



**PLANNING SUPPORT STATEMENT**

**Vocational Learning Centre**

at

**Gateway School**

prepared by

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## The Development

This supporting statement is for a variation of a condition application where we will be applying to amend condition 2 of planning approved scheme, NCC reference: 10/00028/CCD.

The approved scheme was for a 762m<sup>2</sup> single storey building that formed an extension to the existing school building. The existing building was to be refurbished to provide support facilities to the Vocational Centre. The proposed building had a sloping roof to maximise the headroom which would be required within the Motor Vehicle Maintenance area.

The revised drawings include several key areas for specialist vocational learning (Hair and Beauty, Plumbing and Electrical, Welding and Fabrication, Mechanical Engineering Workshop, Bricklaying and Plastering and Motor Vehicle Maintenance) together with rooms for tutorials, administration, students and toilet facilities, please refer to pHp drawings 3872/200 & 3872/220 for the proposed layout.

The redesign of the scheme has resulted in a smaller new build element and the refurbishment of the existing building. The scheme has been redesigned following meetings with the school and its governors and NCC to ensure that the critical vocational units and supporting rooms are preserved. However this has resulted in certain non-critical rooms being omitted which include the Multi-Gym, Family/ Therapy Room, Training Room, Tea point/ Staff Room and ancillary classroom.

The new 376m<sup>2</sup> single storey building includes 3 vocational rooms and supporting facilities and also includes a new reception/ waiting area. The new build although an independent building will be seen as an extension to the existing building and will be in keeping with the vernacular of the existing buildings. Again the new building has a flat roof to maximise the headroom within the Motor Vehicle Maintenance area as per the planning approved scheme.

The application submitted is for the variation of a condition. We would like to vary condition 2 to amend the list of approved drawings. Below we have highlighted which drawings are to be removed:-

3872/01 – Proposed Site Plan  
3872/04 – Existing Site Plan  
3872/05 – Existing Plans  
3872/06 – Location Plan  
3872/07 – Proposed Plan and Elevations

And substitute with the following drawings:-

3872/100 T1 – Existing Site Plan  
3872/101 T1 – Existing Plans  
3872/102 T3 – Location Plan  
3872/103 T5 – Proposed Site Plan  
3872/200 T5 – New Build GA Plan  
3872/220 T2 – Existing Building GA Plan  
3872/301 T7 – New Build Elevations and Street Scene  
3872/304 T1 – Existing Elevations  
LEGE0106-T01 – Topographical Survey

The supporting statement is also to be read in accordance with the Design and Access Statement, Statement of Need, Travel Statement, Waste Strategy Plan and Secured by Design Statement as per the original planning approved scheme.

The new Vocational Centre is necessary to improve educational achievement of young people at Gateway School and further across the county, particularly those obtaining qualifications aged 19. The specialist facilities will allow the delivery of all the specialised vocational courses at the levels which are being requested by students, broadening opportunities, and which are desperately needed by employers for the growth of the local economy.

The new centre will be used by not only the students of Gateway School but will also be open to students from other local schools including Sponne, Roade, Chenderit, Campion, and a number of Secondary schools in Northampton.

The centre will lead to the employment of an additional 15 members of staff.

## **Planning Policy Framework**

The purpose of this section is to outline the local, regional & national planning policy context for the planning application site. A summary of the relevant policy & guidance is provided below.

## **National Policy Guidance**

National Policy and Government guidance is provided in Planning Policy Guidance Notes (PPG's) and Planning Policy Statements (PPS's). We have taken reference from the following PPG's/PPS's, which we believe are relevant to the proposed development: -

- PPS1: Delivering Sustainable Development (2005).
- Planning Policy Statement: Planning and Climate Change - Supplement to Planning Policy Statement 1 (Dec 2007).
- PPS7: Sustainable Development in Rural Areas (2004).
- PPS9: Biodiversity and Geological Conservation (August 2005).
- PPS10: Planning for Sustainable Waste Management (July 2005).
- PPG13: Transport (2001).
- PPS25: Development and Flood Risk (Dec 2006).

## **Regional and Local Plan Policy**

The Local Development Scheme for West Northamptonshire adopted in November 2008 and the West Northamptonshire Joint Core Strategy Issues and Options documents (September 2007) which were written in collaboration with South Northamptonshire District Council.

Additionally, taking reference from the Northamptonshire County Structure Plan: 1996-2016, the following policy guidance (extracted from The General Strategy for Development) is relevant to this application.

- Policy GS5  
In order to promote high quality design and sustainable development, all proposals will have regards to the following considerations: -
  - The visual appearance of the development in the context of the defining characteristics of the local area.
  - The need to encourage mixed use development and the relationships of different land-use with each other.
  - The need for measures for planning out crime.

### **Statement of Community Involvement and Consultations**

A Public Consultation was previously held at the School on 23 March 2010.

The response received from the consultation highlighted the following issues: -

- The event was very well supported and the building design gained unanimous support.
- Generally, the proposed development was felt to be in-keeping with the local context in terms of its design.
- Everyone was pleased that the new building would replace the existing disused buildings to the rear of the site.
- The public positively supported the use of the facility by other schools from the surrounding area and that the building may be open to public use.

Additionally, the following consultations have taken place during the preparation of the Planning Application to demonstrate the inclusive approach to the design and development that has been adopted:

### **Northamptonshire County Council Planning Department**

Meeting with Peter Moor on 10 February 2010 to discuss scope of project, highlight issues for further review/consultation and to ensure no objections in terms of principle or policy. No objections were raised in terms of principle of development, building design, elevational treatment and materials, or Planning Policy. The existence of Outline Planning Permission was recognised.

### **Northamptonshire County Council Planning Department**

Planning Permission for the Vocational unit was granted on 04/08/2010.

Application Ref:-

NCC – 10/00028/CCD

SNC – S/2010/0406/PCC.

## **Summary**

We believe that the proposed design responds positively to the context of the site and the existing buildings, providing essential facilities both for the school and for the local communities in accordance with relevant Planning Policy criteria. The proposed smaller new building will not exceed the height of the planning approved scheme and although the elevations have been amended from the approved scheme the new build will be in keeping with the vernacular of the existing building and will be utilising materials as per the previously approved scheme to ensure that there is no unacceptable material change.

With reference to the existing building, it is largely untouched except where we have had to incorporate new entrances and signage as per the submitted drawings, this will also be in keeping with the colours as per the planning approved scheme. Where we are omitting windows to the rear elevation the openings will be turned into a recessed feature panel by using the Ibstock Royston Golden Buff brick.