



Hampshire
County Council

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Mark Saunders

My reference

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Your reference

Date

06 Sept 2023

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strategicplanningunit@hants.gov.uk

Dear Madam,

Application No: F/22/93194

Address: THE AGEAS BOWL, MARSHALL DRIVE, WEST END, SOUTHAMPTON, SO30 3XH

Description: Full planning application for the erection of 185 dwellings, a 71-bedroom care home (Use Class C2), a 142-bedroom hotel (Use Class C1), a well-being centre (Use Class E / F2), a new pavilion building and improvements to existing stadium, new vehicular access, car parking, pedestrian circulation and processional ramp, together with associated tree planting, landscaping, SuDS and biodiversity enhancements.

Thank you for consulting Hampshire County Council as Local Education Authority on the above planning application, which has been passed to me for comment.

The proposed development of 186 dwellings (16 of which anticipated to be one bed – therefore excluded) is expected to generate from 170 eligible dwellings a total of 51 additional primary age children and 36 secondary age children. This is based on a figure of 0.3 primary age and 0.21 secondary age children per new eligible dwelling 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.

The development site is served by Saint James CE Primary School. The school is currently full and has no places available to cater for the additional children that will be yielded from this development. **Therefore a financial contribution of £1,057,179 towards additional school places in the area will be required (based on BCIS All in TPI 4Q 2021).**

The development site is served by the Wildern Academy Trust who are the Multi Academy Trust for Wildern School and the new Deer Park School. Both schools are currently also full. A contribution to mitigate the impact of an additional 39 secondary age children coming from the development is being sought towards secondary school places. **Therefore a**

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Stuart Ashley

secondary contribution of £1,176,912 towards additional School places in the area will be required (based on BCIS All in TPI 4Q 2021).

The County Council has used recent past projects to derive costs for the proposed expansion/s – details and a explanation 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://hants.gov.uk/school-places-plan)

It is not possible to advise on the detail of the works required to the school(s) at this stage, as feasibility studies and consultation must be undertaken to identify the best way of accommodating the children on site however, the contribution will be used to directly mitigate the impact of the development and any part of the contribution that is not utilised will be returned to the developer. As more detailed work is undertaken the County Council can provide a site-specific estimate of costs. Financial contributions may change depending on the make-up and timing of 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 cost of accommodating these children at the schools 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.

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 providing a contribution of **£1,057,179** towards primary school places in the area and **£1,176,912** towards the future expansion of secondary school places at Wildern or Deer Park Secondary School. Both are needed 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 on 07562 434676.

Yours faithfully,

Mark Saunders
On behalf of the Director of Children's Services