140	137	148	153	152	151	150	148

⁷ The development is expected to generate 113 primary school pupils, anticipated to populate the dwellings from 2029/30 over a 5 year period, equating to 22.6 pupils per year. This equates to 3.2 reception additions per annum.

Surplus Capacity	4.7%	6.7%	8.7%	1.3%	-2.0%	-1.2%	-0.5%	0.3%	1.0%
HCC demand plus development pupils	143	140	137	148	156	155	154	153	152
New Surplus capacity	4.7%	6.7%	8.7%	1.3%	-4.2%	-3.4%	-2.6%	-1.9%	-1.1%

Source: HCC Forecast, Icen Analysis

- 5.6 Demand beyond 2030/31 to 2033/34 (reflecting the expected build-out period of the development) has been estimated through extrapolation of HCC trends. Figures shown in blue represent total demand, including pupils arising from the development.
- 5.7 On this basis, a deficit of places is expected to persist, although this shortfall gradually reduces over the later years of the forecast period.
- 5.8 However, the Rickmansworth Primary Planning Area displays the opposite trend, with surplus capacity increasing significantly throughout the forecast period.

Table 5.2: Indicative Surplus Capacity for Reception Places with Development, Rickmansworth Primary Planning Area

	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
Total Capacity HCC	180	180	180	180	180	180	180	180	180
HCC forecast Demand	135	157	141	128	125	119	113	107	102
Surplus Capacity	25.0%	12.8%	21.7%	28.9%	30.6%	33.8%	37.1%	40.3%	43.6%
HCC demand plus development pupils	135	157	141	128	125	122	117	111	105
New Surplus capacity	25.0%	12.8%	21.7%	28.9%	30.6%	32.0%	35.3%	38.5%	41.8%

Source: HCC Forecast and Icen Analysis

- 5.9 A number of schools within the planning area fall within the statutory 2-mile walking distance of the Site, and could therefore theoretically accommodate pupils arising from the proposed development. However, reliance on these schools would be unlikely to represent a sustainable pattern of provision. In practice, this would necessitate pupils attending schools that are not the closest to their place of residence, resulting in inefficient pupil distribution and increased travel demand.
- 5.10 Given the spatial distribution of existing surplus capacity relative to the Site, the delivery of a new on-site primary school represents the most sustainable solution. In the absence of detailed school-specific forecasts from Hertfordshire County Council, or projections across all year groups, the provision of a one-form entry primary school, with the potential to expand to two-form entry, is considered a proportionate and appropriate response to anticipated demand.

Secondary

- 5.11 There are currently 414 surplus secondary school places across schools within the 3-mile statutory radius of the Site, including 124 places at the nearest school, Croxley Danes. On this basis, the 72 secondary school-aged pupils expected to be generated by the proposed development could be accommodated within the existing local school network. Even if all pupils were to be absorbed by the nearest school, Croxley Danes would retain a residual capacity of approximately 52 places.
- 5.12 Figure 5.3 below sets out Hertfordshire County Council (HCC) forecasts for the Year 7 cohort within the Rickmansworth Secondary Planning Area. These have been adjusted to include an additional 2.9 pupils per annum arising from the proposed development from 2029/30 onwards, as reflected in the figures highlighted in blue. The analysis indicates that, following the inclusion of development-generated pupils, surplus capacity remains broadly consistent with HCC's baseline forecasts.

Table 5.3: Indicative Surplus Capacity for Year 7 Places with Development, Rickmansworth Secondary Planning Area

	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
Total Capacity HCC	990	990	990	990	990	990	990	990	990
HCC forecast Demand	962	976	970	920	947	916	908	908	908
Surplus Capacity	2.8%	1.4%	2.0%	7.1%	4.3%	7.5%	8.3%	8.3%	8.3%
HCC demand plus development pupils	962	976	970	920	950	919	911	911	911
New Surplus capacity	2.8%	1.4%	2.0%	7.1%	4.1%	7.2%	8.0%	8.0%	8.0%

Source: HCC Forecasts Iceni Analysis

- 5.13 A precautionary approach has been applied, with demand assumed to stabilise at 908 pupils in 2032/33 and 2033/34 despite an underlying downward trend. On this basis, there is only a single year (2029/30) in which surplus capacity falls below 5% once development-related demand is accounted for, coinciding with the point at which the first cohort of pupils from the development would enter Year 7.
- 5.14 Table 5.4 presents Department for Education (DfE) forecasts of total capacity and demand across all secondary age groups within the Rickmansworth Secondary Planning Area, alongside adjusted demand including pupils generated by the development.
- 5.15 Again, a conservative assumption has been applied whereby demand in 2032/33 and 2033/34 is held constant despite the projected decline. The additional demand arising from the development has been modelled on the basis that the total of 72 pupils is distributed evenly over a five-year build-out period.

Table 5.4: Indicative Surplus Capacity for All Age Groups with Development, Rickmansworth Secondary Planning Area

	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
Total Capacity DfE	5,251	5,251	5,251	5,251	5,251	5,251	5,251	5,251	5,251
Forecast Demand DfE	5,011	4,977	4,892	4,807	4,770	4,725	4,654	4,654	4,654
Surplus Capacity	4.6%	5.2%	6.8%	8.5%	9.2%	10.0%	11.4%	11.4%	11.4%
DfE Demand Plus Development Population	5,011	4,977	4,892	4,807	4,784	4,754	4,697	4,712	4,726
New Surplus Capacity	4.6%	5.2%	6.8%	8.5%	8.9%	9.5%	10.6%	10.3%	10.0%

Source: DfE Place Planning Estimates, IcenI Analysis

- 5.16 The results indicate that, across all secondary age groups, surplus capacity remains at or above approximately 10% in all years following the inclusion of development-related demand. This demonstrates that the local secondary school network has sufficient flexibility to accommodate additional pupils generated by the development.
- 5.17 The analysis therefore indicates that 2029/30 is the only year in which the inclusion of development-generated pupils reduces surplus capacity below 5% for Year 7 intake. **On this basis, it is considered appropriate that any developer contribution is limited to mitigating the impact of pupils entering Year 7 in that specific year.**
- 5.18 Table 5.5 summarises HCC's cost assumptions per pupil place as set out in its position statement.

Table 5.5: 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

- 5.19 Given that no land is allocated for a new secondary school within the Three Rivers Adopted Local Plan, and that demand is forecast to decline over the longer term, it is appropriate to apply the cost

assumptions associated with expansion rather than new build provision. **On this basis, the total contribution attributable to secondary school pupils arising from the development is calculated at £90,723.00.**