

# HAMPSHIRE COUNTY COUNCIL

## Decision Report

<b>Decision Maker:</b>	Executive Member for Education and Skills, Human Resources and Performance
<b>Date:</b>	8 May 2019
<b>Title:</b>	Deer Park School, Hedge End
<b>Report From:</b>	Director of Culture, Communities and Business Services

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### Purpose of this Report

- 1 The purpose of this report is to seek spend approval to the project proposals for Deer Park School at the total cost of £21,266,000.

### Recommendations

- 2 That the Executive Member for Education and Skills, Human Resources and Performance grants spend approval to the project proposals for Deer Park School at the total cost of £21,266,000.

### Executive Summary

- 3 Deer Park School is a new 7-form entry secondary Free School, being procured and delivered by Hampshire County Council on behalf of the Department for Education (DfE) as part of the national Free Schools programme. The County Council has been commissioned by the DfE to oversee the design and building of a number of central government funded Free School projects through an arrangement referred to as "Local Delivery". This enables the County Council to hold significant control over the process and product which is of benefit to the pupils and staff who occupy these schools. The funding envelope is very restricted but HCC Property Services are investing time and skills to maintain quality as much as is possible.
- 4 The school is required to meet the forecast increase in secondary pupil numbers for the Botley and Hedge End area, together with the anticipated demand for secondary school places arising from the new homes to be built as part of the Uplands Farm Estate development. Accommodating 1050 pupils aged 11 – 16 years, it will have 7 forms of entry and is planned to open in September 2021. The school site has been master-planned to enable the school to be expanded to 9 forms of entry in the future

- 5 The school is to be an academy run by the Wildern Academy Trust which was selected by the DfE in a competitive process. The County Council will continue to work in partnership with the academy to provide the best learning environment possible within the legislative framework for the benefit of the pupils and local community.
- 6 The new school is to be located on land owned by the County Council between Hedge End and Botley, within the County Council's proposed residential development of the Uplands Farm Estate. The school and the residential development are the subject of a combined Regulation 4 planning application to Eastleigh Borough Council. A resolution to grant planning permission was achieved in January of this year, with full permission being subject to a number of conditions. Officers are working through these with the Local Planning Authority.
- 7 The school site will be leased to the Wildern Academy Trust for 125 years, as required by the DfE, subject to a lease premium of £950,000 to be paid to the County Council by the DfE.
- 8 Funded by the DfE and developers' contributions previously secured by the Council, the estimated cost of the new school is £21,266,000. Once planning permission is obtained, a Works Funding Agreement and a Development Agreement will be agreed with the DfE confirming their formal approval to their funding and granting authority to the County Council to let the construction contract.
- 9 The building will have a number of significant environmental features including a substantial photovoltaic array on the roof and recycling of the "grey water" to use rainwater for suitable uses to reduce the volume of fresh mains water consumed. The County Council worked in partnership with Eastleigh Borough Council, the planning authority for this school, to ensure the DfE funded these initiatives which will reduce running costs and carbon consumption.

## **Background**

- 7 The project is included in the Children Services Capital Programme approved at the Executive Member Lead Member for Children's Services Decision Day on 15 January 2018, which outlined the indicative available budget for the project. The project is programmed to start in the 2019/20 financial year and this was approved by full council in February 2019.
- 8 The school has been commissioned by the DfE following a successful bid by the Wildern Academy Trust to open a new Free School and the building is being delivered on behalf of the DfE by the County Council. The project is funded by the DfE Free Schools programme, together with developer contributions obtained by the County Council through Section 106 Planning Agreements from several residential developments in the local area.

- 9 The school is required to meet the forecast increase in secondary pupil numbers for the Botley and Hedge End area, together with the anticipated demand for secondary school places arising from the new homes to be built as part of the Uplands Farm Estate development. Accommodating 1050 pupils aged 11 – 16 years, it will have 7 forms of entry and is planned to open in September 2021. The school site has been master-planned to enable the school to be expanded to 9 forms of entry in the future.
- 10 The Uplands Farm Estate is being brought forward by the County Council for residential development at the request of Eastleigh Borough Council in support of its housing strategy and draft Local Plan.
- 11 The access roads and services infrastructure required to support this development and the school, together with the initial phases of the adjacent new Botley bypass, are to be funded and delivered by the County Council and will be the subject of separate reports later this year to the Executive Member for Policy and Resources and the Executive Member for Environment and Transport.
- 12 The County Council is working as a “local delivery” partner with the DfE to bring forward and implement this project. The design concept for the new school has been developed by the Hampshire County Council’s Property Services team in accordance with the requirements set by the DfE. The design has subsequently been adopted by a contractor appointed through the DfE’s National Contractor Framework, as required by the DfE’s Free Schools design and build procurement process, with oversight and advice from the County Council’s Property Services team.

## Finance

### 13 Capital Expenditure:

The Capital Expenditure has already been approved in principle by the County Council, subject to the DfE's formal funding approval. The following table outlines the breakdown of its distribution across the project:

Capital Expenditure	Current Estimate	Capital Programme
	£'000	£'000
Buildings	21,009	18,438
Fees	257	3,042
<b>Total</b>	<b>21,266</b>	<b>21,480</b>

### 14 Sources of Funding:

Financial Provision for Total Scheme	Buildings £'000	Fees £'000	Total Cost £'000
1. From Own Resources			
a) Capital Programme (as above*)	n/a	n/a	n/a
2. From Other Resources			
a) DfE Grant and Developer Contributions	21,009**	257***	21,266
<b>Total</b>	<b>21,009</b>	<b>257</b>	<b>21,266</b>

\* not applicable, as DfE funded

\*\* includes Contractor's design fees and inflation

\*\*\* DfE Project Delivery grant to HCC Property Services

#### *i. Building Cost:*

Net Cost = £2,028 per m<sup>2</sup>

Gross Cost = £2,610 per m<sup>2</sup>

Cost Per Pupil Place = £20,000

#### *ii. Furniture & Equipment:*

Included in the above figures is an allocation of approximately £998,000 for the provision of all loose furniture, fittings, equipment and I.T. (inclusive of fees).

## **Details of Site and Infrastructure**

- 15 The school site is situated within the land parcel of the Uplands Farm Estate that lies west of Woodhouse Lane.
- 16 The proposed residential development of this land holding comprises some 600 units and a local centre. The school site is by far the largest community facility and is located at the centre of this development, fronting a proposed public open space and 'village square'.
- 17 The school site is approximately 9.8 hectares of farmland, gently sloping down to a stream that bisects the site east-west within a line of protected mature woodland designated as a Site Important for Nature Conservation (SINC).
- 18 Vehicular access to the school will be by the new public adopted roads to be built to serve the new development. These will connect to the new Botley bypass, including a new roundabout, located on the alignment of the existing Woodhouse Lane. The local road network within the development has been designed to facilitate a limited amount of pupil drop-off and pick up, whilst recognising that the majority of pupils will walk or cycle to school.
- 19 Pedestrian and cycling routes into the development are also proposed as part of the wider infrastructure work, connecting to routes to the new school from the surrounding pupil catchment area. This will include a safe route to the school site from the neighbouring town of Botley as well as footway widening of the nearby bridge over the railway to accommodate the predicted numbers of pupils at peak times.
- 20 The school will be connected to the services infrastructure of the new development, which has been sized to accommodate the future expansion of the school. While the mains drainage infrastructure is being built as part of the development, the school will be connected to its own sewage treatment plant, enabling it to be temporarily independent of the mains drainage network during this development phase.

## **Scope of the Project**

- 21 The Deer Park School project comprises the construction of the main school building, a sports building, car parking, external social spaces, a multi-use games area and grassed sports pitches.
- 22 The project also includes the construction of a temporary haul road, to enable the school contractor to access the school site from Woodhouse Lane until the permanent access roads within the new development are completed. A school contractor's compound will be established adjacent to the new school site.

## **The Proposed Buildings**

23 The main school building comprises:

- 26 general teaching classrooms
- 20 specialist teaching classrooms (art, science, technology, music)
- Special educational needs and disabilities support rooms
- A learning resource centre
- Assembly hall and adjacent drama studio
- Dining Hall and adjacent kitchen
- Staff and administration offices
- Pupil and staff toilets

24 The sports building comprises:

- A 4-court sports hall
- Activity studio
- Changing facilities
- A staff office

25 The main school building is a rectangular compact form of three storeys, with teaching accommodation surrounding the larger volumes of the dining hall, assembly hall and drama studio located in the centre of the floor plan. The three-storey dining hall is top-lit by rooflights that bring natural light into the heart of the building, while glazed ends to the corridors ensure the views out provide orientation within the circulation areas.

26 The sports building is a similarly compact form of two storeys, located away from the main school building towards the woodland and the sports pitches beyond. Between the main school building and the sports building a site has been identified for the construction of an additional teaching block to enable the school to expand to 9 forms of entry in the future if required.

27 The buildings are finished externally in brick cladding, with aluminium windows, doors and rooflights. The roofs are constructed with a high-performance roof covering and parapet walls in brick cladding to match that of the external walls.

## **External Works**

28 The external works comprise:

- Hard-paved social areas, with some seating and a covered area for external dining.
- Grassed social areas, with some tree planting
- Swales for surface water drainage attenuation.
- A car park for staff and visitors, including accessible spaces
- Covered pupil cycle stores
- A multi-use games area, with 3 netball courts and floodlighting
- Soft landscaping, including planting to create a 'buffer' zone to the edges of the woodland SINC.
- A pedestrian boardwalk bridge through the woodland SINC, providing access over the stream to the sports pitches
- Grassed sports pitches, including a 400m running track

## **Planning**

29 A 'hybrid' Regulation 4 planning application has been submitted to Eastleigh Borough Council, combining an outline planning application for the residential development of the Woodhouse Lane site with a detailed planning application for the school, the first phase of the development's access roads and certain elements of the new bypass.

30 A 'resolution to grant' planning permission for this application was determined by the Borough Council's planning committee on 28 January 2019, subject to a number of conditions which are now being progressed.

31 These conditions include an obligation within the Section 106 Agreement for the development for the County Council to seek to enable the implementation of further enhancements to the proposed school sports facilities for community use. These works are anticipated to be the subject of a further Regulation 4 planning application to Eastleigh Borough Council and a separate project appraisal report to this Executive Member in due course.

## **Building Management**

32 Under the proposed lease the Wildern Academy Trust will be responsible for the repair, maintenance and insurance responsibilities for the school site and buildings.

## **Professional Resources**

- 33 The County Council's Property Services team have undertaken a strategic planning role to direct and oversee the early stages of the development of this project to date.
- 34 In addition, the DfE have appointed Hampshire County Council's Property Services as Technical Advisor and Project Manager for the procurement and implementation of the project on their behalf.
- 35 The County Council have appointed Kier Construction Ltd for pre-construction services through the DfE National Contractors' Framework, in accordance with the DfE requirements for the use of a Design and Build contract. Kier Construction Ltd have their own consultant team who have developed the design for the planning application and construction as directed by the County Council's Property Services team.

## **Consultation and Equalities**

- 36 The following have been consulted during the development of this project. Refer also Appendix A:

- Department for Education (DfE)
- Wildern Academy Trust
- Hampshire County Council - Children's Services
- Hampshire County Council - Economy, Transport and Environment
- Executive Lead Member for Children's Services
- Councillor Rupert Kyrle - Member for Botley and Hedge End North
- Local Residents, as part of the planning consultation for the wider development
- Eastleigh Borough Council
- Botley Parish Council
- Hedge End Parish Council
- Hampshire County Council Fire Officer
- Hampshire County Council Access Officer

## **Risk and Impact Issues**

- 37 Fire Risk Assessment

Deer Park School has been commissioned by the DfE, who do not require sprinklers to be fitted as a standard requirement, and on completion the building will be the responsibility of Wildern Academy Trust. As such it is therefore not subject to Hampshire County Council's fire sprinkler risk assessment.

The appointed Design and Build contractor has selected to design the building, in respect to fire safety design and management, in accordance



with BS 9999-2017. Using this British Standard, the contractor has determined that sprinklers are not required to meet the statutory minimum requirements of the Building Regulations and achieve compliance with Approved Document Part B and the DfE's Services Output Specification.

The building does not include the use of any aluminium composite materials.

### **Health and Safety**

- 38 Design risk assessments, pre-construction health & safety information and a Health & Safety File will be produced in accordance with the Construction Design and Management Regulations for the proposed scheme.

### **Climate Change**

- 39 The project will incorporate the following features to reduce energy consumption and mitigate the impact of climate change:
- A large photovoltaic array located on the roof of the main school building
  - A rainwater harvesting system serving the toilet-flushing system, together with low water consumption taps and toilets.
  - Exposed concrete soffits to support energy conservation through a night-time cooling strategy
  - Swales to provide a Sustainable Urban Drainage System (SUDS) that attenuates the surface water run-off into the stream within the SINC.
  - Improvements to the local footpath and cycleway network to encourage pupils to walk and cycle to school and minimise car usage.
  - A site waste management plan to ensure the principles of minimising waste are maintained during construction.
- 40 It will also include the following sustainability features to reduce its impact on the SINC:
- A boardwalk bridge that provides controlled access through the woodland SINC, minimising its environmental impact.
  - Soft landscape planting and fencing to create a 'buffer zone' either side of the woodland SINC, to enhance the protection of its ecology and support biodiversity.
  - A construction environmental management plan to ensure the ecology of the SINC is protected during construction.

**REQUIRED CORPORATE AND LEGAL INFORMATION:**

**Links to the Strategic Plan**

<b>Hampshire maintains strong and sustainable economic growth and prosperity:</b>	Yes
<b>People in Hampshire live safe, healthy and independent lives:</b>	Yes
<b>People in Hampshire enjoy a rich and diverse environment:</b>	Yes
<b>People in Hampshire enjoy being part of strong, inclusive communities:</b>	Yes

**Other Significant Links**

<b>Links to previous Member decisions:</b>	
<u>Title</u>	<u>Date</u>

**Section 100 D - Local Government Act 1972 - background documents**

**The following documents discuss facts or matters on which this report, or an important part of it, is based and have been relied upon to a material extent in the preparation of this report. (NB: the list excludes published works and any documents which disclose exempt or confidential information as defined in the Act.)**

<u>Document</u>	<u>Location</u>
None	

## **EQUALITIES IMPACT ASSESSMENT:**

### **1. Equality Duty**

The County Council has a duty under Section 149 of the Equality Act 2010 ('the Act') to have due regard in the exercise of its functions to the need to:

- Eliminate discrimination, harassment and victimisation and any other conduct prohibited by or under the Act with regard to the protected characteristics as set out in section 4 of the Act (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation);
- Advance equality of opportunity between persons who share a relevant protected characteristic within section 149(7) of the Act (age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation) and those who do not share it;
- Foster good relations between persons who share a relevant protected characteristic within section 149(7) of the Act (see above) and persons who do not share it.

Due regard in this context involves having due regard in particular to:

- The need to remove or minimise disadvantages suffered by persons sharing a relevant protected characteristic that are connected to that characteristic;
- Take steps to meet the needs of persons sharing a relevant protected characteristic that are different from the needs of persons who do not share it;
- Encourage persons sharing a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.

### **2. Equalities Impact Assessment**

Please see below

**FEEDBACK FROM CONSULTEES:****OTHER EXECUTIVE MEMBERS:**

<b>Executive Member &amp; Portfolio</b>	<b>Reason for Consultation</b>	<b>Date Consulted</b>	<b>Response:</b>
Councillor Keith Mans, Executive Lead Member for Children's Services	Portfolio Holder	26.09.18	

**OTHER FORMAL CONSULTEES:**

<b>Member/ Councillor</b>	<b>Reason for Consultation</b>	<b>Date Consulted</b>	<b>Response:</b>
Councillor Rupert Kyrle	Local Member for Botley and Hedge End North	21.09.17	

# Equality Impact Assessment



Hampshire  
County Council

## New Deer Park Secondary School, Hedge End

Accountable officer: Mark Saunders

Email address: lily.corner@hants.gov.uk

Department: Children's Services

Date of  
assessment: 26/04/2019

### Description of current service/policy

A new school is required to meet the forecast increase in secondary pupil numbers for the Botley, West End, and Hedge End area, together with the anticipated demand for secondary school places arising from the new homes planned to be built in the local area. The new school has been commissioned by the DfE following a successful bid by the Wildern Academy Trust to open a new Free School and the building is being delivered on behalf of the DfE by the County Council.

The project is funded by the DfE Free Schools programme, together with developer contributions obtained by the County Council through Section 106 Planning Agreements from several residential developments in the area.

Geographical impact: Eastleigh

### Description of proposed change

Deer Park School is a new 7-form entry secondary Free School, accommodating 1050 pupils aged 11 – 16 years, and is planned to open in September 2021.

The school site is situated within the land parcel of the Uplands Farm Estate that lies west of Woodhouse Lane.

The Deer Park School project comprises the construction of the main school building, a sports building, car parking, external social spaces, a multi-use games area and grassed sports pitch.

### Impacts of the proposed change

This impact assessment covers Service users

## Engagement and consultation

Has engagement or consultation been carried out? Yes

The following have been consulted during the development of this project:

- o Department for Education (DfE)
- o Wildern Academy Trust
- o HCC- Children's Services
- o HCC - Economy, Transport and Environment
- o Executive Lead Member for Children's Services
- o Cllr Rupert Kyrle - Member for Botley and Hedge End North
- o Local Residents
- o Eastleigh Borough Council
- o Botley Parish Council
- o Hedge End Parish Council
- o Hampshire County Council Fire Officer
- o Hampshire County Council Access Officer

A formal consultation took place between December 2017 and January 2018, and 20 written comments were received. These were focused around the school's catchment area, and travel concerns.

<b>Statutory considerations</b>	<b>Impact</b>	<b>Mitigation</b>
<b>Age:</b> Positive	This project ensures a sufficiency of secondary age school places will be provided for the local area.	
<b>Disability:</b> Neutral		
<b>Sexual orientation:</b> Neutral		
<b>Race:</b> Neutral		

<b>Religion and belief:</b> Neutral		
<b>Gender reassignment:</b> Neutral		
<b>Gender:</b> Neutral		
<b>Marriage and civil partnership:</b> Neutral		
<b>Pregnancy and maternity:</b> Neutral		
<b>Other policy considerations</b>	<b>Impact</b>	<b>Mitigation</b>
<b>Poverty:</b> Positive	The new school will be accessible to all local families requiring a secondary school place, therefore removing the need for travel to access a school place.	
<b>Rurality:</b> Neutral		

**Neutrality statement (if all considerations have a neutral impact)**

**Any other information**