



Property Services

# **Swanmore College of Technology New Road, Swanmore**

**Response to comments  
received from the  
public exhibition**

**August 2012**



**Hampshire**  
County Council

A public exhibition was held at Swanmore College on 10th July 2012 to which surrounding residents were invited and at which details of the proposed STP, floodlighting, and rugby pitch were displayed. Illustrative proposals for the residential development of the existing College playing field were also on display.

Over 150 visitors came to the exhibition and 55 comment forms were received, with the majority of the comments received from the exhibition concern the housing development proposed by Linden Homes. The questions asked and the opinions and comments expressed by the public are summarised in a Feedback Analysis report prepared by Remarkable plc and submitted separately with this application.

Several comments recognised the benefits to both the College and the local community that the new sports pitches would represent, although others questioned the need or demand for the new sports facilities. On this matter it should be noted that the proposals are strongly supported by the College, not least to enable it to promote the community use of the STP, and, if the residential development is to approved, the replacement of the College's existing playing fields is a statutory requirement

The following tables highlight those questions and suggestions from the public, taken from the Feedback Analysis report, which appear to relate to specific aspects of the proposed enhancement of the College's sporting facilities, together with the applicant's response.

<b>Do you agree that Swanmore would benefit from the improved sporting facilities for the college and community?</b>	
<b>Comment</b>	<b>Response</b>
Swanmore does already have a tennis club, cricket pitches and a football field. But I suppose the new pitches would cover more sports.	The full-size STP will be an additional sports pitch that will be suitable for many sporting uses, including hockey..
No. It will offer nothing to Swanmore who do not currently use the facilities. Will only add to congestion in New Road and bring more people in from surrounding areas.	Whilst the rugby pitch and STP are primarily to replace and enhance existing College provision, the STP will be an additional sports pitch that will be let out to community groups.
No. School Only. Not out of hours. Think of the local residents.	Letting the STP for community use out-of-school hours will meet local demand for sport facilities whilst helping to offset the cost of its future maintenance.
The school would obviously benefit, but I cannot see that Swanmore residents will benefit.	
The improvement can only be considered marginal. Swanmore is deficient in many other sporting activities, which are not being satisfied.	The STP will improve the College's sporting facilities, and will help address the shortage of sports' facilities in Swanmore identified in the City Council's Open Space Strategy 2011.
Existing sports facilities are underused, so limited value of additional facilities	Winchester City Council's Open Space Strategy 2011 states that there is a deficit in local sports pitch provision which, without new investment, is forecast to increase in coming years.
Sporting facilities are good. What is the take up rate of existing facilities? How has it been tested to see if more are needed. The price of 75 homes is too great a price.	
A limited number of people may benefit, but generally no. Why not improve the existing artificial pitches? These are not that old.	The existing artificial playing surface at the College will be retained but is too small for a senior pitch. The Design & Access Statement (para 3.5) explains why locating the STP to the south of the College buildings is not a viable option.
The current facility could be updated without the necessity of extending the current facility adding more congestion to compact area.	
No. Only a small percentage of people would benefit. However the additional traffic would affect a large percentage of people in the village.	The proposal is intended primarily to benefit the College and its pupils, as well as those in the local community wishing to use the STP out-of-school

	hours. There will be no additional traffic associated with the College's use of the STP and, by its nature, community use would be at off-peak travel times.
No I do not agree that it will benefit the community. It is only going to be available to groups not just somebody turning up to use. The college already have an indoor facility and outside. They could use the field they are selling off instead.	The STP will be within the College grounds and any community use will be managed by the College; uncontrolled access is not a practical or viable option. The STP would add to existing sports facilities at the College. The sale of the existing playing field will pay for the STP and other improvement at the College; without that sale, there is no budget or programme to provide an STP.
Although Swanmore would benefit from improved sporting facilities <i>to some extent</i> , the catchment area of the College is very wide and <i>NOT</i> Swanmore alone. Against this – one needs to take into consideration the disadvantages which will be imposed on <i>SWANMORE</i> with this dual project.	College pupils, as well as those who would use the STP out of school hours, are members of the community wherever they reside locally, and there is no way, nor any intention, of restricting the use of the STP to residents of Swanmore exclusively.
The College would benefit but I do not think Swanmore itself will benefit as it will be placed in a rural area, within the defined local gap between Swanmore and other villages (Waltham Chase).	Other than the existing playing field, which is proposed for residential development, all of the College's paying fields, including the floodlit MUGA and tennis courts, are within the Local Gap. The use of the application site for College sports pitches is not considered to diminish or undermine the function of the Local Gap.
Yes – if that is what the school wants!	Support is noted
Yes, everywhere would benefit from up-to-date sports facilities.	
Considering the use of these sports pitches by the college, which will no doubt be much increased.	

<b>General comments</b> (as they may relate to the proposed STP and rugby pitch)	
<b>Comment</b>	<b>Response</b>
Concern over increase in traffic – particularly on New Road and during school drop-off/pick-up times	The proposal is intended to benefit the College and its pupils, as well as those in the local community who would wish to use the STP out-of-school hours. There will be no additional traffic associated with the College's use of the STP. The Transport Assessment submitted with the application concludes that there will be no significant impact of additional traffic on the local highway.
Residents concerned about the safety of New Road – including those feeling it needs road safety works	
Concern over parking issues – in particular more parking on New Road	There will be no additional traffic associated with the College's use of the STP and, by its nature, the use of that facility by the community will be at off-peak travel times and use existing College car parks. The

\* Swanmore College produced a School Travel Plan in 2009 and, since then, improvements have been made to the College to provide a dedicated bus zone within the campus, reduce the number of exits, and improve pavements. As a result of these and other elements of the Travel Plan, updated travel survey and census data suggests reduced "car alone" travel and increased cycling to the College. However, following the public exhibition, the College recognised the benefits and necessity of reviewing and updating its Travel Plan, with the aim of continuing this trend, and to include both Linden Homes and Hampshire County Council, as prospective planning applicants, in the initial scoping. At a meeting, convened at the College on 19 September 2012, an initial "long list" of suggestions emerged, to be followed up over a period of time by various individuals or parties. It was agreed that the list will include targets and aspirations and potential solutions, prioritised and costed, with a view, where possible, to delivering the improvement schemes with or without partners.

	submitted Transport Assessment concludes that any increase in parking associated with the community use of the STP could be accommodated on-site.
Concern over the disruption and effect of proposals on the peace and quiet of the village	The proposal will be relocated and improve sporting facilities for the College and their use should have no greater impact on the peace and quiet of Swanmore than the existing playing fields. The College has existing floodlit courts that are currently used by the community, and the floodlighting for the new STP has been designed to minimise light spill beyond the playing area.
Specific concern over the impact of floodlighting	
Specific concern over flooding / drainage / surface drainage / ground water run-off	The site lies outside of Flood Zones 2 and 3 and a Flood Risk Assessment and Drainage Strategy has been carried out and is submitted separately with the application.
Residents unhappy that the development will mean there is 'less countryside'	Local Plan Policy CE.4 permits the development of essential education facilities in the countryside and, in accordance with Policy CE.3, the proposal does not include substantial structures nor extensive hard surfacing and would retain an 'open land' character to the site. The proposed development maintains the open nature of the Local Gap by siting the proposed STP as close as possible to the College buildings and the urban edge of Swanmore, and is therefore not considered to physically diminish the function or appearance of the Local Gap.
Residents concerned about the effect of the development on local wildlife / conservation area - nocturnal owls, frogs and newts	There are no designated sites of importance to nature conservation within or immediately adjacent to the application site. The Phase 1 Habitat Survey concluded that habitats and species observed on the site are generally of low nature conservation value.. Additional tree planting has been incorporated into the landscaping proposals, to reflect the findings of the Phase 2 Habitat Survey, which, together with the creation of a fenced 'swale' will enhance the biodiversity of the site.
Residents unhappy that the development will disrupt views from houses on Lower Chase Road	The loss of a view enjoyed from a private dwelling is not, in itself, normally a relevant planning consideration.
Concern that the building works will have a negative impact on the school i.e. in terms of noise and space	In accordance with the statutory requirements under the Health & Safety at Work etc Act 1974, the County Council and head teacher will take all reasonable steps to ensure that staff and pupils are not exposed to risks to their health and safety.

<b>Specific concerns</b> (as they may relate to the proposed STP and rugby pitch)	
<b>Comment</b>	<b>Response</b>
Concern the development is too close to the school and existing houses in Crofton Way	The application site is further away from existing houses in Crofton Way than the existing playing field it is to replace.
Resident concerned that the land proposed for sports pitches is currently agricultural grazing land	Local Plan Policy CE.12 on the protection of good quality agricultural land expired in July 2007 and there is no corresponding policy in the draft Core Strategy. The NPPF states that LPAs should take into account the best and most versatile agricultural land.

	Government guidance [MAFF, 1988] classifies the quality of agricultural land from 1 (excellent) to 5 (very poor). The application site is classified as Grade 4 (poor quality).
Resident concerned because they can already hear shouting from the current rugby pitches	In response to the Noise Impact Assessment, a 24m high barrier will be installed along the north-eastern boundary of the STP to ensure that noise from STP does not cause unreasonable disturbance to existing and proposed residents. In addition, the College will put strict rules in place within its lettings policy to avoid residents being disturbed by inappropriate language when the pitch is in use by the community.
Lighting destroys appreciation of night sky (refer to campaign for dark skies).	The height of the columns and the design of the flood lights are designed to minimise light spill beyond the STP's playing area and to meet the requirements of The Institution of Lighting Engineers: Guidance Notes for The Reduction of Light Pollution, 2000.
Sports field is used by children for relaxing at break time. Where do they go instead? I'm sure they won't be allowed on new pitches.	This is a matter for the College in its day-to-day management of its site and facilities.
Swanmore is built on natural springs, further development will cause the water table to overflow.	
We are mostly concerned that the existing ditches and stream structure at Ludwells Lane/Lower Chase Road leading to the lakes are not sufficient to absorb any additional surface water. The arrangement at the moment barely copes as it is with heavy rain, as the River Authority no longer seems to clear it. Although we understand there will be a reservoir for the sports area and houses, added to all of our surface water, we are concerned this could all backtrack (which it has in the past and got into the sewerage pipes and lifted the lids). We hope sufficient consideration is given to the existing houses in Ludwells Lane/Lower Chase Road	The site lies outside of Flood Zones 2 and 3) but the Flood Risk Assessment and Drainage Strategy prepared for the site is intended to ensure that surface water run off from the site is no greater than existing, as required by Environment Agency guidelines.. The proposed 'swale' within the application site, together with other drainage systems, is designed to hold back surface water from the surrounding drainage network when required, in order to avoid increased risk of flooding downstream of the site.
Increased risk of subsidence in Lower Chase Road due to proposed layer ( <i>lake?</i> ) in south-west area of sports facilities causing flood plain	
The proposed building land taken from the school does not have floodlights and all-weather facilities and yet these are proposed for the replacement area. My objection is that floodlights are out of keeping with a quiet, unlit country road (Lower Chase Road) and will be very intrusive to local residents. (Lower Chase Road) is a country lane and this development will change that	The proposed STP will be separated from Lower Chase Road by the grass rugby pitch and the flood lighting for the STP has been designed to minimise light spill beyond the immediate playing area. Screen planting will help further mitigate the visual impact of the STP from surrounding areas.

<b>Suggestions and comments(as they may relate to the proposed STP and rugby pitch)</b>	
<b>Comment</b>	<b>Response</b>
Please do not contemplate access to Lower Chase Road – it would be very detrimental and dangerous.	The proposal will use Lower Chase Road only during construction and as a route for emergency access to the STP.
Does development mean primary and secondary schools will increase in size, or does it mean that	The proposal is to replace an existing playing field with improved sporting facilities and, in itself, will not

a greater percentage of school places will be taken by 'local/village' pupils? Would be a concern if the secondary school grew too much bigger – it's already a large school.	affect the size of the College. Any impact on school places by the associated residential proposal by Linden Homes will be considered by the LPA as part of that application.
Between plot 13 and 14 (put) access to new sports field – no further housing behind Crofton Way.	General access to the proposed STP and rugby pitch must be through the College grounds to ensure the safety of pupils and the effective management of any community use.
Would like to see extra drainage put in to assist with (the drainage of the field and the upper part of our garden)	A drainage strategy for the application has been prepared to comply with current EA requirements. Improvements to the drainage of private residential properties is not a requirement.
Need more parking off New Road (not in Crofton Way) for school drop off and collection – e.g. by adding extra access lane to village hall car park	The proposal should not result in any additional traffic to and from the College during school hours. Out of hours parking for community use can be accommodated on-site.
The field above the school is only dry as <i>[indecipherable]</i> all the rest of the land is completely waterlogged and no use for school playing fields, build on them instead.	The site lies outside of Flood Zones 2 and 3 and a Flood Risk Assessment and Drainage Strategy has been carried out to ensure that the proposed facilities represent a more usable and robust facility than the existing grass playing fields.
Keep the development to an ordinary playing field for use by the school alone	The new STP and rugby pitch are not essential if the existing playing field is retained, but they do represent a significant improvement and will enable the College to enhance its educational and community activities.
How much are existing facilities used and what proof do you have of greater need	Winchester City Council's Open Space Strategy 2011 states that there is a deficit in local sports pitch provision which, without new investment, is forecast to increase in coming years. Swanmore College supports the proposed enhancement of its sports facilities and is confident that the demand for community use of the STP will help fund its on-going maintenance and management costs.
No. 17 on Plan No. YO649-201 – Should also be a solid timber acoustic barrier to protect existing residents in Lower Chase Road and Broad Lane/Crofton Way.	The proposed acoustic fencing is located in response to the findings of the noise impact assessment to reduce unreasonable disturbance from the use of the STP to existing and future residents.
I trust there will no weekend work if construction goes ahead	Restrictions on construction working hours, if considered necessary, are something that can be made a condition of a planning consent.
Improvements to Lower Chase Road should also be considered to create another drop off/pick up point for the school.	There will be no additional traffic associated with the College's use of the STP and grass rugby pitch.
Where would the extra people using the facilities park?	There will be no additional traffic associated with the College's use of the STP and, by its nature, its use by the community will be off-peak, using existing car parks. Currently the College has 85 spaces for community uses, but intends to open up an additional 40 staff spaces when the STP is operational. There is also overflow parking space within bus lanes and elsewhere within the College campus. The submitted Transport Assessment concludes that any increase in parking associated with the community use of the STP could be accommodated on-site using existing parking spaces.