



## Inspire Multi-Academy Trust (South West)

Tor Bridge Primary School and Cann Bridge School, Eden  
Valley Gardens, Plymouth, PL6 8EE

### Planning Statement

Job Number: 32344  
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## 1. Introduction

- 1.1. This Planning Statement (statement) has been prepared by Bailey Partnership's Chartered Town Planning service on behalf of Inspire Multi-Academy Trust (South West) (the applicant) in support of a full planning application for:

*"Erection of single-storey extension to be used as a classroom and extension to covered play area to Cann Bridge School, and addition of a kitchen facility (and internal alterations to existing two-storey building), to aid the formal separation of Cann Bridge Special School and Tor Bridge Primary School."*

- 1.2. The following supporting documents should be read in conjunction with this statement:

- Application form
- Cover letter
- CIL form
- Planning Statement (this Statement)
- Design and Access Statement
- Preliminary Ecological Appraisal and Mitigation and Enhancement Strategy
- Phase 1 Ground Investigation Report
- Flood Risk Assessment and Drainage Strategy
- Existing and Proposed Plans and Drawings
  - TBH-BP-XX-XX-DR-A-050-001-P0 Site Location Plan
  - TBH-BP-XX-XX-DR-A-050-002-P0 Existing site plan
  - TBH-BP-XX-XX-DR-A-050-003-P0 Existing ground floor plan
  - TBH-BP-XX-XX-DR-A-050-004-P0 Existing first floor plan
  - TBH-BP-XX-XX-DR-A-050-005-P0 Existing elevations
  - TBH-BP-XX-XX-DR-A-050-006-P0 Existing sections
  - 32344-050\_007 Existing extension
  - TBH-BP-XX-XX-DR-A-050-008-P0 Proposed site plan
  - TBH-BP-XX-XX-DR-A-050-009-P0 Proposed ground floor plan
  - TBH-BP-XX-XX-DR-A-050-010-P0 Proposed first floor plan
  - TBH-BP-XX-XX-DR-A-050-011-P0 Proposed elevations
  - TBH-BP-XX-XX-DR-A-050-012-P0 Proposed sections
  - 32344-050\_013 Proposed extension
  - TBH-BP-XX-XX-DR-A-050-014-P0 Proposed ground floor plan fire strategy
  - TBH-BP-XX-XX-DR-A-050-015-P0 Proposed first floor plan fire strategy

- 1.3. This statement provides a description of the site and proposed development and an analysis of the main planning considerations raised by the proposals. It contains reference to both local and national planning policy and provides an overall assessment of the proposal.

## **2. Site Location and Description of Development**

- 2.1. The site is known as “Tor Bridge Primary School and Cann Bridge School”.
- 2.2. The site is located within the Tor Bridge Partnership campus, which contains Tor Bridge High, Tor Bridge Primary, Plym Bridge Nursery School and Cann Bridge School. The campus is located approximately 5km northeast of Plymouth City Centre. The site is located within a predominantly residential area, with residential properties surrounding the campus. Further to the southeast is a large supermarket.
- 2.3. The site falls within Flood Zone 1, the area at least risk of flooding. The site does however fall within the Plymouth Critical Drainage Area. A Flood Risk Assessment and Drainage Strategy supports this application.
- 2.4. The existing primary vehicular access is currently from Eden Valley Gardens, which is accessed via Miller Way.

### ***Proposals***

- 2.5. The Tor Bridge campus was built in 2012, and has four separate demises: Tor Bridge High partnership campus, which contains Tor Bridge High, Tor Bridge Primary, Plym Bridge nursery school and Cann Bridge School. At present, Tor Bridge Primary School and Cann Bridge School share some facilities, such as staff areas and corridors.
- 2.6. The proposals are to formally separate the Tor Bridge Primary School and Cann Bridge School, to provide each of the schools with their own staff areas, meeting rooms and offices, together with separate entrances.
- 2.7. In order to achieve the formal separation, the following works are proposed:
  - Single storey extension to Cann Bridge Primary School
  - Installation of a new kitchen to serve both schools
  - Internal remodelling works, including removal of doorways, and installation of partition walls
- 2.8. The proposals will ensure that both Tor Bridge Primary School and Cann Bridge School can continue to successfully function.

### 3. Relevant Planning

3.1. In this instance the most relevant applications are:

**08/00037/FUL** for *'Redevelopment of site (involving retention of specific buildings) to provide new community college including youth centre, nursery, primary school, and ancillary playing fields, car parks and amenity spaces'* was granted conditionally in April 2008.

**08/01698/FUL** for *'Redevelopment of site (involving retention of specific buildings) to provide new community college including youth centre, nursery, primary school, and ancillary fields, car parks and amenity spaces (revised scheme)'* was granted conditionally in March 2009.

**11/00831/FUL** for *'Addition of new condition to planning permission ref 08/01698/FUL listing approved plan numbers'* was granted conditionally in September 2011.

**11/01073/FUL** for *'Amendment to condition 18 under Section 73 to vary the listed plan numbers as per the attached schedule of plans. Drawings 1395/P/1/150 and P/159 to be varied to P/150 Rev L and P/159/RevK'* was granted conditionally in November 2011.

**12/01678/FUL** for *'Variation of condition 20 of application 08/01698/FUL to add plan numbers 1395L/021 rev C4, 022 rev C4, 023 rev C4, 1395/5K/120330/MB/01 and 02 to allow the erection of a hydrotherapy pool plant room'* was granted conditionally in December 2012.

**14/02420/FUL** for *'Extension to existing school to provide two new classrooms, associated landscaping, play spaces and fire truck access'* was granted conditionally in March 2015.

#### **4. The Adopted Development Plan (DP)**

- 4.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the provisions of the Development Plan (DP) unless material considerations indicate otherwise. In this instance the Plymouth and West Devon Joint Local Plan 2014-2034 (adopted March 2019) (JLP) provides the adopted DP.
- 4.2. The relevant DP policies are as follows:
- Policy SPT1: Delivering sustainable development
  - Policy SPT13: Strategic infrastructure measures to deliver the spatial strategy
  - Policy DEV1: Protecting health and amenity
  - Policy DEV20: Place shaping and the quality of the built environment
  - Policy DEV26: Protecting and enhancing biodiversity and geological conservation
  - Policy DEV35: Managing flood risk and water quality impacts
- 4.3. The above policies are addressed in Section 6 below.

## 5. Other Material Planning Considerations

### ***National Planning Policy Framework 2019 (Framework)***

- 5.1. The Framework sets out the Government's planning policies for England and how these are expected to be applied.
- 5.2. The Framework is an important material consideration that, on its own, is of such weight that it can justify a decision contrary to the relevant policies of the DP.
- 5.3. Paragraph 8 sets out the three dimensions to sustainable development which are "*economic, social and environmental*". These dimensions are discussed in detail in Section 6.

- 5.4. Paragraph 11 of the Framework states that there is a:

*"presumption in favour of sustainable development... for decision-taking this means:*

*c) Approving development proposals that accord with the development plan without delay*

*d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*

*i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*

*ii) 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." (Paragraph 11, the Framework).*

- 5.5. Paragraph 92 of the Framework positively promotes the provision of community facilities such as schools.

- 5.6. Paragraph 94 of the Framework states:

*"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:*



*a) **give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and***

*b) work with schools promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.”*  
(paragraph 94, the Framework) [Bailey Partnership bold].

***Policy Statement - Planning for Schools Development (2011)***

5.7. Communities and Local Government published Planning for Schools Development in 2011 to support the alteration of good schools through the planning system. In addition to a presumption in favour of school development the Policy Statement states:

*“The Government believes that the planning system should operate in a positive manner when dealing with proposals for the creation, expansion and alteration of state-funded schools...”* (Policy statement - planning for schools development, Department for Communities and Local Government, August 2011).

## **6. Assessment**

### ***Principle - Accord with DP***

- 6.1. The site is an existing school and therefore the site is established for education purposes.
- 6.2. The proposals will enhance the teaching and learning environment for the staff and students of both Tor Bridge Primary School and Cann Bridge School. The proposals are necessary to ensure that both schools can continue to operate effectively.
- 6.3. Policy SPT1 notes that in order to deliver sustainable development, a sustainable society is needed where neighbourhoods and communities have a mix of local services and community assets. These services and assets include the provision of quality educational facilities. The proposed development will ensure that the schools continue to operate successfully and are clearly valuable assets to the community.

### ***Principle - Accord with the Framework***

- 6.4. The provision of a new fit-for-purpose school facility is supported by paragraphs 92 and 94 of the Framework which seeks to enable and enhance the provision of valuable community facilities such as schools.
- 6.5. Paragraph 94 of the Framework notes that LPAs should take a proactive, positive and collaborative approach to ensuring that there is sufficient choice of school places available to meet the needs of existing and new communities. The proposals accord with Paragraph 94 of the Framework, with the provision of a classroom which will serve Cann Bridge School.
- 6.6. The proposals accord with Paragraph 118 of the Framework through the use of previously developed land.

### ***Need***

- 6.7. Policy SPT13 deals with the strategic infrastructure measures to deliver the spatial strategy and includes the provision and safeguarding of educational infrastructure.
- 6.8. Cann Bridge School is one of only seven special schools across Plymouth which cater for children with learning difficulties. Cann Bridge School in particular is for pupils aged 3-19 who have severe learning difficulties. The formal separation of Cann Bridge School and Tor Bridge Primary School will allow the pupils at both schools to have a better learning environment for their needs.

### ***Design***

- 6.9. The design of the proposed extension is a continuation of the existing school, and can be seen within the school context.
- 6.10. Policy DEV20 deals with the quality of the built environment. The materials chosen for the proposed extension are similar to those used on the existing school, which allows the extension to seamlessly blend with the existing building. Furthermore, the scale and massing of the proposed extension is consistent with the wider Tor Bridge complex. Therefore, it is considered that the proposals accord with Policy DEV20.

### ***Ecology***

- 6.11. A Preliminary Ecological Appraisal and Mitigation and Enhancement Strategy (PEA) has been compiled by Ecologic Consultants and is submitted in support of this application.
- 6.12. Policy DEV26 notes that development should support the protection of biodiversity across the plan area. The site has been assessed for the likelihood of a presence of bats and birds. The appraisal has found that there is a very limited potential for the nesting of birds, or the roosting of bats.
- 6.13. The PEA concludes that the proposed development will present a negligible ecological impact, which is primarily due to the site consisting of hard standing.
- 6.14. Proposed mitigation measures include informing contractors of the very limited potential presence of nesting birds or bats, together with fencing or covering any excavations or pipework that is to be left open overnight. No artificial lighting will be used during the construction phase, to limit the impact of development on bats.

### ***Flood Risk and Drainage***

- 6.15. A Flood Risk Assessment and Drainage Strategy has been compiled by Bailey Partnership.
- 6.16. The site is within Flood Zone 1, the area least at risk of flooding. However, the site is within the Critical Drainage Area. The site is considered to be of very low risk of flooding from existing sewers, fluvial and tidal flooding, surface water flooding and groundwater flooding.
- 6.17. The proposals will not adversely affect the risk of surface water flooding on the site, or adjacent sites. The increase in foul discharge as a result of the

proposals is relatively small. South West Water have confirmed they have capacity to accept the foul water discharge from the proposed development. Surface water runoff from the roof of the proposed extension will be discharged to the ground via an onsite soakaway.

- 6.18. Overall, the proposed surface water drainage strategy will provide a betterment to the existing surface water drainage regime, and will not adversely affect the risk of flooding on the existing site or adjacent sites. The proposals are therefore in accordance with Policy DEV35.

### ***Significant Benefits of the Proposal***

- 6.19. The proposal will deliver precisely what the Government seeks (paragraph 94 of the Framework), through delivering enhanced facilities to the school. This is a significant social benefit of the proposals.
- 6.20. Economic and social benefits of the proposal include the supporting of employment during construction and those employed on site are likely to make use of local services and facilities. The proposal therefore delivers social and economic benefits.
- 6.21. Environmental benefits are drawn from the ecological mitigation methods proposed through the PEA, together with the use of previously developed land.
- 6.22. The above mentioned significant benefits weigh in favour a positive determination of the application.

## **7. Conclusion**

- 7.1. The proposals are plainly in accordance with the adopted DP. Therefore in accordance with paragraph 11 of the Framework the proposal should be approved without delay.
- 7.2. Further, there are significant social and economic and environmental benefits resulting from the proposals (as set out at paragraphs 6.19-6.22), which carry weight in its favour.
- 7.3. Accordingly, the applicant respectfully requests that the application is approved without delay.