Planning Statement of Alterations to the Perimeter Fence of Rectory Farm Primary School

Rectory Farm Primary School, Olden Road, Northampton, NN3 5DD

Proposal: Planning statement for increasing the height of the perimeter fence.

The statement consists of the following.

- Location plan
- Section Plans

Planning Statement PS01

Rectory Farm Primary School:

Rectory Farm Primary School is located at Olden Road, Northampton. NN3 5DD. The perimeter fence is surrounded on the; southern side by a car park and turning circle for the nearby shopping precinct; on the north by Rectory Farm Road and a pedestrian pavement; easterly by residential properties; and westerly by narrow concealed pedestrian pathway that links Olden Road to Lowlands Court.

Rectory Farm School has a history of being subject to vandalism and unapproved access to the site. In the previous two years the site and its playing field has been subject to nearly £100,000 of damage which has included; removing lead flashing from skylights; illegal traveller access; graffiti; damaged roof tiles etc. this damage is symptomatic of; (a) the perimeter fence being concealed on the west but open to public access; (b) that the site has a south to north gradient which lowers the fence line at certain points creating easily climbable areas; and (c) in some locations has exterior landscape features which makes climbing the fence easy.

The school, Northamptonshire County Council, Northampton Borough Council and Northamptonshire Police have met to discuss the issues and the proposal to increase the fence at certain locations is one of a number of actions. Other actions include removing some of the assisting exterior landscape features or at least making them not so easy to climb and increasing community services.

Proposal:

To increase the height of the fence as indicated on the enclosed location plan by a further 600mm in a crocked L-shaped fabrication from the existing 2.4m high panels. This will create an overall height on any one panel of 3m. The adaptation will face
outwards but will affect public amenity. The adaptation will serve to increase the difficulty of climbing the fence and accessing the site without approval.

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 Northampton Local Plan (1997) and the North Northamptonshire Core Spatial Strategy, as well as the content of the National Planning Policy Framework (2012) where applicable.

The Northampton Local Plan Proposals Map confirms that there are no designations relating to the element of the site where the proposed works are located. The area does not sit within a conservation area.

The NPPF sets out those roles which planning system is required to perform in order to ensure the delivery of sustainable development. The application contained herein will enable the improvement of the education offer in Northamptonshire 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 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 of school places is 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 and secure 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 North Northamptonshire Core Spatial Strategy.

To supplement the North Northamptonshire Core Spatial Strategy, the respective local authorities have published a Sustainable Design SPD (2009). Whilst the content of this document has been carefully considered through the design of this proposal and it is considered that the proposed mobile will clearly not change the amenity enjoyed by those properties which neighbour the site.

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 statement, 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.

Yours sincerely

Colin Barrett