

Your ref: N/A  
Our ref: RM/Littlestanion  
Direct line: 01604 654888  
E-mail: [ross.middleton@cctownplanning.co.uk](mailto:ross.middleton@cctownplanning.co.uk)  
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Newton House  
Northampton Science Park  
Kings Park Road  
Moulton Park  
Northampton  
NN3 6LG  
01604 654888

[www.cctownplanning.co.uk](http://www.cctownplanning.co.uk)

Planning Department  
Northamptonshire County Council  
County Hall  
Northampton  
NN1 1ED

Submitted via the Planning Portal  
Via email to: [developmentcontrol@northamptonshire.gov.uk](mailto:developmentcontrol@northamptonshire.gov.uk)

Dear Sir / Madam,

**Little Stanion Primary School, Roman Road, Corby, Northamptonshire, NN18 8TD.**

**Regulation 3 Development: Erection of a Classroom.**

CC Town Planning have been appointed by Scotts of Thrapston on behalf of Little Stanion Primary School ('the client') to submit a planning application under Regulation 3 to Northamptonshire County Council ('NCC') for the erection of a detached classroom building at Little Stanion Primary School, Roman Road, Corby, NN18 8TD.

The planning application comprises of the following documents, which should be read in conjunction with one another, the entire suite of documents has been submitted to NCC via email and through the Planning Portal;

- Covering Letter
- Certificate A
- Site Plan and Site Location Plan (SP-EDU40-1-)
- Proposed Plan (LE-EDU40-1)
- Elevations and 3D (LE-EDU40-2)

The purpose of this letter is to provide some contextual information in regards to the site, its wider surroundings, some information in regards to the school and the need for the proposed additional classroom.

The following correspondence also provides justification for the proposal in light of those relevant planning policies for the area.

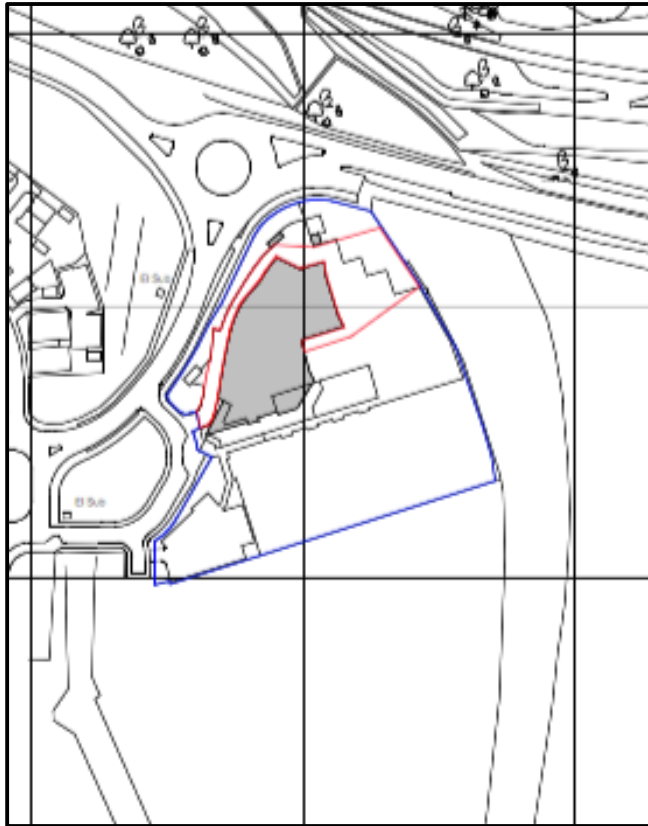
**Little Stanion Primary School and wider site.**

The Stanion Primary School is a one form entry school which lies approximately 2.5km to the east of Corby Town centre and takes access from Roman Road off Long Croft Road which provides the site with a direct link to the A43 and strategic road network beyond.

The site is located to the west of the village of Stanion, and is situated at the north-easterly corner of a new master planned residential development site which at completion will comprise of 970 dwellings.

An extract from the site location plan submitted with this planning application is set out below.

### **Plate 1: Site Location**



At the western edge of the school site is the access road to the wider site which is shared with a car park for the community. Just beyond this community parking to the west is the *town square* which is an area of amenities and a plays host to a community centre for the wider residential development. Community playing fields are found to the south of the site, for which no direct access from the school currently exists.

The wider school site measures approximately 1.2 hectares, however the enclosed application relates to a smaller element of the wider site on which the proposed classroom will be positioned.

#### **Proposal:**

The enclosed submission seeks planning permission for the erection of a free standing detached classroom building with mono pitch roof to be sited to the north east of the existing school building at Little Stanion Primary School.

The proposed building will be sited on an existing grassed area in the north eastern corner of the wider primary school site. Whilst the building will result in the minimal loss of the landscaped mound area in this north eastern corner of the site, it is considered that the benefits of the proposal, which will be discussed later, are sufficient to warrant the planning applications approval. For the purposes of clarity there are no landscaping proposals as part of this application.

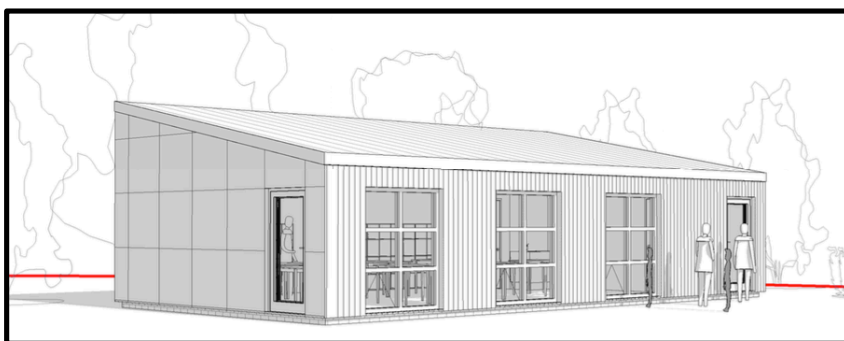
The proposed classroom has a floor space approximately 84m<sup>2</sup>, and will provide those children attending the school with a much needed additional high quality teaching area which will expand upon the excellent facilities already available.

The building will benefit from a DDA compliant access onto the existing school playground and will provide an accessible and modern learning environment for students and teachers alike.

The building will link into the existing sewerage system as shown on the proposed plan (Ref: LE-EDU40-1). In regards to the materials and finishes to be used for the building, it is proposed that a vertical timber cladding with natural finish be used on the principle elevations (north and south) and the eastern elevation, a TRESPA rain screen cladding will be utilized on the western elevation to merge with existing materials utilised in the vicinity. It is proposed that anthracite grey be used for the building's windows, doors and roof and the exact specifications of the proposed materials can be found on the enclosed drawings.

An extract from the 3D render submitted with this planning application is set out below.

**Plate 2: Indicative 3D Impressions of Proposed Classroom Building.**



**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 North Northamptonshire Core Spatial Strategy (2008), 'saved' policies from the Local Plan (1997) and those policies within the emerging North Northamptonshire Joint Core Strategy which has passed through and examination but yet to have been adopted as formal Council policy. Reference will also be made to the National Planning Policy Framework (2012) where applicable.

The Government attaches a great deal of importance to making sure that a sufficient choice of school places is available to meet the needs of existing communities. In addition, Para 72 of the NPPF encourages local planning authorities to take a proactive, positive and collaborative approach to widening the choice of educational facilities for all, therefore this proposal is considered to be in compliance with the Government's planning objectives for education.

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 this area of 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 as set out at Para 17 of the Framework and the enclosed application, if seen favorably, will extend those existing facilities to meet present and future needs at Little Stanion Primary School.

The North Northamptonshire Core Spatial Strategy was adopted in June 2008. This Plan sets out the overall spatial strategy for North Northamptonshire for the period

2001-2021, the Core Strategy is the framework for Part 2 Local Plans being prepared by Corby Borough Council and therefore the The Core Spatial Strategy is now being reviewed to look at the period to 2031 and beyond.

At the time of adoption, the Corby Local Plan considered that the levels of school provision were more than adequate for the number of school age children in the Borough. In regards to primary education the document acknowledged that as the population increases so will demand for more school spaces. A situation which we now find ourselves in with regards to Little Stanion Primary School and their need to expand. Therefore, whilst there is no saved policy directly applicable to this proposed development the relevant elements of the Local Plan which remain in place, do not restrict developments of this nature.

In regards to emerging policy, the Joint Core Strategy for North Northamptonshire has now passed through an examination in public and the Council has consulted upon those proposed main modifications to its content prior to the Inspector finalizing and issuing their report. Little Stanion is defined, and highlighted as, a Committed New Village within the emerging DPD and it is anticipated that the area around the planning application site will deliver 790 dwellings during the period 2011-2031.

Whilst the emerging document does not have a specific policy relating to the extension of existing schools, the document is such that it supports the proposed development. There is an acknowledgement that the increased populations arising from the SUES in the plan will need to be supported by appropriate education provision and that school places will need to be provided.

The Applicant recognises that good design helps to provide a sense of place and reinforces local distinctiveness, community cohesion and social well-being. To this end, in the evolution of the enclosed plans for the classroom, thought has been given to the context of the proposal and progress which has been made in North Northamptonshire in recent years to improve design quality. The client has given due consideration to the Sustainable Design Supplementary Planning Document ensure that the development meets the Council's aspirations for new development. Recognising the context within which the proposed classroom building will sit, significant thought has been given to the materials which will be used in the eventual construction of the building.

Whilst this proposal will increase the available floor space at the site, there will be no adverse impacts on the existing highway network. Additionally, whilst there are no proposals for additional parking contained within this planning application there are also no proposals to increase pupilage and although an additional member of staff is due to start work in September 2016 it is considered that there will be no increased parking pressures either on site or in the vicinity as a direct result of this proposal.

In terms of flood risk, the Environment Agency's Flood Map (Rivers and Sea) for Planning clearly shows that the site lies outside of an area at risk from flooding.

Whilst consideration has also been afforded to neighbourhood level policy there is no adopted or emerging neighbourhood plan for Stanion or the area within which the development site lies.

#### Conclusion:

The primary school is a key piece of community infrastructure which needs to remain both relevant and an 'up to date' attractive environment for pupils, teacher and parents alike. Clearly, the original school, as permitted to serve the growing Little Stanion community, remains fit for purpose and will continue to operate in its current capacity,

there is a need to act accordingly and secure further floor space to ensure that the school remains both fit for purpose whilst meeting the ever increasing needs of the local community.

The school is currently considered to be of a high quality and the recently published OFSTED Report confirms that the school has a 'good rating'. It is clearly important that the school facilities continue to meet today's modern educational requirements whilst at the same time providing a safe and attractive learning environment and being adaptable to changing trends over time.

The proposal is not in conflict with the development plan and it has been clearly demonstrated that there are no technical issues which should stop this development from coming forward.

The high quality modern design of the proposed building has been carefully developed to ensure that it is in keeping with its surroundings whilst providing an attractive learning environment for students and teachers alike. For this reasons it is respectfully requested that planning permission be granted at the earliest opportunity.

We would welcome the opportunity to discuss the site and the proposed development with Officer's as part of the application process. Therefore, if you require any further information in regards to the site or any of those points raised above then please do not hesitate to contact me on (01604) 654888 or [ross.middleton@cctownplanning.co.uk](mailto:ross.middleton@cctownplanning.co.uk).

Yours sincerely,

**Ross Middleton BA(Hons) MA MRTPI**  
Senior Planning Consultant

**ENC.** Planning Application Documentation

**CC.** Head of Planning, Planning Department, Corby Borough Council, The Corby Cube, George Street, Corby, Northants, NN17 1QG.