Job Ref: 6899

PLANNING STATEMENT

INSTALLATION OF 2NO MOBILES

At

Lewis Road
Kettering
Northamptonshire
NN15 6HE

for

Southfield School

Date: April 2019

Ref: 6899-010101-190405-MC-MC
The Planning Application

This Planning Statement is submitted to Northamptonshire County Council Planners seeking planning permission for the temporary installation for 2no. double mobile classroom at Southfield School, Lewis Road, Kettering, NN15 6HE.

Application Site

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.

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

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

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.

DESCRIPTION OF DEVELOPMENT

Background and Need

Northamptonshire County Council has agreed to fund a new 10 classroom block and lecture theatre as approved via Kettering Planners Ref: KET/2018/0770. This project is to expand the school via 1 whole form entry thus an additional 210 pupils.

This commenced in September 2018 with 30 pupils and will follow in September 2019 with an additional 30 pupils and will continue in the forthcoming years.

The main project includes the demolition of a double mobile and classroom building starting in July 2019. Therefore, there is an overlap in accommodation to pupils for a few years.

This application addresses that temporary shortfall.

Description of the Proposal

The Proposed Development consists of 2no. single-storey double mobile classroom, measuring approximately 122m². 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.

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

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

Location of Proposal

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.

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

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

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.

PLANNING POLICY CONTEXT

Introduction

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.

In this regard, the Development Plan consists of:

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

Other material considerations include the policies set out within the National Planning Policy Framework published July 2018 and updated February 2019.

The Development Plan

North Northamptonshire Joint Core Strategy
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)
A review of the 'saved’ policies of the adopted Kettering Local Plan reveals no policies that are relevant to the Proposed Development.

Other Material Considerations

National Planning Policy Framework

The National Planning Policy Framework sets out the Governments planning policies for England and is weighted towards a presumption in favour of sustainable development. 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. The extended Southfield School would provide additional local infrastructure and an increased sense of community.

The school is within close proximity to housing which satisfies the NPPF’s aim to encourage people to walk to school.

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 NPPF states under ‘Promoting healthy and safe communities’ **Paragraph 94:**

"It is important 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 through the preparation of plans and decisions on applications” and goes on to state that local authorities should ‘give great weight to the need to create, expand or alter schools”

**Paragraph 121** states that developments make most effective use of sites that provide community services such as schools.

The proposal therefore conforms to the Governments employment and childcare objectives.

**ASSESSMENT OF DEVELOPMENT**

**Introduction**

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.

**Local Amenity and Environmental Considerations**

**Landscape and Visual Impact**

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

The proposed mobile classrooms are 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.

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.

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.

The Application Site is surrounded by various school buildings which differ in size and age. The proposed mobile classrooms are relatively small and contained in the context of the existing building and therefore exerts minimal impact onto the surrounding landscape.

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**

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

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**

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

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

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.

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.

**CONCLUSION**

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

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 classrooms will not result in any unacceptable adverse environmental and amenity effects and is therefore compliant with both local and national planning policy.

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