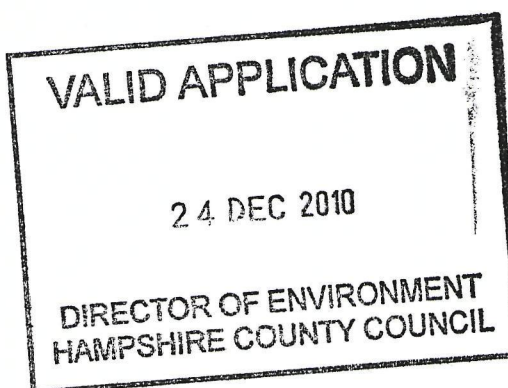


**Application for Planning Permission:
Design and Access Statement**

Proposed Works at:

Havant Academy



December 2010

Property Services

Three Minsters House
76 High Street
Winchester
Hampshire
SO23 8UL

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Hampshire
County Council

Planning Application: Design and Access Statement
Havant Academy

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1.0 Appraising the Context

1.1 Project Scope and Background

This is an application for full planning permission. The project objective is to remodel and refurbish the existing accommodation to create a modern learning environment for the newly created Havant Academy.

The Havant Academy proposals were originally to be delivered as part of Hampshire's first phase of its Building Schools for the Future (BSF) programme. Following the coalition Government's decision to cancel the BSF programme the proposals were put on hold. On 06 August 2010 the Department for Education confirmed that Havant Academy would receive its capital allocation, subject to the Outline Business Case being approved. The Outline Business Case was submitted to Partnership for Schools on 01 October and approved on 15 November 2010.

Havant Academy opened on 1st September 2010 on the site of the predecessor school, Staunton Community Sports College. The academy is sponsored by South Downs College as lead sponsor, working in partnership with Hampshire County Council as co-sponsor. In addition, the academy will have the direct support of two education partners; the University of Portsmouth and Wildern School.

The academy has adopted English, incorporating literacy and functional skills, as its first specialism and the predecessor school's specialism in sport will be retained as the second specialism. The age range for the academy is 11-16. and the planned number of pupils is 665 (net capacity of 700 pupils).



1.2 Existing Building and Site

Location

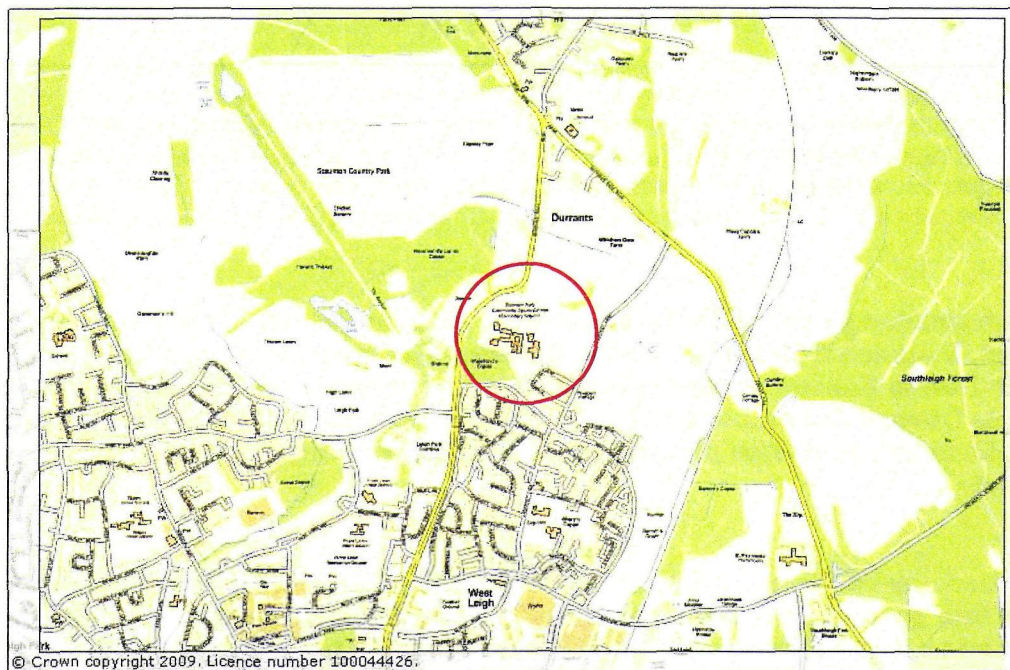


Fig. 1 Location Plan

Havant Academy is located in the north-east of the borough of Havant. Access to the site is from Wakefords Way and it is bounded on the south by Wakefords Copse, a Site of Interest for Nature Conservation (SINC) and two storey medium density housing. To the west is the Petersfield Road (B2149) and there are open fields and countryside to the north and east. The extensive playing fields lie to the north and east of the academy buildings.

The academy occupies land that straddles the boundary of two local authorities – Havant Borough Council and East Hampshire District Council. That part which lies within Havant Borough Council - and on which the school accommodation is built - is within a “strategic gap”, the Rowland’s Castle Gap, as set down in Havant Borough Council’s Adopted Local Plan. Local Planning Policy notes that “Development will not be permitted which would diminish the...strategic gaps physically or visually.” The remainder of the academy’s land, predominately the playing fields, lies inside East Hampshire District Council and is protected in the same way as in the adjoining authority, as a strategic gap between settlements.

The site predominantly comprises SCOLA Mk1 and Mk2 buildings built in 1968-1970 with some more recent additions including the healthy living centre built in 2005. The buildings are a mixture of single, two and three storeys within no DDA compliant access to the upper floor levels. The scope of works will include extensive remodelling with an element of new build accommodation, to provide specialist accommodation for vocational skills courses.

Flooding

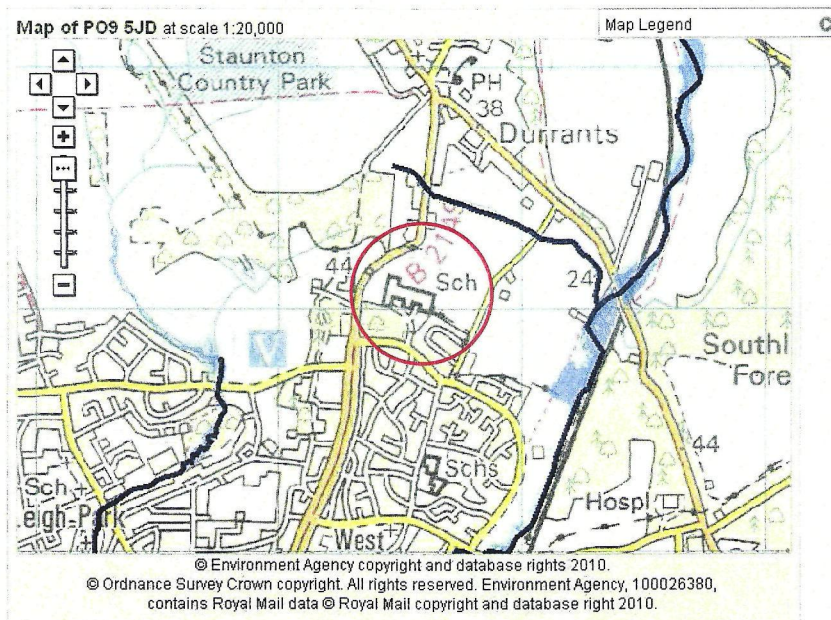


Fig. 2 Areas of potential flooding as shown on the Environment Agency website

The Environment Agency (EA) website map demonstrates that the site lies outside the floodplain.

Photographs of site and existing Buildings



Fig. 3 Aerial photograph of Havant Academy

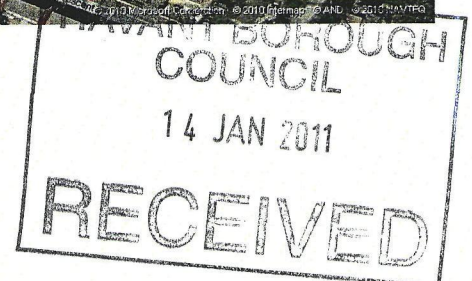




Fig. 4 Typical SCOLA elevations. Area between main campus and the sports/drama block.



Fig. 5 The playing fields to the east of the main academy buildings.

Boundaries

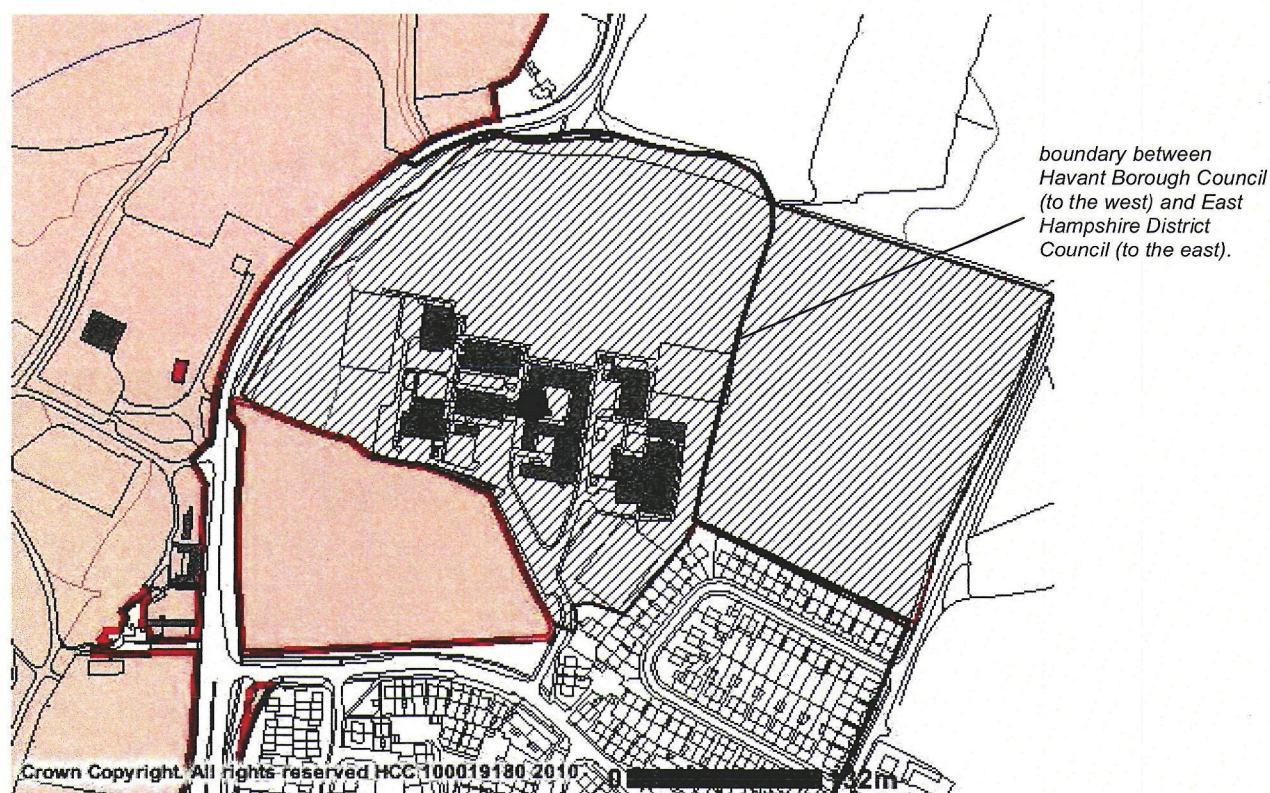


Fig. 6 Boundaries of the site as Identified on HCC PALMS Database

The area of the Academy site is shown hatched. The adjoining pink areas are owned by Hampshire County Council. The black line indicates the boundary between Havant Borough Council and East Hampshire District Council.

Security

Few incidents have been reported in the last year. Hampshire Constabulary report that the events at the academy site compare favourably with other schools in the area.

Relevant Planning Policy and other Guidance

Havant Borough Local Plan 2008

East Hampshire District Council Local Plan; Second Review (Adopted March 2006)

DfE Guidance

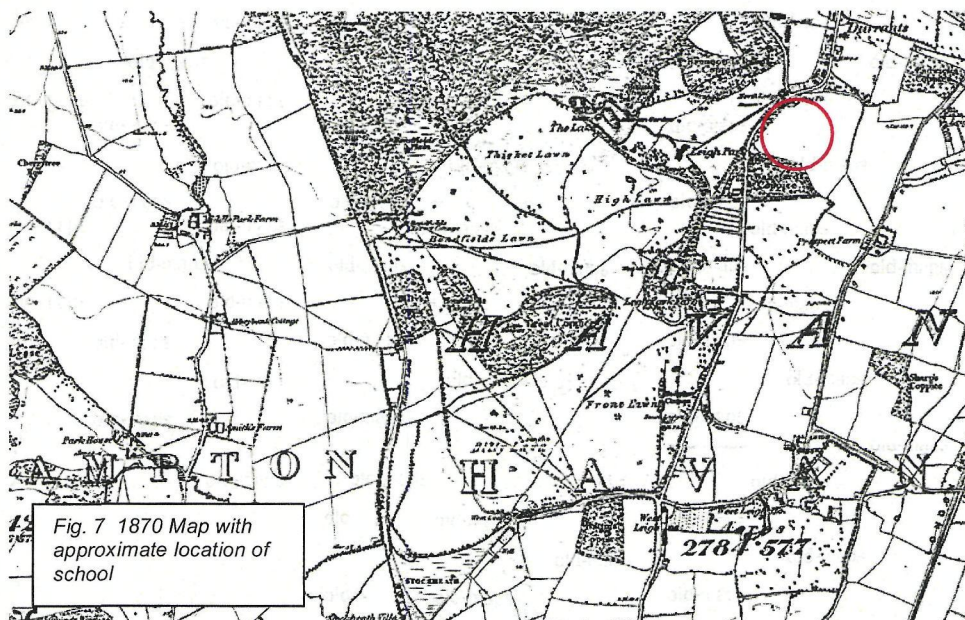
DCSF Building Bulletin

- BB98 – Secondary school design
- BB93 – Acoustics in Schools
- BB100 – Fire in Schools
- BB101 – Ventilation in Schools

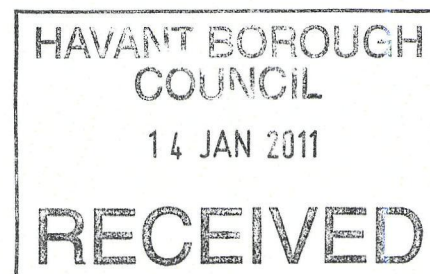
Heritage

In 1944 Portsmouth City Council bought the Leigh Park Estate near Havant to build a new overspill community. The Estate was once owned by Sir George Staunton (1781-1859), who purchased it in 1820. Although Leigh Park House was demolished in 1959, it was decided in 1987 to restore the remaining parts of the estate, which resulted in the creation of the Sir George Staunton Country Park, now owned and managed by the county council.

Leigh Park contains two secondary schools; Havant Academy and Park Community School. The predecessor school to the academy, Staunton Community Sports College, was built between 1968 and 1970.



Consultation with the Senior Archaeologist at the County Council Environment Department has confirmed their opinion that, although there are a number of archaeological finds in the vicinity, there are no archaeological issues that they wish to raise in this instance - given that the new development is small scale and within areas that are likely to have been considerably disturbed by previous development.



2.0 Brief

2.1 Site Selection

The principal area of new building is in the enclosure of the existing open courtyard space between the three and two storey SCOLA blocks to create a new focus for the school community.

The existing buildings comprise 10,235m² Gross Internal Floor Area (GIFA) including the Community Block to the north-east of the campus. This block is approximately 900m², disposed over two floors, and will provide accommodation for a number of different third party users, including the re-located Growing Places Nursery, thus leaving 9,335m² available for dedicated use by the Academy.

The GIFA for a "model" secondary school of 700 students as set down in Building Bulletin 98 *Briefing Framework for Secondary School Projects* (BB98) is 6,541m². There is therefore a theoretical "surplus" of accommodation of approximately 2,800m².

2.2 Accommodation

The accommodation consists of general and specialist teaching spaces in remodelled and refurbished buildings, planned as far as possible, in accordance with standards set down in Building Bulletin 98.

2.3 Consultation

Consultation has been held as follows:

The Principal and staff members of Havant Academy and the Principal Sponsor of Havant Academy. Ongoing briefing on the detailed scheme development is being carried out with the school staff and students.

The local County Councillors have been consulted.

A Design Quality Indicator for Schools (DQIfS) workshop was held at the Academy on 23 June 2010 and a further workshop will take place in January 2011. The DQIfS is a method of evaluating the design and construction of new school buildings and the refurbishment of existing buildings. The DQI is a process that actively involves the school community in the design of their school buildings.

Consultations were carried out with Havant Borough Council Planning & Environment Section on 04 November 2010.

Hampshire County Council Access Team have been consulted on the proposals and visited site with the design team on 28 October 2010.

A *Secure by Design* consultation with Hampshire Constabulary was held on 08 December 2010.

An initial view on the proposals has been given by the Head of Planning & Development at Hampshire County Council on 20 August 2010. This is included as Appendix B

3.0 Design Principles

3.1 Design Principles

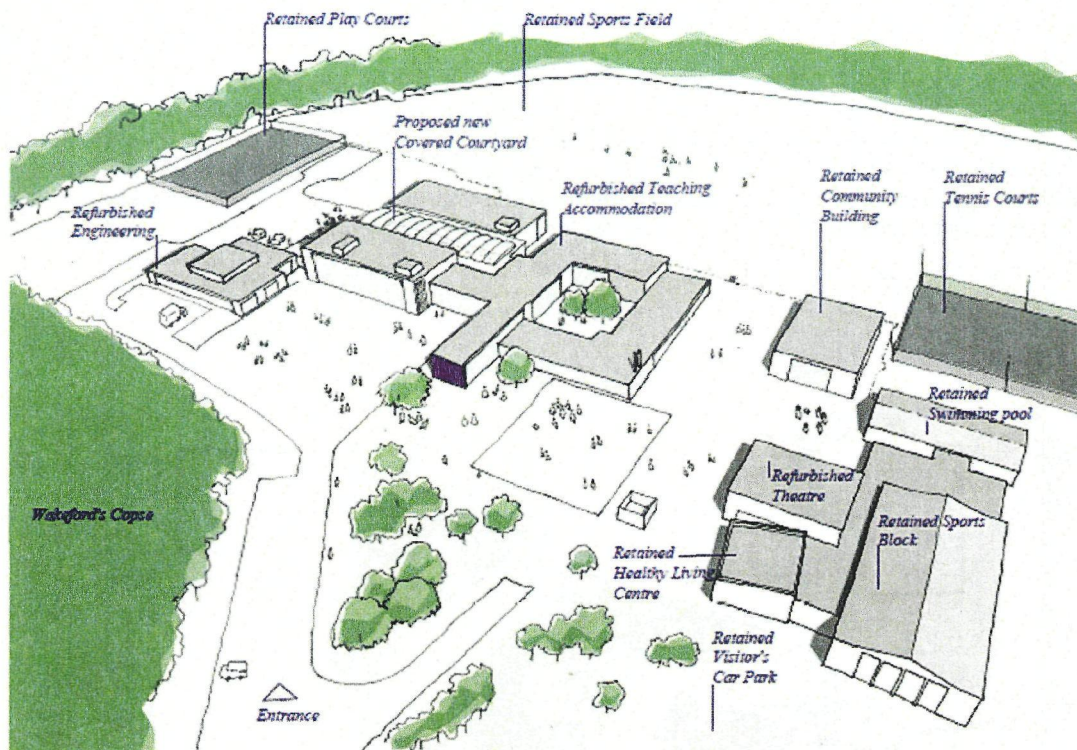


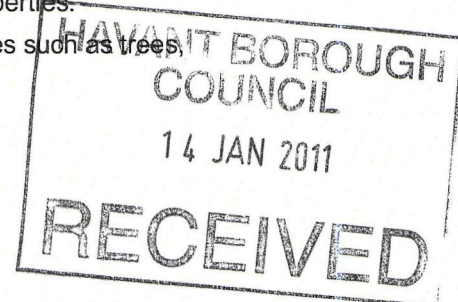
Fig. 8 Aerial sketch view of proposals

In order to provide Havant Academy with a fresh identity to reflect its transformation through this major capital investment, it is proposed to combine remodelling and refurbishment of existing building stock with selective de-commissioning and removal of "surplus" accommodation to create a more open, attractive and easily managed campus.

The demolition of approximately 1,900m² of surplus accommodation will also ensure that the available capital grant will not be diluted by being spread across too wide an area and will reduce the future maintenance liabilities and running costs to the academy.

Where possible and relevant within the constraints of the existing site and buildings, the detailed design follows the principles of Havant Borough Council's Local Plan Policy D1 to achieve, in terms of siting, massing, scale, proportion, alignment, rhythm, layout, materials, finishes, details, features, spaces and views; all of the following:

- (i) an attractive environment that has its own distinctive identity but which respects and enhances local character.
- (ii) the efficient use of land.
- (iii) safe and convenient access to facilities and public transport.
- (iv) no adverse effect on the amenities of occupiers of neighbouring properties.
- (v) the inclusion as far as practicable of existing built and natural features such as trees, walls, watercourses and historic boundaries.
- (vi) the reduction of the possibility of crime or anti-social behaviour.
- (vii) the optimisation of useful solar gain and energy conservation.



(viii) water conservation and sustainable urban drainage systems.

3.2 Design Solutions

The key aspects of the scheme of works include the introduction of an entrance and lift area, the enclosing of an existing courtyard to create a communal and dining space for both pupils and staff, the consolidation of engineering facilities in one discrete block and the undertaking of access improvement and essential repair works throughout the Academy.

Following investigation of a number of design solutions, the Academy's preferred option involves a selective demolition strategy, removing the Maths Block (Scola Mk. 2) and also the bulk of (smaller scale) spaces at the south-east corner of the campus. The removal of much of the southern accommodation provides a more open aspect to the campus approach and further opportunities for landscaping, creating south facing social and community spaces which connect directly to external areas for learning and social uses.

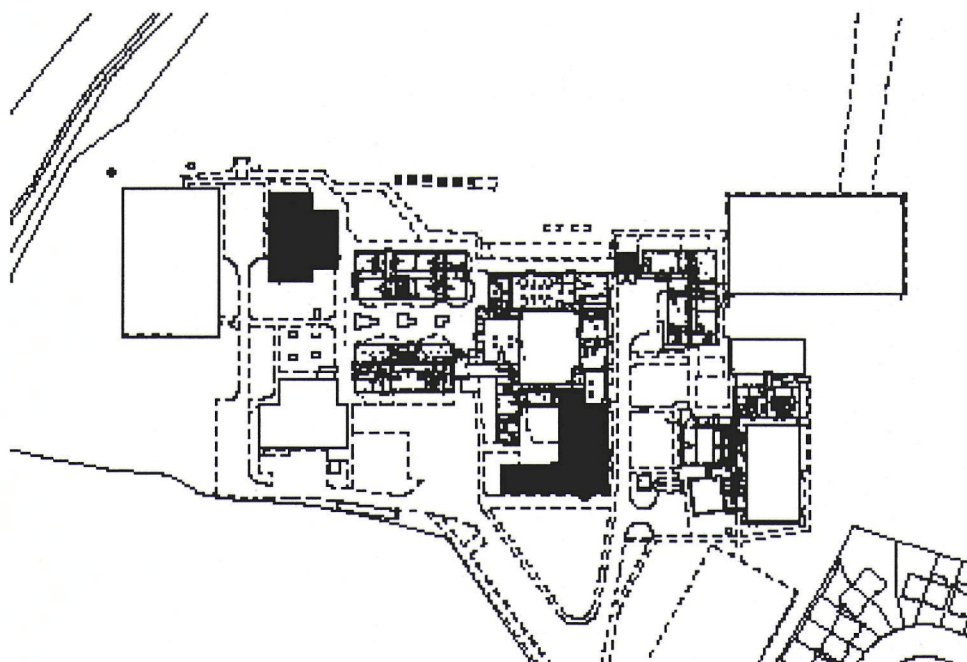


Fig. 9 Proposed areas for demolition shown in grey

The covered courtyard, with its surrounding "shopfronts" provides a space that makes networking and relationship-building easier for students, staff and the community, reduces opportunities for out-of-sight challenging behaviour and aids navigation around the dispersed campus.

Essential works to the buildings will also need to be carried out, in order to return them to a good state of repair, upgrade them to meet modern standards and to provide the specific accommodation that the Academy requires to support its ambitions. These works will include:

- Repairs and thermal improvements to the roofs
- Upgrading of heating and electrical services
- Repairs and renewal of cladding to the Languages block.
- Internal alterations to provide suited faculties to support the Academies educational vision.

3.3 Access and Inclusion Principles (also see Appendix D)

The existing buildings are accessible at ground floor level only, although there are two and three storey structures on the site.

The proposals include a refurbished entrance area and new lift which, with a bridge link in the new courtyard space, will allow access and DDA compliance across all curriculum areas. Upon completion of the works, the only non-accessible area will be a small suite of staff offices at first floor level (approx 85m²).

Accessible toilets and welfare accommodation will be provided for academy and community use.

Where possible all landscape proposals will be fully accessible. This will either be achieved by using inclines of shallower than 1:20 gradient where space allows or using fully compliant ramps where space is limited. It is intended that all doors exiting onto external spaces will have level access.

3.4 Sustainability

Good sustainable building design starts by reducing consumption through the use of low carbon design principles such as orientation, fabric and services, which have a significant part to play in improving the environmental performance of buildings. Any new or remodelled areas will adopt high levels of insulation and air-tightness, so that the buildings require as little active heating and cooling as possible.

Sub-metering, and a new building management system will be installed to effectively monitor manage plant operation and manage energy use. Further details will be established during the detailed design work. Heating circuits will be reconfigured to take advantage of variable speed pumping which will reduce energy consumption. Output of individual heat emitters will be automatically controlled to match output with temperature requirements. Mechanical ventilation systems will be occupancy and demand controlled to ensure spaces are not over-ventilated when there is no demand.

4.0 Highways

Location and principle catchment area of school.

The academy is located on Wakefords Way, to the north-east of Leigh Park, with main road access from the Petersfield Road (B2149). Although all academies are able to determine their own catchment areas if they wish, at the moment it is understood that Havant Academy are operating within the catchment boundaries of the predecessor school, Staunton Community Sports College.

Existing and proposed number of staff and pupils at school.

The current number of pupils on roll is 460. The anticipated final capacity will be 700. There are currently 110 staff of which 40% are part-time. There will be 38 teaching spaces in the completed project.

Existing and proposed car and cycle parking available for staff/visitors/parents.

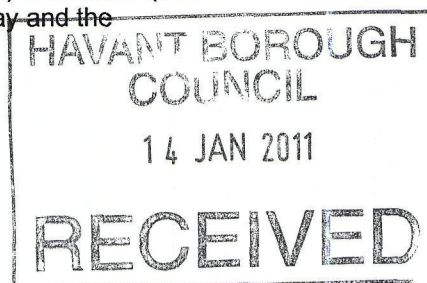
There are currently 159 existing car parking spaces including 2 accessible spaces on site. The proposed works will result in 132 spaces with 3 accessible spaces. There is a covered secure cycle area for 60 cycles on site.

Percentage of staff and pupils coming to school by car/bus (contract and public) or bicycle.

The information available for the predecessor school indicated that 67% of students walked to the site, whereas 88% of staff drove. About 9% of students cycled. There is as yet no updated information for the academy.

Any known access or transport related difficulty in getting to school.

Stagecoach South buses No.20 (from Havant Bus Station to Asda Walmart) and No.21 (from Havant Bus Station to Portsmouth) stop near the junction of Wakefords Way and the Petersfield Road, close to the academy entrance.



Havant and Rowland's Castle are the nearest train stations, both about two miles from the site.



Fig. 10 Bus routes map showing numbers 20 (green) & 21 (orange)

The site has a strong community use of the existing buildings in the daytime, evenings and at weekends. The proposals will continue and enhance this community usage.

Pedestrian behaviour

Currently the pupils use the pupil entrance gate to the south of the site. The proposals retain this access .

5.0 Landscape Design

5.1 Hard and soft landscape

The intention of the landscape proposals is to create a direct visual and physical connection between the visitors car park and the main school foyer and, in the process, connect the area of grass and mature trees with the other pedestrian areas, to help to balance the necessarily hard landscape feel of the main spill-out spaces. Hard landscapes will be mainly bitmac surfaces with areas of paving to accentuate certain features. Larger areas of bitmac will be broken up with demarcation strips of flush setts.

The main internal space between SCOLA blocks will link out into the amphitheatre area using a connecting palette of materials. The amphitheatre will give space for informal gatherings as well as acting as a formal performance space for both large and small groups.

The community landscape areas are located on a higher level than the school spaces and will be accessible directly from the visitors car park as well as from the school itself.

The soft landscape will mainly retain the existing areas and extend new grass areas to reclaim existing hard standing where appropriate. Where possible trees have been introduced to create a shady canopy layer, to visually mitigate the amount of hard standing and to reduce the exposed nature of the site.

6.0 Environmental Protection

6.1 Academy operational hours

The academy site is open: 06.00hrs to 21.00hrs

The academy day is:

Monday to Thursday 08.30hrs to 16.15hrs

Friday 08.30hrs to 15.00hrs

The proposed contractors access will be via the existing vehicle access to the south of the site.

The proposed contractors hours of working are:

Monday to Friday 08.00hrs to 18.00hrs.

Saturday 08.00hrs to 13.00hrs.

Sunday/Public holidays No works permitted.

The proposed delivery restriction times are:

Monday to Thursday 08.00hrs to 08.45hrs and 16:00hrs to 16:30hrs

Friday 08.00hrs to 08.45hrs and 12:45hrs to 13:30hrs

These are to ensure that deliveries are not made at the peak times when students will be entering and leaving the site.

6.2 Ecology/Biodiversity

The proposed works are contained within the footprint of the existing buildings or associated hard surfaces. A site assessment of any ecological implications has been made, including the impact of the development on the adjoining SINC (Wakeford's Copse) and is attached as Appendix C.

The conclusion is:

"The proposed building works are all within the current school footprint and should not impact upon any of the natural habitats either within the school grounds or adjacent to it. There may be some loss of ornamental planting which could be mitigated for by some additional planting of non-native species elsewhere on the school."

6.3 EIA screening

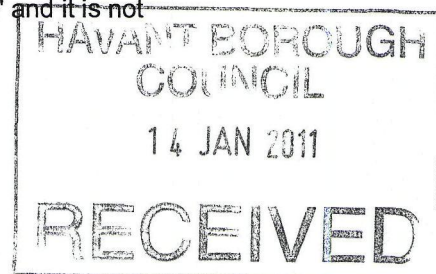
The proposed development is not listed in Schedule 1 of the Town & Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999.

However, it is listed in Schedule 2 under:

10. Infrastructure projects Category (b) Urban development projects, including the construction of shopping centres and car parks, sports stadiums, leisure centres and multiplex cinemas;

The threshold criteria for this is if the area of the development exceeds 0.5 hectare.

The proposed development is not considered an EIA development under the Town & Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999 as although the area will exceed the threshold, it is not within a 'sensitive area' and it is not anticipated to result in significant adverse environmental impacts.



Appendix A

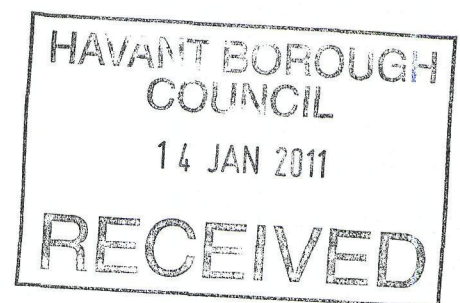
Drawings

The following is a schedule of the drawings that accompany the planning application:

P9076 -100	Site Survey
P9076 -104	Site Location Plan
P9076 -112	Existing Ground Floor Plan
P9076 -113	Existing First and Second Floor Plans
P9076 -L200	External Works Site Plan
P9076 -201	Proposed Ground Floor Plan
P9076 -201	Proposed First and Second Floor Plans
P9076 -300	Site Sections (Existing)
P9076 -301	Site Elevations (Existing)
P9076 -310	Site Elevations (Proposed)

Appendix B

Letter of Comfort





Hampshire County Council

Environment Department

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Winchester, Hampshire SO23 8UD

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Textphone 0845 603 5625

Fax 01962 847055

www.hants.gov.uk

Rebecca Galbraith
Hampshire County Council
PBRs
Aquitaine House
Winchester

Enquiries to	Richard Read	My reference	PLAN/KS/HVE032
Direct Line	01962 846727	Your reference	PRE/2010/0156
Date	20 August 2010	Email	planning@hants.gov.uk

Dear Rebecca,

BSF- Demolition, new build, remodelling and refurbishment to provide a bespoke environment for vocational, educational and skills at Havant Academy (formally known as Staunton Park Community School), Wakefords Way, Havant, Hampshire, PO9 5JD

Site location

The school campus covers an area of approximately 11ha.

The buildings cover approximately 1.5ha of this area and the school benefits from about 7ha of playing fields to the north and east. The wider landscape is made up of fields, woods and small areas of housing.

Wakeford's Copse is immediately south of the school buildings and is identified as a Site of Importance for Nature Conservation and a Local Nature Reserve. Petersfield Road (B2149) curves round the site to the north and west, with Staunton Country Park (a English Heritage Historic Park and Conservation area) on the other side of this road.

Although the playing fields are terraced, the site is otherwise relatively flat. Highway access is restricted, via Wakefords Way, an estate road through the adjoining low-rise housing to the south.

The school is split between two local authority boundaries and lies within the local gap. The majority of the site is within Havant Borough Council, as this includes the school buildings and the playing field to the north. The remainder of the site is within East Hampshire District Council.



Certificate No FS 21845

The school was designed for 1100-1500 pupils on roll, but currently has about 400 pupils attending. The buildings are of SCOLA construction, a proportion of which have been



Director of Environment
Stuart Jarvis BSc DipTP FCIHT MRTPI

re-clad in the past ten years. The sports accommodation has been extended and refurbished recently but includes a swimming pool which requires further major repairs.

There has been some community use already on the site, including a healthy living fitness suite and some studio space.

Proposal

The education facility will be changed from Staunton Park Community School to Havant Academy, with a roll of 700 places and an increase of community facilities and usage. The proposal would demolish a number of the existing 1970s system buildings, reducing the overall floor area and replace them with a purpose built accommodation to provide a bespoke environment for vocational and skills courses. The remainder of the accommodation would be transformed into 21st Century learning environments through remodelling and refurbishment as appropriate.

This could mean include the following:

- covering the courtyard with a clear plastic roof to afford a library and flexible spaces
- two new entrances
- remodelling/new use of upper floors
- large new extension onto south west block to include vocational training spaces
- landscaping features for courtyard entrance to create a 'town square' feel
- remodel pool and refurbish changing rooms
- new music block
- the demolition of two blocks at the north west of the site and garage/storage sheds to north east opening up more space of the playing field and shrinking the overall footprint

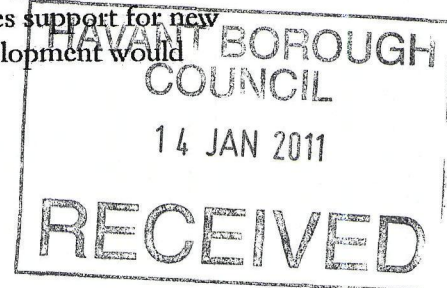
Overall it is likely that any development would be contained within the footprint of the existing school buildings and be approximately 12% new build, 72% remodelling and 16% refurbishment.

Development Plan

The following policies would be relevant, to varying degrees, from both the Havant Borough District (HBD):Wide Local Plan (adopted September 2005) and East Hampshire District (EHDC) Local Plan: Second Review (adopted March 2006). As the buildings are sited in the HBD, this is the most important set of policies to consider when looking at the proposal.

Issues

It is suggested that any new building works would take place within the existing footprint of the school and even reduce the expanse of the campus. This would be advisable as the area is a strategic gap and would limit any visual impact on the landscape, and so meet the requirements of policies UF1 and C11. Furthermore, policy CS1 gives support for new community buildings where a need has been identified or where development would



improve existing provision. The loss of community buildings is also provided for, in areas where there is adequate provision in other accessible buildings. The proposal also involves extensions and alternations to external features and building heights, but these could be easily accommodated if sympathetically designed to incorporate into the large mass and form of the school (policies D1 High quality design and HE1 Design).

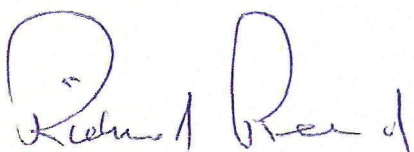
There are no increased noise impacts anticipated from this proposal, although there is housing close by, as the school has been in use for some years and has had additional community facilities. The building proposed would not be any closer to the residents and outdoor provision would be located in the same place. Therefore, there amenity impacts would be minimal and in accordance with policy P4.

Additional community use could increase the impact on the local Highways and demand for parking on site. However, the intention of the proposal is to reduce the pupil numbers and so the need for parking by the supporting staff and visitors would be reduced. Therefore, the proposal should comply with policies T6, T2, T3 and T12.

Summary

I consider that the main issues are siting, design, highways and amenity. In relation to these issues I consider that the proposal would accord with the policies of both the Havant Borough District (HBD):Wide Local Plan (adopted September 2005) and the East Hampshire District (EHDC) Local Plan. Consequently, without prejudice, this proposal as outlined above would be likely to be recommended for approval.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Richard Read', with a stylized flourish at the end.

Richard Read
Head of Planning and Development

Annexe 1- Local planning policy

HAVANT BOROUGH DISTRICT-WIDE LOCAL PLAN (Adopted September 2005)

UF1 Strategic gaps

Development will not be permitted which would diminish the following defined strategic gaps physically or visually.

- (i) Havant Gap
- Havant, Leigh Park/ Cowplain, Waterlooville, Purbrook, Portsmouth

Policy C1 Protection of the Countryside

Outside the main urban areas only the following development types will be permitted where they are located and designed so as not to adversely affect the countryside:

- (i) Essential rural activities, including agriculture, forestry and minerals extraction.
- (ii) Outdoor sport, outdoor recreational and tourist users.

D1 High quality design

Development will be permitted provided it achieves [in terms of siting, massing, scale, proportion, alignment, rhythm, layout, materials (finishes, details, features) spaces and views] all of the following:

- (i) Creates an attractive environment that has its own distinctive identity but which respects and enhances local character.
- (ii) Ensures the efficient use of land.
- (iii) Provides safe and convenient access to facilities and public transport.
- (iv) Does not adversely affect the amenities of occupiers of neighbouring properties.
- (v) Includes existing built and natural features such as trees, walls, watercourses and historic boundaries.
- (vi) Reduces the possibility of crime or anti-social behaviour.
- (vii) Maximises solar gain and energy conservation.
- (viii) Maximises water conservation and utilises sustainable urban drainage systems.

CS1 Community buildings

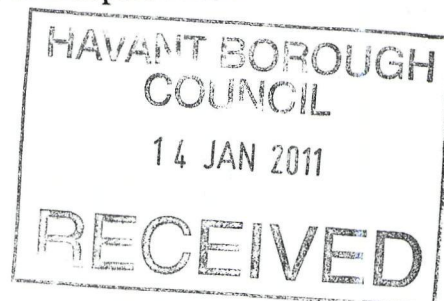
Buildings for community use will be permitted where a need has been identified or where development would improve existing provision.

Loss of community buildings will only be allowed in areas where there is adequate provision in other accessible buildings.

Planning permission will be granted for a new community hall at Martin Road, West Leigh and the upgrading or replacement of the Wecock community building.

T6 Public transport, cycling and walking new-development

Development will be permitted provided it is, or could be, served efficiently by public transport, cycling and walking. New development likely to attract a large number of trips should be located to minimise travel demand and provide a choice of transport modes.



EAST HAMPSHIRE DISTRICT LOCAL PLAN: SECOND REVIEW (Adopted March 2006)

C11 Gaps Between Settlements

Development will not be permitted in the open or largely undeveloped areas of land which provide gaps between settlements if it would lead to coalescence or the loss of the separate identity of settlements.

This policy will apply to the areas of open or largely undeveloped land which occur between the following settlements and which are:

a. deemed by the County Council to be of strategic importance:

Havant/Rowlands Castle

Havant/Waterlooville

Havant/Emsworth

HE1 Design

New development should be of a high design standard and should make a worthwhile contribution towards maintaining or improving the quality of the environment of the District. Development will not be permitted unless it:

- a. harmonises with the townscape and general character of the town or village in which it is set, or, in the countryside, it is easily assimilated into the landscape or is well related to a group of buildings;
- b. has a layout, scale, height, mass and design which respects the pattern of development and architectural characteristics of nearby properties and the surrounding area, using materials appropriate to the locality;
- c. respects the appearance and treatment of the spaces between and around buildings that are important to the quality and character of the local environment while retaining important open space, natural and/or historic features; and, where possible, creates new landscaping and open space as an integral part of the design;
- d. retains the character of prominent ridge lines or other important topographical or landscape features;
- e. incorporates appropriate crime prevention measures; and
- f. incorporates, where appropriate, areas where containers for refuse and recyclable materials can be stored conveniently without being intrusive upon the surrounding area.

T2 Public Transport Provision and Improvement

Planning permission will not be granted for development likely to generate a significant level of travel demand unless:

- g. it is, or arrangements are made for it to be, well-served by public transport; and
- h. its layout is designed to ensure that existing and/or future bus routes lie within easy walking distance of the entire scheme with conveniently sited bus stops with shelters.

T3 Pedestrians and Cyclists

Development proposals which are likely to generate significant levels of travel demand will only be permitted where the development can be served effectively by walking and cycling. Development proposals should provide safe and convenient pedestrian and cyclist facilities which should link, where feasible, with the existing or proposed pedestrian network and the District-wide cycle network. Where appropriate, contributions will be sought for the provision of new, and/or the improvement of the existing pedestrian and cycle routes. In new residential development, where practicable opportunities exist, access routes into the site for cyclists and pedestrians should be separate from roads, particularly if this would create an advantage over motorised transport in the distance to local facilities and services.

T12 Parking Standards

Planning permission will not be granted for a proposal unless any parking of vehicles, including cycles, is provided in accordance with adopted parking standards

Policy HC3 (Public Services, Community, Cultural, Leisure and Sports Facility)

In the countryside, development of public services, community, cultural, leisure and sports facilities will only be permitted if (inter-alia):

- i) the proposal meets an identified local need;
- ii) the site is adjacent, or well related to, the built-up area of the settlement.

P4 Noise pollution

Noise-generating development will not be permitted if it would be liable to increase adversely the noise experienced by the users of existing or proposed noise-sensitive development nearby.



Appendix C

Ecological report

**Ecological Report for Havant Academy (Staunton Park Community Sports College),
West Leigh, Havant (SU75210906)**

Completed by Judy Halpin, HCC Ecology

Proposals

In order to improve the fabric of the school, the existing buildings (dating from 1970s) will be remodelled and refurbished to reflect its new Academy status, with a small amount of new build and the demolition of two systems buildings. All work proposed will be within the current footprint and should result in a reduced overall floor area.

Site visit

I visited the school on 27th October 2010 when I walked around the school grounds and observed the central courtyard. A previous visit had been carried out to Wakefords Copse on 2 July 2010.

Buildings

The existing buildings are of SCOLA construction, with flat roofs, and present low potential for the presence of protected species, e.g. bats. The proposed works to the buildings themselves should therefore have no direct ecological impact.

School grounds

Playing Fields

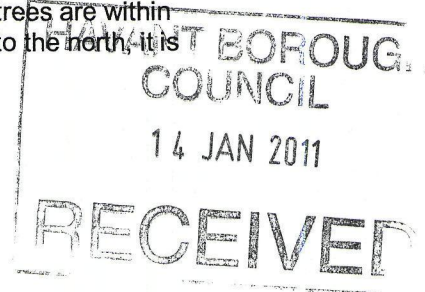
There are extensive playing fields around the school. The perimeter of the fields appear very wet, with ponding of surface water. They have little ecological value in themselves, although they do provide food resources for common bird species and roosting opportunities for fairly large numbers of seagulls when not in use. There is a solitary mature multi-stemmed ash tree planted to the east of the school, which could provide some nesting opportunity for birds, although its isolated location so close to the playing areas would reduce that potential. There are also a few small trees scattered around the school grounds, although their size and age means that they are of low ecological value.

Boundary planting

On the western boundary, there is a belt of secondary woodland that is partly within the school boundary. Tree species include oak, sycamore, silver birch, beech, and hawthorn, with occasional conifer species such as Scots Pine. The trees form a valuable extension to Wakefords Copse and is an important wildlife corridor. There is an understorey of bramble, with ruderal species such as nettles, dock and ivy, with much bare earth and some grassy patches between. The woodland habitat supports a number of birds of woodland and garden birds, as well as grey squirrel, and is likely to be good habitat for a range of invertebrates. There is a large amount of litter within the tree belt, resulting from access to it by pupils, as indicated by a number of desire line paths across the woodland floor.

The woodland narrows into a belt of trees towards the northwest corner of the school grounds, and this habitat extends along the northern boundary. The tree species are mainly sycamore and oak and occasionally hazel, with a dense understorey of bramble and tree saplings such as dogwood and ash. This tree belt tapers away at the north-east corner of the site, to only dense shrubs (dogwood, blackthorn, hazel) on the school side of the fence, although there are a number of large trees outside the school boundary. These tree lines appear unmanaged and there is an unmown strip of grassland edging the adjacent playing fields (up to 5m deep in some places).

Along the northern boundary, the fence demarcating the school boundary is not visible for some of its length. There is a belt (around 25m deep) of mature trees and dense shrubs (e.g. blackthorn) along the edge of the playing field, but it is unclear whether the trees are within the school grounds. Due to a steep slope down towards the adjacent fields to the north, it is likely that the boundary lies towards the southern edge of the tree belt.



A number of mole hills are present along the edge of the playing field. To the eastern edge of this tree belt, there are plants of the horsetail family, indicating damp conditions.

The final third of the northern boundary consists of a steep grassy bank up to the adjacent pasture land. This bank contains a range of common wild flower species indicative of chalky soil, as well as common weed species. This south-facing bank could provide good habitat for reptiles and invertebrates.

The north-east corner and eastern boundary of the school site consists of dense stands of bracken and bramble. The south-eastern boundary is adjacent to properties along Stansted Crescent; here there is an unmown strip of grass (around 1m wide) with nettle beds and other weeds. The south-west boundary of the school is adjacent to Wakefords Copse woodland. The boundary is marked by a low rail and wire netting fence, with a gate leading directly into the wood from the school grounds. At the time of my visit there was a large compost pile close to the gate.

Adjacent woodland

Wakefords Copse is designated as a Site of Importance for Nature Conservation (SINC). The woodland has been identified as ancient semi-natural woodland and appears on OS maps dating from 1810. The site was last surveyed by HCC in 2000 when it was recorded as a mix of semi-natural and plantation woodland. That survey identified 87 plant species, with 26 being indicative of ancient woodland. The tree species are predominantly oak, with occasional ash, beech, hornbeam and sycamore, and an understorey of hazel, holly and bramble. An area to the south is damper, marked by the presence of alder trees. The habitat provides good nesting opportunities for birds and is likely to support small mammals. I did not see any evidence of badgers, although I did not search the woodland thoroughly. The presence of hazel could provide resources for dormice, although there are no records of the species with 3km of the site, so their presence is less likely. Some of the large trees have potential for roosting bats, although this should not be affected by current proposals for the school.

The copse has open access and a gate leads directly from the school into it and it is clearly used by considerable numbers of pupils. There are numerous paths criss-crossing the wood, with large amounts of litter, particularly in the area nearest the school and along the main path from the entrance on Wakefords Way. The woodland does not appear to be in any particular management regime at the moment. I have contacted CCRA to establish what management is undertaken (and who by) within Wakefords Copse but have been unable to elicit a response to date.

Courtyard near Nursery School

Access was not possible so the assessment was carried out through the window from the adjacent corridor. Completely enclosed by school buildings, this small courtyard (around 280 sq.m) contains areas of paving, bark chippings, amenity grass, a variety of play equipment (including two Wendy houses) and some trees and shrubs (mostly ornamental). The trees are fairly young specimens and include two silver birch and four (unidentified) ornamental species. The site provided restricted potential for wildlife due to its isolated nature, high levels of disturbance during school hours and poor natural habitats. The trees may provide some perching opportunities for birds but are not suitable for nesting, or for use by bats.

Large courtyard at west side of school

This area (around 500 sq.m) consists of a paved area with some raised beds along the sides and three central raised beds. Planting is of ornamental shrubs, with two semi-mature silver birch trees, and the soil is covered with bark chippings to deter weed growth. Shrub species include hebe, cotoneaster, choisya, lavender, ivy, lonicera and laurel. Although birds were seen to rest in the tree tops, the area is of little ecological value and provides limited resource to wildlife.

Planting near car park/front of school

There are a number of small trees planted over short-mown grass at the front of the school and around the car park. Species include weeping willow, cherry, whitebeam, maple and silver birch. The trees provide some limited potential resource for nesting birds, but are not of a size or age to provide any roosting opportunities for bats.

Conclusions

The proposed building works are all within the current school footprint and should not impact upon any of the natural habitats either within the school grounds or adjacent to it. There may be some loss of ornamental planting which could be mitigated for by some additional planting of non-native species elsewhere on the school.

12 November 2010



Appendix D

Design and Access Statement

Design and Access Statement

(from Inception to Completion)

Inclusive design places people at the heart of the design process and acknowledges human diversity and difference. It offers choice where a single design solution cannot accommodate everyone's needs and provides for flexibility in use. Above all inclusive design is about the provision of buildings and environments that are safe, convenient, equitable and enjoyable to use by everyone, regardless of their age, ability or gender.

This Access Statement form should be submitted as part of the Planning and Building Regulation Application. The completed document is to be included in the building users/occupiers manual.

Essential information in this document should be repeated on the plans to ensure that contractors adopt the inclusive design principles you have detailed in this statement.

Site:	Havant Academy,	TMS Code:	P9076
Project Name:	Masterplan		
Project Officer:	Colin Henry		
Consultation (Planning): Access Officer:	Shona Forsyth	Date	21/12/2010
Consultation (Building Control): Access Officer:	NOT YET COMPLETED	Date	
Consultation (Detailed Design): Access Officer:	NOT YET COMPLETED	Date	
Revision dates:			

1) Project summary

This projects seeks to refurbish, extend and selectively demolish the existing Havant Academy buildings, formerly Staunton Park School.

The proposals include a refurbished entrance area and new lift which, with a bridge link in the new courtyard space, will allow access and DDA compliance across all curriculum areas. Upon completion of the works, the only non-accessible area will be a small suite of staff offices at first floor level (approx 85m2).

Accessible toilet and welfare accommodation will be provided for academy and community use.

Where possible all landscape proposals will be fully accessible. This will either be achieved by using inclines of shallower than 1:20 gradient where space allows or using fully compliant ramps where space is limited. It is intended that all doors exiting onto external spaces will have level access.

2) Sources of advice and consultation

Consultation undertaken with Hampshire County Council access officer.

3) Design standards and guidance

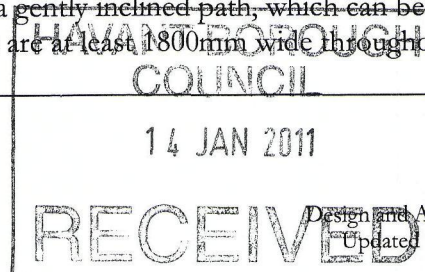
Approved Document M
BS8300 (2009)
BB102 designing for disabled children and children with special educational needs (DFES website)
School inclusion design brief http://www3.hants.gov.uk/property-project-procedures/property-project-procedures-practicenotes/pbr-propertyprocedures-access.htm

4) Pedestrians & cyclists travelling to the site

The site is within the campus of Havant Academy and the majority of site users arrive on foot or by bicycle. It is within a residential area, West Leigh on the outskirts of Havant.

There are currently 60 covered cycle racks on site for the Academy and 9% of students cycle.

Pedestrian access from the public footpath currently involves a gently inclined path, which can be considered 'level', crossing a minor access road, via drop kerbs. Footpaths are at least 1800mm wide throughout the campus. The approach is lit by lighting columns.



5) Public Transport

Havant train station is approximately 3km away but No. 20 and 21 bus routes stop at the end of Wakefords Way; approximately 200m from the main entrance, every 15minutes.

6) Vehicle approach & parking

Of the 159No. parking spaces currently on site 2No. are designated accessible bays. They are both located near the sports hall.

The proposals will result in a total of 132No. parking spaces, 1No. accessible space will be located close to the community block and 2No. close to the school's main entrance.

7) Pedestrian approach to the site

No new works are being proposed; the current approaches are considered adequate.

8) Pedestrian routes within the site

No new works are being proposed; the current approaches are considered adequate.

Where existing buildings remain detached from the main block, main access doors will be automatic.

9) External steps and ramps

New external steps and gently inclined ramps are being provided between the school and the playing fields.

The existing ramps adjacent the sports hall are being retained for access to this upper level. Generally the site can be considered level.

10) Landscaping features

All landscape features can be considered level, but raised areas are used to notify prohibited access. Seating, in the form of raised blocks, is being provided around the site.

