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<i>Date</i>	8 th March 2022	<i>E-mail</i>	glenn.parkinson@hants.gov.uk

Dear Peter

**Planning Application P/22/0165/OA
Land East Of Newgate Lane East Fareham
Outline application with all matters reserved (except access) for residential
development of up to 375 dwellings, access from Newgate Lane East,
landscaping and other associated**

I refer to the above planning application.

Thank you for consulting Hampshire County Council as Local Education Authority on the above planning application, which has been passed to me for comment. I can confirm that the developer has had no discussions on this application with me which would have been useful to identify key issues.

The proposed development of up to 375 dwellings (assuming they are all 2 beds or more) will generate 113 primary and 79 secondary pupils. This is based on a figure of 0.3 primary age children per new dwelling and 0.21 secondary age children which was derived by conducting demographic surveys of developments that have been completed within Hampshire and calculating the average number of primary and secondary age children on those developments.

School infrastructure contributions

This development lies in the catchment areas of Crofton Anne Dale Infant and Junior Schools, Wallisdean Infant and Junior Schools, Crofton Secondary School and Fareham Academy. These schools are full. At this stage, developer contributions should be provided to reflect the fact that the schools are full, and this

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funding should be available to provide additional teaching accommodation or additional infrastructure improvements as required.

The developer has implied that local schools in Gosport will be the education provision that is likely to serve the development. However, they are not the catchment area schools as these are detailed above. It is necessary, therefore, for routes for active travel (safe footpaths/cycleways) to be provided from the development to these schools and funding must be provided to undertake school travel plans for each school together with funding to be used for investment in sustainable travel, through additional cycle and scooter storage.

Even where there is apparently sufficient capacity to cater for all, or part, of the additional demand, there may still be a need for additional facilities at a school. The reason for this is that the method of assessing capacity does not take full account of the need for schools to have dedicated space for specialist facilities, such as ICT (Information and Communications Technology). Also, the inclusion of children with SEND in mainstream schools means that schools need spaces which can be used for individual or small group teaching, which is unlikely to have been provided in the original room allocations. In other words, schools which have theoretical spare capacity will be using those spaces for legitimate educational uses, which will need to be rehoused before those teaching spaces can be brought back into use for general teaching purposes.

There may also be factors, such as an undersized hall, the need to provide a music/drama room as the school grows or other factors, which would mean that it would be difficult to meet present day educational requirements if the school was full to its assessed capacity. These can be referred to as “suitability” issues.

Developers’ contributions will be expected where it is necessary to remove limitations to the delivery of the curriculum, so that existing nominal capacity can be fully used to meet additional demand from a development. The cost of alleviation will vary and will need to be assessed on a case-by-case basis and needs to be identified for these schools. Where a specific facility can be identified and costed, for example where a primary school lacks an adequate school hall or other suitability issues, the contribution will be based on the projected cost.

In line with the Children’s Services Developers’ Contributions Guidance then to provide an additional 113 primary places would cost £2,161,125, and for secondary 79 secondary places £1,987,798 giving a total of £4,148,923.

The rationale for these amounts together with other background information on seeking developer contributions for educational infrastructure can be found in the County Council’s Developers Contributions Guidance using the following link:

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

In summary, the contributions detailed are necessary to address the possible need for additional pupil places and additional education infrastructure at schools in

whose catchment area this development is situated. The contributions are directly related to the development. The level of contribution being sought is based on the number of children expected to be living on the development and the expected impact as detailed and therefore is fairly and reasonably related in scale and kind to the development. This information is supported by the County Council's 'Planning for School Places Guidance Document' which sets out the methodology for assessing the impact of development on education infrastructure.

Early Years provision

The policy for determining early years and childcare places is contained in 'Early Years requirements in major new developments 2019'. Early Years Education (EYE) is a statutory offer which is available universally to all three- and four-year olds. For two-year olds, the offer is limited to children of families who meet low-income criteria.

The starting point is to calculate the number of children in each age group expected from the new housing. Hampshire County Council has a published approach to how to calculate this for early years education places. The tool does not take account of other age groups that may require childcare

With regards to this application, an assessment has been undertaken of the current childcare and SAPF data going forward for the Stubbington ward. For an increase of 375 homes in the area, assessment highlights approximately an additional 39 spaces for under 5s would be required, which may place pressure on the local market. As such, a capital contribution of £0.5m is required to mitigate the impact from the development to provide additional early years infrastructure in the local area.

Recommendation

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

1. The applicant entering into a section 106 agreement to secure a contribution of £4,148,923. towards school infrastructure to mitigate the impact of the development on educational facilities to accommodate the additional children expected to be generated by the development. Costs are based on 4Q2018 price base (BCIS All-in TPI Index 322). The contribution will be index linked to this base date until the contribution is paid.
2. In addition, £0.5m towards early years infrastructure is required.
3. Cycle and footpaths are provided from the development to the catchment area schools to encourage active travel to avoid the impact on the highway and the local environment for both the development and the local schools if the chosen mode of travel by families is the car. The development must provide adequate infrastructure to promote non-car modes of travel.
4. In order to mitigate this impact and promote active travel school travel plans

(STP's) should be produced for the local schools serving the development. This should include annual monitoring (through Modeshift STARS accreditation) to ensure that the principles are embedded for the families occupying the new properties. So that the STP can be a meaningful and useful document for the schools, its community and the development, and be delivered, a small resources budget is required for measures such as road safety training (e.g., balanceability training) and travel to school maps to assist those traveling to the local schools from the development. Funding will be sought for these travel plans through the HCC Highways Department response.

Without the provision the contributions detailed and infrastructure provided to encourage active travel to the catchment area schools, 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 on 07658 501922.

Yours faithfully,

Yours sincerely

Glenn Parkinson
Strategic Development Officer
Children's Services Department