

To:

Mr D Elmore
Senior Development
Management Officer
Welwyn Hatfield Borough Council

our ref: DC / DE / B1
your ref:
date: 16th November 2020

Subject: Chancellor's School – Canopy
Planning Application: **6/2020/2617/FULL**

Supplemental information in support of the new Canopy Planning Application, ref: 6/2020/2617/FULL

Dear David,

Further to your conversation with David Croston on Thursday 12th November, I thought I would summarise the key issues to help you understand the rationale for the planning application:

- In 2017, HCC requested that Chancellor's expand to take an additional form of entry of students. This was agreed and the first year group of students started to attend in September 2019
- The number of students on roll will increase from the 1047 students in 2017 to approximately 1300 students in September 2023
- The BB103 (please find attached) carried out, and stated the following:
 - There was a net deficit of 10 teaching class spaces, equivalent to an area of 2268.7m²
 - There were significant shortfall in basic PE teaching spaces, and in particular the absence of a Sports Hall was identified
 - There was a substantial issue identified regarding the inadequate dining facilities and smaller issues in terms of study spaces
 - The sports fields were broadly in line with the required amount, although the school has been identified by Welwyn Hatfield as a potential site for a 3G pitch
- Therefore the school elected to use the money provided by the expansion to provide some of the general teaching spaces required (7 classrooms) and address the deficiency in specialist sport teaching areas (Sports Hall)
- Planning was sought for a scheme to deliver a building which was for a Sports Hall and 7 classroom block combined. Approval ref 6/2019/0085/MAJ was granted for these works in July 2019, and this new build project is currently under way, scheduled for completion in Spring 2021.
- The submission for the canopied area is purely to address the significant deficiency in the dining areas identified. It is not meant as a teaching space. It is intended to be used as a social and dining space. The proposed size (11m by 20m, namely 220m²), combined with the existing restaurant area (185m²) will fully address the deficit space and reach the required minimum of 337m², recommended for a school of this size.
- It is proposed that it will be located on an area of unused grassland within the existing curtilage of the school. It is in a space which is not visible to the outside except from a small section of the boundary running along the Golf Course Road.

- Very special circumstances apply as the school is now required to have 1300 students on its school roll. It is essential that there are sufficient basic core facilities in place to provide adequate shelter and social and dining spaces for the number of students it is required to look after.

2087 S02 Rev.A CHANCELLORS SCHOOL EXPANSION SCENARIO 1 7FE (1050/242)	BB103 AREA ASSESSMENT - CORE			AS EXISTING	Local Room Name	Area of Space	TOTAL no of spaces	TOTAL Area m2	Deficit/ surplus spaces	Deficit/surplus Area relative to BB103 (Individual spaces)
	Average Area of Space	TOTAL no of spaces	TOTAL Area m2	Space ref						
PE basic teaching spaces		3					3		0	
Large spaces: halls and indoor PE										
main hall (secondary)	226	1	226	18-GF-226	Hall	335.9				109.9
School sports hall (4 court)	594	1	594	11-GF-224	Gymnasium 1	244.8				-349.2
Activity Studio (10x15)	150	1	150	11-GF-116	Gymnasium 2	223.3				73.3
Dining and Social Areas		2					2		0	
dining area(s)	337	1	337	18-GF-231	Dining Room	185.2				-151.8
Social space Vllth form	111	1	111	21-GF-350	8th form Common Room	114.9				3.9
Learning Resource Areas		2					2		0	
library resource centre	167	1	167	15-GF-167	Library	113				-54
Vllth form study area	69	1	69	21-GF-358	Study Room	32.1				-36.9
TOTAL NUMBER OF CORE SPACES		7		TOTAL NUMBER OF EXISTING CORE SPACES		7			0	
TOTAL AREA OF CORE SPACES			1654	TOTAL AREA OF EXISTING CORE SPACES		1249.2			-404.8	

We have included below a copy of HCC'S Education Statement below as evidence of their rationale for asking Chancellor's School to expand in 2017.

Whilst it is acknowledged that the proposed canopy extension does not comprise any of the forms of development that are appropriate in the Green Belt, we believe that, given the requirement of HCC for Chancellor's to take additional pupil places, and providing the necessary basic core facilities for these students to use, 'very special circumstances' do exist as the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.



Education Statement – Hatfield

The expansion of Chancellor's School is essential to meet forecast demand for secondary school places in Hatfield.

Hertfordshire County Council (HCC) has a duty to secure sufficient school places in its area and to allocate those places to the children of all parents who want one. HCC fulfils these planning responsibilities by forecasting the demand for school places in order to ensure sufficient school places are available to meet demand.

The table below shows an extract from the current forecast for the Hatfield secondary Education Planning Area (EPA).

14	HATFIELD Total		0					
School No	SCHOOL	SCHOOL ADMISSIONS 2017	2015/16 ACTUAL	2016/17 ACTUAL	2017/18 FORECAST	2018/19 FORECAST	2019/20 FORECAST	2020/21 FORECAST
551	Bishop's Hatfield Girls	150	149	156				
554	Onslow St Audrey's	180	145	157				
	Actual Number on Roll		294	313				
	Number of Year 7 Places Available	330			330	300	300	300
	Demand				337	338	398	394
	Surplus/Shortage				-7	-38	-98	-94
	% Surplus/Shortage				-2.1%	-12.7%	-32.7%	-31.3%
	No of FE				-0.2	-1.3	-3.3	-3.1

There is an ongoing and sustained deficit forecast across the area. The forecast indicates a need for up to an additional 3.3 forms of entry (FE) to meet demand, equivalent to 98 year 7 places. Expansion of existing schools is therefore essential to ensure that there are sufficient places available for local children.

Onslow St. Audrey's School has offered additional places in recent years to ensure every child could access a local school. The school will now expand permanently by 1FE, taking the total number of places available to 330. The two secondary schools in Hatfield will then be at maximum capacity and unable to expand further.

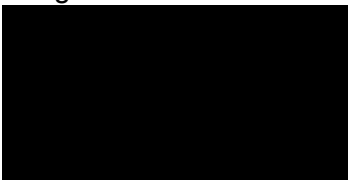
However, more places will be needed from 2019/20 onwards. In order to help meet forecast demand the next nearest schools, Stanborough in WGC and Chancellor's in Brookmans Park, have agreed to offer additional places to children in Hatfield.

Chancellor's is a non-faith, co-educational secondary school in Brookmans Park, a village south of Hatfield which falls within the Potters Bar EPA. It is a very popular, good school, receiving 601 preferences for only 180 places, including 191 first preferences. As such, Chancellor's School is well placed to offer additional, high quality school places to help meet forecast demand, with changes to its admissions rules to prioritise additional pupils from Hatfield.

School Place Planning Team
Hertfordshire County Council
July 2018

I trust the above information is useful in clarifying the background to the school's expansion and the consequential need for the canopies. Please do not hesitate to contact me should you require any further information to assist you in the positive determination of this application.

Regards



David Carmichael

Director

For and on behalf of Lyster Grillet & Harding Architects

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