

**Planning Application 20/01238/OUTMAJ - Sandford Park,  
Newtown Road, Newtown, Newbury  
Education Response – July 2020**

**Early Years Provision**

The proposal provides for a single Early Years class to be provided within the primary school on site. We feel that this will be sufficient for the demand created.

**Primary Provision**

The applicant has proposed a 2FE primary school and early years class on-site which would be sufficient to mitigate the anticipated impact. The documents submitted give different measurements for the primary school site to be provided and differ to the size previously requested by the LA. Based on a 2FE school with early years provision, we would require a site size of 20,430sqm. It is expected that the site and buildings will be fully funded by the applicant and that the delivery of the school will align with the arrival of the pupils.

WBC has an Employer's Requirements Document (ERD) for new build primary schools. This draws together accepted widely used industry standards to create standardised primary school designs. This document incorporates current national and local guidance, DfE Baseline Designs and DfE Bulletin 103. As the primary school will have EYs provision the accommodation provision is required to also be in line with the DfE's Early Years Framework, which sets out statutory accommodation guidelines. Any primary school design will be expected to meet the above requirements as a minimum.

The land requirements are set out in the attached WBC Site and Survey Requirements for New Schools v1.1 document (or the most recent version) and forms part of the Education response. All criteria listed would be the responsibility of the applicant to fund and deliver, prior to land/site transference, unless otherwise agreed with WBC.

All surveys are required to be carried out and funded by the applicant prior to the transference of land and should be valid at the time of transfer. The land should be transferred at least 6 months prior to the first education contribution being paid.

The applicant would be responsible for fully mitigating any issues resulting from the surveys. Subject to agreement at the time the mitigation of any issues could be by either the applicant undertaking the mitigation works, which is our preference, or by a financial contribution to WBC. Mitigation would be required prior to the transference of the land to the Council and so unrestricted access would need to be granted to the Council in order for works to be undertaken if a financial contribution is paid.

The S106 agreement lacks sufficient detail regarding the above standards and the costs associated with preparing the site and constructing the buildings. This will need to be addressed through the application process.

## **Secondary Provision**

The applicant has undertaken a feasibility study to identify a scheme of mitigation for the impact of up to 1500 homes across the northern, central and southern parcels. This application is concerned with the northern and central parcels only. This feasibility study built on the study undertaken by the LA for 2,000 homes and is 0-phased. This phasing attempts to deal with the impact of delivering the scheme across multiple development parcels and at least two applicants. The scheme provides accommodation for the anticipated number of pupils (196) and demonstrates how the impact could be mitigated.

The costs for the scheme have not yet been provided. This will be required in order to agree the pro-rata contributions for the S106 agreement and also to ensure that the phased nature of the project, and the refurbishment of existing spaces, have been adequately accounted for in the cost plan. The costs will need to align with the applicants' feasibility study and each phase will need to be able to stand alone as mitigation, which will need to be reflected in the costs. The cost plan is necessary before we can confirm with any certainty that the scheme is adequate and will provide the necessary mitigation.

The scheme relies on the re-use of the existing sports hall once the new sports hall is built. This building is of poor condition and contains significant amounts of asbestos. Any conversion would have to address these issues and provide fit for purpose teaching accommodation. This will need to be allowed for in the project cost, as the costs are likely to be significant for the conversion of this building and a general refurbishment rate will not be sufficient.

The proposal includes an area of 'expansion' land for Park House School. The size and location of the land is acceptable, although it should be noted that the land requires significant engineering works to enable it to be fit for the intended purpose.

The land should be prepared and marked as per the attached documents (Appendix 1-3) as agreed between the parties in June 2019. It is our preference that this work is carried out by the applicant prior to the transfer given the significant nature of the engineering works. The application documents suggest that the work will be the responsibility of the Council. This will need to be resolved and were the Council to take on this work then there would need to be a mechanism for establishing the costs of preparing and marking the land, prior to the S106 agreement being completed.

We understand that there is also a veteran tree in the middle of the expansion land. This has not been a feature of any of the discussions between the parties. In order for the land to be acceptable to the Council, and to have certainty that the expansion land can be used for sport as intended, the applicant will need to remove the tree prior to transfer of the land. The same will apply to the treeline along the boundary.

It has been brought to our attention that the plans shown in the feasibility study for the expansion land and associated pitch appear to breach the 15m buffer for the ancient woodland. If this were to be the case then it would appear that the expansion land may not be able to be used for the intended purpose and the impact of the development would not be suitably mitigated.

In order for the expansion land to be acceptable, and in addition to the paragraphs above, the requirements set out in the attached WBC Site and Survey Requirements for New Schools v1.1 document will need to be met. All criteria listed would be the responsibility of the applicant to fund and deliver, prior to land transference to WBC, unless otherwise agreed in writing with the Council.

All surveys are required to be carried out and funded by the applicant prior to the transference of land to the Council and should be valid at the time of transfer.

The applicant would be responsible for fully mitigating any issues resulting from the surveys. Subject to agreement at the time the mitigation of any issues could be by either the applicant undertaking the mitigation works, which is our preference, or by a financial contribution to WBC. Mitigation would be required prior to the transference of the land to the Council and so unrestricted access would need to be granted to the Council in order for works to be undertaken if a financial contribution is paid.

The application documents make reference to community use of the expansion land. This has not been discussed with the LA or the academy trust. Any community use would be subject to local agreement with the trust and would have to be controlled by the school on a day to day basis. The school would have to manage access and therefore would have to be prepared to do so. Uncontrolled access would present a security and safeguarding risk and would not be acceptable to the academy trust or the Council. The trust may also not wish to provide this access in the future and so it should not be relied upon as a community asset for the development.