

**MAPLEFIELDS SCHOOL, CORBY  
LEND LEASE PROJECTS****PLANNING STATEMENT****1.00 Introduction**

The Planning Statement has been prepared by GSSArchitecture on behalf of Lend Lease Projects in support of a full application for the re-development of the Beanfield Secondary School site for a new Special Education Needs School.

**2.00 Consultation and Community Involvement**

Several stages of consultation have taken place to inform the design, refer to the Design and Access Statement item 3.00 and associated Appendices for further information.

**3.00 National Planning Policy**

- 3.01 Planning Policy Statement 1: Delivering Sustainable Development (Replaces PPG1)
  - 3.01.01 The development aims to reduce energy use and emission, see item 4.01 m) below.
  - 3.01.02 The development promotes high quality design, see item 4.01 h) below.
  - 3.01.03 The development will be fully accessible to all users, refer to the Design and Access Statement item 6.00 for further information.
  - 3.01.04 Community involvement is incorporated in the development, see item 4.01 c) below.
- 3.02 Planning Policy Statement: Planning and Climate Change – Supplement to Planning Policy Statement 1
  - 3.02.01 The development seeks to contribute to delivering the Governments climate change programme and reduce carbon emissions, refer to the separate Sustainability Report dated March 2009 for further information.
- 3.03 Planning Policy Statement 9: Biodiversity and Geological Conservation (Replace PPG9)
  - 3.03.01 The development seeks to enhance biodiversity, refer to the separate arboricultural and habitat surveys for further information.
- 3.04 Planning Policy Statement 10: Planning for Sustainable Waste Management (Replaces PPG10)
  - 3.04.01 Refer to the separate Waste Management Strategy Report R06.
- 3.05 Planning Policy Statement 22: Renewable Energy (Replaces PPG22)
  - 3.05.01 Refer to the separate Sustainability Report dated March 2009.

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3.06.01 Refer to the separate Foul Sewerage and Flood Risk Assessment Report dated March 2009.

3.07 Planning Policy Statement 25: Development and Flood Risk (Replaces PPG25)

3.07.01 Refer to the separate Foul Sewerage and Flood Risk Assessment Report dated March 2009.

3.08 Planning Policy Guidance 13: Transport

3.08.01 Refer to the separate Transport Statement and Travel Plan Report dated March 2009.

3.09 Planning Policy Guidance 16: Archaeology and Planning

3.09.01 Refer to the separate Design and Access Report R03 Revision B item 3.03.

3.10 Planning Policy Guidance 24: Planning and Noise

3.10.01 Refer to the separate Environmental Noise Survey Report dated 2nd April 2009.

**4.00 Regional Planning Policy**4.01 North Northamptonshire Core Spatial StrategyPolicy 13 Compliance

- a) "Incorporate flexible designs..... provide access to amenity space..... take into account the needs of all users".

In developing the brief, the client has highlighted the need for a number of distinct elements including: Key Stage 1 and 2 Teaching, Key Stage 3 and 4 Teaching, shared Teaching facilities, Administration areas, Sports Hall, Diploma Centre, Post 16 Centre, Independent Learning Provision and an Extended Learning Therapy Unit. Access to hard and soft play areas is provided from all of the main Teaching spaces.

- b) ".....apply the principles of Secured by Design".

Refer to our separate Secured by Design Report R04 Revision A.

- c) "... improve the provision of local and community services...".

Following consultations with the local residents, we have included a Sports Hall and associated artificial pitch for community use. Refer to the Design and Access Statement item 3.00 for further information.

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- d) "..... satisfactory means of access and .... parking....". Dedicated parking is provided for the main school building and the Sports Hall. Manoeuvring areas are provided for mini-buses and fire tender appliances. The number of parking bays provided are justified in the separate Transport Statement Report dated March 2009.

- e) "..... take full account of the transport user hierarchy of pedestrians, cyclists, public transport, private vehicles.....".

- f) "Not lead to the loss of community facilities....".

Community facilities are being provided as part of the development, see item c) above.

- g) "Not lead to the loss of open spaces....".

Sport England have confirmed their acceptance of the disposal of the playing fields, refer to the Design and Access Statement item 3.08.

- h) "Be of a high standard of design...."

The building form is predominantly defined with a curved 'green' sedum roof to ensure the form 'sits' well in a predominantly green landscape. The provision of high level clerestory glazing will ensure the roof 'floats' over the building form.

- i) "... Strengthens..... distinctive historic and cultural qualities.... through its design...".

The organic form of the roof and natural materials should ensure the building 'sits' well in the proposed predominantly green landscape and will enhance the quality of its setting.

- j) ".... promote healthier lifestyles....".

The provision of dedicated hard and soft play areas, an all weather Sports Pitch, Sports Hall, climbing wall and Fitness Suite will give all of the building users ample opportunity to enhance their lifestyles.

- k) "Allow for travel to home, shops, work and school on foot and by cycle and public transport".

Due to the nature of a Special Education Needs School, the pupils will not be able to travel independently to school. The separate Travel Plan Report dated March 2009 will encourage staff to fill account of the transport hierarchy in accordance with item e) above.

- l) "Not result in an unacceptable impact on amenities of neighbouring properties...".

The buildings are generally located on the site in order to maximise the distance between the buildings and the neighbours.

Refer to the separate Environmental Noise Survey dated 2nd April 2009.

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- m) "Be constructed and operated using a minimum amount of non-renewable resources...".

The building has been designed with a highly insulated thermal envelope to ensure a 60% reduction in carbon dioxide emission from the 2002 Building Regulations document L2. Furthermore, natural gas fixed CHP, bio oil fixed boilers and softer thermal technology have been included in the design. Refer to the separate Sustainability Report dated March 2009 and Environmental Impact Report dated March 2009 for further information.

- n) "Not have an adverse impact on the highway network...".

Refer to the separate Transport Statement Report dated March 2009.

- o) "Conserve and enhance the landscape character...".

Extensive amounts of soft play and landscaping is included in the design including wildlife and horticultural gardens, which are to be used as a teaching aid. For further information on the existing environment, refer to the separate Arboricultural Survey dated 6th April 2009 and the Phase 1 Habitat Survey dated 17th April 2009.

- p) "Not sterile known mineral reserves or degrade soil quality".

The site is not a mineral reserve and is not subject to contamination, refer to the separate Site Investigation Report dated April 2009.

- q) "Not cause a risk to ..... underlying groundwater...".

Refer to the separate Foul Sewerage and Flood Risk Assessment dated March 2009.

**5.00 Local Planning Policy****5.01 Corby Borough Council Local Plan**

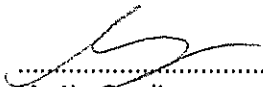
The site is not designated in the local plan proposals map but is an established education site.

Sport England have confirmed their acceptance of the disposal of the playing fields, refer to the separate Design and Access Statement Report R03 Revision B item 3.08.

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**PLANNING STATEMENT**

*Approved and Authorised By:*

  
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16th June 2009