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Reference: APP/26/00324

Date: 21 August 2026

Enquiries to: HCC Strategic Development

Email: strategicplanningunit@hants.gov.uk

To whom it may concern,

Reference: APP/26/00324 - 1800 residential dwellings at Land to the east of Denvilles, Havant, known as Southleigh

Thank you for consulting the County Council as Local Education Authority on the above planning application.

The proposed development of 1,800 eligible dwellings would usually be expected to generate a total of 540 additional primary age children and 378 additional secondary age pupils. This is based on a rounded figure of 0.3 primary age children per new dwelling and 0.21 secondary age children per dwelling which was derived by conducting demographic surveys of developments that have been completed within Hampshire and calculating the average number of primary age children on those developments.

The development site is served by a shared catchment area between St James' Church of England (Controlled) Primary School and Emsworth Primary School, and Warblington School. St James' Church of England (Controlled) Primary School is forecast to be full and Emsworth Primary School is forecast to be full. Warblington School is forecast to have limited capacity. To accommodate the additional primary and secondary age students a contribution will be sought. Details of the forecasting methodology used, can be found online at:

https://documents.hants.gov.uk/education/HampshireSchoolPlacePlan.pdf

As discussed previously with the applicant, a 3 form entry primary school will be required on the development to take the yield from this development. The land for a 3 form entry primary school will also be required to be supplied, and this needs to be a minimum of 2.8 hectares. The developer will provide within the required timescales, a cleared, fully serviced and accessible freehold site free of charge in addition to the normal level of contributions towards construction costs (including fit out, furniture, equipment and ICT)

of school buildings. Sites should not be used to accommodate land to meet any public open space or community requirements.

The County Council has used previous school construction projects to derive a cost for the construction of a 3 form entry primary school, and this is estimated at **£22,190,000** as per the Hampshire developer Contributions Guidance, index linked to September 2025 figures BCIS All-in TPI 404.

The current forecast predicts that Warblington School will have capacity of 0.5 forms of entry. Therefore, to mitigate the yield from this development a 2 form entry expansion will be required. The County Council has used previous extension projects to derive a cost for a 2 form entry expansion for a secondary school, and this is estimated at **£17,200,000** as per the Hampshire developer Contributions Guidance, index linked to September 2025 figures BCIS All-in TPI 404.

In summary, the contributions towards the construction of a new primary school and an expansion to the catchment secondary school is necessary as without a new provision and expansion, the catchment schools will be unable to accommodate the children arising from the development. The level of contribution being sought is fairly and reasonably related in scale and kind to the development.

This information is supported by the County Council's 'Guidance on Planning Obligations and Developer Infrastructure Contributions' which sets out the methodology for assessing the impact of development on education infrastructure. Please note, all sums are subject to indexation as detailed in the linked document below.

https://documents.hants.gov.uk/environment/Guidance-PlanningObligations-and-DeveloperInfrastructureContributions.pdf

Analysis of pupils with Special Educational Needs and Disabilities (SEND) highlights that over 5% of pupils in Hampshire currently have an Education, Health and Care Plan (EHCP). Hampshire County Council's published Developer Contribution Guidance document states that, for developments over 500 eligible dwellings, an assessment will be undertaken to determine whether additional SEND accommodation is required at an appropriate local school. This will be subject to an assessment of the individual situation.

Based on this assessment, additional SEND capacity will be required as a result of the proposed development. A financial contribution will be sought to support the provision of expanding SEND accommodation. The cost per pupil for a special school place is estimated at approximately four times the build cost of mainstream provision. The cost of providing an additional classroom to accommodate up to eight SEND pupils is estimated at **£730,000**, based on primary-age build costs. This accommodation would be delivered at the new primary school. Please refer to the Guidance on Planning Obligations and Developer Infrastructure Contributions document, link above, for further information.

Should any further developments in the local area that would feed into the new primary school come into the planning system then a contribution towards the new primary school would be sought and therefore would reduce the amount being sought from this development.

Recommendation

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

The applicant entering into a section 106 agreement to provide a contribution of **£22,190,000** towards the construction of a new primary school to serve the development, a contribution of **£17,200,000** towards the expansion of the catchment secondary school, And a contribution towards SEND provision at the new primary school of **£730,000**. This is required in order to mitigate the impact of the development on educational infrastructure and ensure that sufficient school places are provided to accommodate the additional children expected to be generated by the development.

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

If you have any queries concerning the above, or wish to discuss this matter, please do not hesitate to contact me via email at: strategicplanningunit@hants.gov.uk.

Yours faithfully,

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

Via email