

From: Claire Westwood <claire.westwood@threerivers.gov.uk>

Sent: 22 Jan 2026 01:21:04

To: TR.EDMSmyemails@threerivers.gov.uk

Cc:

Subject: FW: TRDC Planning Committee 22/01/2026 - 24/2073/OUT Land to North of Little Green Lane, Croxley Green

Attachments:

From: Velda Wong

Sent: 22 January 2026 13:12

To: Claire Westwood

Subject: RE: TRDC Planning Committee 22/01/2026 - 24/2073/OUT Land to North of Little Green Lane, Croxley Green

Hi Claire,

Please see our response below.

Thank you for your understanding in agreeing the revised cost in principle.

From HCC's School Planning perspective, a 1FE primary school with nursery provision is required to meet the educational needs arising directly from the proposed development.

Based on the current development mix, the scheme is expected to generate a primary pupil yield of approximately 0.94FE. While marginally below a full form of entry, a 0.94FE model is not operationally viable for a standalone primary school. A minimum 1FE structure is required to ensure effective operation. Planning for a full 1FE therefore reflects both the operational requirements of a functioning primary school and the level of demand generated.

HCC's established position is that the proposed development must be supported by infrastructure that is proportionate and self-sufficient, ensuring the pupil yield can be accommodated within dedicated facilities. Providing an on-site 1FE school ensures the development is appropriately served and aligns with strategic principles for sustainable infrastructure planning.

To be clear, the primary contribution required towards the new school and/or provision serving the development represents a cost associated with delivering a new 1FE primary school with nursery provision. Unlike other financial contributions, this cost should not be recalculated using HCC's demographic model at the reserved matters stage, as it reflects the defined infrastructure necessary to mitigate the impact of the development.

When calculating the cost of education provision, HCC based the assumed cost of mainstream school places on the national average costs published in the DfE School Place Scorecards, plus a 10% sustainability uplift. Following verification, the primary contribution (**£6,289,830*** which has a land cost of £10,530 deducted index linked to BCIS 1Q2024) towards the delivery of a new 1FE primary school and/or provision serving the development provides an appropriate and robust basis for delivering the required school infrastructure.

*This figure has been verified and represents the correct value to be used.

Kind regards,
Velda

Velda Wong

Senior Planning Officer

Growth & Infrastructure Unit | Sustainable Growth

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Integrity

We act
Sustainably

We champion
Equality & fairness