



# Hampshire County Council

*Children's Services Department  
Elizabeth II Court North,  
Winchester  
Hampshire SO23 8UG*

Telephone 0300 555 1384  
Fax 01962 842355  
Textphone 0845 603 5625

Ms Arleta Miszewska

*Enquiries to*

Francesca Godden

*My reference*

*Direct Line*

*Your reference*

*Date*

04 January 2023

*E-mail*

[strategicplanningunit@hants.gov.uk](mailto:strategicplanningunit@hants.gov.uk)

Dear Ms Miszewska,

**Application No:** APP/23/00488

**Address:** Land East Of College Road, Purbrook, Waterlooville

**Description:** *Application for mixed use residential development comprising 628 dwellings, community centre, allotments, public open space including play areas, new junction to College Road, related internal access road, footways and cycleways, pumping station and drainage basins.*

Following feedback from EHP Consultants on behalf of the developer Dandara Southern Ltd, I am amending my commentary and requests for contributions.

The proposed development of 628 dwellings (578 eligible dwellings) is expected to generate a total of 174 additional primary age children and 122 secondary age children. This is based on a figure of 0.3 primary age and 0.21 secondary age children per new eligible dwelling which was derived by conducting demographic surveys of developments that have been completed within Hampshire and calculating the average number of primary and secondary age children on those developments.

The development site covers two school catchment areas, 35% of development falls into the Morelands Primary School catchment (Waterlooville School Place Planning Area) and the rest falls into the catchment for Bidbury Infant and Junior Schools (Havant School Place Planning Area). Morelands Primary School is the closest school to the development, being less than one mile away so we would propose a catchment change to ensure the whole development falls into this catchment area and also ensure that the whole development is part of the same school place planning area.

*Director of Children's Services*  
**Stuart Ashley**

Morelands is currently a 1.5fe and this development plus another within the school's catchment area would place a demand on the places that could not currently be met with the school being 1.5fe. The County Council is seeking a contribution to mitigate the impact of the additional 174 primary age children coming from this development to enable the expansion of Morelands Primary by 0.5fe plus infrastructure improvements. The required primary contribution is **£2,164,726** (based on BCIS All in TPI 4Q 2021). This is 86.4% of the total cost of an expansion as this development would yield 86.4% of the pupils from both developments. The expansion allows for fewer additional places than the expected yield of pupils from the development, but we are seeking to discount some of these places as pupils are "pushed back" to their catchment schools. The expansion would create an additional 105 places at the school, meaning children from outside of catchment would be accommodated at their catchment schools where some surplus places exist.

EHP Consultants state that there are 13 schools within two miles of the development, however we assess schools within the school place planning area, and this would fall into the Waterloo Place Planning Area. There are only two other schools in this place planning area that have capacity, and these are Purbrook Infant School and Springwood Infant School. Although these are within 2 miles walking distance from the centre of the development (information supplied by EHP Consultants) they are significantly further away than Morelands Primary School.

EHP Consultants have provided information on surplus places across 13 schools but these are also places across the whole school, whereas for planning purposes we assess based on the forecast Year R intake. As mentioned above, we would create 0.5fe capacity within Morelands Primary School by pushing back pupils to their catchment schools, which includes Purbrook Infant School and Springwood Infant School. 21% of the current year R cohort live in the Purbrook Infant and Springwood Infant School catchment areas. Therefore, the capacity that is within these two schools would be used to take the pushback of pupils from Morelands Primary School.

The County Council has looked at how best Morelands Primary School could be expanded, and the solution suggests an expansion of a two-storey block on site creating general teaching spaces plus infrastructure works to be able to accommodate the extra pupils. This was originally planned when this site was previously under application which was then withdrawn and so the plan to expand Morelands Primary School was put on hold. We would only be expanding the school to mitigate for the development of this site, there are no plans to expand it otherwise.

The development site is served by Purbrook Park Secondary School. Purbrook Park is full but only after recruiting pupils from out of county. Over time pupils from this development will be able to access a place at Purbrook Park School as the school accepts less out of county pupils. Therefore, I will not be seeking contributions towards secondary provision.

The County Council's Developer's Contribution Guidance provides details on seeking contributions towards SEND places on developments of over 500 dwellings.

The Net Capacity Assessment (NCA) for maintained special schools in Hampshire is 2,939 places. Current numbers on roll in Autumn 2023 is 3,152 showing that the special schools in Hampshire are full. Within Havant there are currently three RPs with a total NCA of 32 and there are currently 33 pupils placed in them.

A new RP will be built as part of the new primary school on the development of Land West of Waterlooville in Havant and will serve pupils from across Havant including from the Land East of College Road Development. EHP Consultants have suggested that from the size of the development they would only require the space for four SEN pupils and therefore Dandara Southern Ltd should not pay the full amount detailed in the Hampshire Developer Contributions Guidance. As this RP will be supporting children from across Havant, including from the Land East of College Road development, we will be seeking a partial contribution towards the cost of this RP.

This RP is forecast to cost £691,000, this is based on the cost of another RP being built in a new primary school at the same time. I am seeking a contribution towards the four places suggested by EHP Consultants at the new RP at the new primary school on Land West of Waterlooville; 50% of the predicted cost - **£345,500**.

The County Council has used recent past projects to derive costs for the proposed expansion/s – details and an explanation can be found in the County Council's Developers Contributions Guidance using the following link:

[School places plan | Hampshire County Council \(hants.gov.uk\)](https://hants.gov.uk/school-places-plan)

In summary, the financial contribution towards the expansion of Morelands Primary School and a partial contribution towards the new RP at the new primary school on Land West of Waterlooville, is necessary as without an expansion it will not be able to accommodate the children from the development. The level of contribution being sought is based on the number of additional classrooms required to accommodate these children at the schools and therefore is fairly and reasonably related in scale and kind to the development.

The level of contribution being sought is based on the number of children expected to be living on the development and the expected cost of accommodating these children at the school therefore is fairly and reasonably related in scale and kind to the development. This information is supported by the County Council's 'Planning for School Places Guidance Document' which sets out the methodology for assessing the impact of development on education infrastructure.

## **Recommendations**

The County Council, as Local Education Authority, raises no objection to the planning application subject to:

The applicant entering into a s106 agreement to provide a contribution of **£2,164,726** (based on BCIS All in TPI 4Q 2021) towards the expansion of Morelands Primary School, and **£345,500** (based on BCIS All in TPI 4Q 2021) towards the provision of SEND places at the new primary school on Land West of Waterlooville. This is required in order to mitigate the impact of the

development on educational infrastructure and ensure that sufficient school places are provided to accommodate the additional children expected to be generated by the development.

Without the provision of a contribution towards the provision of additional school places the County Council, as Local Education Authority, would object to the proposal on the grounds that the impact on the existing infrastructure cannot be sufficiently mitigated and therefore the development is unacceptable in planning terms.

If you have any queries concerning the above, or wish to discuss this matter, please do not hesitate to contact me at [francesca.godden@hants.gov.uk](mailto:francesca.godden@hants.gov.uk).

Yours faithfully,

A handwritten signature in black ink, appearing to read 'F. Godden', with a stylized flourish at the end.

Francesca Godden  
On behalf of the Director of Children's Services