

**PLANNING STATEMENT**

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PROPOSED WORKS TO WEST HADDON PRIMARY SCHOOL

V1 – December 2017

## 1.0 INTRODUCTION

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1.01 - This statement examines the proposed development in terms of adherence to national and local Planning Policy. Reference is made to the National Planning Policy Framework (NPPF), the West Northamptonshire Joint Core Strategy and the West Haddon Neighbourhood Development Plan.

1.02 – This supporting Planning Statement should be read in conjunction with the following drawings and documents submitted as part of this planning application:

- NCC008\_PL001A Site Location Plan and Block Plan
- NCC008\_PL002 Existing Plan
- NCC008\_PL003 Existing Elevations
- NCC008\_PL004A Proposed Plan
- NCC008\_PL005 Proposed Elevations
- NCC008\_PL006 Proposed Perspectives
- NCC008\_PL007 Site Constraints
- Design and Access Statement V1
- 17-1790 Arboricultural Impact Assessment & Arboricultural Method Statement
- 17-2139 Bat Report v2
- 52019 - Location of Underground Services and Drains Plan

1.03 – A separate Design and Access Statement has been prepared to describe the design and impact of the proposed development. This document also includes the ‘School’s Statement of Need’ and details of the neighbourhood consultation.

## 2.0 THE PROPOSAL

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2.01 – The proposal entails a new hall extension to the rear of the site with an overall footprint of 249m<sup>2</sup>. The internal area of the hall is 180m<sup>2</sup> and includes some ancillary accommodation. The internal ceiling height of the hall is to be 4.5m and the proposed external wall material is to be brick.

## 3.0 PLANNING POLICY

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3.01 – This section sets out the key policy considerations taken from national and local policy documents that are applicable.

### **National Planning Policy Framework**

3.02 – The ‘National Planning Policy Framework’ (NPPF) was published in March 2012 and identifies the Government’s national planning policies and how these are expected to be applied. The NPPF supersedes the remaining PPS and PPG documents and is the government’s key policy document. The NPPF is, however, an overarching document and does not provide specific policies. The NPPF must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions. The document states that there are three main dimensions to this – an economic role, social and environmental.

3.03 – At the heart of the NPPF is the presumption in favour of sustainable development. Paragraph 14 states ‘local planning authorities should positively seek opportunities to meet the development needs of their area’.

3.04 – Paragraph 70 seeks ‘to deliver social, recreational and cultural facilities and services to meet community needs. Ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community’.

3.05 - The NPPF encourages the creation of vibrant sustainable local communities by providing a high quality built environment with accessible local services that reflect the community's needs. With reference to the proposed development at West Haddon Primary School, the 'Statement of Need' which forms part of the 'Design & Access Statement' clearly highlights the requirement for the new hall for BB103 compliance.

3.06 – The NPPF states under, para 56, page 14 *'The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning ....'* The design of the proposed extensions at West Haddon Primary School follows the guidance in the Department for Education and Skills Building Bulletins for the design of school buildings and up-to-date techniques on education. The design itself is discussed in greater detail in the Design and Access Statement which accompanies this application.

3.07 – It also states under 'Promoting Healthy Communities', Para 72, page 17: *'The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities'* and also that they should *'give great weight to the need to create, expand or alter schools'*. We consider that the application to extend West Haddon Primary School is a proactive and positive approach which meets the guidance provided within the NPPF. The extended school will provide an excellent facility for children living in the village.

#### **West Northamptonshire Joint Core Strategy Plan (adopted 2014)**

3.08 – The foreword in this documents states *'The Local Plan forms Part 1 of the suite of Local Plans in West Northamptonshire that will, together, guide the evolution of Northampton, Daventry and South Northamptonshire in the years that lie ahead. It provides a long-term vision for the area with an overall framework in which more detailed plans will be drawn up and decisions made. It contains a broad planning strategy aimed at meeting that vision, and contains core strategic policies, which the Partner Councils - Daventry District, Northampton Borough, South Northamptonshire and Northamptonshire County Councils - believe will provide sound guidance in the years ahead. This Joint Core Strategy provides a strategic framework to guide the preparation of Part 2 Local Plans which will provide more detailed planning policies and site allocations for each of the partner Borough and District Councils.'*

3.09 – Policy E6, page 94, 'Education, Skills and Training' states under paragraph 8.31, that *"having the right skills is crucial to sustained economic growth and for the economy to be able to adapt to change. Raising student attainment and school performance is also critical in attracting prospective employers. New housing development will bring with it opportunities for new schools and investment in existing schools".*

3.10 – Policy S10, page 56 'Sustainable Development Principles' states under paragraph 5.101 that *'A key part of the Government's commitment to meet climate change targets is to reduce carbon emissions through greater use of energy efficiency in building construction and by increased use of low or zero carbon and renewable energy.'* The proposed new hall will utilise a number of energy efficient strategies including low energy LED lighting throughout, the underfloor wet heating system is to be supplied by Air Source Heat Pump/s (ASHP) and the hall will be naturally ventilated.

3.11 – Policy BN2, page 116 'Biodiversity' states that *'development that will maintain and enhance existing designations and assets or deliver a net gain in biodiversity will be supported'*. An Arboricultural Impact Assessment has been carried out on the site and is included in the application, this demonstrate how the tree constraints have been considered, and influenced the design and layout of the site. It also highlights that the development proposal requires no removals or pruning works to be carried out on any trees within the site and also gives details on how the retained trees at West Haddon Primary School will be protected. A bat survey has also been carried out at the site which concluded that *'given the limited suitability of the building for bats and the lack of evidence of roosting bats, it is considered that bats are likely to be absent from the building to be extended as part of the proposed works'*.

3.12 – Policy C2, page 67 – ‘New Developments’ states ‘new housing, employment, commercial and retail development in the four towns of northampton, daventry, towcester and brackley and primary service villages will be expected to achieve the modal shift targets (in paragraph 6.13) by maximising travel choice from non-car modes. Development will be required to mitigate its effects on the highway network and be supported by a transport assessment and travel plan prepared in accordance with current best practice guidelines as issued by the department for transport or the relevant local authority.’

The proposed hall extension to West Haddon Primary School will not increase the pupil admission number or the number of staff. Therefore there will be no increase to the amount of traffic as a result of the extension.

#### **West Haddon Neighbourhood Development Plan**

3.13 – The West Haddon Neighbourhood Plan will be used to guide, control and promote development of land and buildings in West Haddon up to 2029.

3.14 – page 21, paragraph 4.4 states ‘Almost 100% think it important that the Village Primary School should be able to provide places for all Parish children whose parents/guardians wish them to attend.’

3.15 – Policy WH6 page 41 – ‘Developer Contributions and Community Infrastructure Levy’ - The policy states ‘Community Infrastructure Levy will be used, when available, to improve, or provide, the following identified community infrastructure improvements/requirements: Improvement/extension to the Primary School’.

#### **4.0 CONSTRUCTION PHASE**

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Access to the main school entrance is from ‘The Green’ which is a relatively narrow road off the ‘West End’ main road which also provides parking and access to the village hall. To help alleviate some of the potential issues of access and parking during the construction phase it is proposed to use the access track which runs behind the village hall as the contractor’s entrance. Discussions have taken place with the owner of this access track and the adjacent land and an agreement has been reached for its use. This will mean the school entrance can remain unaltered during construction and also be separated from any construction traffic, reducing any potential risks associated with a shared entrance. The additional parking provided will also mean there is minimal impact on the parking provision in the village.

Reference should also be made to drawing NCC008\_PL007 Site Constraints which highlights these proposals on the site plan.