

N/12/0010

WINCHESTER

HAMPSHIRE COUNTY COUNCIL

AGENT: MR LORENZO MECCOLI

CONSTRUCTION OF TEMPORARY PRIMARY SCHOOL TO PROVIDE PLACES FOR UP TO 210 PUPILS AT A PLOT OF LAND OFF LADY BETTY'S DRIVE, WHITELEY

LAND OFF LADY BETTY'S DRIVE WHITELEY

Report By

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Introduction

This authority has been consulted on a proposal to provide a temporary primary school to be erected on land off Lady Betty's Drive, Whiteley. The site lies outside the Borough of Fareham within the administrative area of Winchester City Council. Hampshire County Council will be the determining authority.

Site Description

The site is located to the north of the M27 and south of Lady Betty's Drive and is surrounded by residential properties to the north, east and west. The site comprises gently sloping rough grassland currently used for grazing with mature trees on the northern, eastern and western boundaries.

Whilst the primary access into Whiteley is from junction 9 of the M27 there is a secondary route linking the development with the Titchfield Park/Segensworth area. This vehicular route leads from the Whiteley Business Park along the residential roads of Leafy Lane, Bader Way and Bleriot Crescent past the eastern site boundary before joining Whiteley Lane which crosses over the M27.

Description of Proposal

The proposed temporary school is to provide much needed additional primary school places to serve Whiteley. It is intended to initially provide 120 places with the potential to expand this to a maximum of 210 places for a period of up to 7 years. It is intended that the school will relocate in the future to a permanent site that will form part of the North of Whiteley development.

It is proposed to locate the temporary primary school to the north of the site with the southern area segregated off with a post and wire fence and retained for grazing. The school building would consist of temporary modular buildings. The first phase of the development consisting of four classrooms and a hall with ancillary accommodation would be of linear, single storey form with a low pitched roof. This would be positioned lying east-west across the site in close proximity to the eastern boundary. The second phase consisting of an additional three classrooms would be positioned at a 45 degree angle to the first phase extending to the north and creating an 'L' shape. A hard surfaced play area would be provided immediately to the north with playing fields extending up to the northern boundary.

Pedestrian and vehicular access to the site would be from the point at which Bleriot Crescent and Bader Way join. A total of 17 staff car parking spaces would be provided and 26 car parking spaces would be provided for parents and visitors. These parking spaces would be to the south of the building with the parents drop off spaces arranged centrally

within a circulatory one way system.

Relevant Planning History

11/0228/OUT Erection of 75 dwellings (outline application)
Outline Planning Permission August 2012

Representations

Publicity carried out by Hampshire County Council

Consultations

Director of Planning and Environment (Planning Policy) -

The Borough Council has commented on the draft Hampshire School Organisation Plans and on the School Places Plan since 2001. Each year, comments have been made about the uneven distribution of secondary school places in the Borough and, since 2002, the Council's comments have also referred to the under provision of primary school places in Whiteley and the need to progress the provision of additional places within Whiteley as a matter of urgency. For several years therefore the Borough Council has raised concerns with Hampshire County Council as Education Authority regarding the need to redress the shortfall in school places to serve the existing Whiteley area.

Whilst a number of sites have been considered in the past for a primary school, none have been deemed suitable for various reasons. This has led to the only solution being to wait until plans for the expansion of Whiteley to the north within Winchester District are progressed through the Winchester Core Strategy to allocate further land for development including school sites. Following the most recent report to the Executive on the Hampshire School Places Plan, the Executive resolved on 5th March 2012, "That the County Council be requested to continue working jointly with Fareham Borough Council and Winchester City Council to identify and appraise potential sites for new primary schools for Whiteley, within the area of the proposed urban extension to the north of Whiteley, ensuring that at least one is provided at an early stage of the development."

At the Winchester Core Strategy Examination Hearing in November 2012, planning agents for the developers of the North Whiteley expansion stated the intention to submit an outline planning application for the development as soon as the Core Strategy is adopted. The viability report submitted to the Examination indicates that a S106 contribution for the primary school would be made in 2015. Even if this is the case there will be some years before the school can be built and opened. The current proposal is thus for a temporary school for up to 7 years to accommodate initially 120 pupils with the potential to expand up to 210 places in total.

The Whiteley Primary School is at or near capacity such that pupils who cannot be accommodated there have to travel out of Whiteley to schools within the Western Wards, e.g. at Sarisbury and Locks Heath, resulting in unsustainable travel patterns and adding to congestion on the road network from Whiteley into the Western Wards. The Hampshire School Places Plan says that schools should be within reasonable walking distance of the homes of all pupils within the area to be served by the school, with safe (preferably segregated) routes for journeys on foot or bicycle and related to public transport. Whilst the proposed location is not ideal to meet these criteria, to have a school in Whiteley, to the north of the motorway, will reduce the need for pupils to travel out of Whiteley and into the Western Wards so potentially having a positive impact on travel patterns and congestion within the Borough.

This proposal should therefore be supported.

Director of Planning and Environment (Highways) - As the proposal will provide much needed primary school places for the Whiteley area and thus reduce the reliance by this area on schools within Locks Heath, no highway objection is raised to the application.

Director of Regulatory and Democratic Services (Environmental Health) - Comments awaited

Planning Considerations - Key Issues

Members will be aware that it has been a long held aspiration of this Authority to see an additional primary school provided at Whiteley.

A transport assessment has been submitted with the application which assesses the number of pupils within the catchment area and their likely mode of transport to the school. A total of 865 potential pupils were found to live within a 1600m catchment area of the site north of the M27. Of these 11.7% live within a 5 minute walk, 5.9% live within a 10 minute walk and 31.9% live within a 15 minute walk. It is therefore expected that approx 40% of pupils will walk to school, 48% will arrive by car as a single passenger, 10% as part of a car share and 1% by bus or by cycling.

Any highways concerns relating to the location of the proposed site access, provision of car parking and impact on the immediate environment around Leafy Lane/Bader Way and Bleriot Crescent should be considered by the district council and the determining authority.

It is considered that the proposal is likely to reduce a number of current vehicle movements from Whiteley to other local schools in the Western Wards area, including Park Gate, Locks Heath and Sarisbury Green which would be beneficial. Whilst the location of the school on the periphery of Whiteley is likely to generate a number of transport movements it is considered this is outweighed by the benefits of reducing vehicle movements out of Whiteley.

In light of the benefits brought forward as a result of this proposal officers recommend that Hampshire County Council is advised that this Authority strongly supports the application.

Recommendation

NO OBJECTION

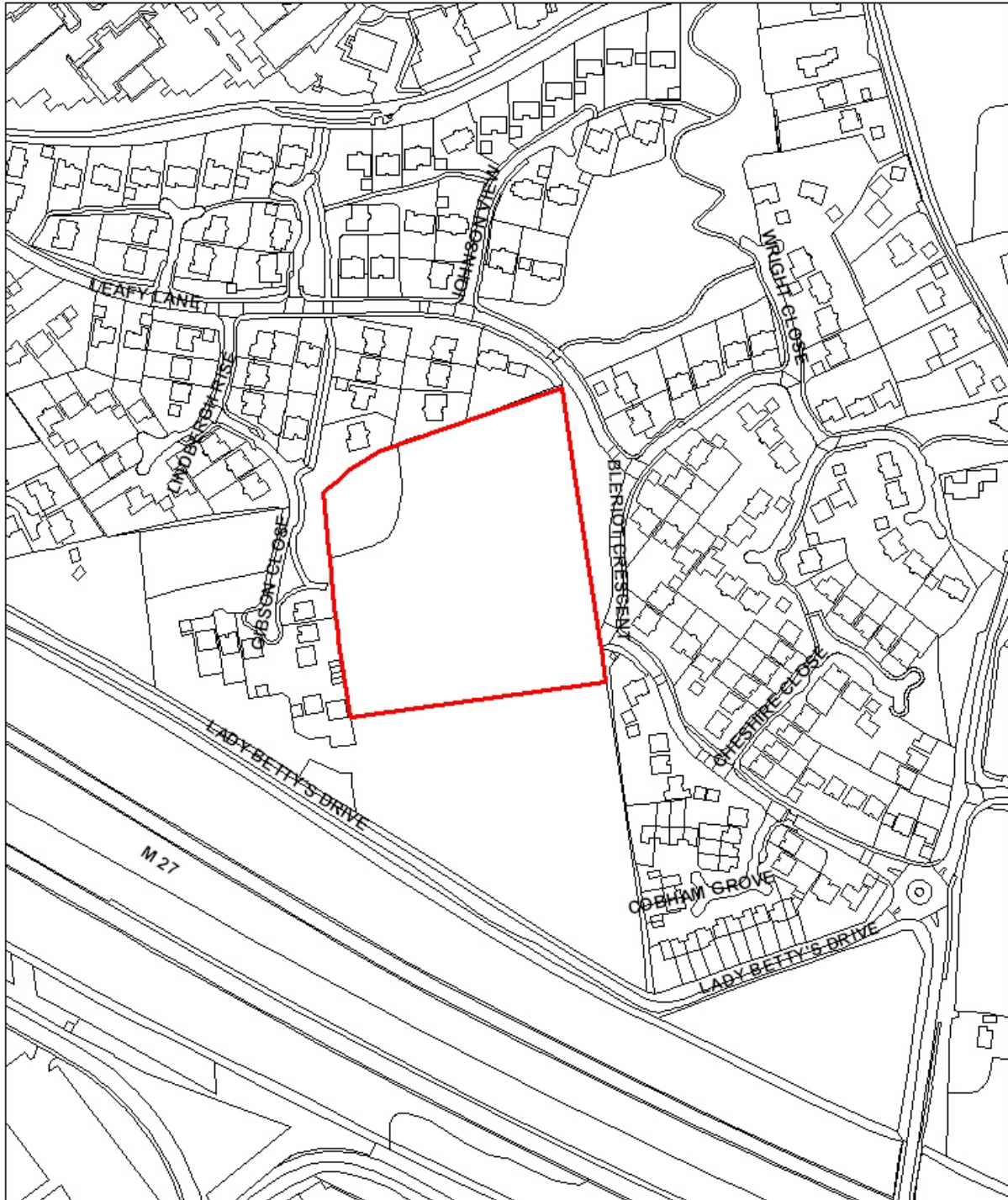
Subject to the comments of The Director of Regulatory and Democratic Services (Environmental Health)

Background Papers

N/12/0010

FAREHAM

BOROUGH COUNCIL



LAND AT LADY BETTY'S DRIVE
1:2500

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