REGULATION 3 OF THE TOWN AND COUNTRY GENERAL REGULATIONS 1992

PLANNING STATEMENT

SOUTHFIELD SCHOOL FOR GIRLS

NORTHAMPTONSHIRE COUNTY COUNCIL
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1 INTRODUCTION

1.1 The Planning Application

1.1.1 This Planning Statement is submitted to Northamptonshire County Council seeking planning permission for the temporary installation for a double mobile classroom at Southfield School for Girls, Lewis Road, Kettering, NN15 6HE.

1.1.2 The submission includes the following information, documents and drawings:

Documents
- Planning Statement;
- Application Forms; and
- Appropriate Fee.

Drawings
- K007A- Site Plan
- Floor Plan
- Elevations

1.2 Application Site

1.2.1 The Application Site, shown edged in red on drawing K007A, sits entirely within the Southfield School for Girls boundary. Access to the school is gained via Springfield Road, located to the north of the school boundary and Lewis Road to the east.

1.2.2 The existing permitted school buildings are arranged centrally within the wider site, with playing fields positioned to the east and west of the school buildings. The school is bounded on all sides by residential dwellings with the nearest residential receptors located on Lewis Road, approximately 46m to the east of the Application Site.

1.2.3 The Application Site sits immediately north of the main school building and east of the existing sports hall.

1.2.4 The Application Site is located in Flood Zone 1 and such a categorisation means that the Site has a 1 in 1000 year annual probability of flooding.
2 DESCRIPTION OF DEVELOPMENT

2.1 Background and Need

2.1.1 Northamptonshire County Council has received an unprecedented number of applications for Year 7 places in Kettering with all schools in the area have filled up to their admissions number. As a result, there is currently no spare capacity to allow for late admissions or children moving into the area.

2.1.2 In order to meet its statutory obligation in providing school places across the county, Northamptonshire County Council has been required to extend the provision of year 7 places in Kettering by 60 places. This has been facilitated by increasing the capacity of two local schools, namely Kettering Science Academy and Southfield School for Girls.

2.1.3 Kettering Science Academy are able to temporarily accommodate the extra students within their existing building while the details of a permanent extension to the site is considered. By contrast, Southfield School for Girls requires additional teaching space to accommodate this extra number of students and therefore the installation of a temporary double mobile classroom for the use over five years would provide an interim solution whilst a more permanent solution is sought.

2.2 Description of the Proposal

2.2.1 The Proposed Development consists of a single-storey double mobile classroom, measuring approximately 131m². The height of the Proposed Development is approximately 3.3m. It is proposed that the roof of the mobile classroom is finished in grey felt with a small overhang discharging rainwater into black PVC guttering and downpipes. In addition, the walls will be finished in a stippled dark green weatherproof coating. Indicative elevations, showing the proposed appearance of the double mobile classroom is shown on the enclosed drawing.

2.2.2 The windows of the proposed mobile classroom will all benefit from white uPVC frames and double glazing.

2.2.3 A wooden horizontally slatted skirt is proposed as shown on the enclosed elevations drawing.

2.3 Location of Proposal

2.3.1 It is anticipated that the Proposed Development will be sited on an area within the existing school boundary, within an area comprising of grass and paving. The siting of the proposed mobile classroom has been considerate to all user.

2.3.2 There are no amendments to the landscape features of the existing school proposed as part of this Application.
2.4 Elevations and Floor Plan

2.4.1 Access to the mobile Site comprises both steps and a ramp to the main entrance as shown on the enclosed drawing.

2.4.2 The design of the proposed mobile classroom will facilitate an evacuation should the need arise. All travel routes have been carefully planned and emergency exits have been incorporated into the proposed design and layout of the mobile classroom.
3 PLANNING POLICY CONTEXT

3.1 Introduction

3.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004, states that the determination of a planning application must be made in accordance with the Development Plan unless material considerations indicate otherwise.

3.1.2 In this regard, the Development Plan consists of:

- North Northamptonshire Joint Core Strategy 2011-2031;
- Kettering Local Plan- Adopted 1995 (Saved Policies)

3.1.3 Other material considerations include the policies set out within the National Planning Policy Framework.

3.2 The Development Plan

North Northamptonshire Joint Core Strategy

3.2.1 The following policies are considered to be relevant to the Proposed Development:

- Policy 1: Presumption in Favour of Sustainable Development;
- Policy 7: Community Services and Facilities;
- Policy 8: North Northamptonshire Place Shaping Principles;

Kettering Local Plan (Saved Policies)

3.2.2 A review of the ‘saved’ policies of the adopted Kettering Local Plan reveals no policies that are relevant to the Proposed Development.

3.3 Other Material Considerations

National Planning Policy Framework

3.3.1 Paragraph 72 of the NPPF makes specific reference to schooling provision. It states 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. Local Planning Authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should;

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

**4.1 Introduction**

4.1.1 The starting point for the assessment of this proposal is the Development Plan. From an assessment of the pertinent Development Plan policies and other material planning considerations, the main issues in the determination of this planning application are:

- Justification and Need for the Development; and
- Local Environmental and Amenity Considerations.

**4.2 Need**

4.2.1 There is an overriding and compelling need to adequate provision of school places across Northamptonshire following an unprecedented number of applications. Whilst local policy is silent in any specific reference to schooling, the overarching presumption of sustainable development echoes the need to support ‘strong, vibrant and healthy communities and....support local services that reflect the community’s needs and support its health, social and cultural wellbeing’ at a local and national level. In addition, the NPPF is explicit in ‘the need to create, expand or alter schools’.

4.2.2 The NPPF notes that great weight must be attached to the improvement or creation of schools and therefore the Proposed Development is compliant with both local and national policy.

**4.3 Local Amenity and Environmental Considerations**

**Landscape and Visual Impact**

4.3.1 The Proposed Development has been sensitively positioned within the existing school grounds in order to minimise its impact in landscape and visual terms.

4.3.2 The proposed mobile classroom is situated immediately north of the existing main building. The Application Site currently benefits from partial screening via an existing tree belt, separating the Application Site from the nearest residential receptors.

4.3.3 The land from the nearest residential receptors follows a gentle slope towards the Application Site, thus depressing the proposed mobile classroom into the landscape. The Application Site benefits from a relatively small, compact and contained design.

4.3.4 The Application Site is situated within the context of a cluster of existing school buildings which provide full screening to residential dwellings to the south and west. Views of the Application Site from the nearest residential receptors on Lewis road will be mitigated somewhat through the existing tree belt. In addition, the land from the nearest residential dwelling follows a gentle slope away from the residential properties towards the Application, thus depressing the proposed mobile classroom into the landscape.

4.3.5 The Application Site is surrounded by various school buildings which differ in size and age. The proposed mobile classroom is relatively small and contained in the context of the existing building and therefore exerts minimal impact onto the surrounding landscape.
4.3.6 In conclusion, given its limited size and position within an established school, the Proposed Development does not give rise to unacceptable landscape and visual impacts and is therefore compliant with Policy 8 of the adopted Joint Core Strategy.

**Noise**

4.3.7 The Application Site benefits from the installation of double glazed windows which will mitigate any noise emanating from inside the mobile classroom.

4.3.8 Outside of the classroom, any noise will be typical of the day to day noises found within a functioning school and, as such, the additional mobile classroom will not introduce any new sources of noise over and above the existing noise at the School.

4.3.9 The Proposed Development is therefore compliant with the environmental and amenity considerations required under Policy 8 of the adopted Joint Core Strategy.

**Access, Entrances and Parking**

4.3.10 There will be no amendments to the existing access to the wider school complex as part of the Proposed Development.

4.3.11 Access to the proposed double mobile classroom is gained via steps and a ramp leading into the building. This is shown on the enclosed floor plan drawing.

4.3.12 The design of the double mobile classroom has given consideration to evacuation and emergency procedures. All routes have been carefully planned and evacuation planning will be tested and recorded on a regular basis by the occupiers of the building.

4.3.13 There are no changes to the existing parking at the wider site proposed as part of this development. Similarly, there is no additional parking required as part of the Proposed Development.
5 CONCLUSION

5.1.1 In summary, this Planning Application is submitted to Northamptonshire County Council for the installation of a temporary double mobile classroom at Southfield School for Girls, on behalf of Northamptonshire County Council under Regulation 3 of the Town and Country General Regulations 1992.

5.1.2 The Proposed Development is considered essential in order to supply adequate provision of school places and is therefore compliant with national guidance in relation to schools. In addition, the installation of the proposed double mobile classroom will not result in any unacceptable adverse environmental and amenity effects and is therefore compliant with both local and national planning policy.

5.1.3 In light of the above, there is no known reason why planning permission cannot be granted for this development.