5 PROPOSED EDUCATION ALLOCATIONS

5.1 The Core Strategy sets out that the Council will support improved provision of, and access to, services and facilities to meet future demands, including through the expansion of existing schools and/or provision of new schools to meet identified needs. Where a need has been identified for new schools, sites to meet this need are proposed for allocation.

POLICY SA3: EDUCATION SITE ALLOCATIONS

Three Rivers District Council will continue to work with the County Council, adjoining authorities and other interested parties to identify the most appropriate sites to meet identified educational needs.

Identified education sites for new primary or secondary schools will be safeguarded for educational use.

Secondary Schools

5.2 Hertfordshire County Council is responsible for the provision of schools. The County Council have identified that there will be pressure on secondary school places in the Rickmansworth and Watford secondary planning areas during the period 2010/11 to 2013/14 and that from 2014/15 onwards this pressure will become much more acute.

5.3 The District Council is committed to working with the County Council to identify appropriate sites to meet the need for secondary education.

5.4 The Core Strategy recognises the need for additional secondary school places in the District and proposes that land be allocated for this purpose with one or possibly two new reserve secondary school sites in the Rickmansworth Area, depending on the outcome of Hertfordshire County Council work on the potential to expand existing secondary school provision in the south west Hertfordshire area.

5.5 Based on current pupil forecasts, the County Council have requested the allocation and reservation across the plan period (up to 2026) of two sites for secondary education. Both sites will not necessarily be developed, or be developed in the short term, if for example the numbers of pupils forecast do not emerge.

5.6 Given the geographic spread of existing schools in south west Hertfordshire and the growing pressure from both the Rickmansworth and Watford areas, the County Council advise that it is appropriate to allocate one site in the west of the District (Mill End/Maple Cross) and one site in the east (Croxley Green).

Identification of Secondary School Sites

5.7 In 2010, the County Council commissioned a technical report looking into the expansion of existing secondary schools and a total of 30 possible sites for a new school.
Based on this report, the Site Allocations Issues and Options consultation identified five potential sites for a new secondary school.

Following the results of the consultation and further technical work undertaken by the County Council on potential sites, the County Council recommend that site S(a) Mill End/Maple Cross-land east of A405/north of A412 and site S(d) Croxley Green –land north east of Baldwins Lane should be allocated and reserved for secondary education.

The District Council has previously advised the County Council that Three Rivers Council consider site S(b) Mill End/Maple Cross – Froghall Farm and adjoining land to be a more appropriate site than site S(a) on the grounds of public opposition to the previously proposed M25 compound on site S(a), the landscape value of site S(a) as open land and Green Belt separating Mill End and Maple Cross, and the impacts on the viability of the farm.

The District Council considers that site S(b) is likely to have less impact in landscape and Green Belt terms and there is continued merit in considering this site for a potential secondary school.

We are therefore now consulting on three preferred sites:

- Site S(d) Croxley Green – land north east of Baldwins Lane is the preferred site in the east of the District,
- Site S(b) Mill End/Maple Cross – Froghall Farm and adjoining land is the District Council’s preferred site in the west of the District, and
- Site S(a) Mill End/Maple Cross- land east of A405/north of A412 is the County Council’s preferred site in the west of the District.

Following this consultation, the District Council will make a final decision on school sites in Spring 2012. The intention is that two preferred sites will be submitted to the Government; one in the east of the District and one in the west.

The following sections give details of the preferred sites and an indication of where school buildings and playing fields might be located.

Proposed Secondary School Allocations

Details of the proposed secondary school sites that we are consulting on are set out below. Appendix 2 shows proposed secondary school site allocations alongside all other proposed allocations by parish area.

More information on the proposed secondary school sites, including on traffic impacts, is available in the Hertfordshire County Council consultant reports which are available on our website at www.threerivers.gov.uk.
## Proposed Secondary School Allocations

<table>
<thead>
<tr>
<th>Site Ref</th>
<th>S(d)</th>
<th>Site</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Croxley Green – land north east of Baldwins Lane</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Current Use</th>
<th>Open space (not publicly accessible)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Area</td>
<td>12.3ha</td>
</tr>
<tr>
<td>Constraints</td>
<td>Green Belt</td>
</tr>
<tr>
<td></td>
<td>Central River Valleys Landscape Area</td>
</tr>
<tr>
<td></td>
<td>Proposed cycle route on southern boundary</td>
</tr>
</tbody>
</table>

### Comments
- The topography of site would constrain potential to provide the full requirement of playing fields on the site, and detached playing fields may be required to the north of the site.
- There are some mature trees and tree groupings on the site which should be retained where possible as part of any scheme.
- Vehicular access from Baldwins Lane is achievable subject to the diversion of Lodge Lane and replacement car parking for Baldwins Lane.
- Good access to public transport.
- The adjacent railway which is part of the proposed Croxley Rail Link scheme may lead to noise on the site which would need to be mitigated.
- The site is highly visible from the residential area to the west, but impacts could be mitigated by careful design and landscaping.
- The site is adjacent to the urban area of Croxley Green and is in a good location in relation to Watford and Rickmansworth School catchment areas.

On balance, the District and County Council consider this to be the preferred site for a secondary school in the east of the District.
Site Ref | S(b) | Site | Mill End/Maple Cross – Froghall Farm and adjoining land
---|---|---|---

| Current Use | Agricultural and open land |
| Site Area | 27.5ha |
| Constraints | Green Belt  
Colne Valley Regional Park  
Central River Valleys Landscape Area  
Small area in north of site in functional flood plain (zone 3b) |

**Comments**
- The site is mainly flat and is large enough for a school and playing fields, although the playing fields are likely to be detached from the school buildings.
- There would be a low impact on residential amenity and the landscape of the site is assessed as being of low quality.
- Vehicular Access to the site is technically achievable from Uxbridge Road, although the highway authority does not favour it.
- The site is adjacent to a bus stop with a regular bus service.
- There may be contamination on some parts of the site requiring further investigation.
- The eastern boundary of the site is at risk of flooding so this area should not be built on.
- There may be noise and air quality impacts on the site which would need to be mitigated.
- The site is in several ownerships which could lead to delay in acquiring the site, although some landowners may be supportive of the school development.

This is the District Council’s preferred site for a secondary school in the west of the District.
Site Ref: S(a)  
Site: Mill End/Maple Cross – Land east of A405/north of A412

Current Use: Agricultural land
Site Area: 19.6ha
Constraints:
- Green Belt
- Colne Valley Regional Park
- Central River Valleys Landscape Area
- Small area in southern part of site is a local wildlife site

Comments:
- The site is mainly flat and large enough for a school and attached playing fields.
- Vehicular access should be achievable subject to some improved visibility splays which may require the removal of some trees.
- The site is adjacent to a bus stop with a regular bus service.
- The site is adjacent to the urban area of Mill End.
- The site would lead to the loss of good quality agricultural land and impact on the viability of the farm.
- There is a wildlife site along the southern boundary of the site.
- The motorway adjacent to the site may lead to noise and air quality impacts on the site which would need to be mitigated.
- Vehicle access to the site would be through a residential road (Long Lane) which would impact on residential amenity.
- The site is open and exposed, and is a buffer between the developed areas of Mill End and Maple Cross. This is one reason that the District Council objected to plans for a compound on the site as part of the M25 widening works.

This is the County Council’s preferred site for a secondary school in the west of the District.
Primary School Provision

5.16 Hertfordshire County Council is responsible for the provision of primary schools.

5.17 The Core Strategy seeks to improve access to facilities and meet future demands, including through the expansion of existing schools and/or provision on new schools to meet identified needs.

5.18 The County Council currently anticipate that needs for primary school provision in the majority of the District can be met without the need for new schools. However they have identified that forecasts of primary school pupils in the Abbots Langley area are set to increase to beyond current capacity by 2015/16. Whilst the potential expansion of Leavesden Green Primary School and Tanners Wood will assist, there is still likely to be a need for a new school in the area.

Proposed Primary School Allocation

5.19 Details of a proposed primary school allocation to meet needs in the Abbots Langley area are set out below. Appendix 2 shows the proposed primary school allocation alongside other proposed allocations in the Abbots Langley parish area.
Site Ref | P(a) | Site | Ashfields/Aerodrome Way, Leavesden
---|---|---|---

| Current Use | Open space (not publicly accessible) |
| Site Area | 3.5ha |
| Constraints | Green Belt |

**Comments**
- The site would be large enough to provide a primary school.
- As Aerodrome Way can be congested at peak times, a drop-off zone would be required within the site to enable safe access.
- There is an existing traffic light controlled junction and an access to the site from Ashfields.
- The site is adjacent to busy roads and may require mitigation for noise and air quality impacts.
- The site is well located for new housing development at Leavesden Aerodrome, however it is less well located to meet needs for the Abbots Langley area.

Part of the site falls within the administrative boundary of Watford Borough Council.

This is the District Council’s preferred site for a primary school in the Abbots Langley area. The County Council has some reservations about the suitability of this site in relation to the catchment area, access and general environment.