

## Letter of Comfort

### Our Ref: Grange Lane Junior

Case officer: William Hill  
Telephone: 01724 297482  
Email: [planning@northlincs.gov.uk](mailto:planning@northlincs.gov.uk)

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Mr R Bellingham  
Project Manager  
Priority School Building Programme  
Education Funding Agency

Via e-mail only

Dear Sir

#### **Grange Lane Junior School, Cornwall Road, Ashby, Scunthorpe, DN16 3AW**

I am writing to confirm the council's position with regard to the proposed development of the Grange Lane Junior School, Cornwall Road for education (use class D1) purposes in accordance with the initial master plan attached (drawing proposed site layout 13196.05 Rev P3 dated 06.02.14).

#### The Site and Surroundings:

The new school will be constructed on the existing junior school site which comprises 22,281m<sup>2</sup>. The infant school site does not form part of this scheme. The entrance to the site is off Cornwall Road to the north-west corner of the site, this leads to a service area and car parking to the north of the school building and there is also an access point off Southfield Road to the south of the site. The existing school building is a mixture of single and two-storey blocks. The building is in the north-west of the site with a footprint area of 1,252m<sup>2</sup>. The school building is surrounded by hard and soft play areas, mainly to the south and east of the building, and a playing field makes up the east of the site. The building is not listed and the site is not in a conservation area, nor an area of archaeological interest. According to the Environment Agency's website, the site is located in flood zone 1 however; no flooding issues have been reported by the school. A site location plan (drawing 13196.05 Rev P1 dated 20.01.14) is enclosed with this correspondence.

The surrounding area is generally residential with a small open area for public use to the north-west of the site.

Description of Development:

It is proposed to redevelop the site to provide a modern school with up-to-date facilities. The existing building will be demolished and the proposed location for the new building is to be south of the existing school building on the existing hard play area. The control option comprises a two-storey EFA baseline design surrounded by hard play areas and some areas marked out as courts, these areas will be accessible from classrooms. The existing entrance is retained together with the car park which is extended to accommodate the increase in staff numbers. Southfield Road entrance is presented as an alternative for service vehicle access. The pitch to the east will be retained and some further soft play will be provided to the north of the new building. The boundary will remain as existing. Please refer also to the initial master plan enclosed (drawing proposed site layout 13196.05 Rev P3 dated 06.02.14).

The proposal will result in a total of 2,232m<sup>2</sup> of floor space to be used for education (use class D1) purposes for 420 primary pupils and 39 FTE nursery pupils which represents an increase in pupil numbers in terms of the existing on-site provision. The new building footprint is 1,400m<sup>2</sup> which represents an increase of 148m<sup>2</sup>.

Based on the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999, we consider that a request should be made to the local planning authority to carry out a Screening Opinion under those regulations prior to the submission of the planning application in order to ascertain whether a full Environmental Impact Assessment will be required to accompany the planning application.

Review of Planning History:

The planning history of the proposed development site includes:

Reference Number: 6/1993/0312 Approved 19/11/1993

Proposal: Erection of a 2m high palisade fence

Address: Grange Lane Junior School, Cornwall Road

Reference Number: 1955/603 Approved -

Proposal: Erect a three form junior school

Address: Grange Lane Junior School, Cornwall Road

There are no current planning applications pending for this site.

Planning Policy Review:

The adopted development plan for the site is the North Lincolnshire Local Development Framework – Core Strategy Development Plan Document (June 2011) and the saved policies of the North Lincolnshire Local Plan (May 2003). With regard to emerging planning policy, the council is working on its Housing & Employment Land Allocations Development Plan Document. This document is currently at the revised submission draft and will be published to allow representations to be made on its soundness in late April 2014.

The key policies are:

- Core Strategy DPD: CS1, CS2, CS3, CS5, CS13, CS22 & CS23.
- North Lincolnshire Local Plan: T1, T2, T6, T8, R1, C1 & DS1.

The National Planning Policy Framework (NPPF) (March 2012) is also a material consideration in terms of policy and guidance.

Key Designations:

The site is situated within the settlement development limit for the Scunthorpe Urban Area as defined on inset map 10 of the North Lincolnshire Local Plan. policy CS3 of the Core Strategy is also relevant in this regard.

The existing school buildings are not subject to any formal designation in the development plan. However, the playing fields are identified on local plan inset map 36 as being “protected playing fields” under saved Local Plan policy R1: Protecting Playing Fields.

Planning Policy Analysis and Planning Issues/Objectives:

*Principal of Development:*

As indicated, the site lies within the settlement development limit for Scunthorpe as defined in the North Lincolnshire Local Plan and supported by Core Strategy policy CS3. This indicates that development would be acceptable in principle, subject to meeting planning policy requirements.

The Core Strategy identifies Scunthorpe as a ‘Major Sub-Regional Town’ in its settlement hierarchy. This means that it is considered to be one of the most sustainable settlements in North Lincolnshire and as such it is one of the main locations for development. This is supported in Core Strategy policies CS1 and CS2, both of which seek to reinforce the role of Scunthorpe as the focus for the majority of new development and growth.

*Education:*

Core Strategy policy CS13 strongly supports improvements in education provision across North Lincolnshire including the provision of new schools. Where new proposals are identified for the development of educational facilities, the policy expects them to be of high quality design, well related to neighbourhood services and amenities and easily accessible by sustainable transport modes. Also, it seeks provision for community use in addition to their educational use where appropriate.

The proposed development would be broadly in-line with this policy, subject to detailed planning and design considerations.

*Community Facilities:*

Core Strategy policy CS22 supports the provision and enhancement of community facilities to meet the needs of local communities. This could include schools. It seeks to ensure they are located where they can be accessed by a range of transport modes. Scunthorpe is considered to be an appropriate location for these facilities. Accordingly, the proposed development could be viewed as being in line with this policy.

*Design, Scale, Massing & Amenity:*

Core Strategy policy CS5 sets out the broad planning policy framework for the design of new development. It requires new development to be well designed, appropriate for its context and contributing towards creating a sense of place.

Saved Local Plan policy DS1 is a broad policy that is applied to all development proposals. In a similar vein to policy CS5, it seeks a high standard of design in new development regardless of location and sets out a series of criteria in relation to design quality, amenity impacts, conservation, resources, and utilities/services.

*Playing Fields:*

Saved Local Plan policy R1 seeks to protect playing fields in North Lincolnshire from development that would lead to their loss or prejudice their use. Development is only permitted subject to proposals meeting a number of strict criteria. A similar approach is adopted in Core Strategy policy CS23.

Having examined the proposed layout for the new school, it is considered that the reconfiguration of the existing playing pitches within the site would improve the facilities on offer subject to availability to the public.

*Transport:*

Core Strategy policy CS2 seeks to ensure that new development is located where the need to travel is minimised and where it can be accessed by a range of transport modes. Similarly, saved Local Plan policies T1 and T2 aim to ensure that development proposals, particularly those which generate a significant volume of traffic, are located in sustainable locations such as the area's larger settlements, and where they can be easily accessed by a range of existing or improved transport modes.

Core Strategy policy CS25 seeks to promote the use for sustainable transport in delivering new development in the area through the use of a range of demand and network management tools.

Given the location of the proposed development, it is considered that the overall aims of the policy would be met. It is expected that any planning application would be accompanied by a robust transport assessment and travel plan. The applicant should discuss this with the council's highways department.

*Environment:*

Core Strategy policy CS18 seeks to promote development that makes the best and most efficient use of resources such as energy and water as well as to protect the environment and people. It supports the use of sustainable construction and design methods.

*Ecology:*

All schools need at least a scoping survey to show whether a full phase 1 habitat survey or protected species survey are required. They also need biodiversity enhancements in the design for BREEAM, for curriculum purposes, for the Duty to Conserve Biodiversity and the National Planning Policy Framework. Enhancements could include bat bricks, swift bricks, nest boxes, use of native trees and shrubs, green roofs, and nature areas, etc.

Existing trees and buildings could support nesting birds.

In conclusion, subject to meeting the details of some of the planning policies outlined above, it is considered that the proposed redevelopment of the existing school site for continued education use would be broadly in line with planning policy.

*Noise and Vibration:*

It is important to take account of noise and vibration early on in the design stage so that appropriate design, layout and noise controls are addressed for the protection of residential amenity and to achieve the required acoustic performance for pupils and teachers. A noise impact assessment report should be submitted with the planning application. This needs to cover the demolition, construction and operational phase of the development. This will enable the drafting of appropriate conditions for the control of noise and vibration.

If there is to be a school kitchen, it will be necessary to address cooking odours and noise from associated extraction/filtration systems.

*Air Pollution (including odour and dust):*

An air quality assessment should be submitted with the planning application. The assessment should cover demolition, construction and operational phases of the development. For the construction and demolition phases of the project the air quality assessment should include a dust assessment using the latest IAQM dust assessment guidance. Any site-specific mitigation measures need to be written into

a dust management plan (DMP). The DMP will require approval by the council prior to the commencement of any work on site. The needs for a detailed assessment for the operational phase of the project should be screened using the latest IAQM technical guidance. The screening assessment should take into account emissions from traffic, car parks and any biomass/CHP plants. For any source of odours (for example school kitchens), an odour assessment should be submitted using the latest Environment Agency Horizontal Guidance and IAQM Guidance for Odour Assessment.

#### *Light Pollution:*

There is the potential for light pollution to occur during the construction/demolition stages of the proposed development and, following completion, during school use. It is essential that a Construction Environmental Management Plan (CEMP) is submitted with any planning application made. The CEMP should include the following:

- Specified locations for contractors' compounds and materials storage areas;
- Areas where lighting will be required for health and safety purposes;
- Location of potential temporary floodlights;
- Identification of sensitive receptors likely to be impacted upon by light nuisance; and
- Proposed methods of mitigation against potential light nuisance, including potential glare and light spill on sensitive receptors.

To ensure the protection of amenity, the application should be accompanied by an assessment of the potential for light impact. The assessment should include:

- Identification of sensitive receptors likely to be impacted upon by light nuisance; and
- A lighting scheme which proposes methods of mitigation against potential light nuisance, including potential glare and light spill, on sensitive receptors.

#### Planning Application Scope and Timing:

In due course, the applicant will need to undertake pre-application consultation with the public and will demonstrate through the application submissions how any issues have been addressed. The range and scope of the planning application submission which will be required in support of a full planning application are:

Plan identifying the land to which the application relates	
Drawings (block plan of site, existing and proposed, elevation, floor plan, roof plan)	
Completed ownership certificate (Rights of Way/CPSEs/LA search/Land Registry search/Deed packet information)	
Design and Access Statement	To include ways of reducing anti-social behaviour/crime and including the use of secure by design principle
Archaeological Assessment	Speak with Alison Williams head of Historical Environment and Archaeology to confirm requirements
Biodiversity Survey and Report	
Climate change and CO <sup>2</sup> emissions	
Daylight/sunlight assessment	
Heritage Statement (inc development affecting the setting of listed buildings)	Speak with Eddie Rychlak to confirm requirements
Ecological Assessment (Japanese knotweed if relevant)	
Economic Regeneration Statement	To be separate from the Design and Access Statement
Environmental Impact Assessment (LPA to screen EIA prior to submission)	Need to request a screening opinion to planners
Air Quality Assessment	
Land Contamination Assessment	Remediation Statement to be provided if contamination is found on site
Noise and Noise-Sensitive Assessment	
External Lighting Schemes	
Foul Sewage Assessment	
Ground Levels – existing and proposed	
Green Travel Plan	Speak with Darren Cowling/Louisa Simpson to confirm requirements
Landscape proposals	As the first of the new buildings in the area, the planners will look for this scheme to set the basis for all other schemes with regard to hard and soft landscaping
Materials of external construction	Sample board to be provided
Parking provision in new developments	
Photographs and photo montages (inc aerial photographs)	To be undertaken before submitting planning application
Strategic Flood Risk Assessments (SFRA) and Flood Risk Assessment	
Supporting Planning Statement (Local Development Plan)	
Sustainability Statement (assume inc Renewables Statement)	20% renewable as a minimum to be provided. BREEAM?
Transport Assessment (inc highways search)	Speak with Darren Cowling/Louisa Simpson to confirm requirements
(a) Traffic Impact Assessment	
(b) Initial Traffic Survey	
(c) Main Highway Design Commission	
(d) School Travel Plan	
(e) Cycle Route	
Tree Survey/Arboricultural Survey	Need to justify the need to keep/remove from the site

(Further clarification regarding requirements for this site can be provided.)

Conclusion:

The council is keen to support proposals that will result in improved educational facilities in North Lincolnshire and look forward to receiving a planning application submission in due course.

In conclusion, the views given above are, at this stage, informal and represent an officer/informal opinion only, they cannot therefore be taken to influence or bind the council on any future planning application. In addition, the views given are made without the benefit of any consultation responses.

However, subject to the further scope of works identified in this letter; the proposals are considered to be consistent with adopted local planning policies.

The following assessment must be made within any forthcoming planning application:

- An assessment of the impacts of the hard area of play on the living conditions at the occupiers of 13-21 Eastfield Road, 57-63 and 73-81 Southfield Road;
- An assessment of the impact of the proposed two-storey building, particularly in respect of overshadowing and loss of sunlight/daylight, on the living conditions of the occupiers of 57-63 Southfield Road;
- An assessment of the impact of the proposed car park on the occupiers of 35-47 Cornwall Road.
- An assessment of the construction impacts, particularly from a site access perspective on the occupiers of properties in Southfield Road.

In any planning submission the impact of the proposed demolition works should be fully assessed. Such an assessment must include transport impacts, dust and noise impacts and mitigation measures to alleviate potential from nuisance bearing in mind the close proximity of existing residential property. A fully worked-up Demolition Method Statement will be required to accompany the planning application.

Yours faithfully

**Phil Wallis**  
**Head of Development Management**