



**THE  
COWPLAIN  
SCHOOL**

**Headteacher**

Mr IR Gates MA NPQH

## **Frequently Asked Questions**

### **What are the benefits to the school and local community?**

The money from any land sale will be invested in creating new grass sports pitches which we don't currently have all year round due to the poor drainage on the field. Any additional funds would provide a performing arts centre; whether this be a new build or extension and refurbishment of existing facilities is to be explored. This means our students will have access to enhanced sporting facilities and those for the performing arts. The exact specification of a performing arts centre has not been designed in detail but it is envisaged that, like the pitches, it will be available for lettings by the local community when not in use by the school.

### **Why don't you give the land to other local schools who may not have enough playing field space?**

The land for sale represents just 8.4% of the playing field land we have on site and we have more than the minimum amount of playing field land recommended for a secondary school. We have written directly to the schools that are within a 1-mile radius about the consultation. Other sports and community groups already use our playing fields; this does not include the area for sale and if they require greater use then we have sufficient land to accommodate this.

### **How do you know that you will get planning permission for residential development or the development of a performing arts centre?**

The purpose of this period of consultation is to find out if there are any objections to the sale of the playing field land and if there are any concerns about the school's ability to provide adequate playing fields. Similarly, we wish to know if there are any concerns about adverse effects on existing formal or informal authorised use of the playing fields by groups or organisations. The DfE does not take into account objections concerning the development of land or the possibility of future increases in community use as these are matters for the planning process.

We have been working with an architect and planning consultant and have undertaken an initial pre planning application consultation with both Havant Borough Council and Sport England who both have no objections in principle to the basic proposals at this stage. The formal planning process has not yet started and, therefore, we have to go through stage one of the DfE process before planning permission can be explored in detail.

The Cowplain School, Hart Plain Avenue, Cowplain, Waterlooville, Hampshire PO8 8RY  
Telephone: 023 9261 2020 • Email: [office@cowplainschool.co.uk](mailto:office@cowplainschool.co.uk)

[www.cowplainschool.co.uk](http://www.cowplainschool.co.uk)

### **How much money will you get for the land?**

We expect to receive a valuation shortly. The amount of money we get from the sale will be subject to planning permission and negotiations with property developers. Any income derived from the sale must be reinvested in improving the school's facilities.

### **Do you intend to sell the entire athletics field?**

The school has a significant amount of playing field space and we cannot guarantee that the school will not put in further applications to sell land in the future. Such an application will only be submitted if we believe that this best meets the needs of the school and the local community. However, there is no intention to sell off any other playing field land at this point.

### **How long will it take you to complete the project?**

The consultation period is for 6 weeks and after this we have to submit a formal application to the Department for Education to dispose of the land. The DfE are unable to tell us how long it will take them to make a decision. As soon as we do get a decision we will start the land sale and planning application process. We anticipate that this will take about one year but this is only an estimate. We do not know at this stage at what point in the future the pitch upgrade and performing arts building works will be undertaken. All of this is subject to planning and funds being released.

### **How many houses might be built on the land?**

Plot One (0.53ha) is an underused nib of recreational land to the north east of the existing running track, together with the north eastern return to the track itself. An initial feasibility suggests the potential for 14 no. houses (2, 3 and 4 bed).

Plot Two (0.23 ha), originally a tarmacked tennis court area, has not been used by the school as a tennis court or sports area since the all-weather pitch was created. An initial feasibility suggests the potential for 4 no. houses (4 bed).

The principle of the amount of development and number of units has been examined as part of the initial pre planning application consultation with Havant Borough Council. They had no objections in principle to the basic proposals at this stage.

Depending on the purchaser/developer of the land the number and type of units may differ from those provisionally stated, but would be subject to the local authority assessing what is appropriate development for the site through the planning process and planning policy legislation.