

**Clipston Endowed VC Primary School Planning Statement PS01**

**Proposal: Application for Planning Permission for the Existing Temporary Classroom.**

**Clipston Endowed VC Primary School, High Street, Clipston, Market Harborough, LE16 9RU**

The application consists of the following, which has been submitted to the Council via the Planning Portal

- Location plan D88905
- Floor Plans D88905a
- Elevation Plans D88905b
- Design and Access Statement DA01
- Planning Statement PS01

**Clipston Primary School:**

The Primary school sits in the north of Northamptonshire within the Daventry district and its catchment area covers the settlements of Clipston, East Farndon, Great Oxendon, Hothorpe, Kelmarsh, Marston Trussel and Thorpe Lubenham. The Church of England association is a factor in some parents expressing it as a preference when they are applying for a school place.

The school has a published admission number of 20 with the potential for a total number of 140 children on roll. It can be seen that there is a wide variation from year to year in the number of children entering the school, and this makes it especially difficult when planning mixed age classes.

The pupil numbers in 2014 are as follows:

Reception : 18  
Year 1: 10  
Year2: 23  
Year 3: 21  
Year 4: 11  
Year 5: 22  
Year 6: 17

The main building in the school is Grade 2 Listed & full of character, but not particularly suitable in its layout for current school organisation arrangements. In the past, the pupil roll would have been divided into seven classes distributed across the seven teaching spaces in the main building.

It is no longer sustainable for small schools to operate with seven teachers and they do not receive sufficient revenue funding to operate beyond five teachers. Each class therefore has up to 28 pupils, rather than seven classes of 20 pupils each.

Five of the teaching spaces in the school are significantly undersized at 35 – 37 sq m, and could not accommodate classes of 28 children without significant structural alterations throughout the building. Two of the rooms are occupied by the village pre-school, which contributes to the sustainability of pupil numbers at the school and assists with the county council's statutory duty to secure sufficiency of early year's settings. The other small rooms support breakfast club, group work, art and special needs

**Proposal:**

The existing temporary class room's planning permission has expired. The enclosed application seeks planning permission for the existing mobile for an additional five years.

The proposal is for the mobile to be used for general teaching in parallel to the main building which has limited classroom space. There are no plans to increase the pupil number. The school will be organised as five classes: 48 children in 2 classes for Reception / Key Stage 1, and 77 children in three classes across Key Stage 2. The current mobiles on site are required as they will provide basic need teaching accommodation for the three classes of children in Key Stage 2. The single mobile was installed as permitted development. The double mobile is required to continue to support the move to a five class organisation that safeguards the financial sustainability and future security of the school. It also means the school budget has been able to address some of the maintenance issues associated with an historic building that is a key focus in the village.

The double mobile will be utilised daily to enable the school to deliver an effective curriculum. Each morning the mobile will be used by Year 4 children for maths and literacy and in the afternoon as a nurture room to support children across all years, with their emotional development. The space will also in use early in the morning and at lunch time for children who require additional support and for lunchtime school clubs, including homework and craft club. The mobile therefore needs to remain on site.

The decision to position the mobile at the rear of the school behind the existing mobile and mature trees and hedgerows was taken to ensure the impact on neighbours and the appearance to the listed school is kept to a minimum and will have little more impact than the existing mobile unit. The unit is painted green to help reduce the visibility and no external security lighting will be installed.

The County Council currently has limited capacity to undertake building projects where mobile classrooms are on site due to significant pressures on the capital programme. There is rising demand for primary school places across the county and school expansions are underway to provide an additional 10,000 places by September 2015.

**Planning Justification:**

Section 38(6) of the 2004 Act requires that planning applications be determined in accordance with the development plan unless material considerations indicate otherwise. Therefore, the enclosed proposal should be judged against those relevant policies from the Daventry Local Plan (1997) the West Northamptonshire Joint Core Strategy Local Plan (Part 1) as well as the content of the National Planning Policy Framework NPPF (2012) where applicable.

The Daventry Local Plan Proposals Map confirms that there are no designations relating to the element of the site where the existing mobile is located. The area does not sit within a conservation area.

The school is Grade 2 listed and under Policy BN5 - The Historic environment and landscape within the West Northamptonshire Joint Core Strategy, consideration has been taken to ensure the mobile's installation has limited impact on the setting or landscape of the listed building. This has been achieved by positioning the mobile to the rear of the school and sheltered from the listed building and neighbours by the existing single mobile, trees and hedgerow. Additional details are provided within the design and access statement DA01.

The NPPF sets out those roles which the planning system is required to perform in order to ensure the delivery of a sustainable development. The application contained herein will enable the continued education offer within the West Northants area and will ensure that the school remains an attractive option to parents who are considering the educational needs of their children. The proposal is clearly in line with the Core Planning Principles set out at Para 17 of the Framework.

The Government attaches great importance to ensuring that a sufficient choice and quality of school places are available to meet the needs of existing communities. In addition, Para 72 of the framework encourages local planning authorities to take a pro-active, positive and collaborative approach to widening the choice of education. Para 72 also requires LPA's to afford great weight to the need to expand, create or alter schools, the enclosed application is therefore in conformity with the Governments planning and education objectives.

The proposal will improve the education offer for the aforementioned settlements from which the Primary school draws its pupils. This is in line with the vision and objectives of the West Northamptonshire Joint Core Strategy Local Plan (Part 1).

Within the West Northamptonshire Joint Core Strategy Local Plan (Part 1), Policy R1 states the need to increase housing and to provide the relevant services to the rural parts of the area. The content of this document has been carefully considered through the design of this proposal and it is considered that the existing mobile will clearly not have an adverse impact on the amenity enjoyed by those properties which neighbour the site as it will be screened by trees and hedgerow.

The materials, as specified on the enclosed plans, have been carefully considered in the context of the site.

**Conclusion:**

The Primary school is a key piece of local infrastructure which needs to remain an attractive place for parents to send their children in their formative years. It is clearly important that the school's facilities meet today's modern educational requirements and provide a safe and attractive learning environment for pupils and teachers alike.

It is therefore considered that the enclosed application, which conforms to both national and local planning policy, should be seen favourably and approved without delay in line with the presumption as set out at Para 14 of the Framework.

I trust that the above sufficiently justifies the enclosed planning application and provides the information required to deliver a positive decision.

Should you wish to discuss the above or have any questions in relation to the enclosures then please do not hesitate to contact me.

Andrew Myers  
LGSS - Property Services (NCC)  
March 2015

**Clipston Endowed VC Primary School**  
**High Street, Clipston**  
**Market Harborough, LE16 9RU**  
**Proposed Mobile Double Classroom**  
**Design and Access Statement**

**Design:**

Use                    The building will be used for general teaching in conjunction with the Existing accommodation within the school.

Size                    The proposed development consists of a single storey single classroom mobile building of approx 144m<sup>2</sup>. The height is approx 3.m. The development sits within a total site of 0.548ha. The mobile classroom will therefore not vastly affect the appearance of the existing site, and indeed will sit behind the existing single storey mobile building and will therefore be screened from the listed building.

Layout                The layout of the site is as existing, and therefore has been somewhat predetermined, however the location of the mobile building is at the rear of the site furthest away from the listed building. Whilst minimising the impact on the listed building it will not affect access by the building users.

Landscape            The mobile will be sited on an open grass area adjacent to the school playground. The landscape of the site will remain the same other than the footprint of the mobile.

Appearance            The building is of standard single storey mobile classroom construction. The elevations are perpendicular surmounted by a low pitch roof. The roof is finished in grey felt with a small overhang, discharging rainwater into a black PVC gutter and down pipes. The height of the roof is approximately 3.m from ground level. The walls are refinished in a stippled weatherproof coating, all painted in dark Green (12 B 25) colour. All windows have white uPVC frames and are double glazed in clear float glass. A wooden slatted skirt is fitted between ground and floor level, the slats being horizontal.

**Access:**

The building design takes account of:-

Approach                Within the limits of the site the mobile has been positioned to create ease of access whilst maintain an aesthetically pleasing look blending in with the adjacent building.

Parking                Not applicable.

<u>Entrances</u>	Access to the site is as existing with no need for any alterations. Access to the mobile will be via a ramp to the main entrance.
<u>Horizontal and Vertical Circulation</u>	The horizontal circulation within the mobile has been carefully planned to accommodate all users. Vertical circulation is not applicable for this single storey building.
<u>Access to all Services</u>	Internally the mobile has been carefully laid-out to maximise use. All facilities are logistically placed in relation to each other.
<u>Emergency Egress</u>	The design of the mobile will ensure and assist evacuation should an emergency need occur. All travel routes have been carefully planned and emergency exit facilities provided. Evacuation planning will be recorded and regularly tested by the occupiers.
<u>Waste Management</u>	There will be minimal waste generated during the installation of the mobile. Each contractor will be responsible for removing their own waste to a licensed tip.

Andrew Myers  
Northamptonshire County Council  
Property Asset Management  
March 2015

Ref DA/01