

Job Ref: 6541

PLANNING STATEMENT

Proposed Classroom Extension

At

Flore Church of England
Primary School
The Avenue
Flore
Northamptonshire
NN7 4LZ

for

Northamptonshire County Council

Ref: 6541-010101-160216-MC-MC

Date: February 2016

PLANNING STATEMENT

PROPOSED CLASSROOM EXTENSION AT FLORE CHURCH OF ENGLAND PRIMARY SCHOOL

Flore Church of England Primary School:

The school offers Primary education for ages 4-11 year old children. Currently classes have mixed year groups.

Proposal:

An increase in new housing in the village and potential future housing will led to an increase in pupil numbers. This in turn has given the school the opportunity to fund and extend its facilities. The proposed additional Classroom will provide space to split the age groups evenly across the school. Thus providing an improved education teaching model of split classes.

This also presents a better financial long term model for the school, making the schools future far more secure.

The proposal is to erect a 61sq metre extension to the existing building. This will provide an additional Classroom to current DFE guidelines. The scheme also refurbishes the existing adjacent Classroom and Toilet area plus creating an additional Food Technology Area.

The lost hardstanding social area has been replaced with a new social area which slightly extends the front playground area. The existing benching can then be repositioned.

The proposed extension will follow the previous 1973 extension in design, scale and materials.

Planning Justification:

Flore Village Design Guide

The extension follows the previous extension.

West Northamptonshire Joint Core Strategy:

The provision of an additional classroom supports the principles outlined in **para 4.56**, and **Objectives 4 & 10** by supporting educational provision, and urban communities by creating additional childcare places to support working families.

The proposal is in compliance with **policies C1, RC1, RC2 and E6** by locating enhanced provision within existing community facilities in an existing urban area within easy walking distance of Public Transport.

National Planning Policy Framework:

The NPPF sets out those rules which the planning system is required to perform in order to ensure the delivery of sustainable development. The proposal will enable the improvement of the education & childcare provision in Northamptonshire and ensure the School remains an attractive option to parents considering the needs of their children. The proposal is in line with the Core Planning Principles set out in **para 17** of the NPPF.

The Government attaches great importance to ensuring that a sufficient choice of childcare places is available to meet the needs of existing communities. **Para 72** of NPPF also encourages local planning authorities to take a proactive approach to widening the choice of education and the need to expand create or alter schools to do so. The proposal therefore conforms to the Governments employment and childcare objectives.



Landscaping / Trees:

With reference to Local Planning Policies, no trees or hedges will be affected by the proposed extension. The existing footpath alongside the boundary was considered for re-surfacing, but is retained as existing since this falls outside the site boundary.

The client will undertake a small amount of tarmac resurfacing to the front entrance doors and erect a 1.2m high metal bow topped fence on the boundary during the contract. Although in isolation these works do not require Planning Consent they have been highlighted for information only.

An Arboricultural Report has been produced by Lockhart Garratt and submitted with this application. This report highlights a number of trees to the east of the extension, outside the site boundary. Heras fencing will be erected as tree protection along this boundary as per Lockhart Garratt's Tree Protection Plan.

The trees on the north east boundary are a significant distance away from the proposed extension. The normal Contractor's site compound heras fencing will encompass the site works and thus in turn keep all construction plant away from these trees. It is the intention that the school will still use the playing field in between the site works area and the trees. Access to the MUGA will also be via this route.

Ecology Report:

Lockhart Garratt were commissioned to produce an Extended Phase 1 Habitat Survey after advice from the Planning Department. Lockhart Garratt have confirmed the stripping back / excavation of the extension footprint can take place during the bird nesting season as the low shrubs on the bank is not a suitable nesting location.

Access to the site:

There is no existing car parking to the site.

Pedestrian access remains un-altered.

Construction access will be via the existing playground gates and the playground used as the Contractors Site Compound Area.

Transport:

The school has no car parking, therefore staff are encouraged to car share as possible.

The vast majority of pupils live within the village of Flore. These pupils and parents are encouraged to walk to school due to the parking restrictions surrounding the site. This practise will continue.

Conclusion:

The client have been given an opportunity to improve its facilities and secure the long term viability of the School.

It is therefore considered that the application, confirms to both national and local planning policy, therefore should be seen favourably and approved.



Statement of Need for Capital Project at Flore CE Primary School (March 16)

Introduction

Flore CE Primary School is a small village primary school with a published admission number (PAN) of 18 pupils per year group and a total capacity of 126 pupils. Families living in Flore and the linked village of Brockhall take priority in the admission criteria.

Demand for pupil places

Demand for school places in the area has increased significantly in recent years due to a rising birth rate, in-migration and an upturn in the housing market. Weedon Bec Primary School has recently been extended by 8 places per year group and is at or over capacity in all of its year groups except two. Flore Primary is full in three of its year groups and The Bliss Charity School, in Nether Heyford, is over capacity in 5 of its 7 year groups.

Planning consent for two housing developments, totalling 97 houses, has been granted in Flore, with an expected pupil yield of 30 to 35 primary aged pupils. The classroom extension will enable the school to increase its PAN to 20, with an overall increase of 14 places in total. This, coupled with the limited places available at the school should provide sufficient capacity to accommodate families moving into new housing in the village.

Accommodation

The original part of the school is Victorian and it has been extended previously to accommodate the growing needs of the village. A further small extension is now required to add capacity and to provide curriculum facilities for a primary school that will have places for 140 pupils. The plans include:

- One classroom extension and internal reconfiguration to create a DT room;
- Internal refurbishment to toilets and Reception reading room;
- Replacement of quiet playground seating area.

Rationale

The expected pupil yield from this level of housing development does not necessitate the building of a new education provision and as such, extending the existing primary school is viewed as the most cost efficient and effective manner of providing the additional capacity required.