

---

## **STATEMENT OF COMMON GROUND**

**Between**

**Welwyn Hatfield Borough Council, Hertfordshire County Council,  
Ptarmigan Land and Mrs C Horton 1974 Discretionary Settlement**

**In respect of the**

**Provision of a new 2 Form Entry Primary School Site on land adjacent to South Way,  
Hatfield (Identified as HS11 in the Draft Local Plan)**

### **1. Scope of this Statement**

- 1.1 This Statement of Common Ground (SoCG) has been prepared to confirm the extent of co-operation and understanding between Welwyn Hatfield Borough Council (WHBC), Hertfordshire County Council (HCC), Ptarmigan Land (the promoter) and Mrs C Horton 1974 Discretionary Settlement (the landowner).
- 1.2 This SoCG confirms the shared and common objective between the above parties to provide a new 2 Form Entry (2FE) Primary School site on land adjacent to South Way, Hatfield (site ref: HS11), to provide the necessary Primary School places to support the existing and proposed housing growth in Hatfield as part of the Draft Local Plan.
- 1.3 This SoCG confirms the extent of agreement on the provision of a new 2FE Primary School site, and will form part of the evidence base for the Local Plan Examination.

### **2. Welwyn Hatfield Borough Council's Draft Local Plan**

- 2.1 This SoCG has been prepared in response to WHBC's Draft Local Plan, which will cover the period up to 2032. Statutory public consultation took place on the Proposed Submission Draft Local Plan between August and October 2016. Following a period of review of the representations received, a number of modifications were made to the Draft Local Plan before it was submitted for Independent Examination in May 2017.
- 2.2 Within their Regulation 19 representation on the Draft Local Plan, HCC commented, at paragraph 11.35, that *"As there remains a 2fe shortfall in provision the County Council objects to the Local Plan on the grounds that sufficient provision is not being made to address primary education needs in Hatfield. A site for a 2fe primary school is required, which should be in a location to serve the needs of the south of the town and be identified in the form of an allocation in the Local Plan"*.
- 2.3 Furthermore, at paragraph 13.1 of HCC's representation, it is stated that *"The Borough Council's approach to development in Hatfield is noted, specifically Policy SADM 26 Housing Allocations in Hatfield. HCC education service requirements are covered earlier in this representation but for clarity the inclusion of new education provision within North West Hatfield SDS5 (Hat1) is welcomed but provision of secondary school places across the two*

---

*Welwyn Garden and Hatfield sites falls short of the required need. As stated above an additional site for a new 2fe primary school to serve Hatfield is required".*

- 2.4 The Regulation 19 representation that was submitted on behalf of Ptarmigan Land and Mrs C Horton 1974 Discretionary Settlement did not consider the issue of providing land for a new Primary School, as they were not aware of HCC's concerns at this stage. However, with the benefit of this understanding, an offer can now be made to provide land for this facility forming part of the wider allocation of the site for 120 dwellings.

### **3. Need for Education Provision**

- 3.1 All parties agree that it is necessary to include land for a 2FE primary school site at the HS11 site to meet existing education needs in South Hatfield and support wider growth in the Local Plan. There are no other available sites in the right places to meet the educational needs arising from the Local Plan in South Hatfield, identified in the HCC Regulation 19 service representations.

### **4. Detailed Statement**

- 4.1 With the representation of HCC in mind, the promoter and landowner of the land at South Way, Hatfield (HS11) support the principle of a new 2FE Primary School site being provided on land within their control alongside the wider allocation for 120 dwellings. Assumptions made in providing land for a school have been based on "HCC Site Requirements for Education Provision – Note to Developers - Herts Property File Note 21<sup>st</sup> September 2017 (Catherine Meguire-Evans)".
- 4.2 It is proposed that the built form of the School will be located within the allocated site boundary, as set out in the Local Plan Policies Map. Open space and playing field provision will be located outside of the allocation boundary due to these uses being compatible with the Green Belt designation, subject to detailed design reflecting the open nature of these uses. The school will be accessed through, and integrated with, the housing development. This position is supported by all parties to this agreement.

### **5. Minor Changes to Submission Plan**

- 5.1 All parties agree that a minor amendment should be made to the submitted plan to include reference to the potential school on land at site HS11. It is proposed that this is included in the list of site specific considerations in Table 10 (page 169) of the submitted Local Plan. It is proposed to add an additional bullet point for site HS11 (Hat11) to read:

- Provision of land for a new 2FE Primary School site and playing field. Access to be provided through the housing allocation from South Way.

### **6. Future Co-operation**

- 6.1 WHBC, HCC, Ptarmigan Land and Mrs C Horton 1974 Discretionary Settlement are committed to working together to provide land, meeting with the requirements of the HCC specification referred to at 4.1 above for a new 2FE Primary School, with new buildings

---

located in the land identified as HS11 alongside the allocation for 120 dwellings, and with playing fields and supporting uses on land owned by the landowner which adjoins site HS11.

**Signed on behalf of Hertfordshire County Council**

..... [Redacted Signature] .....

Date: 23 January 2018

Name: Andrea Gilmour

Position: Interim Head of Development Services

**Signed on behalf of Welwyn Hatfield Borough Council**

[Redacted Signature]

Date: 21 January 2018

Name: Councillor Mandy Perkins

Position: Executive Member for Planning, Housing and Community

**Signed on behalf of Ptarmigan Land**

..... [Redacted Signature] .....

Date: 25 January 2018

Name: Joseph Hayes

Position: Senior Development Manager

**Signed on behalf of Mrs C Horton 1974 Discretionary Settlement**

..... [Redacted Signature] .....

Date: 25 January 2018

Name: Mark Horton

Position: Trustee