Isebrook SEN Cognition and Learning College
Eastleigh Road,
Kettering,
Northamptonshire
NN15 6PT

Temporary Re-location of Existing Mobile Classrooms on Site to Enable Construction of Proposed Extension Block

Planning Statement
Variation of Condition

May 14th 2018
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1.0 Introduction

1.1. This Statement has been prepared by DarntonB3 Architecture in support of a detailed planning application submitted by Northamptonshire County Council (NCC) (the ‘Applicant’) for the relocation of three existing double mobile classroom units on site in advance of the necessary works to build a classroom extension block on the site.

1.2. The relocation of the three double mobile classroom units is a temporary measure. Once the main extension block has been built on the site and the school are using the facility the three mobile classroom units will remain for a period prior to being decommissioned and removed from site.

1.3. The planned completion date for the new classroom extension block is September 2018. Therefore the requirement is for the three double mobile classroom units to be relocated from their current location on to the tennis court from September 2016 through to August 2021.

1.4. The main scheme for the construction of the new classroom extension block will be subject to a separate Planning Application in June 2016.

1.5. This Statement needs to be read in conjunction with the Drawings and Plans as submitted as part of this application as cited below:

**Drawings:**

91428-S-XX-181 Relocation of Temporary Classrooms: Location Plan
91428-S-XX-182 Relocation of Temporary Classrooms: Site Layout, Classroom Plans and Elevations

1.6. The extent of the proposed works is summarised below:

- Relocation of 3 no. double mobile classroom facilities on site
- Proposed relocation site is on and adjacent to the Tennis Court
- Minor refurbishment works to the units
- Connection of 3 no. double mobile classroom units to services, (water, electricity, storm drain and foul drain).

1.7. The Site offers a convenient location for the temporary relocation of the three double mobile classrooms.

The Applicant

1.8. Northamptonshire County Council is the ‘Applicant’ and is responsible for the provision of education within the County of Northamptonshire. The ‘Agent’ for the Application is DarntonB3 Architecture.

The Determining Authority

1.9. Northamptonshire County Council Planning Services (the ‘Local Planning Authority’ or ‘LPA’) is the determining authority for the application.
The Scope of the Planning Application

1.10. The scope of the submitted planning application accords with that agreed with the LPA. This Planning Statement should be read in conjunction with the following Statements as well as the submitted plans and elevations:

**Incorporated Statements**
- External Lighting Statement (5.12)
- Transport Statement (5.13)
- Utilities Statement (5.14)
- Arboriculture Statement (5.15)
- Ecology Statement (5.16)
- Sports Facilities (5.17)
- Design and Access Statement (5.18)
- Flood Risk Statement (5.19)

**Drawings**
- 91428-S-XX-181 Relocation of Temporary Classrooms: Location Plan
- 91428-S-XX-182 Relocation of Temporary Classrooms: Site Layout, Classroom Plans and Elevations

**Pre-Application Consultation**

1.11. Pre-application consultation has taken place prior to the submission of the application. A pre-planning consultation took place at the school on May 18th 2016. The proposals to relocate the mobile classrooms were included as part of the pre-planning consultation for the main scheme to build a new classroom block on the site.

1.12. No adverse comments were received from members of the community, the school, parents, teachers and governors. The requirement to re-site the mobile classrooms for the period of the construction of the new extension block is recognised as an essential requirement by the school.

1.13. The applicant has engaged with the school and investigated alternatives to the relocation of the mobile classrooms. These included (i) using existing accommodation within the main building and (ii) the potential for the Main Contractor to provide temporary accommodation.

1.14. The use of existing accommodation within the school has been ruled out as there is insufficient accommodation within the main school buildings to accommodate the current and predicted numbers from September 2016. The possibility of reducing the number of mobile classroom units was investigated with the school this too was ruled out for the same reason.

1.15. The other option considered was the provision of temporary accommodation by the main contractor appointed to deliver the new extension block. The timescales of the main scheme would not allow for this option as the requirement is for relocation for the start of the next academic year in September 2016.

1.16. The condition of the existing mobile classrooms has been surveyed and they are deemed structurally sound and can be relocated without significant risk of damage. The units will benefit from a modest internal refurbishment, (decoration of ceilings and floors. Replacement of flooring).
1.17. The relocation of the three double mobile classrooms is essential for the on-going operation of the school through the construction period for the new extension block, (September 2016 to January 2018).

1.18. The construction of the new classroom extension block will vastly improve the capacity of the school, the mobile classroom facilities will only need to be retained on site for an extended period up until August 2021.

Community Engagement

1.19. The Applicant has taken into account the guidance concerning community engagement and has engaged with all relevant stakeholders affected by this proposal. Local residents, school staff, governors and parents. The proposal has a minimal impact on the local community as it involves the relocation of 3 existing mobile classrooms from one area on the school site to another area wholly on the school site.

2.0 Site Context

The Site

2.1. The Site is irregular in shape approximately 468m² in total area. The site encompasses a sizeable portion of the existing Tennis Court and an adjacent rectangular area.

2.2. The Site is located wholly within the boundary of the existing school site.
Access

2.9. Vehicular access to the Site is via the main school entrance on Eastleigh Road.

2.10 The existing arrangements for access to the area are sufficient. There is a paved access path leading up to the existing Tennis Courts.

2.11 The proposal is for the temporary relocation of the mobile classrooms for the period September 2016 to August 2021. There are no transport or traffic implications as there is no associated increase in the number of students attending the school.

2.12 A full transport assessment was completed as part of the planning application for the construction of the new classroom block.

2.13 There is no requirement for any independent parking associated with the proposals.

3.0 Planning History


4.0 Proposed Development

Educational Need for development

4.1 Full planning permission is sought for the temporary on-site relocation of the existing three double mobile classrooms at Isebrook School, which is a Special Educational Needs School catering for around 150 pupils between the ages of 11 and 19 with significant to severe learning difficulties.

4.2 The school is located to the south east of Kettering town centre, opposite Wickstead Park and adjacent to St. Edward’s Catholic Primary School. Access is off Eastleigh Road, which is a quiet residential street; and the site backs onto the much busier A6003 (Barton Road) which links Kettering to the A14.

4.3 The area of the whole school site is 2.331 hectares, the application site is approximately 468m². Consultations with staff, parents, governors and the public were carried out during May 2016. A public exhibition was held at the school on Wednesday May 18th 2016. No adverse comments were received in relation to the proposed temporary relocation of the units on site.

4.4 The requirement as set out in the Application is needed in order that Isebrook Community School can continue to successfully operate during the construction of the proposed new classroom extension block. (Subject to a separate Planning Application to be submitted in June 2016).
4.5 Upon completion of the construction of the proposed extension in September 2018 all temporary accommodation on site will be retained for a period through to August 2021 to allow for increase pupil intake.

4.6 The mobile classrooms are currently located in the same location on the site as the proposed classroom extension and therefore have to be relocated as enabling works required to build the new classroom extension block.

4.7 There are six classrooms in the three double mobile units. Alternative arrangements have been explored with the school and these have been ruled out on practical grounds. It is not feasible for the school to operate out of the main buildings on site as there are insufficient classrooms to accommodate the existing and planned numbers of students.

4.8 The number of mobile classroom units cannot be reduced due to the number of students enrolled at the school and planned for September 2016.

4.9 The removal of the existing units and their replacement with newer hire units has been ruled out due to cost constraints. The retention and relocation of the existing three units is in line with sustainable planning policies.

4.10 The removal of the existing units and the provision of temporary accommodation by the main contractor for the new classroom extension block has been ruled out as the requirement to relocate the existing units forms part of the enabling works and the contractor [subject to planning approval] will not start on site until December 2017. It would be highly disruptive for the school to implement a temporary solution during the academic year.

Description

4.11. The images below show the mobile classrooms in their current location and configuration with shared access ramps.
4.12 The proposal will replace the shared access ramps with individual access ramps for each unit.

4.13 The existing external finishes will be retained and redecorated.

4.14 The existing configuration of windows and doors in each unit will be retained.

4.15 The Proposed Development would deliver educational land uses, (D1).

   Use Gross External Area (sq. m)
   Educational facility (D1) 468 m²

   Total 468 m²

4.16 Vehicle access to the school and parking arrangements will remain unchanged.

4.17 The operational hours of the school will remain unchanged.

4.18 The use of the buildings will remain unchanged. The six classrooms, within the three buildings will still be used entirely for education purposes.

5.0 Planning Policy

A. National Planning Policy Framework 2011

5.1 The core dimensions for achieving Sustainable Development within a national Planning Systems are set out in paragraph 7 of the NPPF and these are:

   • An economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

   • A social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and

   • An environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

5.2 Paragraph 14 of the NPPF is a presumption in favour of Sustainable Development. At the heart of the NPPF is a presumption in favour of sustainable development and Paragraph 14 states that for decision-taking this means:

   • Approving development proposals that accord with the development plan without delay; and
   • Where the development plan is absent, silent or relevant policies are out-of-date, granting planning permission unless:
   • Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
   • Specific policies in this Framework indicate development should be restricted.

The proposals to relocate, refurbish and utilise the existing temporary accommodation on site whilst the construction of the new extension at the school takes place conforms fully with a sustainable approach to development as the proposal does not involve the construction of any new facilities.
5.3. Paragraph 72 of the NPPF makes it clear that 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 requires that local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement for development that will widen choice in education provision. Paragraph 72 goes on to state that local planning authorities should:

- Give great weight to the need to create, expand or alter schools;
- Work with schools promoters to identify and resolve key planning issues before applications are submitted.

The proposed relocation of the three existing mobile classroom units on site is in line with Paragraph 72 of the NPPF by ensuring continued operation of Isebrook School and in doing so providing a sufficiency of choice in school places within Northamptonshire.

B. Regional Planning Policy (North Northamptonshire Joint Core Strategy 2011 – 2031)

5.4 Policy 13. General Sustainable Development, limb (f) not to lead to the loss of community facilities. The proposals to relocate the existing temporary accommodation on site will support the continued operation of the school for the duration of the construction of the proposed extension which in turn will contribute positively to this and other policies set out in the North Northamptonshire Joint Core Strategy.

5.5 Policy 13. General Sustainable Development, limb (g) not lead to the loss of open space or recreation facilities unless a site of equivalent quality and accessibility can be provided. Any loss of amenity of the Tennis Courts at the school will be temporary and is offset by sufficient open space on the existing school site.

5.6 Policy 14. Energy Efficiency and Sustainable Construction. Limb (b) i Elsewhere development proposals should demonstrate that (i) the development incorporates techniques of sustainable construction and energy efficiency. There is an energy efficiency associated with reutilising existing buildings on site as opposed to replacing the units.

5.7 Policy 11. Distribution of Jobs. The proposals will allow the school to maintain its operations without detriment to jobs and the local economy.

5.8 Policy 8. Delivering Economic Prosperity. The proposals will directly contribute to the continuation of the school’s role in developing the skills and qualifications of students required to attract new businesses into the area.

C. Local Planning Policy

5.12 External Lighting Statement. There will be an external light over the external door bulkhead on the entrance to each building. The existing bulkhead lighting will be retained.

5.13 Transport Statement. The proposal is for the relocation of an existing facility on site at the school. The school will continue to operate on the same basis as it currently does. The proposals do not extend its services, i.e. there will be no change in the hours of its operation, or increase the number of places. A full transport assessment is currently being undertaken as part of the Planning Application for the new classroom extension block. A revised School Travel Plan will be provided as part of the Planning Application for the main scheme.

5.14 Utilities Statement. The proposal will include for the connection of the mobile unit to the electricity, storm drain and foul drainage and water supplies which are situated adjacent to Tennis Court.

5.15 Arboriculture Statement. There are no trees or hedgerows on or adjacent to the Site or that will be impacted by the relocation of the three mobile classroom units.
5.16 **Ecology Statement.** There are no protected species or other ecology issues in relation to these proposals.

5.17 **Sports Facilities.** Any loss of amenity associated with the Tennis Court will be temporary and the school have sufficient space on site to compensate for the loss of amenity during the construction stage of the proposed extension.

5.18 **Design and Access Statement.** The following are considered in line with CABE (2007) guidance:

- Use of the site. There is no change in use of the site. The site remains in use for Education (D1)
- Amount of Development. As this proposal is for the relocation of existing accommodation on site the net impact is neutral with no overall increase in floor space.
- Layout. The proposed layout of the three mobile units, (refer 91428-S-XX-182) on and adjacent to the Tennis Court is proportionate and in line with the proposed use. The reconfiguration of entrance ramps will simplify access arrangements to the buildings.
- Scale. The physical measurements of the buildings are detailed in all supporting plans and elevations, (refer 91428-S-XX-182). No physical change is proposed to the structures.
- Landscape. Two of the three units will be temporarily located on the Tennis Court. The third unit is located on the grass area adjacent to the Tennis Court this area will be returned to its original state when the three units are removed from site.
- Appearance. The external appearance of the units will remain unaltered. However the external elevations of the units will be redecorated as part of these proposals.
- Access. Existing access to the Site will be retained with no requirement for additional access other than the provision of individual ramps for each unit. All ramps will comply with respective building regulations and statutory requirements to provide

5.19 **Flood Risk Statement.** The Site is not on a Flood Plain. The extent of the flood plain associated with the Ise Brook terminates at the boundary of the school site as shown in the map below copied from the Environment Agency website.
6.0 Assessment of the Proposed Development

6.1 The mobile classrooms are being positioned in the most convenient and accessible location on site.

6.2 Form, Massing and Structure. The proposed buildings are simple, functional units, rectangular in form with flat roofs. The elevational treatment is also functional with limiting window openings in order to comply with Part B of the Building Regulations. The external finish to the buildings will remain unchanged.

6.3 Energy and Sustainability. Proposed foul water pipes from the mobile classroom will be connected to the public foul water pipes as used by the main school. Foul waste will be pumped in order to assure the required flow rates.

Roof water run-off will be positively drained via gutters. The gutter rwp’s will be connected into the schools existing below ground surface water drainage system.

The design of the temporary units shall be in accordance with Building Regulations Part L 2013, with SBEM calculations and an Energy Performance Certificate to support their design. The entire building services installation shall be designed in conjunction with best practice guidance from BSRIA, CIBSE and British Standards. The buildings shall take their services connections form the main school; therefore an individual electrical and water supply along with telecommunications ducts to allow the extension of the site-wide IT system shall be installed to serve the proposed buildings.

6.4 Local Amenity and Environmental Considerations. Given the proposed development is entirely on the existing school site and reutilises existing temporary accommodation already on the school site it is highly unlikely to give rise to unacceptable adverse impacts upon residential amenity or landscape character.
6.5 All temporary accommodation will be removed from site in August 2021 following completion of the classroom extension block in September 2018 and to allow for increased pupil intake.

7.0 Conclusion

7.1. There is a need to provide continued functional learning accommodation for the duration of the proposed construction works for the new classroom extension at Isebrook SEN College. The proposals set out in this Planning Statement are in support of the Planning Application.

7.2 The proposed development is temporary, required September 2016 through to January 2021.

7.3 The proposals support key policies as set out in the North Northamptonshire Joint Core Strategy as highlighted in this Planning Statement.

7.4 At the end of the main scheme all temporary accommodation will be retained on site for an extended period through to 2021 to allow for future pupil intake.