



Part 2

# East Herts District Plan

## Examination Hearing Statements

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### Chapter 6: Appendix A

Buntingford Position Statement, 20th August 2014  
(Hertfordshire County Council)

## **Buntingford Position Statement, 20 August 2014**

### **1. Buntingford Planning School Place Planning Area**

- 1.1 The overall Buntingford school place planning area covers the towns of Buntingford and Puckeridge, as well as the surrounding villages of Anstey, Ardeley, Braughing, Hormead and wider rural areas (see accompanying map).
- 1.2 The planning area operates – in the main – a three tier education system, with 6 First Schools, 2 Middle Schools and 1 Upper School. There are also 2 primary schools, both offering faith provision.
- 1.3 Generally, First school pupils seek a local school place. However older pupils travel further afield with the Middle and Upper schools in Buntingford serving both towns and the surrounding villages. This is an important consideration when planning for places.

### **2. Pupil Numbers and Dynamics**

- 2.1. The planning area's schools primarily service their immediate, local community. There are a number of First Schools both in the towns of Buntingford and Puckeridge, as well as those located within the surrounding rural villages.
- 2.2. The First Schools typically provide school places for their local community, with the vast majority of pupils choosing their local school to attend.
- 2.3. The First Schools in the town of Buntingford are full at Reception and Key Stage 1. Families moving into the town with children of this age may therefore experience difficulties in securing a local school place.
- 2.4. There are two Middle schools serving the area, Edwinstree located in Buntingford and Ralph Sadlier in Puckeridge. These serve not only these towns, but also the wider rural area. Analysis of pupil movement confirms that the vast majority of Year 4 pupils leaving the local First Schools seek a Year 5 place at one of the two Middle schools.
- 2.5. Freman College in Buntingford admits pupils at Year 9 and provides Upper-tier education for the whole planning area. Freman College is full although currently also has a notable intake of pupils living further afield.

### **3. Forecast Summary**

- 3.1 The most recent school place forecasts for the three tiers across the Buntingford planning area are included in Appendices 1 and 2. Our pupil forecasts are updated every six months with the last forecast produced in the summer term 2014, based on data from mid-March 2014. Further information on our forecast methodology can be found at: [www.hertsdirect.org/schoolplaces](http://www.hertsdirect.org/schoolplaces).
- 3.2 You will note from the accompanying map that the Buntingford secondary planning area is sub-divided into smaller primary planning areas which cover the towns and villages within the overall planning area. All of the data relating to demand within the primary planning areas feeds into the Middle and Upper forecast demand.
- 3.3 It is also worth noting that the County Council seeks to ensure sufficient places locally to enable schools to provide places for local children.
- 3.4 The primary forecasts for Buntingford indicate that any identified surplus capacity has now reduced significantly, with few if any Reception places available over the next few years. This increase is as a result of the growing number of actual pre-school aged children living in the area identified from GP registration data.
- 3.5 The Middle and Upper forecasts continue to demonstrate a deficit in places available from 2014/15, peaking at around 1fe deficit in the Middle Schools in 2019/20 and around 2fe in the Upper School in 2024/25; the last available year of the forecast.
- 3.6 Our forecasts include an assumed pupil yield from new housing growth of 267 dwellings across the primary (First) forecast period, shown in part A of Appendix 1.
- 3.7 Our secondary (Middle and Upper) forecasts extend further into the future and include both the assumptions reflected in the primary forecast and an assumed housing growth trajectory equivalent to around 60 dwellings per annum from 2021.
- 3.8 In light of the recent dynamic shifts in the pre-school aged population, these forecasts will need to be closely monitored to assess the impact on demand for school places locally.

#### *New Housing Growth*

- 3.9 Advice from the District Council confirming the likely level of housing development is included in Appendix 4. This includes development that already has planning permission, sites under consideration, and those sites where pre-application advice has been sought.
- 3.10 A significant amount of the known and potential development identified in Appendix 4 is not included within the current forecast housing

assumptions. Indeed, the primary forecast makes no allowance for parts B, C and D of Appendix 4 and the secondary forecast trajectory accounts for only a small element of the now anticipated growth. This will have an impact upon the scale of future demand.

- 3.11 This is because school forecasts are based on information provided by the Districts both in relation to estimated future housing growth, and actual housing numbers included within planning consents, that are recorded in SmartHerts housing reports. In relation to these known developments, those contained in part B of Appendix 4 were included in the SmartHerts report in April. Our most recent pupil forecast is based on information on the SmartHerts system in mid-March, which included the developments included in part A of Appendix 4.

*Pupil Yield Assumptions from New Housing*

- 3.12 Our forecasts assume a generic pupil yield, sourced from historic census data based on an average, and applied county wide. This is not area specific, nor does it take account of specific housing development mixes or dwelling types.
- 3.13 Although this works well for estimating an average pupil yield from known small developments, recent research around the demographics of large new residential developments undertaken by County Council demographers indicate that it would be prudent to make an allowance of around 42 pupils per 100 dwellings (a rule of thumb of approximately 1fe per 500 dwellings). Accordingly, new large scale housing developments (approximately 300+ units) are considered separately from the school forecasts to better inform school planning activity in the local area.
- 3.14 There is also a risk that, until the forecast assumptions can be updated with more recent ONS Census data, once available, the forecast may be underestimating the pupil yield from new developments.
- 3.15 With a significant number of new dwellings not included in our forecasts, depending on the timing of the new housing completions, there may be up to an additional 3fe of pupil yield over and above that accounted for in the current forecasts. (It is noted that around 300 dwellings listed in Appendix 4 are located outside of Buntingford in Braughing and Standon with any yield from these developments likely to impact on the schools in those villages).

## **4. Strategy**

- 4.1. The County Council's current education strategy is:

- To monitor forecast demand in the primary/First sector and develop contingency plans in Buntingford to deal with any potential unmet demand for Reception places that may arise. The County Council is

currently undertaking feasibility work to identify contingency options and viability for the town's First Schools.

- To continue to monitor closely the demand for places at Middle and Upper schools, being mindful of the likely growth in pupil yield beyond forecast demand from new development in the local area.
- 4.2. Analysis of pupil data shows that there is little inflow into the First Schools in the town. As would be expected, they provide places for local children. With these schools full, any identified expansion potential at existing school sites currently indicated in Appendix 3 may be required to cater for possible fluctuations in demand from the existing community, and may not therefore be available at all or in full to support further housing development.
- 4.3. The potential risk at Middle and Upper as the local population grows is that siblings of existing pupils living outside of the area will gain a place over the growing number of children living in Buntingford. As Freman College and Ralph Sadler are both Academies, they are their own admitting authorities and, as such, the County Council has no power over their admissions rules. This may result in children living in Buntingford being unsuccessful in obtaining a place at a school in the town.
- 4.4. Hertfordshire County Council will continue to monitor these dynamics closely to establish if additional places are required to meet the needs of the existing community. If so, this would reduce the amount of available expansion potential currently indicated.

## 5. Expansion Capacity

- 5.1. Appendix 3 illustrates the current potential for expansion at existing schools across the area. This is 1.5fe at First and around 3fe at Middle and Upper Schools, dependent upon a number of factors detailed in Appendix 3.
- 5.2. Clearly, given the pupil dynamics in the planning area, ensuring that there is a good match in the capacity of the three tiers is a key school planning consideration. With currently only 1.5fe of potential expansion capacity available in the First/primary phase across the area as a whole, and in light of the potential yield of up to 3fe arising from all of the potential new housing developments identified in Appendix 4, it is prudent to plan for ***a new 2fe reserve site for First provision to ensure the needs of the future local community is met for the longer term.***
- 5.3. It is also important to note that this expansion capacity may reduce in the shorter term as the pupil yield from recent new housing

development in the town becomes apparent. This will also impact on future forecast demand.

- 5.4 The County Council will continue to monitor demand closely but, the level of uncertainty around the scale and phasing of future development in the area further supports the need to identify a new First school site in the town within the amendments to the East Herts District Plan which it is understood will be subject to public consultation later this year. It is anticipated that a new 2fe reserve school site would provide sufficient potential capacity to cater for known housing growth, although any further development beyond this is likely to require additional capacity across all three tiers.

## 6. Summary Position

- ***The First, Middle and Upper schools in the town are currently full, with little or no surplus forecast. All existing places and some identified latent expansion potential in existing schools is therefore likely to be required to meet the needs of the existing community.***
- ***Pupil forecasts are likely to be underestimating the pupil yield from new housing growth. They do not include any development sites under consideration nor do they include specific details of around 273 homes which have gained planning permission (Part B Appendix 4).***
- ***Assuming all the known development detailed in Appendix 4 comes forward, this could potentially yield up to an additional 3fe of pupil demand.***
- ***Including the provision of a 2fe reserve First school site in the District Plan would provide expansion potential across all three tiers of around 3fe. It is anticipated that this could cater for the demand from both the existing and new communities from known new housing growth. Any further new housing beyond this is likely to require additional education provision.***

## Appendix 1: 2014/15 Summer Term Forecasts – First/Primary

NO	SCHOOL	ADMISSION LIMIT RECEPTION 2014	ACTUALS		FORECAST			
			2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018
240	Anstey First Unsatisfied Demand	10	2	4	0	0	0	0
<b>6.1.1</b>	<b>ANSTEY Total</b>	<b>10</b>	<b>2</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>2</b>	<b>4</b>
192	Ardeley St Lawrence C of E VA Primary	15	15	15				
230	Millfield First & Nursery School	45	47	38				
232	Layston Church of England First Unsatisfied Demand	30	30	29	10	0	0	0
<b>6.1.2</b>	<b>BUNTINGFORD Total</b>	<b>90</b>	<b>92</b>	<b>82</b>	<b>100</b>	<b>88</b>	<b>89</b>	<b>74</b>
231	Jenyns Unsatisfied Demand	21	16	14	0	0	0	0
<b>6.1.3</b>	<b>BRAUGHING Total</b>	<b>21</b>	<b>16</b>	<b>14</b>	<b>16</b>	<b>14</b>	<b>13</b>	<b>19</b>
321	St Thomas of Canterbury RC Primary	15	12	16				
322	Roger de Clare C of E (V C) First and Nursery Unsatisfied Demand	60	38	54	0	0	0	0
<b>6.1.4</b>	<b>PUCKERIDGE Total</b>	<b>75</b>	<b>50</b>	<b>70</b>	<b>56</b>	<b>59</b>	<b>41</b>	<b>59</b>
235	Hormead C of E Primary Unsatisfied Demand	20	8	10	0	0	0	0
<b>6.1.5</b>	<b>HORMEAD Total</b>	<b>20</b>	<b>8</b>	<b>10</b>	<b>5</b>	<b>7</b>	<b>7</b>	<b>1</b>
<b>6.1.0</b>	<b>BUNTINGFORD FIRST Total</b>	<b>216</b>	<b>168</b>	<b>180</b>	<b>182</b>	<b>174</b>	<b>152</b>	<b>157</b>

## Appendix 2: 2014/15 Summer Term Forecasts – Middle and Upper

SCHOOL	SCHOOL ADMISSIONS 2014	ACTUALS		FORECAST										
		2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025
Edwinstree C of E Middle	112	111	113											
Ralph Sadleir	90	87	77											
Unsatisfied Demand				3	0	0	10	18	23	20	5	1	0	3
<b>BUNTINGFORD MIDDLE Total</b>	<b>202</b>	<b>198</b>	<b>190</b>	<b>205</b>	<b>196</b>	<b>200</b>	<b>212</b>	<b>220</b>	<b>225</b>	<b>222</b>	<b>207</b>	<b>203</b>	<b>202</b>	<b>205</b>

SCHOOL	SCHOOL ADMISSIONS 2014	ACTUALS		FORECAST										
		2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025
Freman College	210	224	217											
Unsatisfied Demand				2	16	20	11	23	15	20	33	44	49	50
<b>BUNTINGFORD UPPER Total</b>	<b>210</b>	<b>224</b>	<b>217</b>	<b>212</b>	<b>226</b>	<b>230</b>	<b>221</b>	<b>233</b>	<b>225</b>	<b>230</b>	<b>243</b>	<b>254</b>	<b>259</b>	<b>260</b>

### Appendix 3: Expansion Potential at Buntingford schools

	School planning area	School	School Type	Current Site Capacity	Expansion Capacity of Site	Comments on Existing Site	Additional Information Regarding Expansion Potential/Requirements	
First	Buntingford	Ardeley St Lawrence	VA	½FE	0	No expansion potential		
		Layston CofE First	VC	1FE	+1FE	Site size sufficient for 2FE		
		Millfield First & Nursery	Community	1½FE	+½FE	No expansion potential	Potential to expand to 2FE if adjacent land not in HCC ownership allocated in District Plan/dpf provided	
	Puckeridge	St Thomas of Canterbury Catholic	VA	½FE				
		Roger de Clare CofE First & Nursery	VC	2FE	0	No expansion potential	Potential to expand if adjacent land not in HCC ownership allocated in LDF.	
	Other Villages	Anstey First School	Community	PAN 10	0	No expansion potential		
		Hormead CofE First	VA	PAN 20	0	No expansion potential	Potential to expand to 2FE if adjacent land not in HCC ownership allocated in District Plan. May be highways issues as site located some distance from settlements. Need to investigate further.	
		Jenyns First Braughing	Community	PAN 21	0	No expansion potential		
			<b>TOTAL</b>	<b>7.2FE</b>	<b>1.5FE</b>	<b>TOTAL CAPACITY 8.7FE</b>		
		<b>RESERVE SCHOOL SITE</b>		<b>2FE</b>	<b>TOTAL CAPACITY 10.7FE</b>			
Middle	Buntingford	Edwinstree	VC	3.7	1.3		Expansion could be achieved subject to town planning and highways mitigation measures. Expansion would require an All Weather Pitch and/or use of adjacent EHDC recreation ground as a detached playing field. Use of EHDC Pay & Display car park on Bowling Green Lane as a park and stride would help in minimising the impact of any additional traffic resulting from expansion. The school does not currently have sufficient accommodation to facilitate an increase in pupil numbers and therefore additional buildings would be required.	
		Ralph Sadleir	Academy	3	2		The school does not currently have sufficient accommodation to facilitate an increase in pupil numbers and therefore additional buildings would be required. Expansion by 1 or 2FE would be possible subject to town planning and highways mitigation measures	
			<b>TOTAL</b>	<b>6.7FE</b>	<b>3.3FE</b>	<b>TOTAL CAPACITY 10FE</b>		

	School planning area	School	School Type	Current Site Capacity	Expansion Capacity of Site	Comments on Existing Site	Additional Information Regarding Expansion Potential/Requirements
Upper		Freman College	Academy	7	2		<p>The school does not currently have sufficient accommodation to facilitate an increase in pupil numbers and therefore additional buildings would be required. The site is located within the 'Rural Area Beyond the Green Belt' with the majority of area occupied by the school buildings identified as a Major Developed Site (MDS). Expansion could be achieved subject to town planning and highways mitigation measures.</p> <p>Initial feasibility work has concluded that it may be possible to expand the school but that part of the proposed Buntingford North site may be required for additional development of the school site, playing fields and/or further access to the site linking to Ermine Street.</p> <p>Use of EHDC Pay &amp; Display car park on Bowling Green Lane as a park and stride would help in minimising the impact of any additional traffic resulting from expansion.</p>
		<b>TOTAL</b>		<b>7FE</b>	<b>2FE</b>	<b>TOTAL CAPACITY 9FE</b>	
		<b>LAND TO NORTH OF FREMAN COLLEGE</b>			<b>1FE</b>	<b>TOTAL CAPACITY 10FE</b>	

## Appendix 4: Known housing development (permitted/under consideration/subject to pre-application inquiry) see separate spreadsheet attached to email

Key: Included in forecast; Not included in forecast

A Sites with planning permission included in CS forecast				No units
	Settlement	Lpa ref	Status	
Land South of Gravelly Lane	Braughing	3/09/1370/FP	Permitted 09/09/2010	17
Land South of Gravelly Lane	Braughing	3/11/0370/FP	Permitted 20/06/2012	2
Station House, Aspenden Road	Buntingford	3/07/2155/FP	Permitted 08/08/2008	11
Allotment Gardens, Ermine Street	Buntingford	3/09/0101/OP	Permitted 20/05/2010	11
Land adj London Road	Buntingford	3/09/1061/FP	Permitted 30/11/2009	149
Tylers Close, west of Greenways	Buntingford	3/11/1033/RP	Permitted 14/09/2011	50
Land off Tylers Close, West of Greenways	Buntingford	3/13/0074/FP	Under construction	1
Land off Longmead	Buntingford	3/10/2040/OP	Permitted 18/10/2011	26
<b>TOTAL</b>				<b>267</b>
B Sites with planning permission not included in the CS forecast				
Land south of Hare Street Road	Buntingford	3/13/0118/OP	Appeal Allowed January 2014	100
Land north of Park Farm Industrial Estate	Buntingford	3/13/0813/OP	Permitted 11/4/2014	13
Land north of Hare Street Road	Buntingford	3/13/1000/FP	Appeal Allowed January 2014	160
<b>TOTAL</b>				<b>273</b>
C Sites under consideration not included in the CS forecast				
Land north of Park Farm Industrial Estate	Buntingford	3/13/1375/OP	Resolution to grant 05.02.2014. District Plan Allocation	180
Land East of Aspenden Road	Buntingford	3/13/1399/OP	Refused 12.03.14. Expected to appeal	56
Former Sainsburys Distribution Depot, London Road	Buntingford	3/13/1925/OP	Under Consideration District Plan Allocation	316
Land south of Hare Street Road	Buntingford	3/14/0970/RP	RM for 3/13/0118/OP add units	5
Land south of Hare Street Road	Buntingford	3/14/0548/OP	OL for extension of 3/13/0118/OP. Non-determination appeal	100
Land south of Hare Street Road	Buntingford	3/14/0531/OP	OL for extension of 3/13/0118/OP. Non-determination appeal	80
Land East of Green End Farm, Green End	Braughing	3/14/0094/OP	Refused 30.04.14. Expected to appeal	10
Land off Green End	Braughing	TBA	Submitted 08/08/2014	60
<b>TOTAL</b>				<b>807</b>
D Pre-application sites not included in the CS forecast				
Land within the A10 Bypass	Buntingford		District Plan reps	400
Land at Café Field, Standon Hill	Standon	M/14/0042	Pre-app 10.04.14	200
Land East of Cambridge Road	Puckeridge	M14/0051	Pre-app 08.05.14	24
Land South of Hull Lane	Braughing	M14/0023	Pre-app 07.05.14	12
<b>TOTAL</b>				<b>636</b>
<b>TOTAL included in CS forecast</b>				<b>267</b>
<b>TOTAL not included in CS forecast</b>				<b>1716</b>
<b>OVERALL TOTAL</b>				<b>1983</b>