

*Concept Design of Potential Development
For Consultation Purposes Only*



PERINS SCHOOL – BRIDGE ROAD DEVELOPMENT SITE

INFORMATION PACK

Produced by The Perins MAT



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Introduction

The Perins Multi Academy Trust (MAT) is made up of Perins School, Sun Hill Junior School and Perins Pre School. The schools have a long history of providing high quality education as well as excellent facilities and services to our local community.

The Perins MAT faces two major challenges. The first is how we maintain our excellent facilities and in particular our astroturf pitch which is a valuable resource for our local community. The astroturf pitch is 20 years old and is in urgent need of replacement. Government funding is not available to cover the significant cost of this project and The Perins MAT needs to raise more than £500k to make the project a reality.

Winchester City Council undertook a strategic assessment of the future needs of the community for sports playing pitches in 2018 and identified a shortfall of 3-7 full sized 3G football pitches. The popularity of football and the growing demand for girls' provision all contribute to this future shortage. The Perins astroturf pitch was assessed as "poor quality due to its age" and is further identified as a high priority site for need and upgrade to "secure funding for resurfacing the pitch".

Secondly, due to our rural location, the high cost of buying and renting in and around Alresford and a lack of transport links, our schools struggle to recruit teaching staff across The Perins MAT. Potential new teaching staff often make the decision to take up positions in areas where these challenges do not present themselves as an issue. The Perins MAT wishes to look at how the site can be developed to provide accommodation for teaching staff at a preferential rate. This will ensure we recruit the best possible staff to educate our young people and to help them reach their potential.

The land on Bridge Road has not been used by the school for many years and is surplus to requirements. The proceeds from any sale would bring in much-needed funds to replace our astroturf, whilst at the same time providing affordable and key worker housing in Alresford.

The land is not currently under option with any third party, and we are sharing our concept plans for the development of the site.

The Information Pack provides information on the work the Site Development Team has carried out to date and aims to address. The Information Pack also provides detail on how the proceeds attached to the sale of this land will benefit the school as well the local community. We very much welcome feedback and comment on our proposals.

Site Promotion Team

The development of the site is in its early stages. We have received external support in developing outline designs for the land. The Perins MAT team leading on this project is:

- Dominic Hubble, Trustee
- Jonathon Flory, Trustee
- Mark Nevola, Head of School, Perins School
- Clive Surry, Chief Operations Officer
- Rorie Whybro, Director of Sport

Bridge Road Development Site

The site is 0.434 hectares in size and is located at the western end of the school site with trees providing a natural boundary between the proposed site and the school playing fields. The proposal is for a mix of 13 affordable, key worker and full market dwellings.

The land has not been used by the school for many years and is surplus to requirements. This land has long been recognised as an ideal site for development as it sits within an envelope of other residential dwellings along Bridge Road. The school is the owner and freeholder of the land on Bridge Road and there are no covenants or consents attached to the land.



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Site considerations

The site is already included in the council's Strategic Housing and Employment Land Availability (SHELAA) and sits perfectly within the built envelope of the town. It is easily walkable to local shops, services and schools and is close to nearby bus stops.

Flood risk is a low probability as the site falls into Zone 1 which has a less than 0.1% chance of flooding. There are no ecological designations on or adjacent to the site. We are aware that Tree Protection Orders apply to areas along The Avenue that fall outside of the development site.

Research has confirmed there are no covenants or consents attached to the land identified for development.

Proposed development opportunities







Understanding constraints and considerations to identify proposed development opportunities

The site is ideally situated within the built envelope of the town and is ideally situated for access to local shops, services and amenities.

Vehicular access would be from The Avenue (B3047) via a new entrance to the site on Bridge Road. The small number of dwellings would see minimal additional traffic in the area. There are good pedestrian and cycle routes into the town. Bus stops in both directions are around a 3-minute walk from the site.

It is important that we recognise the rural nature of Alresford and the need to develop the site sympathetically in line with the surrounding area.

The development site presents an opportunity to provide much needed housing in an area which is not being used by the schools within The Perins MAT.

Delivery and timescales

The plans for the site are in their very early stages. The school is keen to move forward as soon as possible to support reinvestment in its facilities. The astroturf is end of life and is in urgent need of replacement.

Meeting identified needs in a sustainable way

The Perins MAT will work closely with potential developers to ensure that the values in our Sustainability Strategy are aligned with those of the developer. Schools across The Perins MAT are committed to protecting our environment and we would expect developers to be equally as committed.

Supporting a sustainable community, with sufficient access to services and employment opportunities

The development size and number of residents will have a minimal impact on key local services. The addition of affordable and key worker accommodation in Alresford will benefit local employers who like The Perins MAT struggle to recruit staff.

Opportunities to improve and invest in infrastructure

A development of this size will have minimum impact on the infrastructure that is currently in place. The development will require a vehicular access point with parking available out of view behind the dwellings.

Development of the site from what is currently an overgrown unused plot of land will revitalise the area for the benefit of the local community.

Economic opportunities

We would expect local businesses to see a benefit from additional residents. The ability to walk into town will encourage residents living in the development to use local businesses rather than drive further afield.

The development of the site also presents an opportunity for local businesses to supply goods and services to the developer. There may also be an opportunity for local trades people to provide their skills and experience.

Opportunities for environmental improvements

The Perins MAT has long been an advocate of protecting our environment and we would wish to extend this commitment to the development site. Perins School started its investment in solar panels over 10 years ago with a small installation on our Science building. Over the years, this has been extended to a larger installation on our Sports Complex building and a 37 kWp system at Sun Hill Junior School that was installed in 2023.

The Perins MAT adopts a recycling strategy across its schools and has undertaken a rolling programme of installing LED lighting. There has also been a programme of planting saplings across Perins School.

Our expectation is that solar panels will be installed each dwelling on the site and that as many trees as possible will be retained.

Creating and maintaining a quality place

We hope that the availability of affordable and key worker accommodation in Alresford will be welcomed by local residents and businesses. This could present young people and families who have grown up in Alresford to live in their local community amongst friends and families.

The number and mix of flats and houses will sit comfortably within the footprint of the site without feeling cramped for space. The development will not impinge on the surrounding properties and will be divided from the school playing field by a substantial boundary of dense trees. There will be ample parking and garden space.

Meeting the housing needs of everyone

The development is a proposed mix of affordable, key worker and full value residential dwellings. With around 50% of the dwellings being affordable or key worker accommodation, there will be an opportunity for local residents to buy property that would otherwise be unaffordable.

The provision of key worker accommodation will allow The Perins MAT to attract the very best staff to the benefit of the young people of Alresford and surrounding areas.

Accessing the site by walking, cycling and public transport

The site is approximately a 10-minute walk from the Town Centre along the path adjoining The Avenue. There are alternative routes into town via Grange Road – 16-minute walk and 4 minutes cycling. The nearest bus stops are only a matter of a 3 minutes from the development site. The bus links provide easy access to Winchester, Alton and Petersfield.

Local communities

Schools within The Perins MAT are at the heart of the Alresford Community. They play a role in educating young people, providing them with skills that will stay with them for life. The schools also offer important facilities to local clubs and organisations that are critical to a rural community.

Concerns, opportunities and benefits

In January 2023 New Alresford Town Council and the Alresford Chamber of Commerce published the findings of a public consultation exercise which was designed to inform the draft Neighbourhood Plan.

Amongst some of the needs identified by the community included:

- Homes at affordable rents
- Homes for 1st time buyers
- Homes for young people
- Homes for an ageing population
- Homes for those seeking to downsize (releasing family homes back into the market)
- Homes for keyworkers
- Self-build homes
- Energy efficient homes

We consider that the land at Bridge Road is well placed to make a valuable contribution towards meeting the housing needs identified by the Alresford Community. In doing so, we will be able to make a meaningful investment into the improvement of school facilities that will hugely benefit both the schools within The Perins MAT and local clubs and organisations. The loss of the astro turf pitch, a key facility for thousands of children and adults would be a major blow. Health and wellbeing are at the heart of our school and local community. Without it our local clubs would need to travel as far afield as Winchester, Petersfield, Basingstoke and Eastleigh. The worst-case scenario is that clubs are forced to fold if the facility is no longer fit for purpose.

We are at the early stages of our journey and recognise that there is more detail needed in relation to the final design for the site. We are looking to the local community for feedback and comment to help us create a development that will meet the local housing need and to provide much needed funds to develop a valuable community asset in the astro turf.

