

HAMPSHIRE COUNTY COUNCIL

Decision Report

Decision Maker:	Executive Member for Education
Date:	7 March 2025
Title:	North Whiteley Secondary School
Report From:	Director of Universal 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 the proposed new North Whiteley Secondary School at the total cost of £46,700,000, conditional upon planning permission being secured.

Recommendation

2. That the Executive Member for Education gives approval to spend £46,700,000 on the project proposals for North Whiteley Secondary School, conditional upon planning permission being secured.

Executive Summary

3. The new 6-Form Entry (6 FE) North Whiteley Secondary School will provide education for up to 900 pupils aged between 11 and 16 years old, together with an on-site Resourced Provision for 15 pupils with Special Educational Needs and Disabilities (SEND).
4. The proposed new school is required to meet the anticipated demand for secondary school places arising from the North Whiteley Major Development Area (MDA) to the north of the existing settlements of Whiteley and Swanwick.
5. The site, and the majority of the funding for the new school is provided by developer contributions secured by the County Council via a Section 106 Planning Agreement as part of the planning approval for the development.
6. Located within the North Whiteley development, the project comprises of a three-storey purpose-built main school building with a separate two storey sports block along with hardstanding for informal play and play courts, two all-weather sports pitches, grass playing fields and a staff and visitor car park.

7. The project was previously included in the Children Services Capital Programme, approved by the Executive Lead Member for Children’s Services on 22 January 2025 with a budget of £46,700,000.
8. A Planning application was submitted in November 2024 and is expected to be determined in April 2025. The recommendation is therefore conditional upon planning permission being secured.

Background

9. The school will serve the existing catchment area within Whiteley, together with the anticipated demand for secondary school places arising from c.3500 new homes being built within the North Whiteley Major Development Area (MDA). The proposals form part of the wider Masterplan for North Whiteley, and the proposed school site was identified and agreed with the local planning authority, developer and landowner.
10. The school will have 6 forms of entry, providing secondary education for up to 900 pupils aged between 11 and 16 years old. Integrated within the main school will be two specialist classrooms forming a Resourced Provision for 15 SEMH/ASD* pupils.

**SEMH – Children with severe difficulties in managing emotions and behaviour*

**ASD – Autism Spectrum Disorder - a neurological and developmental disorder that affects how people interact with others, communicate, learn, and behave*

The new school will be future proofed to enable it to extend by a further 300 pupils (2FE).

11. The new school will have two all-weather sports pitches. These are funded from developer contributions and will be accessible to the public under a community use agreement.
12. The funding for the new school is provided by developer contributions secured by the County Council via a Section 106 Planning Agreement as part of the planning approval process for the development, together with an allocation from the Basic Need Grant and High Needs Capital Provision Allocation (HNPCA) Grant from the Department for Education. The site for the new school is provided by the developer as part of the S106 Planning Agreement.

Finance

Capital Expenditure:

13. The Capital Expenditure has already been approved in principle; the following table outlines the breakdown of its distribution across the project. The current estimate includes inflation to mid-point construction in 2Q26.

Capital Expenditure	Current Estimate	Capital Programme
	£'000	£'000
Buildings	40,086	40,086

Fees	6,614	6,614
Total	46,700	46,700

Sources of Funding:

14.

Financial Provision for Total Scheme	Buildings £'000	Fees £'000	Total Cost £'000
1. From Own Resources			
a) Capital Programme (as above)	0	0	0
2. From Other Resources			
a) Developer Contributions	31,089	5,130	36,219
a) Basic Need Grant	8,053	1,328	9,381
a) HNPCA Grant	944	156	1,100
Total	40,086	6,614	46,700

a) Building Cost:

Net Cost = £3,440/m² (excluding abnormals)

Gross Cost = £5,065/m²

Cost Per Pupil Place = £40,065

Gross Internal Floor Area : 7,238m²

b) Furniture & Equipment:

Included in the above figures is an allocation of £1,339,006 for the provision of all loose furniture, fittings, equipment and I.T. (inclusive of fees).

c) School Balances:

The school has the following level of balances:

- N/A – New Secondary School

Revenue Issues:

15. As a new secondary school, revenue funding will be provided on the basis of the DfE's national funding formula allocation. Schools are able to use this funding to pay for the day-to-day running costs of a school, such as teacher pay, support staff pay, energy bills, minor maintenance, and teaching materials.

Details of Site and Existing Infrastructure

16. The school site is situated within the North Whiteley development. About half of the new dwellings are occupied and it is expected that the majority will be complete when the new school is delivered in the summer of 2027.

17. The school site is close to the centre of the development and overlooks a protected green corridor that links ancient woodland to the east with farmland to the west.
18. The proposed school will be accessible from Dapperling Road, a spur off the main Whiteley Way that connects the north and south of the Major Development Area.
19. The site allocated for the new school is former farmland and has an area of 6.95 hectares. The site slopes down from a central ridge running east to west by approximately 10 meters. It is enclosed on three sides by Ridge Copse, an area of ancient woodland which is designated as a Site of Special Scientific Interest (SSSI). The open side orientated to the north-west is fronted by Dapperling Road and a mix of new dwellings.
20. Three pedestrian access points are proposed to the front facing side of the new school. No access is proposed through the ancient woodland. This allows the school to manage the various requirements for public access throughout the school day. All paths will provide level access to the buildings. Although the highways network within the development has been designed to encourage walking and cycling there are areas available for pupil drop-off and pick up.
21. Vehicular access with a separate access and exit has been included off Dapperling Road, this will service the staff and visitor car park, deliveries, refuse collection and maintenance access. There will be an automated gate entry system to the staff and visitor car park.
22. The school will be connected to the services infrastructure of the new development, which have been sized to accommodate the future expansion of the school.

Scope of the Project

23. The project comprises the construction of a three-storey purpose-built teaching block with assembly hall, dining hall and learning resource facilities. A separate two-storey block will provide the sports hall, a multi-use activity studio, changing facilities and an office. Car parking, external social spaces, a multi-use games area, 2 synthetic turf pitches and grassed sports pitches will also be provided.
24. A plan of the proposed project is included in Appendix 1.

The Proposed Building

25. The proposed new buildings will provide the following accommodation:
 - 22 general teaching classrooms
 - 16 specialist teaching classrooms (art, science, technology, music)
 - A four-court sports hall
 - Activity studio
 - Assembly hall

- Drama studio
- SEN Resource/Group/Therapy Provision
- Learning resource centre
- Dining hall
- Kitchen
- Staffroom and associated staff workspaces
- Administration offices
- Pupil, staff & accessible toilets
- A hygiene room
- Other support facilities include plant room, storage, and caretaker's room.

26. The following areas have been sized to future proof the building should it be extended by 2FE in the future.

- Assembly hall
- Kitchen
- Activity studio
- Shower and changing rooms
- General office

27. The following spaces will provide flexibility to support community use,

- Assembly Hall
- Sports hall
- Activity studio
- Changing rooms and showers
- MUGA
- Synthetic turf pitches
- Grass sports pitch

28. In addition, the following spaces have been provided to cater for the growing SEN need within mainstream schools.

- 2no. Resource Provision Classrooms
- Associated Office and 1:1 room

These specialist classrooms will be provided on the ground floor with its own dedicated external outdoor area. The proposed location allows good access to other teaching and social areas to promote inclusive learning opportunities.

29. 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. The two-storey dining hall is top-lit by rooflights that bring natural light into the heart of the building, while glazed ends to the corridors offers views out into the adjoining landscape.

30. The sports building is a similarly compact form of two storeys. It is separated from the main school building by a large central courtyard. For convenience the building is positioned close to the two synthetic turf pitches (STP's) and Multi Use Games Area (MUGA).
31. The buildings are finished externally in brick, with aluminium windows, doors and rooflights. The roofs are constructed with a high-performance roof covering with parapet walls in brick to match that of the external walls.

External Works.

32. The external works comprise:
 - Grassed sports pitches, including a 400m running track
 - Two floodlit Synthetic Turf Pitches (STP) to the north of the site
 - A multi-use games area (MUGA), with 3 netball courts and floodlighting
 - Hard-paved social areas, with seating and a covered area for external dining.
 - Grassed social areas with tree planting
 - A staff and visitor car park including accessible spaces
 - Covered bicycle storage area
 - Soft landscaping, including planting to create a 'buffer' zone to the edges of the SSSI woodland.
33. There will be staff and visitor parking including accessible parking bays within the school site. A drop off and collection area is included within the frontage of the school for minibuses or taxi's that are bringing pupils to the SEN resource provision.
34. The number of car parking space on site has been based on predicted staff numbers and determined from Hampshire County Councils onsite parking guidelines. The overall provision, which will also be made available to the community out of hours is noted below.
 - 87 car parking spaces (to meet with Building Regulations this includes 4 bays with Electric Vehicle Charge points)
 - 6 accessible spaces included within the above number.
 - 90 pupil cycle spaces
 - 5 staff cycle spaces
 - 3 powered two-wheeler spaces.
35. Access to the school beyond the secure line will be via intercom at the school's main reception.

Planning

36. A Planning application was submitted in November 2024 and is expected to be determined in April 2025.
37. Planning approval is likely to be subject to a number of conditions. These conditions will refer to an obligation within the Section 106 Agreement for the school development to deliver sports facilities for community use. A further condition will seek evidence that the proposed development has been able to deliver a biodiversity nett gain that is equal to or greater than 10%. This will involve the purchasing of off-site credits as there is insufficient opportunity to deliver these gains inside the school site given its size.

Construction Management

38. The contractor will access the school site from Dapperling Road via Whiteley Way. The site will be segregated from the public realm by a mix of secure fencing and hoarding. The works will also include specialist fencing which will protect trees and ecologically sensitive areas within the site during construction.
39. Deliveries and movements of vehicles will be coordinated with the developer of the North Whiteley development.
40. Hampshire County Council have appointed Kier Construction Ltd as Principal Contractor for pre-construction services through the Southern Construction Framework. Kier Construction Ltd have their own consultant team who are developing the design and build proposals based on the Employers Requirements produced by the HCC Property Services team. Subject to planning consent and a favourable tender, construction is anticipated to commence on site in late Summer 2025 with the new building being complete in the Summer of 2027.

Professional Resources

41.

Architectural	Universal Services – Property Services
Landscape	Universal Services – Property Services
Mechanical and Electrical	Universal Services – Property Services
Structural Engineering	Universal Services – Property Services
Quantity Surveying	Universal Services – Property Services

Principal Designer	Universal Services – Property Services
Drainage Engineering	Universal Services – Hampshire Engineering Services

Consultation and Equalities

42. A 4-week public/preplanning application consultation was undertaken in September 2024 with a drop in event held at Cornerstone Primary School, Whiteley on 10 September 2024. The comments received regarding the new school were positive with residents in North Whiteley welcoming the addition of a secondary school in the area. Interest was raised regarding the use of the sports pitches for community use and the associated car parking and the sustainable features of the project as outlined below.

43. The following have been consulted during the development of this project.

- HCC Children’s Services
- Cllr Roz Chadd – HCC Executive leader for Children’s Services
- Cllr Steve Forster – HCC Executive Member for Education
- Cllr Malcom Wallace – HCC and WCC Local County Councillor
- District Council and District Councillors
- Local Residents
- Hampshire County Council Planning Department
- Hampshire County Council Highways
- Winchester City Council Planning Department
- Whiteley Town Council
- HCC Strategic Transport Team
- HCC School Travel Planning Team
- HCC Development Management
- HCC Fire Officer
- HCC Access Officer
- HCC Ecology Officer
- HCC Arboriculture Officer
- Security officer
- Natural England
- Taylor Wimpey, current landowner.
- Terence O’Rourke Ltd – developer consortium lead

44. An Equalities Impact Assessment has been carried out and is included in Appendix 2.

Risk & Impact Issues

Fire Risk Assessment

45. The proposals will meet and be approved through the statutory building regulation process, which includes formal consultation with Hampshire and Isle of Wight Fire and Rescue Service.
46. The proposals have been assessed in line with the agreed Property Services procedures, including submission and approval by the Property Services fire safety review group. The assessment and discussion with Children's Services has concluded that the provision of sprinklers is not required in this instance, taking into consideration property protection and business continuity.

Health and Safety

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

Climate Change Impact Assessments

48. Hampshire County Council utilises two decision-making tools to assess the carbon emissions and resilience of its projects and decisions. These tools provide a clear, robust, and transparent way of assessing how projects, policies and initiatives contribute towards the County Council's climate change targets of being carbon neutral and resilient to the impacts of a 2°C temperature rise by 2050. This process ensures that climate change considerations are built into everything the Authority does.

Carbon Mitigation

49. Carbon emissions from this project arise during the supply of its raw materials manufacture and construction, together with the operational emissions from its heating and power consumption throughout its use.
50. The project will incorporate the following measures to reduce carbon emissions and those embodied in its construction process:
 - Photo Voltaic panels (PV) will supplement electrical supply. A large photovoltaic array located on the roof of the main school building.
 - The ventilation strategy will be a mix of Mechanical Ventilation with Heat Recovery which will recover between 80-90% heat energy from outgoing air.
 - A super-insulated and airtight building will improve thermal comfort and reduce the heating and cooling load of the building.
 - An all-electric kitchen.
 - Energy efficient lighting and heating controls, with daylight linked absence detection to ensure the minimum energy is used.

- SMART meters and dataloggers will be fitted to monitor and optimise energy usage.
- Two twin outlet Electric Vehicle Charging Points.
- High efficiency gas condensing boilers with a heating system that has been designed to run at low operating temperatures to ensure it is heat pump ready when the technology becomes more affordable to purchase and run.
- 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.

Climate Change Adaptation

51. Like many schools and buildings across the Council's estate, the school will be vulnerable to the future extreme heat, rain and wind events that will occur with the climate consequences of a global average 2°C temperature rise by 2050. Such events could cause significant disruption to the use of the school
52. The project will incorporate the following climate change adaptation measures to improve resilience to summer overheating and flooding:
 - A cross-ventilation strategy that will draw fresh air through the corridors and up through a central atrium.
 - A secure night-time ventilation strategy that purges the habitable spaces of warm stale air.
 - Solar control glazing to minimise heat gains.
 - Exposed concrete soffits to support energy conservation through a night-time cooling strategy
 - A Sustainable Urban Drainage System (SUDS) that attenuates the surface water run-off before it enters an adjoining detention pond outside of the school site.

REQUIRED CORPORATE AND LEGAL INFORMATION:

Links to the Strategic Plan

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

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.)

Document

Location

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 characteristic connected to that characteristic;
- Take steps to meet the needs of persons sharing a relevant protected characteristic 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 which participation by such persons is disproportionately low.

2. Equalities Impact Assessment:

2.1. An Equalities Impact Assessment has been carried out and is included in Appendix 2.