



**SITE OF FORMER BARNCROFT INFANT AND
JUNIOR SCHOOLS,
BARNCROFT WAY AND PARK LANE,
HAVANT**

PLANNING STATEMENT
[INCLUDING STATEMENT OF COMMUNITY INVOLVEMENT]

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1. INTRODUCTION

This statement is in support of the outline application for the redevelopment of land at the former Barncroft Infant and Junior Schools, Havant.

The application is in outline only and seeks approval to the development of up to 39 dwellings, with agreed points of access from the public highway off Barncroft Way and Park Lane.

All other detailed matters associated with proposed siting, layout, appearance, materials, and landscaping are reserved for subsequent planning approval by Havant Borough Council as local planning authority (LPA).

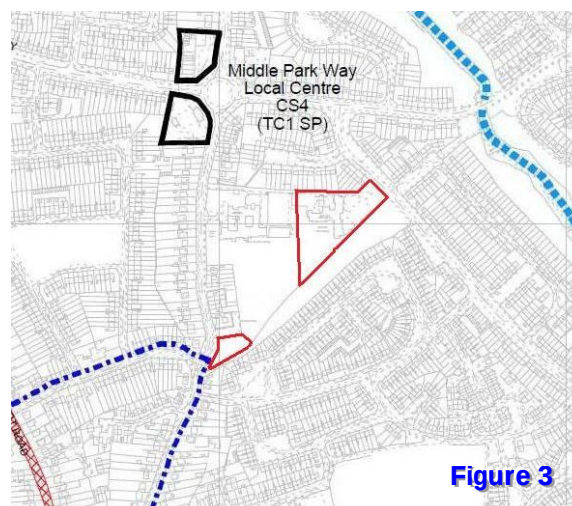
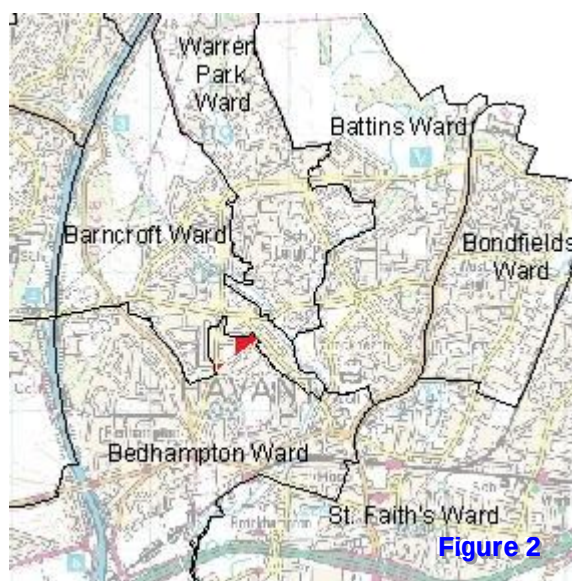
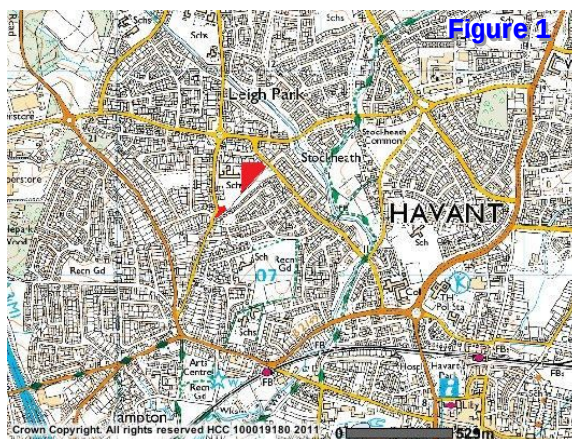
The application site comprises two separate parcels of land that were part of the Barncroft Infant and Barncroft Junior Schools. The larger parcel, extending to some 1.05 hectares (2.6 acres) fronts onto Barncroft Way and is the site of the former Infant School. The smaller parcel, some 0.14 ha (0.3 acre), fronts onto Park Lane and was an unused corner of the former Junior School.

References in this document, to 'the site' apply to both parcels of land.

The site (shown red in Figure 1) lies just south of the Middle Park Way local centre and is one kilometre (0.7 mile) to the west of the Leigh Park district centre. Havant town centre is some 1.7 km (one mile) to the south-east of the site

The site (shown red in Figure 2) is within the urban area of Havant, on the northern edge of Bedhampton Ward, immediately adjacent to its boundary with Barncroft Ward.

The site (outlined in red in Figure 3) is within the Leigh Park regeneration area as defined on the Havant Borough Core Strategy Proposals Map.



2. BACKGROUND TO PROPOSALS

As a result of falling pupil rolls at both schools a feasibility study was commissioned by Hampshire County Council (HCC) Children's Services during 2008-09 to look at future education options. The schools' governing bodies, supported by parents during public consultation, proposed merging the two schools into a new, single Primary School. The proposals were also subject to public consultation, undertaken by HCC's Schools Organisation Officer during the summer of 2009.

The report to the County Council's Children's Services Committee, outlining the background and rationale to the closure of the existing Infant School and its merger with the Junior School into the new Barncroft Primary School, is attached as Appendix 1.

The feasibility study concluded that the Junior School was the most suitable building to be extended and the necessary building works for a new Primary School, providing for 420 pupils and 14 classrooms, were approved on 28 May 2010 under Planning Application No. 10/74150/000. These works will provide modern buildings and education facilities, expand the early-years learning, and retain the existing swimming pool within school grounds of over 2 ha. (c.5 acres).

It was recognised in the above-mentioned application that the Infant School, and a small unused area off Park Lane in the south-west corner, would become surplus to education requirements as a result of the schools' merger and that a separate planning consent would be sought for residential development on those parcels. If successful, the sale of these parcels for residential development will raise the funds for reinvestment in the new Primary School.

Work on the new Primary School has commenced on site and it is programmed to open in January 2012. In the interim, the former Infants School site has provided space for a number of temporary classrooms that are required during the construction period.

3 PLANNING POLICIES

The Development Plan is a set of documents that set out the policies and proposals for the development and use of land and guides and informs decisions as to whether or not planning permission should be granted.

Section 38(6) of the Planning and Compulsory Purchase Act (2004) states that *"If regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the Plan unless material considerations indicate otherwise"*.

The Development Plan currently comprises the Development Plan Documents adopted or approved by Havant Borough Council and the Regional Spatial Strategy for the South East of England (also known as the South East Plan).

The Havant Borough District Wide Local Plan was adopted in September 2005 but, following the enactment of the 2004 Act, was only able to be used for a three year period. Since September 2008, therefore, the 'saved' policies from the Havant Borough District Wide Local Plan have provided the local planning policy framework.

However, many of the 'saved' policies have now been superseded by the policies of the Havant Borough Local Development Framework (LDF), principally the Core Strategy which was formally adopted in March 2011. The LDF also contains a number of Supplementary Planning Documents, which provide further guidance for new development.

In addition, the Borough Council adopted its Statement of Community Involvement in October 2006 which sets out the Council's vision and strategy for involving the community in decisions on planning applications as required under the provisions of the Planning and Compulsory Purchase Act 2004.

The Government revoked the South East Plan in July 2010, but it was re-established, after a legal challenge, as part of the Development Plan in November 2010. However, the Government itself appealed that judgement and, in February 2011, the High Court declared that the Government's intention to revoke all regional spatial strategies can be taken into account in making planning decisions.

Given the uncertainty about the future status of regional spatial strategies and the nature of the proposal, it is clear that the local planning policies of Havant Borough Council are likely to be most relevant to the LPA's consideration of this outline application.

However, two South-East Plan policies relevant to the principle behind this application are Policy SP3, which states that urban areas should be the prime focus for development, and Policy CC9, which encourages the use of surplus public land for new housing.

In addition to the Development Plan, there are also national planning guidelines.

Planning Policy Statement 1: Delivering Sustainable Development (PPS1, paragraph 27[iv]) states that sufficient land should be brought forward of a suitable quality in appropriate locations to meet the expected needs for housing, taking into account issues such as accessibility, sustainable transport, and essential infrastructure.

Planning Policy Statement 3: Housing (PPS3, paragraph 36) states that development should prioritise the use of previously developed land, including the consideration of housing provision on surplus public sector land.

Planning Policy Statement 23: Planning and Pollution Control (PPS23, Paragraph 24) states that the LPA should pay attention to the development of sites where uses are being proposed that would be sensitive to contamination. Sensitive uses include family housing with gardens. In such cases, the Government advises at least a desk-top study of the readily-available records assessing the previous uses of the site and their potential for contamination in relation to the proposed development.

3.1 HAVANT BOROUGH DISTRICT WIDE LOCAL PLAN

Eighty-five of the 'saved' policies of the Local Plan have been superseded by the adopted Borough Core Strategy.

However, Policy **R17 Playing Space Related to New Housing Development** does not appear in the table of superseded Local Plan 'saved' policies. This Policy states that development sites below 70 dwellings need not provide for on-site play facilities but would be expected to make financial contributions to play spaces elsewhere.

3.2 HAVANT BOROUGH CORE STRATEGY

The adopted version of the Borough's Core Strategy contains both 'core strategy' and 'development management' policies for new development.

The application site is shown as being within the urban area on the Core Strategy Proposals Map and, as can be seen on the attached extract (Figure 3), there are no site specific policies affecting either parcel of the application site, which are outlined in red.

The following Core Strategy policies are considered to be most relevant to the proposals for this site:

3.2.1 Core Strategy Policies

- **CS6 Regeneration of the Borough** states that planning permission will be granted for development which positively contributes to social, economic and/or physical regeneration. For Leigh Park, which has a significantly lower proportion of owner-occupied housing than the rest of the Borough, a particular focus is on promoting a balanced housing market (see also paragraph 3.2.3 below).
- **CS7 Community Support and Inclusion** states that planning permission will be granted for development that has been informed and shaped by community and local stakeholder involvement in accordance with the Statement of Community Involvement.
- **CS8 Community Safety** states that development proposals should maximise opportunities for natural surveillance and the amount of "*defensible space*" that is controlled or perceived to be controlled by residents.
- **CS9 Housing** sets out that planning permission will be granted for housing proposals that:
 - o deliver on average 30-40% affordable housing, unless a lesser requirement has been transparently justified on viability grounds;
 - o ensure mixed communities and avoid a concentration of affordable housing;
 - o achieve a suitable density of development for the location;
 - o provide a mix of dwelling types, sizes and tenures;
 - o provide accommodation for the ageing population in sustainable locations.

For affordable dwellings, this policy recommends a split between 'social rented' units and 'intermediate' housing of 65-70% and 30-35% respectively.

- **CS13 Green Infrastructure** permits development that does not undermine the functional integrity of existing green infrastructure and creates, where appropriate, green infrastructure either on site or through off-site contributions.
- **CS14 Efficient Use of Resources** encourages all residential development, unless it is proven to be financially or technically unviable, to achieve Level 3 of the Code for Sustainable Homes, and to better this standard throughout the plan period, paying particular attention to measures to achieve water efficiency.
- **CS15 Flood and Erosion Risk** requires development in areas at risk of flooding to satisfy stringent criteria. All development is required to ensure that there is no net increase in surface water run off, with priority given to incorporating Sustainable Drainage Systems (SuDS) to manage surface water drainage, unless SuDS are inappropriate.

- **CS16 High Quality Design** seeks to achieve high quality design and a successful public realm in new development through adherence to the principles of good urban design. These include responding to and respecting the local design context, producing a positive relationship between buildings, streets, and spaces, improving the public realm, and incorporating the principles of inclusive design, in addition to other measures more relevant to detailed design and engineering.
- **CS17 Concentration and Distribution of Development within the Urban Areas** seeks to concentrate new development in the five established urban area, including Leigh Park, and to prioritise the use of previously developed land, including redundant sites and buildings in the urban area..
- **CS19 Effective Provision of Infrastructure** states that development will be permitted where it does not result in the loss of (*inter alia*) flood protection and education buildings, except where it is part of a service provider's plans to provide improved local services in equally accessible locations.
- **CS20 Transport and Access Strategy** states (*inter alia*) that development will be permitted that:
 - is consistent with and contributes to the implementation of the 'Reduce, Manage and Invest' strategy;
 - does not increase congestion and promotes better use of existing transport networks;
 - provides transport management measures to ensure the safe and efficient operation of the local road network;
 - ensures that highway design responds positively to the characteristics of the area and delivers a high quality public realm for all;
 - provides users of the development site with good access to public transport, especially high quality/frequency buses, and includes walking and cycling where appropriate.
- **CS21 Developer Requirements** expects development to meet on-site and/or off-site infrastructure requirements, through planning obligations, agreements or tariffs in accordance with the relevant legislation for off-site provision. The Core Strategy notes that a Supplementary Planning Document (SPD) is to be prepared setting out the mechanisms that will be used for taking development contributions together with details of the types and priorities of infrastructure provision.

3.2.2 Development Management Policies

- **DM1 Recreation and Open Space** sets out the criteria against which the loss of playing fields will be assessed but notes that, in accordance with the requirements of Section 77 of the School Standards and Framework Act 1998, Hampshire County Council may seek to develop surplus playing fields as a means of financing recreational and educational improvements. Where this occurs the LPA would expect new or enhanced sports or recreational facilities to be made available for public use unless this prejudices the educational efficiency of the school.
- **DM8 Conservation, Protection and Enhancement of Natural Features** requires features on development sites of importance to nature conservation or amenity, as well open spaces that contribute to the identity of the Borough, to be protected. In addition, existing natural features should be incorporated into the layout and design of schemes, and development should allow for new landscaping to be provided on site.

- **DM11 Planning for More Sustainable Travel** requires (*inter alia*) vehicle and cycle parking and turning facilities to adoptable standards, proposals to reduce on-street parking in the surrounding area where this causes problems, safe, permeable and inclusive layouts that encourage low traffic speeds and
- **DM12 Mitigating the Impacts of Travel** requires new development to mitigate its travel impact, including environmental impacts such as noise, air and visual pollution, and impacts on amenity, health and climate change. Where relevant, a transport statement and, for outline applications, a framework for the preparation of travel assessments and travel plans should be submitted with the planning application.
- **DM13 Car and Cycle Parking on Residential Development** requires residential development to provide car parking and cycle storage in accordance with the standards set out in the Residential Car Parking and Cycle Provision SPD (see paragraph 3.2.3 below).

3.2.3 Supplementary Planning Documents

- **Leigh Park Strategic Framework** was adopted in July 2006 to assist in the regeneration of that area and notes that the Borough Local Plan identifies “*surplus school playing fields*” (para 3.1) as a potential source of sites for new housing development. The document also comments, in relation to housing type and tenure, that “*more private sector and housing association development would change both the appearance and perception of Leigh Park*” (para 3.6). Identifying sites on the edge of Leigh Park is also cited as a regeneration priority and a “*housing action*” (para 10.2) for both the Borough and County Council in order to meet the requirements of Local Plan Policy **UA3**.
- **Residential parking and cycle provision** was adopted in March 2010, and establishes the following requirements for new housing developments:

<u>Car spaces</u>	<u>allocated</u>	<u>unallocated (shared)</u>
1 bed	1 space	0.9 space
2-bed	2 spaces	1.3 spaces
3 bed	2 spaces	1.9 spaces
4+ bed	3 spaces	2.4 spaces
<u>Cycle spaces</u>	<u>long stay</u>	<u>short stay</u>
1 bed	1	1 loop
2+ bed	2	1 loop

- **Consultation Draft Housing** is intended to be adopted in the summer of 2011 and is based on policies in the Core Strategy, particularly CS9. The document notes that Leigh Park has significantly more social rented housing (44%) than the Borough average (19%) and only 50% owner occupied dwellings compared with the Borough average of 74%.

4 COMPLIANCE WITH PLANNING POLICIES

The paragraphs below are set out according to the issues raised in the LPA's pre-application letter, attached as Appendix 2, and summarise how the proposals in this outline application will help to achieve the Borough Council's local planning policies for the site.

4.1 PRINCIPLE OF DEVELOPMENT

The site is within the urban area as defined on the proposals maps for the Borough Core Strategy and the principle of development is therefore acceptable.

The development of the site for residential purposes promotes regeneration in accordance with Core Strategy Policies **CS6** and **CS15**, as well the guidance in the Leigh Park Strategic Guidance SPD.

4.2 LOSS OF COMMUNITY USE

The loss of the existing Infant School buildings is part of a strategy that will see the creation of a new Primary School, which itself will maintain and improve educational provision for infants. The report of the Director of Children's Services Committee from October 2009, summarising the educational strategy, is attached as Appendix 1.

This strategy was confirmed in May 2010 through the approval of the planning application (No. 10/74150/000) for the expansion of and improvements to the retained Junior School buildings and grounds to form the new Barncroft Primary School.

The loss of the former Infant School and its site obtained approval through a general consent application to the Partnerships for Schools (Department for Education) under the procedures of Section 77 of the School Standards and Framework Act 1998. This reflected the fact that the former Infant School site did not contain sufficient space to accommodate a junior sized sports pitch and the small piece of land off Park Lane was not playing field.

The new Primary School will retain sufficient playing fields to meet its statutory requirements and the retained school grounds exceed that required under the Government guidance set out in Building Bulletin 99. In addition, a significant sum is being invested in the refurbishment of the swimming pool, which will allow for greater school and community use, and works to improve the school field drainage and hard play area surfaces will make these available for community use throughout the year, something they are currently not.

Whilst the level of community activity at the Primary School will be up to the school and its governing body, it is understood that the head teacher is keen to expand the current level of use and the improved site will allow for this. An e-learning facility is also to be developed at the school, which will help the school deliver, if it wishes, family learning / adult learning opportunities.

The retained school site as a whole will, therefore, offers improved opportunities for community use. Consequently, the proposals in this application form part of an education strategy that satisfies the requirements Core Strategy Policy **DM1**.

4.3 HIGHWAY ISSUES

The planning application is supported by a Transport Statement, prepared by JMP, submitted separately with this application. The Transport Statement also contains a Preliminary Design Report relating to Barncroft Way, prepared by HCC Engineering Consultancy.

The Transport Statement notes that:

- both parcels of the site are accessible by public transport, walking and cycling and benefit from the already established pedestrian and cycle routes
- the proposed car and cycle parking provision is in line with standards in the adopted SPD
- the illustrative road layouts for both Barncroft Way and Park Lane allow for adequate vehicle movements, including for refuse collection
- the traffic impact of the development is considered to be negligible and has been shown to be within the daily peak flow fluctuation on Barncroft Way and Park Lane
- a Travel Plan will be implemented, which will contain a package of site specific measures encouraging the residents to utilise more sustainable travel modes thereby reducing reliance on a private car.

The Preliminary Design Report concludes that, with the proposed introduction of a traffic island on Barncroft Way to the north-west of the existing Infant School access, adequate sightlines can be achieved onto the main road to serve the proposed development of that parcel and the proposed highway scheme has been approved by the relevant Highway Authority officers.

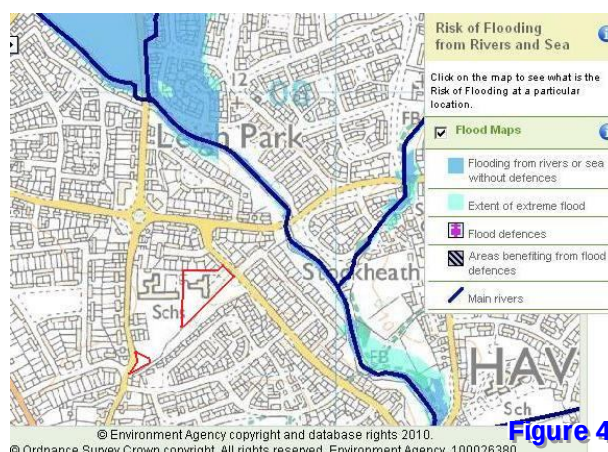
It should be noted that the issue of traffic and parking associated with the retained school were considered as part of the planning application (ref; 10/74150/000) approved in May 2010 for the establishment of the new Barncroft Primary School. That application was supported by a Transport Assessment which concluded that “*between 08:00 – 09:00 hours and 15:00 – 16:00 hours, the parking demand for dropping-off/picking-up will be less than supply*”¹.

The proposals submitted with this outline application would, therefore, provide a mix of housing in an area accessible by sustainable and active modes, and will fulfil Policies **DM12** and **DM13** of the Core Strategy.

4.4 DRAINAGE ISSUES

From information on the Environment Agency web site the site (outlined in red in Figure 4) is not within the flood zones associated with the Hermitage Stream.

However, there are known to be flood issues in the wider area and consequently this application is supported by a site specific Flood Risk Assessment (FRA) and a Drainage Strategy, prepared by HCC Engineering Consultancy and submitted separately.



The Drainage Strategy notes that the proposal will result in a net reduction in foul sewage flow and approval has been gained from Southern Water for an additional 39 dwellings to be connected to the existing main sewer in Barncroft Way.

Surface water connection approval has also been gained from Southern Water and the Environment Agency on the assumption that a total below-ground storage volume for surface water of 46m³ is required to attenuate flows to the 30 year return period storm. The Drainage

¹ Barncroft Primary School – Transport Assessment Report, HCC/JMP, 09.03.10, para 4.6.4.

Strategy notes that Southern Water need to be consulted further about adopting oversized pipes. A further 65.8m³ of above ground storage is required, to attenuate flows to the 100 year (+30% for climate change) return period storm, and the illustrative layout for the Barncroft Way parcel (Appendix 3) shows how this may be accommodated.

Southern Water and the Environment Agency will need consulting further with regards to any detailed designs.

The submitted FRA is based on the development of the site for 39 dwellings (using an initial pre-application illustrative layout) and concludes that the Environment Agency and Southern Water have agreed the outline discharge rates for both surface water and foul sewage from the site, subject to detailed design proposals at a subsequent stage.

The proposals, therefore, satisfy the requirements of Policies **CS13** and **CS17** in the Core Strategy with regard to an outline application.

4.5 IMPACTS ON HABITATS / NATURE CONSERVATION & TREES / LANDSCAPE

The application is supported by an Extended Phase 1 Habitat Survey Report and an Arboricultural Report, prepared by RPS in January and February 2011 respectively, and submitted separately with this application.

The Habitat Survey Report was prepared to update and extend an initial ecology survey undertaken in 2008 which looked at both the Infant and Junior School sites and notes that:

- none of the buildings or trees on site were suitable for roosting bats but that the linear tree lines adjacent to Hooks Row site have some potential for bat foraging;
- young trees and scattered scrub present on site offer nesting bird habitat and, if necessary, should be cleared outside of the nesting bird season;
- badgers are absent from the site;
- there is no suitable habitat for reptiles or great crested newts on site;
- the mature oak trees in Hooks Row, which have low bat roost potential, would be unaffected by the redevelopment of the site.

The Habitat Survey Report concludes that, given the low ecological value of the majority of the site, assuming the recommendations made in the Report are followed, the development should have negligible ecological impact.

The Design and Access Statement, submitted separately with this application, illustrates how the recommendations in the Habitat Survey Report have been incorporated into the development proposals for the site.

The submitted 2011 Arboricultural Report also updates an earlier tree survey, which covered both the Junior and Infant Schools, and confirms that within the application site there are no trees or planting belts considered to be of high quality (category A²). Most of the individual or groups of trees are considered to be low quality (category C) and should not, in themselves, overtly determine development proposals for the site.

The Barncroft Way Infant School parcel contains only two individual trees of moderate quality (category B), with the plane tree close to the frontage with Barncroft Way offering long term potential and visual amenity for the surrounding area. The hedgerow and screen planting along the southern boundary with Hooks Row, and the two small groups of trees planted

² British Standards Institution (2005) BS 5837: Guide for trees in relation to construction BSI, Milton Keynes.

within the school grounds on the western boundary of the parcel, have limited long term potential and are of low amenity value.

The parcel off Park Lane contains only trees of low quality (category C) which offer limited landscape value to the surrounding area. The group of poplar trees, just beyond the parcel's eastern corner, and three ash trees, in the very bottom south-west corner, are the only specimens of any significant height. Otherwise the parcel is generally dominated by immature, self seeded trees, set amongst an understory of bramble and nettle.

Notwithstanding their generally low arboricultural quality, the Design and Access Statement, submitted separately with this application, illustrates how much of the existing vegetation within the site has been retained to inform the proposed layouts, in order to make a positive contribution to the appearance and amenity of the site and its surroundings.

The application proposals, therefore, comply with Core Strategy Policy **CS11**.

4.6 URBAN DESIGN / LAYOUT ISSUES

The application is supported by a Design and Access Statement, submitted separately, which assesses the context and the principle constraints and opportunities of the site, and explains the rationale behind the urban design vision and illustrative layouts for both the Barncroft Way and Park Lane parcels (Appendices 3 and 4 respectively).

The illustrative layouts provide an indication of how the parcels could be developed in accordance with relevant planning policies and guidance based on the following urban design objectives:

- retaining existing trees and hedgerows wherever practicable to provide landscape structure and amenity
- linking main pedestrian desire lines to create a movement framework for the site
- using the movement routes to create distinctive public spaces and streets
- creating a safe and attractive public realm by fronting buildings onto public space to maximise natural surveillance and to clearly delineate public and private outdoor spaces.

The illustrative layouts indicate that 39 dwellings on the two parcels would result in a gross residential density of about 33 dwellings per hectare and that 75% of the 'green' areas within the site would be 'defensible' private space.

The application proposals, as summarised above and in the Design and Access Statement, would therefore satisfy the Core Strategy Policies **CS8** and **CS14**.

4.7 AFFORDABLE HOUSING

For the purposes of providing affordable housing, the application is considered as one site of 39 dwellings and, given the small size of the Park Lane parcel and the fact that it is shown as being served by a private drive, it is likely to be more practical to provide all the affordable units within the larger Barncroft Way parcel. This would be in accordance with the provisions of the relevant policies in the Core Strategy and Principle 5 of the draft Housing SPD, which allows for the affordable element generated by small housing schemes, between 5 and 14 dwellings, to be provided off-site.

Therefore, in the illustrative layout for the Barncroft Way parcel, attached as Appendix 3, it is indicated that 12 dwellings could be provided as affordable units, which represents just over 30% of the total.

The 12 dwelling types shown for Plot Nos. 1-6 and 17-22 in Appendix 3 are based on units recently proposed by a Housing Association elsewhere in Hampshire and their gross internal floorspace meets the Housing and Communities Agency (HCA) Housing Quality Indicators for affordable homes as follows:

- one bedroom units = 57m²
- two bedroom units = 76m²
- three bedroom units = 102m²

As illustrated in Appendix 3, the layout provides the following mix of affordable units

- one bedroom - 16.6%
- two bedrooms – 41.7%
- three bedrooms – 41.7%.

This represents a smaller proportion of affordable one-bed units than the 25% notionally suggested in the draft Housing SPD (Table 1). However, the figure in that SPD is derived from a sub-regional study undertaken for the Partnership for Urban South Hampshire (PUSH) that includes the cities of Southampton and Portsmouth, which might be expected to generate a high need for one-bed dwellings.

Correspondingly, the illustrated layout would provide a greater proportion of two and three-bed affordable dwellings than those suggested (30% and 33% respectively) in the draft Housing SPD. This reflects the findings of the South Hampshire Housing Market, Annual Monitoring Report 2009, which is part of the Borough's LDF evidence base, which concludes that that individual local housing authorities should consider opportunities "*to secure more affordable family sized accommodation*"³

The application proposals would, therefore, meet Core Strategy Policy **CS9**.

However, it should also be noted that this application is in outline only and the applicant is not a housing developer. The type and location of these dwellings is only indicative to illustrate that the site is capable of providing for a range of affordable units according to policy requirements. The affordable units could readily be provided in alternative locations within the site, and to a different mix dependent upon prevailing housing need at the time of a subsequent detailed planning application.

4.8 HOUSING MIX

The illustrative layouts shown in Appendices 3 and 4 provide a range of dwelling types and sizes (Table 1), with 46% being small (one or two bedroom) units.

DWELLING SIZE (BEDROOMS)	BARNCROFT WAY	PARK LANE	SITE TOTAL	%
1	5		5	12.8
2	11	2	13	33.3
3	18	3	21	53.8
TOTALS	34	5	39	100

Table 1

More than half of the illustrated dwellings would provide three bedrooms, which reflects the observation in the Draft Housing SPD (paragraph 3.11) that "*the greatest need in the borough across all tenure types is for 3 bedroom units*".

³ South Hampshire Housing Market, Annual Market Monitoring Report 2009, DTZ/PUSH, page 16

The application proposals would thus satisfy the relevant element of Core Strategy Policy CS9.

4.9 COMMUNITY INVOLVEMENT

Prior to the preparation of this outline application, parents and school Governors were consulted and closely involved in the Local Education Authority's proposals for the creation of the new Primary School during 2008-09. The report of the Director of Children's Services, summarising those proposals and the consultations undertaken, is attached as Appendix 1 and notes (para 6.5) that any surplus land that came about as a result of the schools merger would be sold as a means of helping to fund the educational improvements.

Havant Borough Council (Planning and Environment) was consulted on early proposals for the redevelopment of the application site and, following an informal meeting, provided pre-application advice on a range of planning and design issues in a letter dated 19 March 2010, (Appendix 2). A summary table of the responses made to the Borough Council's pre application advice, contained in its letter of 19 March 2010, is attached at Appendix 5

Draft proposals for the application site, revised in the light of the Borough Council's advice, were presented to representatives of the Havant and Bedhampton and Leigh Park Community Boards on 15 December 2010. An extract of the minutes of the meeting, as they relate to the site, are attached at Appendix 6.

The proposals therefore meet the expectations in the Borough Council's adopted Statement of Community Involvement.

4.10 DEVELOPER CONTRIBUTIONS

Havant Borough Council currently seeks contributions from new development for green transport, play space, affordable housing, art and education where relevant. The level of contribution set against each provision varies depending on the use, type, size and mix of development proposed.

The Borough Council's pre-application advice (Appendix 1) suggested varying levels of contribution that may apply, subject to negotiation with the relevant authority, as follows:

- Green Transport Contributions based on a formula that links floorspace to trip generation activity
- Provision and Improvement of Playing Space at £543.50 per residential bedroom
- Affordable Housing equivalent to 30% of the total residential provision
- Education Contributions may be needed to meet any capacity deficits in number of places available or sufficiency deficits in facilities that would be needed by a development. HCC will be consulted on all residential development of 10 dwellings or more.

The Transport Statement, submitted separately in support of this outline application, will be used to negotiate contributions towards 'green transport' in accordance with the predicted vehicle trips generated by the proposed development.

In accordance with the provision of Local Plan Policy R17, which expects on-site provision for playing spaces only for larger schemes of more than 70 dwellings, this application will make financial contributions towards play space in accordance with adopted requirements.

The development of this site will contribute 30% of the proposed residential dwellings as affordable units, with the details as to the exact tenure, mix and location of the affordable housing to be determined through subsequent detailed planning applications.

As the objective of this application is to remove surplus capacity and reinvest the capital receipt in the new Barncroft Primary School, Hampshire County Council's School Organisation Officer confirmed, in an email to the LPA dated 8 November 2010, that Education Contributions will not be sought.

Given the above, the application will satisfy the requirements of Core Strategy Policy **CS19**.

4.11 CONTAMINATION

The application site is clearly shown as agricultural land on the earliest available Ordnance Survey records. Copies of historic Ordnance Survey mapping from 1897, 1909, and 1932 are attached as Appendix 7.

In addition, the 'Staunton Records', on the Staunton Park Genealogy Centre's web site, confirm that Barncroft Farm occupied the site of what is now the Health Centre and Nos. 84-92 on Park Lane.

Since 1955, the application site has formed part of the grounds to Barncroft Infant and Junior Schools which were built to serve the development of Leigh Park.

Given the historical use of the land, and with regard to the requirements of Paragraph 24 of PPS23, the potential risk from ground contamination in relation to the proposed development of the application site for housing is considered to be very low.



Property Services

Appendix 1

HAMPSHIRE COUNTY COUNCIL

Decision Report

Decision Maker:			Executive Lead Member for Children's Services		
Date of Decision:			15 October 2009		
Decision Title:			Review of school places and organisation at Barncroft Infant and Junior Schools, Havant		
Decision Reference:			884		
Report From:			The Director of Children's Services		
Contact name:		Chris Holt - Head of School Organisation			
		Peter Colenutt - Strategic Development Manager			
Tel:	01962 845673		Email:	chris.holt@hants.gov.uk	
	01962 846157			peter.colenutt@hants.gov.uk	

1. Executive Summary

1.1. On 12 March 2009 the Executive Lead Member for Children's Services authorised local consultations following a request from the Barncroft Infant and the Barncroft Junior Schools' governing bodies to consider amalgamating their schools to form an all-through primary school. This report provides details of the outcome of those consultations and recommends that public notices be published, setting out the County Council's intention to establish a 420 place (14 class) community primary school on the Barncroft Schools' site. It is also intended to continue and expand the early years provision, establish a Reading Recovery training room to serve teachers from across the county (see paragraph 3.5) and provide an e-learning Centre facility (see paragraph 3.4) to serve the wider local community.

2. Strategic implications of surplus places

2.1. The County Council has a statutory duty to plan the provision of school places and to secure an appropriate balance locally between supply and demand. The need for school places changes in response to population movements and birth-rate variations. In many areas of the county the child population has been declining; in others, new housing developments are creating the need for additional school accommodation. Population changes mean that schools may go through periods when there is pressure on places and others when there is a surplus.

2.2. The number of schools with 25% or more surplus places is considered in the County Council's Comprehensive Performance Assessment. In recent years the number of Hampshire schools in this category has risen, as a result of demographic pressures, but has remained in line with the national average. In January 2009, there were 60 primary schools with more than 25% surplus places.

2.3. Although the underlying trend of falling rolls has led to an increase in the number of schools with surplus capacity this is predicted to show an upturn over the next five years. Nevertheless the issue of schools with surplus places is of concern in many parts of the County, and the number of primary schools with more than 25% surplus places is forecast to rise if further measures are not taken. Barncroft Junior School currently has a surplus significantly in excess of 25% as shown in Table 1 below.

School	Capacity	Pupil numbers		Number of surplus places		% surplus places	
		Jan 09	Jan 14	Jan 09	Jan 14	Jan 09	Jan 14
Barncroft Infant	180	145	159	35	21	19	12
Barncroft Junior	270	182	177	88	93	33	34
Total	450	327	336	123	114	27	25

Table 1

3. Contextual information

3.1. The Barncroft Infant and Junior schools share one site and mainly serve a discrete community on the Leigh Park estate in Havant. The governors of both schools are determined that their schools achieve the highest possible standards for the pupils. Governors were concerned that, by the time the children left for secondary schools in 2008, only 36% had achieved the national expectation, Level 4 or better, in both English and mathematics. The Government has said that it requires all schools to have at least 55% of their children achieving the national expectations in English and mathematics in their Standard Assessment Tests.

3.2. The falling rolls at the Barncroft schools have been a concern to both governing bodies, which contributed to their request to the local authority to establish an amalgamated 420 place primary school on the site.

3.3. In October 2008 there were 429 primary schools in Hampshire, which were ranked from 1 (most deprived) to 429 (least deprived) on the Indices of Multiple Deprivation. Barncroft Infant School was ranked seventh on this scale and Barncroft Junior School ninth.

3.4. As an integral element of the Children's Services ICT Strategy it is proposed that an amalgamated primary school would become a regional hub for ICT innovation in teaching and learning. State of the art ICT resources will be accessible to schools and their wider communities in the Leigh Park. The proposed e-learning centre will play a supporting role as part of a programme of exemplar materials which can be accessed by teachers across the County.

3.5. The introduction of the national "Every Child a Reader" programme in 2010 requires Hampshire to have a purpose built training facility where teachers can learn how to deliver the Reading recovery method used in the programme. A specialist teacher works with individual pupils, observed by the trainee teachers through a two-

way mirror. It is intended that a Reading Recovery training room will be incorporated into a newly formed primary school on the Barncroft site.

3.6. It is intended that the capital project is funded initially from the Primary Capital Programme (PCP)..

3.7. As the governing bodies of the Barncroft schools support the proposal to amalgamate their schools to form a primary school, in accordance with the County Council Cabinet's decision of 21 May 2007, the decision to publish statutory notices falls to the Executive Lead Member for Children's Services.

4. Consultation

4.1. A full list of consultees, together with a schedule of meetings and drop-in sessions which have taken place regarding the proposal to establish a primary school, are attached at appendices 2 and 3. Notes of meetings held with Barncroft schools' governors, staff, parents and the wider community are appended at 1a,1b and 1c..

4.2. The consultation document (see Appendix 4) was widely distributed, including all parents of children attending the Barncroft Schools and the on-site early years provision, and was published on the County Council's web-site. The attached questionnaire invited recipients to indicate whether or not they agreed with the proposal to amalgamate Barncroft Infant and Barncroft Junior Schools to create a 420 place primary school on the present Barncroft Schools' site, and to make any comments. A breakdown of the 72 responses received is set out in Table 2 below:

Table 2

	Number	Percentage
Agree with the proposal	64	89%
Disagree with the proposal	7	10%
No indication / unsure	1	1%

5. Responses and comments from consultees

5.1. Having engaged with their schools' community, the governing bodies of both Barncroft Infant and Barncroft Junior Schools remain fully committed to the proposal to amalgamate their schools to form a primary school and are keen to see it expedited.

Pupils' views

5.2. The School Council at Barncroft Infant School was consulted. Children were asked what they liked about school, then asked what they would wish to see if the two schools were joined together. They were then asked what might worry them. Several said they would like to be able to see their friends, siblings and cousins and play with them. At the moment Year 1 and Year 2 children at Barncroft Infant School are in the same class. The children like the idea of still having their classmates in the same school.

5.3. The school council at Barncroft Junior School was consulted. Each class had discussed their feelings and ideas in response to five key questions generated by the school.

5.4. The majority of children were in favour of the schools amalgamating. Three classes reported qualitatively on the responses, with one of them commenting that their class thought that, overall, the amalgamation was a good idea. The remaining five classes counted the views of all children, 73% were in favour of the amalgamation.

5.5. Positive comments mainly reflected on the opportunity to see siblings and cousins and to play with friends from the infant school. Junior aged children also looked forward to the opportunity to care for the younger children and set them a good example. The children also showed excitement about a potential new building, to have more equipment to play with, and the extra or improved facilities, like better toilets or a bigger swimming pool.

5.6. Negative comments were few but there were comments that younger children may not know how to behave and that the older children would be obliged to look after them. There were also some concerns that the older children might knock into the little ones, especially with a football, or that the younger children might be scared. One class was concerned that the building works might have a negative impact on wildlife, another showed some concern over what would happen whilst the building was in progress.

5.7. Children also had a number of ideas and suggestions about the new building and what facilities the community might like to see and use there.

Staffing

5.8. Staff asked how appointments to a new primary school would be made. They pointed out that if a primary school was initially expected to operate in separate buildings (pending the completion of building works) there would be implications for staffing structures.

5.9. Staff and governors queried the positions of existing staff if they did not secure a job in an amalgamated primary school, particularly with regard to potential redundancies.

Buildings

5.10. Clarification was sought as to which building would be used for the new primary school and what facilities would be available in the new school.

5.11. The swimming pool was seen by the community and the parents as a very positive feature which they were anxious to ensure would be kept. Some concern was expressed that the total area of the school would be reduced and that it was important to ensure enough and appropriate play space was available to cater for the broader age range of a primary school.

5.12. Staff, governors and parents also sought reassurance that the building project would be managed in such a way as to ensure the quality of education for the pupils, to minimise disruption and ensure the safety of all pupils.

5.13. Governors asked whether the timescale for the new building would dovetail with that of the establishment of a new primary school.

5.14. There was some concern over what may happen to any excess land and how local residents might respond to the possibility of residential use of the land.

Parking / traffic / access

5.15. Concern was expressed regarding volume and speed of traffic on both Barncroft Way and Park Lane. The need for adequate parking for school staff and parents' drop-off and pick-up areas was expressed. It was pointed out that many parents and children came to school from the Barncroft Way direction and that, if the infant building was not used for the new school, then pedestrian access for this route should be retained.

Special Educational Needs (SEN)

5.16. It was pointed out that both schools had a high incidence of children with special educational needs and the need to ensure that their needs continued to be met was emphasised.

Diocesan view

5.17. The proposed amalgamation will not have a direct impact on the Church of England and Roman Catholic Dioceses and no comments have been received.

Havant Borough Council

5.18. The Borough Council has no objection to the principle of amalgamating Barncroft Infant School and Barncroft Junior Schools to create an all-through 420 place primary school, and supports the consequent retention of primary school provision within the community.

Views of the local County Councillors

5.19. Councillor Ann Buckley stated that:

"I feel that there is support for the proposals from parents and the wider community. I very much welcome measures that will improve standards but stress that there is a high percentage of children with SEN. Many children need considerable support and I would like to praise both headteachers for what they have achieved and for the time they have spared to speak to me.

Investment in the school building is also welcomed. We have had two very pleasing buildings at Woodlands and Prospect and I hope to see building of that sort of quality. I should also like to see a good input from local residents with regard to the new building and the future development of the school site.

As with most schools, parking is an issue; both schools are situated on busy bus routes. Barncroft Junior School does not yet have a green travel plan and I ask if this could be left until it is clearer which

building will be remodelled. I strongly support community use of the school buildings and hope that this will be monitored."

5.20. Councillor Anne Edwards stated that:

She welcomes the action taken by the governing bodies regarding the amalgamation proposal, believes that the prospective primary school along with the planned improvements will be an asset for the community, and noted that the community seemed in favour of the proposed amalgamation.

6. Responses to issues raised during consultation

Staffing

6.1. If a primary school is formed from existing infant and junior schools, a temporary governing body for the new school would be constituted prior to its opening. The temporary governing body would appoint the headteacher, who would then work with the temporary governing body to appoint staff. Any displaced staff from the closing infant and junior schools would, with the agreement of the temporary governing body, be given first opportunity to apply for positions in the new primary school. Officers of the County Council would work closely with the temporary governing body to ensure that, as far as possible, staff's professional needs and aspirations are met.

Buildings

6.2. The consultation exercise with the governing bodies focused on the overall benefits of this strategy for primary school provision on the Barncroft Schools' site. The accommodation needs of a two-form entry primary school will be considered against the current primary school building brief.

6.3. When undertaking building works, the County Council uses its experience and expertise to ensure high standards of project and process. Disruption during construction and demolition is kept to a minimum and the school are fully involved in the developments. As with any building project undertaken by the County Council, it will be a requirement on the contractor to produce and adhere to a strict health and safety plan, with work causing as little disruption to the day to day workings of the school as possible.

6.4. The swimming pool is being retained and improved under the County Council's strategy for pools. The junior school's pupils' ideas on the new building and the community facilities they would like to see incorporated will be forwarded to the architects for their consideration as part of their consultation exercise on the stakeholders' requirements for the proposed new building.

6.5. It is intended that land surplus to the requirements for a 420 place primary school will eventually be sold and the receipt used to payback the PCP budget for investment in other Hampshire primary schools. Discussions will need to take place with Havant Borough Council as the planning authority, and local residents will have the opportunity to make comments on any proposals when, and if, the planning application is submitted.

Early Years

6.6. The currently operating pre-school, Barn Owls, occupies space in the infant school building and caters for 20 places. There is an identified need for additional pre-school provision in the area and it is intended that the building work necessary to create an all-through primary school will also create expanded early years accommodation catering for 26 places.

Parking / traffic / access

6.7. A site plan for the proposed primary school will be formulated and consideration of the concerns regarding parking, traffic and access will be addressed during its production. Parking for school staff will be in line with the current primary school building brief.

Special Education Needs

6.8. There is no intention to lose the expertise and experience which exists amongst staff of both schools in meeting the special needs of children. The primary school's staffing structure and its make-up will be designed to meet this need aided by the continuity and progression which an all-through primary school will afford to children's learning.

7. Capital Strategy

7.1. It is intended that the proposed two form entry primary school, early years facilities and e-learning centre be funded primarily from the Primary Capital Programme (PCP). The initial feasibility work and consultation undertaken to date has concluded that the junior site and buildings are the preferred location for the amalgamated school for which £5.5m (including fees) has been identified in the Children's Services capital programme 2009/10 - 2011/12 as reported to the Executive Lead Member for Children's Services on 21 January 2009. It is also proposed that the capital receipt from the sale of a surplus part of the Barncroft School site be used to payback the PCP budget and allow for the continuing rollout of investment through this programme to enhance and improve primary school facilities.

7.2. The feasibility work to date has identified that there are a number of landlord/maintenance liabilities in the junior school buildings not exceptional in comparison with other schools of this age and type. These will need to be considered as the detailed scheme progresses with a view to committing Policy and Resources capital maintenance funding. The scope and commitment will be subject to development of the design and priorities across the Education estate.

7.3. Estimates of the capital receipt are subject to completion of feasibility studies, the granting of appropriate planning consent by Havant Borough Council and the approval of the Secretary of State for Children, Schools and Families for the disposal of any playing fields. In addition, contributions from the devolved capital allocations from both Barncroft Schools will be expected.

8. Revenue Implications

8.1. The proposed primary school will be funded on the basis of the Local Management (LM) formula for a two-form entry primary school. By amalgamating the two schools, there will be a net on-going saving of £75,000 per annum, which will be retained in the schools' block (for use by all schools). In keeping with the LM scheme, the school will receive additional funding to enable the appointment of its

headteacher in advance of the school's opening. This will be available at the start of the 2010/11 financial year. Revenue balances from the closing schools will transfer to the new school.

8.2. Revenue costs associated with the proposed e-learning centre (paragraph 3.4 refers) will be covered through existing ICT support arrangements.

9. Conclusion

9.1. The proposal to amalgamate the infant and junior schools was initiated by the governing bodies. Governors are determined that the highest possible standards are attained by children prior to transferring to secondary education.

9.2. The governors recognise that the low school rolls are impacting on staffing levels, presenting challenges in maintaining high quality curriculum delivery. They believe that the creation of an all-through primary school will bring many additional benefits to children. This view has been supported by the comments made during the consultation process. It is a view also shared by local authority officers. The proposed primary school under single leadership would generate greater opportunities to align the curriculum, develop tracking processes, teaching methods and continuity of experience across the early years foundation stage and Key Stages 1 and 2. It is expected that this should lead to an acceleration of pupil progress throughout each Key Stage, resulting in higher pupil attainment at the end of Year 6. This will be supported through improved buildings to facilitate learning and teaching and it is anticipated that a single school will prove to be a positive aid to the recruitment and retention of high quality staff. In addition, there will be a single school for governors, parents and the wider community to focus on and to support.

9.3. The combined forecast number on roll of 336 at the Barncroft Schools (Table 1 refers) is significantly below the current 450 place capacity and would equate to a 12 class school. These numbers are predicated on a continued pattern of enrolment which reflects an 80% participation rate, indicating that one in five children living within the schools' catchment areas are attending an alternative school. It is anticipated that the establishment of a 420 place, all-through primary school, through significant capital investment to provide improved buildings and facilities, together with an expansion of early years provision on the site, will attract a greater number of children from within the schools' catchment area.

10. Procedure

10.1. In order to implement the amalgamation it is necessary to publish statutory proposals to discontinue the existing infant and junior schools and establish a new primary school on the existing site. Section 10(1) of the Education and Inspections Act 2006 allows local authorities to seek approval from the Secretary of State to publish proposals for a new community school outside the competition procedure. The Secretary of State's approval to waive the competition procedure was given on 10 September 2009.

10.2. As a local authority proposal for a new school, after the end of the period for objections or other representations the final decision will be made by the Schools Adjudicator.

11. Recommendations

It is recommended that:

11.1. Public notices be published in accordance with Sections 10 and 15 of the Education and Inspections Act 2006 to:

(a) discontinue Barncroft Infant School and Barncroft Junior School with effect from 31 March 2011, and

(b) establish a two form entry community primary school outside of a competition to cater for 420 pupils aged 4 - 11 plus pre-school provision, in remodelled buildings on the Barncroft Schools' site with effect from 1 April 2011.

11.2. The Director of Property, Business and Regulatory Services undertake a detailed feasibility study to create a 2 form entry primary school with early years provision on the Barncroft Schools' site.

11.3. Approval be sought from the Executive Member Policy and Resources for the retention of 100% of the capital receipt from the sale of the surplus part of the Barncroft Schools' site for the Children's Services Primary Capital Programme.

CORPORATE OR LEGAL INFORMATION:

Links to the Corporate Strategy

Hampshire safer and more secure for all:	no
Corporate Business plan link number (if appropriate):	
Maximising well-being:	yes
Corporate Business plan link number (if appropriate):	
Enhancing our quality of place:	yes
Corporate Business plan link number (if appropriate):	
OR	
This proposal does not link to the Corporate Strategy but, nevertheless, requires a decision because:	

Other Significant Links

Links to previous Member decisions:		
<u>Title</u>	<u>Reference</u>	<u>Date</u>
Review of school organisation at Barncroft Infant and Junior schools, Havant	566	12 March 2009
Direct links to specific legislation or Government Directives		
<u>Title</u>	<u>Date</u>	

Section 100 D - Local Government Act 1972 - background documents	
The following documents discuss facts or matters on which this report, or an important part of it, is based and have been relied upon to a material extent in the preparation of this report. (NB: the list excludes published works and any documents which disclose exempt or confidential information as defined in the Act.)	
<u>Document</u>	<u>Location</u>
See "Links to previous Member decisions" above	

IMPACT ASSESSMENTS:

1. Equalities Impact Assessment:

1.1. Equalities issues have been considered and no adverse impact identified.

2. Impact on Crime and Disorder:

2.1. These proposals will have no impact on crime and disorder.

3. Climate Change:

a) How does what is being proposed impact on our carbon footprint / energy consumption?

Opportunities will be assessed to reduce the impact in the design and build of a remodelled primary school.

b) How does what is being proposed consider the need to adapt to climate change, and be resilient to its longer term impacts?

No specific measures have been identified.

- [Accessibility options](#) |
- [Disclaimer](#) |
- [Privacy](#) |
- [Service availability](#) |
- [Call charges](#)



Property Services

Appendix 2

Mr Shaun Pettitt
Development and Projects Group
Assets and Development
Hampshire County Council
The Castle
Winchester
SO23 9DS

Our Ref: GEN/74150/001

Your Ref:

Direct Line: 023 9244 6549

Ask For: David Eaves

E-mail:
Planning.Development@havant.gov.uk

19th March 2010

Dear Mr Pettitt,

Barncroft Infant School and Land off Park Lane, Residential Development 36 Units

I refer to your email of the 29th October 2009, to our meeting of the 10th February 2010 including the additional information supplied at that meeting. I have now had the opportunity to discuss the proposals at this Council's Design Surgery and would make the following initial comments on the scheme in the hope that they will be of assistance.

The main issues identified at this stage are as follows:

1. The Principle of Development
2. Loss of Community Use
3. Highway Issues
4. Drainage Issues
5. Impact on habitats/nature conservation and trees/landscape
6. Urban design/layout issues
7. Affordable Housing
8. Housing Mix
9. Community Consultation
10. Developer Contributions

I will address these issues in order.

1. The Principle of Development:

The site is listed in the Strategic Housing Land Availability Assessment (SHLAA) Local Development Framework 3rd Edition December 2009. The SHLAA does not determine whether a site should be allocated for housing development, this is a role of the Development Delivery (Allocations) Development Plan Document. The SHLAA indicates that the site has a potential to deliver 24 dwellings. A copy of the SHLAA relating to this site is attached for your information.

The sites are within the Urban Area where residential development is acceptable in principle subject to the consideration of Development Control criteria and these are discussed below.

2. Loss of Community Use

The proposal would result in the demolition of Barncroft Infant School. It is noted from the *'Review of school places and organisation at Barncroft Infant and Junior Schools, Havant'* that it is recommended to:

- a) *discontinue Barncroft Infant School and Barncroft Junior School with effect from 31 March 2011, and*
- b) *establish a two form entry community primary school outside of a competition to cater for 420 pupils aged 4-11 plus pre-school provision, in remodelled buildings on the Barncroft Schools' site with effect from 1 April 2011.*

Saved Policy CS1 of the HBDWLP 1996-2011 forming part of the Havant Borough Local Development Framework (SP HBDWLP) requires that where there is a loss of a community building this will only be allowed where there is adequate provision in other accessible buildings.

I understand that an application to provide additional facilities at the Junior School site to allow its conversion to a community primary school will be submitted shortly. It would be necessary to fully explore the issue of providing suitable education provision to compensate for the loss of the existing school as part of any planning application.

3. Highway Issues

In relation to highways issues, the suitability of the access points to Barncroft Way and Park Lane would require a detailed assessment to ensure that they do not raise highway safety or other issues. I can confirm that the proposals would require a Transport Statement and an outline Travel Plan. In order to calculate the HCC Transport Contribution it would be necessary to know the number of trips generated by the existing use of the site. It is presumably the case however, that those trips would continue to the adjacent school site. Any planning application should provide this information to allow a direct comparison between existing and proposed trip generation.

In relation to car parking/cycle parking requirements, I would confirm that the Hampshire Parking Standards 2002 are currently applied to residential developments. Notwithstanding this a Supplementary Planning Document 'Havant Borough Residential Parking and Cycle Provision' is expected to be adopted shortly and assuming that this takes place as anticipated will be applicable to any development proposals following adoption. The link to the most recent version on the Council's website is <http://www.havant.gov.uk/havant-10248>.

4. Drainage Issues

If the site is more than 1ha in area, a Flood Risk Assessment will be required with any planning application.

I understand that there are foul drainage issues in relation to the site and these would need to be fully explored and hopefully resolved prior to any formal submission for planning permission. The pumping stations are considered below.

5. Impact on habitats/nature conservation and trees/landscape

In relation to these matters it is noted that a 'Phase 1 Habitat Survey', Arboricultural Report' and 'Arboricultural Assessment Table' have been produced in relation to the site. Updated versions should be provided in relation to any application to show in detail how the development of the site would impact on these issues.

It is noted that the Summary of the 'Phase 1 Habitat Survey' states that, *'With the use of straight forward mitigation measures to limit the impact on the habitat features, the site should allow development to take place without significant harm.'* Proposed mitigation measures are also included. The impact of the proposals on habitats and protected species would need to be considered in detail in relation to any application, and it may be that you wish to consult with your Ecology colleagues as to the soundness of the mitigation measures proposed before submitting any application..

With regard to trees/hedges, it is noted that the site layout plan indicates the retention of all existing Category 'A' and 'B' trees and the removal of a number of Category 'C' trees. It is also noted that there are significant trees within 'Hooks Row' to the south of the site and these will however need to be fully assessed.

5. Urban design/layout issues

In terms of these issues, the details provided are limited, essentially to a layout plan. Therefore you will appreciate that the following comments are of necessity general comments only.

Barncroft Infant School Site

I would make the following initial comments for your consideration:

The site layout with its central 'island' area results in a number of narrow and in some cases triangular rear gardens.

The footprints of the buildings in this central area do not follow an obvious building line and this may result in the alignment of the units appearing visually incongruous.

In relation to parking, in general within curtilage parking would be preferred to out of curtilage parking in terms of the appearance of the development. I would raise concerns in relation to the overall dominance of parking on the scheme. The parking near to the 6x2 bed flats dominates the street scene in this area as would the parking to the front of the western boundary development.

I have concerns in relation to the likely design and appearance of the 1 bed flat units over garages. These can lead to a 'dead' frontage at ground floor level and problems with parking unrelated to the occupation of the flat above.

The development layout would provide very limited scope for landscaping to the front of the units with the properties being located close to the highway. This could lead to a development dominated by hard landscaping to the detriment of its character and appearance.

In relation to the footpath linking Barncroft Way to the retained school site, I understand that this route would be heavily used particularly at the start and end of the school day. I am particularly concerned that the 3 Bed house closest to the footpath would lack privacy and amenity. In my view this unit should be removed or the layout of the site revised to allow an adequate setting off of this unit from the footpath route.

With regard to the units on the southern part of the site and in particular the 6x2 bed flats and 3 bed houses, I am concerned about the impact of the adjacent tree belt and the potential effect on light and amenity from the trees. This would need careful consideration and should be reflected in the design of the units.

I note that there is a proposed pumping station near to the Barncroft Way frontage. I have concerns about how this would read in the street scene, although there are at this stage there are no design details. I also have reservations about the appearance of the entrance to the development with regard to the 1 bed flat over garage and the pumping station being the first buildings on the approach to the site. It is appreciated that the angled 3 bed houses could be designed to be the more prominent feature, however, this would need to be demonstrated with any application in my view. On a detailed point the retained tree adjacent to these units appears to be very close to the buildings and may result in an unacceptable relationship and resident pressure on the tree threatening its long term retention.

At our meeting the possibility of opening up the site to Hooks Row was discussed although this is not shown on the layout plan. There may be advantages in investigating this further to allow greater permeability to the site and passive surveillance of the area, although issues of land ownership (HBC owned), crime and disorder and the potential impact on trees would need to be considered.

Finally the boundary treatments particularly to the school site would need careful consideration to provide suitable amenity to the western units. The site levels would also require careful consideration and site sections would be needed to allow assessment.

Park Lane Site

The frontage units appear to roughly follow the 'building line'. The provision of five units and in particular the rear unit and pumping station do appear to result in a rather cramped layout.

In addition the residential curtilages for the units are small and awkwardly shaped with some additional potential for reduced amenity from tree shading to the rear unit.

In terms of car parking, again I would reiterate my comments in relation to the preference for in curtilage parking given above. The rear area is dominated by hardstanding and parking areas and this would detract from the character and appearance of the development in my view.

7. Affordable Housing

In relation to affordable housing, I can confirm that policy H8 (SP HBDWLP) seeks to achieve 30% of the total dwellings provided on new housing development as affordable housing on sites of 0.5ha or more than 15 dwellings.

8. Housing Mix

Policy H6 (SP HBDWLP) requires that housing development schemes will be expected to provide a range of dwelling types and sizes which shall include a generous element for smaller households. The council seeks to set a general target to ensure that 40% to 50% of all new housing is provided as 1 or 2 bed dwellings. It is noted that the current scheme provides for 42% of 1 and 2 bed units.

9. Community Consultation

In terms of community consultation, the Borough Council has adopted a Statement of Community Involvement. This sets out a requirement for consultation with Community Boards and Residents Associations. As this site is located within Bedhampton Ward but also is on the boundary with Barncroft Ward the site is within the Havant and Bedhampton Community Board Area and adjacent to Leigh Park Community Board area. It is therefore considered appropriate to present the application to both boards although it may be possible to arrange a joint meeting. The Community Boards' Support Officer Helen Wood should be contacted to make the necessary arrangements (Email: Helen.Wood@havant.gov.uk telephone: 023 9244 6416).

The planning application should be accompanied by a statement of community consultation detailing all the public pre-application consultation carried out and in this case is likely to include details of meetings relating to the school re-organisation proposed.

10. Developer Contributions

In terms of Developer Contributions, the following are considered to be likely to be required:

Provision and Improvement of Playing Space:

On sites with more than 5 dwellings the contribution calculation is based on the number of bedrooms created. The sum sought per bedroom is currently £543.50.

Hampshire County Council Transport Contribution:

Details provided via the following link:

<http://www.havant.gov.uk/PDF/HCC%20Highway%20Policy%20Contributions.pdf>

Affordable Housing:

Considered above.

Education:

The application should demonstrate that the education provision will satisfactorily cater for the residential development proposed.

A summary Guide to Developer Contributions can be viewed on:

<http://www.havant.gov.uk/pdf/Contributions%20factsheet%20rev3.pdf> .

I hope that the above information is helpful in the preparation of the planning application, however, should you require clarification over any of the above comments or a further meeting please do not hesitate to contact me on the above number or by email.

Please note that the above comments are the opinions of a planning officer and are in no way binding upon the Council when determining an application for Planning Permission.

Yours sincerely

David Eaves
Senior Planning Officer



Property Services

Appendix 3



Property Services

**Barncroft Way,
Havant**

LEGEND

- Proposed housing
- Existing development
- Adoptable roads
- Adoptable footways
- Private / shared surface
- Grass / soft surface
- Existing / retained trees
- Trees to be removed
- Proposed landscaping not shown

Drawing No: Y0426-02C-ajt

Rev: c

Date: 04.02.11

Scale: 1 x 500 @ A3



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Dwelling mix by plots

- one bed
3, 4 (houses),
30, 31, 32 (flats)
- two bed
2, 5, 6, 9, 10, 11, 20, 21,
23 (houses),
33, 34 (flats)
- three bed
1, 7, 8, 12, 13, 14, 15,
16, 17, 18, 19, 22, 24,
25, 26, 27, 28, 29
(houses)



Development indicated:

- 5 x one bed dwellings
11 x two bed dwellings
18 x three bed dwellings
total dwellings = 34
gross site density = 34 dwgs/ha
two or fewer beds = 47%
flats = 15%



Property Services

Appendix 4

Land off Park Lane, Havant

LEGEND

-  Proposed housing
-  Existing development
-  Adoptable roads
-  Adoptable footways
-  Private / shared surface
-  Grass / soft surface
-  Existing / retained trees
-  Trees to be removed
- Proposed landscaping not shown
-  existing surface water drains (presumed)
-  proposed private foul sewer (indicative)

Drawing No: Y0426-04-ajt

Rev: Date: 11.01.11

Scale: 1 x 200 @ A3



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Development indicated:

Plots A, D + E - 3 bedroom detached dwelling with garage
Plots B + C - 2 / 3 bed semi-detached dwelling with garage/parking spaces

total dwellings = 5

gross site density = 30 dwgs/ha



Property Services

Appendix 5

Comments of LPA Letter dated 19 March 2010 (ref: GEN/74150/001)	Response	
	Barncroft Way site [Drawing No.Y0426-02C-ajt, 12.01.11]	Park Lane site [Drawing No.Y0426-04-ajt, 11.01.10]
1. The Principle of Development: The sites are within the Urban Area where residential development is acceptable in principle subject to the consideration of Development Control criteria ... discussed below.		
2. Loss of Community Use I understand that an application to provide additional facilities at the Junior School site to allow its conversion to a community primary school will be submitted shortly. It would be necessary to fully explore the issue of providing suitable education provision to compensate for the loss of the existing school as part of any planning application.	Barncroft Infant and Junior Schools, currently and predicted in the future, have substantial spare capacity owing to the drop in pupil numbers (details in reorganisation report already provided). The new Primary School will provide 420 places in refurbished and new-build accommodation offering improved teaching facilities. The existing pre-school will be accommodated in a new-build extension offering an increase in user numbers. Planning consent for the new Primary School was granted on 27/5/10. Enabling works commenced September 2010, with main construction works programmed from March 2011. The new school will be operational from January 2012.	
3. Highway Issues In relation to highways issues, the suitability of the access points to Barncroft Way and Park Lane would require a detailed assessment to ensure that they do not raise highway safety or other issues. I can confirm that the proposals would require a Transport Statement and an outline Travel Plan. Supplementary Planning Document 'Havant Borough Residential Parking and Cycle Provision' ...will be applicable to any development proposals	Access to serve 34 dwellings is shown as an upgrade to adoptable standards of the existing school entrance off Barncroft Way. HCC Highway Authority officers and Peter Marshall of HBC have confirmed that the proposed access off Barncroft Way (Dwg 502775/001P) is acceptable.	Access to serve 5 dwellings is shown as a private drive off Park Lane. HCC Highway Authority officers and Peter Marshall of HBC have confirmed that this is acceptable.
	Layouts follow SPD guidance on car and cycle parking/storage. Outline application will be supported by Transport Statement.	
4. Drainage Issues If the site is more than 1ha in area, a Flood Risk Assessment will be required with any planning application. I understand that there are foul drainage issues in relation to the site and these would need to be fully explored and hopefully resolved prior to any formal submission for planning permission. The pumping stations are considered below.	A Flood Risk Assessment is in preparation and it is not anticipated that any issues will arise given that HCC Engineering Consultancy has agreed a drainage strategy with Environment Agency and Southern Water(see Drainage Statement dated 04.11.10; ref: R.J502775). Only a small foul pumping station for five dwellings on the Park Lane site is now required.	

5. Impact on habitats/nature conservation and trees/landscape ...a 'Phase 1 Habitat Survey', Arboricultural Report' and 'Arboricultural Assessment Table' have been produced in relation to the site. Updated versions should be provided... it may be that you wish to consult with your Ecology colleagues as to the soundness of the mitigation measures... there are significant trees within 'Hooks Row' to the south of the site and these will however need to be fully assessed	Updated Phase 2 ecology and arboricultural surveys have been commissioned for the two sites and results are expected imminently. The reports, with recommended mitigation measures where appropriate, will be submitted with the outline application. The major oak trees in Hooks Row lie beyond the site's south-eastern boundary and are separated from it by the line of the surface water sewer. These trees are thus a significant distance from the site and their root zones are protected from any proposed development by the line of the existing surface water sewer within Hook's Row.	
6. Urban design/layout issues Barncroft Infant School Site 1. ...layout with its central 'island' area results in a number of narrow and in some cases triangular rear gardens. 2. ...buildings in this central area do not follow an obvious building line... 3. ...in general within curtilage parking would be preferred in terms of the appearance of the development. 4. ..design and appearance of the 1 bed flat units over garages.... 5. very limited scope for landscaping to the front of the units with the properties being located close to the highway... 6. ... allow an adequate setting off of (the) unit (in the north west corner) from the (school) footpath route. 7. ..the impact of the (southern) tree belt and the potential effect on light and amenity would need careful consideration.. 8. there is a proposed pumping station near to the Barncroft Way frontage... 9. ...the possibility of opening up the site to Hooks Row was discussed ...to allow greater permeability to the site and passive surveillance of the area, although issues of land ownership (HBC owned), crime and disorder and the potential impact on trees would need to be considered. 10. ...the boundary treatments particularly to the school site would need careful consideration to provide suitable amenity to the western units. The site levels would also require careful consideration and site sections would be needed to allow assessment.	1. 'central island' and triangular back gardens removed 2. building lines are determined by more traditional street pattern 3. number of houses with on-plot parking increased from 15 to 23 and parking for flats is now at rear of building 4. FoGs removed 5. all dwellings have 'front' gardens and indicative planting is shown 6. dwelling set back further from school footpath and indicative screen planting shown 7. dwellings sited and oriented to minimise shading from southern tree belt 8. pumping station no longer required 9. possibility of 'surveilled' pedestrian link through to Hook's Row indicated 10. site levels do not create significant issues [illustrated in Dwg No. E1606S (rev C) which will support outline application]; dwellings along western boundary generally set back over 10.5 metres and evening/weekend use of residential back gardens will not coincide with school hours	

Park Lane Site 1. The frontage units appear to roughly follow the 'building line'. The provision of five units and in particular the rear unit and pumping station do appear to result in a rather cramped layout. 2. ..residential curtilages for the units are small...potential tree shading to the rear unit..... 3. The rear area is dominated by hardstanding and parking areas ...preference for in curtilage parking		1. frontage dwellings still follow building line on Park Lane but other three dwellings front onto private drive and overlook Hooks Row. The pumping station has been relocated. 2. shape and size of residential curtilages are more conventional; retained trees stand to north-west of rear property and will not shade elevations or garden for most of day, 3. parking areas replaced by curtilage parking
7. Affordable Housing .. policy H8 (SP HBDWLP) seeks to achieve 30% of the total dwellings provided on new housing development as affordable housing on sites of 0.5ha or more than 15 dwellings.	Although the Park Lane site is below the threshold for providing affordable housing, it is proposed that both sites are considered as one and that the Barncroft Way site provides for the total affordable requirement . Consequently, the Barncroft Way layout includes 12 units whose footprints could meet RSL standards, which equates to 31% of the total number of proposed dwellings .	
8. Housing Mix ...The council seeks to set a general target to ensure that 40% to 50% of all new housing is provided as 1 or 2 bed dwellings.	The layouts indicate that, combined, the sites would provide at least 41% smaller units.	
9. Community Consultation ...the site is within the Havant and Bedhampton Community Board Area and adjacent to Leigh Park Community Board area. It is therefore considered appropriate to present the application to both boards although it may be possible to arrange a joint meeting.	The proposals were presented at a meeting with representatives of the Havant & Bedhampton and Leigh Park Community Boards on 15.12.10. A range of general issues were discussed including traffic and parking in the general area, ecology, drainage, school operations, pedestrian access through Hook's Row, and the type of residential development. No significant changes were required to the illustrative layouts displayed at the meeting. A copy of the minutes of the Board's meeting will be submitted with the outline application.	



Property Services

Appendix 6



Havant and Bedhampton Community Board

Minutes of Meeting held on Wednesday 15 December 2010
at 2.30pm at The Spring Arts and Heritage Centre, East Street Havant

Present: Community Board Members

Keith Chessell (KC)	Chairman/Warblington School
Angela Armstrong (AA)	Langstone Village Association/Langstone RA
Chris Davies (CD)	Resident
John Gawley (JG)	Warblington Resident
Derek Green (DG)	Vice Chairman/Warblington & Denvilles RA
Ann Griffiths (AG)	Bosmere Hundred Society/Langstone RA
Bruce Milburn (BM)	Resident
Mick New (MN)	Chidham Residents Association
John Pile (JP)	Resident and Local Historian
Cllr Ken Smith (KS)	Havant Borough Council (HBC)
Kate Turner (KT)	Brockhampton Residents Association

Present: Residents/Members of Public

Helen Wood	Community Boards' Support Officer
Cllr Jackie Branson	HBC
Christine Bryant	HCC
Cllr Ann Buckley	HCC
John Heaton	Office of National Statistics (ONS)
Sgt Darren Osgood	Police
Andy Trotter	HCC
Cllr Jenny Wride	HBC
4 Members of the Public	

Action

1. Welcome and Apologies

Keith Chessell welcomed everyone to the meeting.

Apologies had been received from:

Hazel Bagley	Resident
Malcolm Snowdon	Langstone Village Association/Local Business
Pat Sutton	Havant Residents Association
David Webb	Bedhampton Residents Association

Two prospective Community Board members, Jim Graham and Alan Westbrook provided a brief introduction to their backgrounds and were unanimously voted on to the Board as Co-opted members (no voting rights).

Jim Graham	Proposed: John Gawley	Seconded: Ken Smith
Alan Westbrook	Proposed: Angela Armstrong	Seconded: Bruce Milburn

2. Minutes of Previous Meeting/Matters Arising

The minutes of the previous meeting were approved subject to amendment of name at Item 10 which should read 'Reverend Peter Jones'.

Proposed: John Pile

Seconded: Bruce Milburn

Matters Arising

Item 2. 'No Cold Calling' sign at Portsdown Hill Road. It was not certain whether this had been erected. Sgt Darren Osgood to check.

DO

Item 2. Population figures. Cllr Ken Smith provided numbers of eligible electors in St Faiths and Bedhampton:

St Faiths

7,098

Bedhampton

7,122

3. Proposed Development at Barncroft Infants School

Christine Bryant, Estates Surveyor at HCC and Andy Trotter, Planner at HCC provided information on proposals for land at Barncroft Infants School following the decision that, due to surplus capacity in both the Infants and Junior School, the two schools would merge. The Junior School would be refurbished and it was hoped to obtain outline planning permission on the redundant Infants school and another small area of land, with the income from the sale of the land being reinvested into the school project. Discussions had been held with Havant Borough Council and informal views obtained. There were no major constraints on the site but there were a number of issues which needed to be addressed including traffic, access etc. Extensive discussions had been held with highways and a consultant had been employed to prepare an appropriate scheme. An acceptable access, off Barncroft Way had been agreed with some minor adjustments to the highway. Access for the smaller site would be a private drive for 5 dwellings, from Park Lane. A Transport Assessment had been prepared and would form part of the planning application. The pre-application meeting with HBC had addressed most of the issues raised and it would be the responsibility of the developer to provide the finer details. 34 dwellings were proposed on the main site – 5 of which would be in a small 2 storey block of flats. There would be a further 5 dwellings (3 detached houses and a pair of semi-detached houses) on the smaller Park Lane site with 35% affordable housing.

The following discussion included:

- concern regarding the speed of traffic. It was confirmed that some traffic calming measures were to be made
- issues with drainage. It was confirmed that a drainage scheme had been prepared. HCC were aware of the drainage issues and foul drainage would be pumped to the main sewer in Barncroft Way
- the ecology of the area. Both sites had been surveyed and there were no ecological restraints on the site
- number of off-road parking spaces as it was important that vehicles did not encroach on neighbouring roads and impinge on the quality of life of residents. It was confirmed that this would be in accordance with HBC parking standards. Further discussion regarding parking standards raised concern that these needed to be reviewed. It was suggested that a presentation on parking standards be requested
- whether the number of available school places would be sufficient following the merger of the two schools. It was confirmed that Children's Services anticipated that spaces would meet requirements until 2018

HW

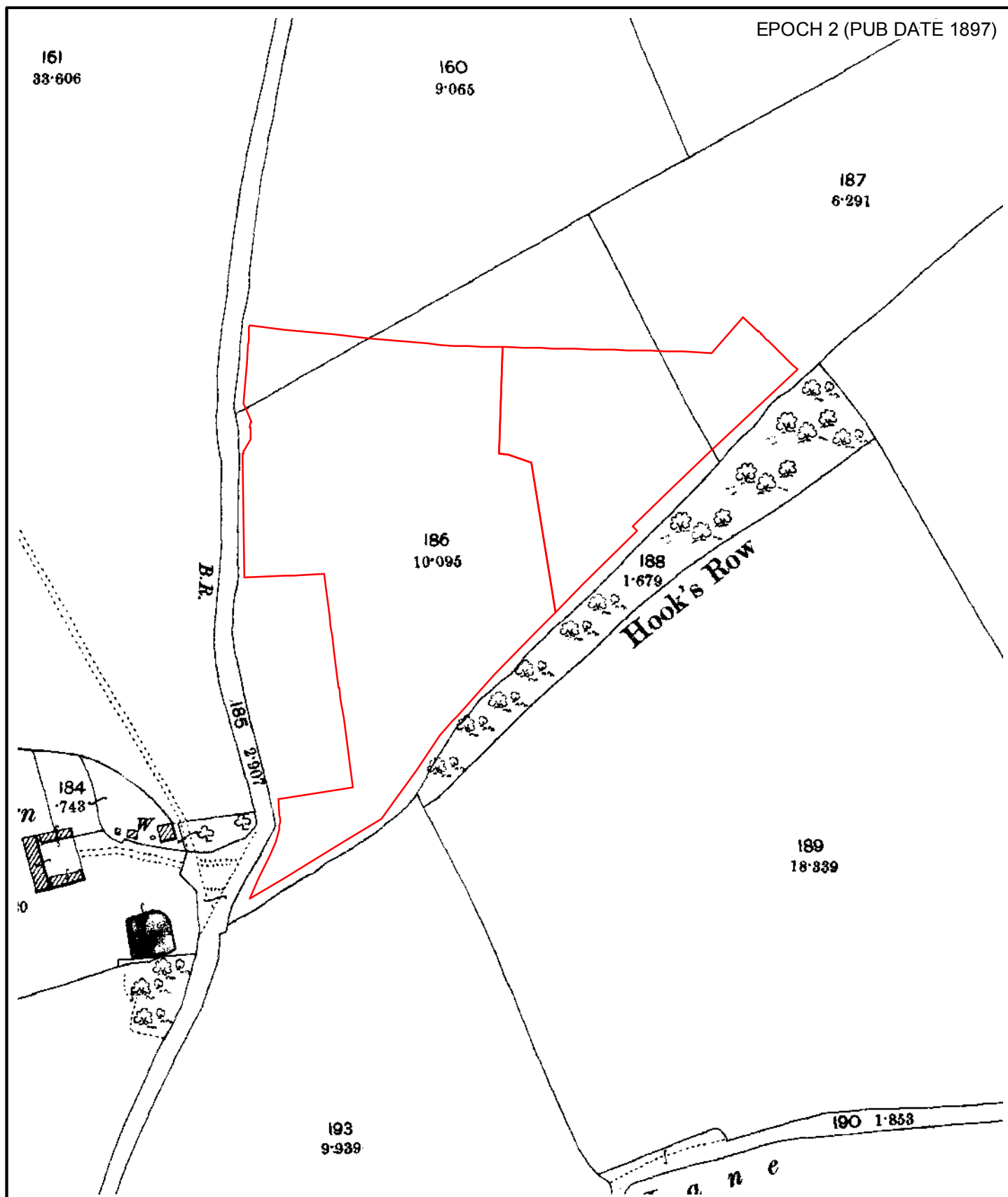
- concern that garages were of sufficient size. It was confirmed that these would be in accordance with HBC guidelines at 6.0 metres x 3 metres which would also allow for storage space. Gardens were also in accordance with recommended sizes
- issues with traffic during school drop off and pick up times and the suggestion that sufficient room be provided within the school to prevent parking on the highway
- the possibility of the application going to a Development Consultation Forum (DCF). It was confirmed that this had not been suggested and that this was more likely to be done by the developers. HCC were only seeking outline permission
- time it would take to rebuild the school. It was anticipated that the school would be complete by January 2012. During the works pupils would all be accommodated in the Infants School and temporary accommodation. Marketing of the surplus land would be undertaken during the refurbishment
- the footpath through Hooks Row which was impassable part of the year due to flooding. It was possible that remedial works could be undertaken under a Section 106 agreement
- the possibility of providing a retirement development at this site which could then unblock larger family houses. It was recognised that the right type of housing was required at the right location.

Christine Bryant and Andy Trotter were thanked for attending the meeting.



Property Services

Appendix 7



**BARNCROFT PRIMARY SCHOOL
PARK LANE
HAVANT**



Hampshire
County Council

PLAN No.
A / 13 / 698 / A

FILE REF.
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May 2011

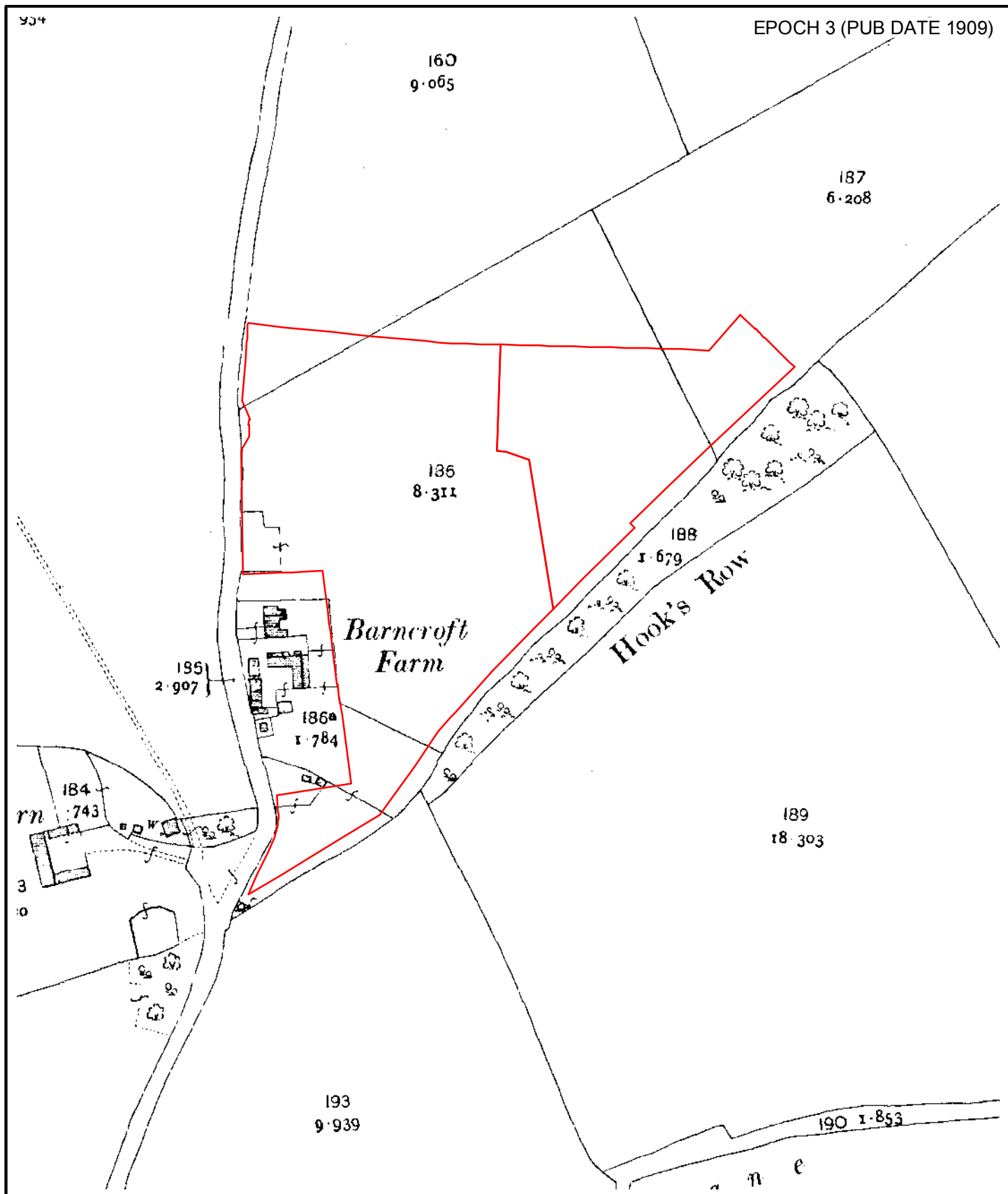
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**BARNCROFT PRIMARY SCHOOL
PARK LANE
HAVANT**



Hampshire
County Council

PLAN No.
A / 13 / 698 / B

FILE REF.
Unknown

DATE
May 2011

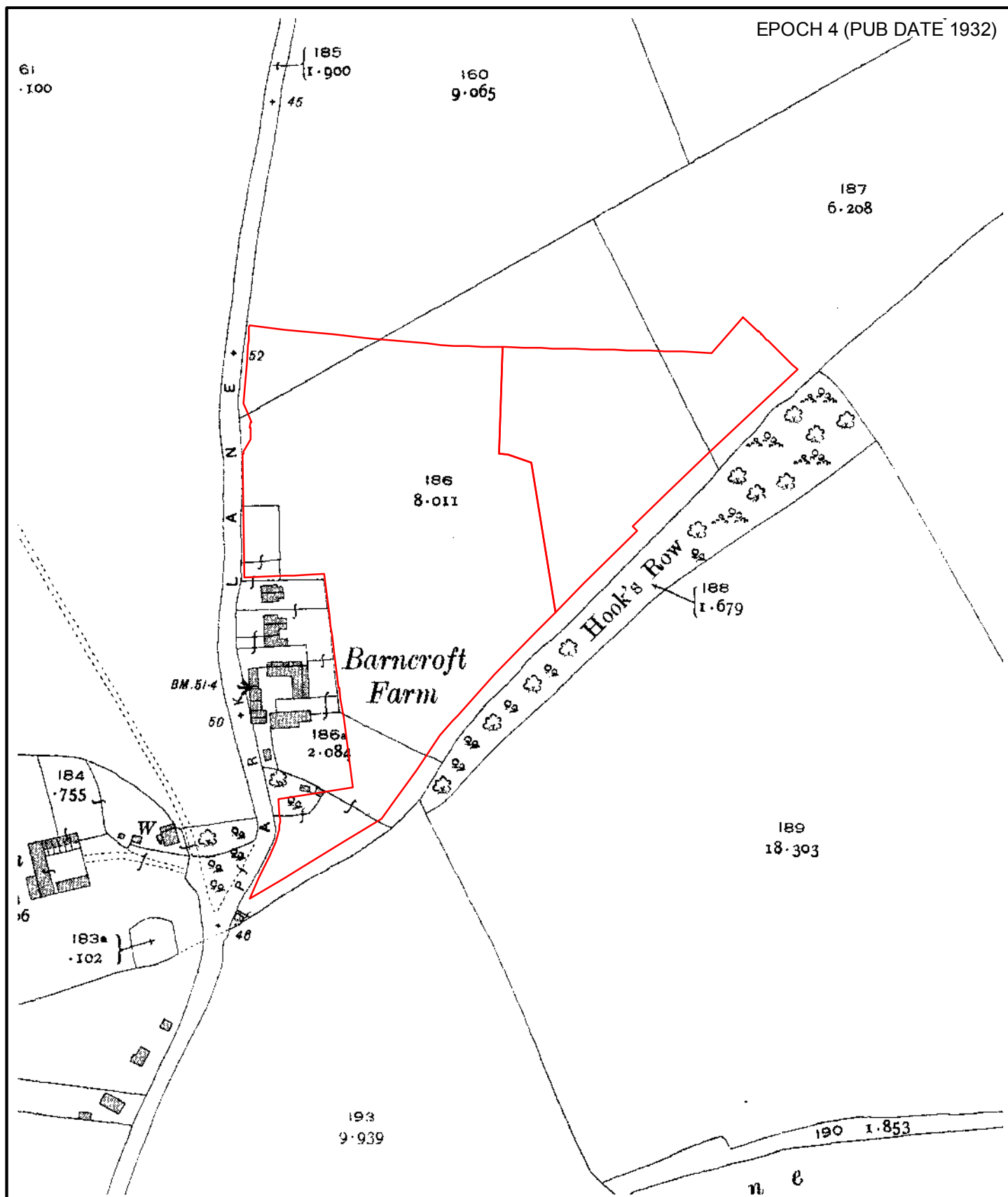
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**BARNCROFT PRIMARY SCHOOL
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