

Land at Shepherds Spring,
Smannell Road, Andover

Outline planning application

**Statement on the operational parking arrangements
for the Andover Education Centre and
Spring Meadow Children's Centre.**

Introduction

This statement has been prepared in support of the outline planning application (reference number 11/02729/OUT) for the residential development of surplus land at the former Shepherds Spring Junior School.

It explains the works that have been carried and the arrangements that have been approved and will be carried out by or on behalf of Hampshire County Council with regard to the operational staff parking for the Andover Education Centre and the Spring Meadow Children's Centre.

Background

The Andover Education Centre and the Spring Meadow Children's Centre were created by the refurbishment of the former Shepherds Spring Junior and Infants Schools respectively.

The two former school buildings were separated by a service road with a gated junction onto Smannell Road. That service road was, and remains, part of the operational site and is not a public highway.

However, from the outset, the strategy for the former schools' site has recognised that, if the residential development of the surplus land to the north of the Education and Children's Centres is to recover some of the capital investment in the new Centres, the service road is the only vehicular route into the development site and will need to become a public highway.

Appendix 11 to the submitted Design and Access Statement shows an engineering drawing that was first produced in 2007 to indicate how the service road could be upgraded to a public highway.

When the two schools were still open, there was a row of 19 operational parking spaces for school staff and official visitors to the site along the eastern half of the service road, adjacent to what was the Infant School (Figures 1 and 2).

Andover Education Centre

When the two schools were closed, the former Junior School was remodelled to provide the Andover Education Centre.

At that time, a new staff parking area in the grounds of the Education Centre was constructed to provide 14 staff spaces within a fenced compound (Figure 3).

In addition, a new lay-by was built on the service road alongside the Education Centre to allow the drop-off and pick-up of students by taxis (Figure 4). This facility is important to the operation of the Education Centre.

Planning consent for these works was secured on 19th February 2008 under reference 07/03561/HCC3N.

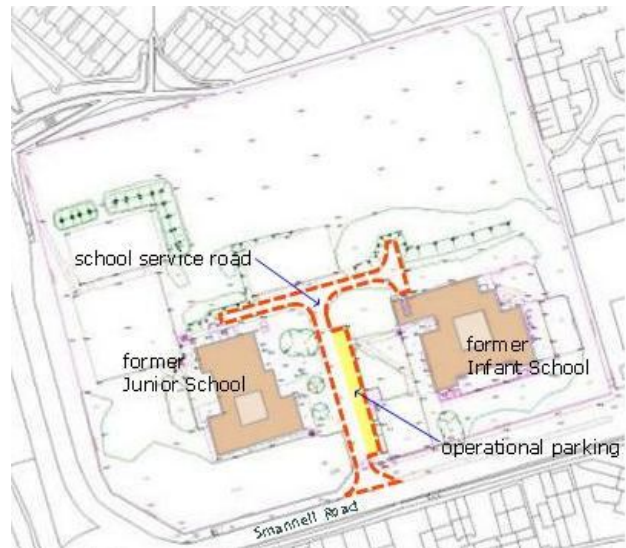


Figure 1



Figure 2



Figure 3



Figure 4

Spring Meadow Children's Centre

Work on converting the former Infant School building to the Spring Meadow Children's Centre followed on after the creation of the Education Centre.

Since the initial strategy for the former schools' site has been agreed, it has been understood by the heads and staff at both the Education and Children's Centres that the existing 19 parking spaces alongside the eastern side of the service road would need to be removed if the road is to be brought up to adoptable standards.

In recognition of the fact that these spaces would not need to be removed until after planning consent had been secured on the surplus land and residential development was about to be commenced, they have been retained and continue to be used by staff.

However, the disused playground to the south-west of the Children's Centre has been identified from the outset for the relocation of staff parking within the Centre's grounds (Figure 5).



Figure 5

Consequently, in 2010, under reference 10/02422/HCC3N, a planning application was approved to convert the existing playground to a staff car park, and the existing hard-paved provided for 15 spaces..

Subsequently, following discussions with the head of the Children's Centre in the summer of 2011, a further application, under reference 11/02362/HCC3N, was approved for the relocation of all of the existing 19 spaces into the grounds of the Children's Centre on 1st December 2011.

This consent will require a small extension of the car park into the landscaped area to the north of the playground (in accordance with Drawing No. Y0369-30-ajt, attached at the end of this document), but will not reduce the existing operational parking spaces.

Access into the new staff car park will align with the existing gate, just to the south of the sub-electricity substation (Figure 6), and the car park will be secured within the Children's Centre site.



Figure 6

The application site

During the remodelling of the former school buildings to provide the Education and Children's Centre, a former hard-paved playing area that lies immediately to the north of the service road (Figure 7) was used by contractors and this area has continued to be used informally by some staff for parking. However, this hard standing is outside of the grounds of either the Education or Children's Centre and was not required to meet operational parking requirements under the above mentioned planning consents.



Figure 7

Summary

- Consultations took place with the heads of both the Education and Children's Centres prior to the submission of the outline planning application regarding parking and servicing needs and the application's proposals for the access off Smannell Road reflect their input.
- There will be no increase nor reduction in the number of staff parking spaces currently available within the Education and Children's Centres sites.
- The operational parking requirements for both the Education and Children's Centres have been secured with formal planning consents in accordance with adopted parking standards.
- The relocation of the existing 19 parking spaces from the service road will allow a new footway and landscaping strip to be provided along the Children's Centre western boundary.
- Public parking within the lay-by parallel with Smannell Road will not be affected by the proposals set out in the outline planning application.



Andover Education & Spring Meadow Children's Centres
- existing and approved operational parking

Drawing No: Y0369-30-ajt

Scale: 1:250 @ A3



LEGEND

- proposed adoptable highway and footways (HCC Eng Cons Dwg No. 502727/001[P]; Nov 2007)
- existing Education Centre staff car park (App.No. 07 / 03561 / HCC3N)
- existing 19 spaces within proposed adoptable road
- extent of approved staff car park for Children's Centre (App.Nos. 10 / 024220 / HCC3N and 11/02362/HCC3N)
- extent of existing parking bays to be returned to soft landscape
- extent of existing unused hard play area

Rev:

Date: 18.01.12

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