



Proposed new dining block to Barnes Infant and Junior School, Mount Road, Sunderland Planning & Heritage Supporting Statement

July 2021

Contents

| | | |
|-------|--|----|
| 1. | Introduction..... | 4 |
| 1.1 | Background | 4 |
| 1.2 | Planning Application Documents..... | 5 |
| 2. | Site and Surrounding Area..... | 6 |
| 2.1 | Site Location | 6 |
| 2.2 | The Site..... | 6 |
| 2.3 | Relevant Planning History | 7 |
| 3. | Planning Policy and Guidance..... | 8 |
| 3.1 | Introduction | 8 |
| 3.2 | National Planning Policy..... | 8 |
| 3.21 | National Planning Policy Framework..... | 8 |
| 3.3 | Local Planning Policy | 9 |
| 3.31 | Local Plan | 9 |
| 3.32 | Sunderland City Council Core Strategy and Development Plan (2015-2033) | 9 |
| 3.33 | Unitary Development Plan | 11 |
| 3.34 | Statement of Community Involvement (June 2020)..... | 11 |
| 3.35 | Sunderland City Council Draft Allocations and Designations Plan (2020)..... | 11 |
| 4. | Development Proposal | 12 |
| 4.1 | Introduction | 12 |
| 4.2 | Proposed Development..... | 12 |
| 4.2.1 | Access and parking..... | 12 |
| 4.2.2 | Landscaping..... | 13 |
| 4.2.3 | Security | 13 |
| 4.2.4 | Drainage..... | 13 |
| 4.2.5 | Lighting..... | 13 |
| 5. | Heritage Statement | 14 |
| 5.1 | Introduction | 14 |
| 5.2 | Listing Entry..... | 14 |
| 5.2.1 | East Building of Barnes School | 14 |
| 5.2.2 | West Building of Barnes School..... | 15 |
| 5.3 | Nature of the Assets..... | 15 |
| 5.4 | Significance of the Assets | 15 |

| | | |
|-----|---|----|
| 5.5 | Proposed works requiring listed building consent..... | 16 |
| 5.6 | The impact on the Assets and community benefit | 17 |
| 6. | Summary of Environmental and Amenity Considerations | 19 |
| 6.1 | Introduction | 19 |
| 6.2 | Traffic | 19 |
| 6.3 | Bat survey..... | 19 |
| 6.4 | Flooding and Drainage..... | 19 |
| 7. | Pre-application and Public Consultation | 21 |
| 7.1 | Pre-application | 21 |
| 7.2 | Public Consultation..... | 21 |
| 8. | Planning Considerations and the Development Proposal..... | 22 |
| 8.1 | Introduction | 22 |
| 9. | Conclusion | 25 |

1. Introduction

1.1 Background

This Planning Supporting Statement has been prepared on behalf of Sunderland City Council (SCC). It supports an application for the construction of a new shared dining hall between Barnes Infant and Junior Schools, Mount Road, Sunderland.

The existing dining building currently offers dining and kitchen facilities to the ground floor and prepared school meals for several schools in the local area (relocated). The first floor was previously rented out to a local boxing club, this has also been relocated.

The application is proposing to create a new building to accommodate dining facilities and flexible learning spaces for use by both the Infant and Junior Schools. The new building will incorporate dining facilities and small group teaching spaces on the ground floor. The first floor will also incorporate three larger flexible teaching spaces.

The proposal has been designed to maximize the outdoor teaching facilities available to the children attending both schools, albeit vertically as the school has limited space to spread. The new building would include a mix of outdoor areas including at ground floor (between the existing and new building), a first-floor roof terrace overlooking the school yard and a second floor roof terrace.

An accessible lift has been incorporated into the scheme to allow accessibility to all floors and roof terraces of the new building. Glazed link bridges are proposed between the existing schools and the new building allowing secure, covered and level access. This also enables further accessibility to the existing infant and junior schools which cannot currently provide special needs education.

The new building has been designed to meet the needs of both the infant and junior educational requirements whilst providing a new facility that can be used independently for school holiday provision and community use if necessary.

The school role numbers will remain as existing and no additional staff or visitor car parking is proposed. The existing service yard will be retained and re-used to serve the new facilities as a service yard as it requires delivery access to the new kitchen area.

1.2 Planning Application Documents

The planning application will comprise of the following:

- Planning Drawings;
- Planning Application Forms, Certificates and Checklist;
- Planning & Heritage Supporting Statement (this document);
- Statement of Community Involvement
- Design and Access Statement;
- Drainage Strategy;
- Transport Statement.

2. Site and Surrounding Area

2.1 Site Location

The school site is located between Mount Road and Wycliffe Road within the predominantly residential area of Barnes. To the north, directly adjacent the site are residential properties, predominantly one storey in nature and of traditional brick and slate roof construction. The Grade II Listed buildings of Barnes Infant and Junior Schools are located to the east and west of the site. To the south lies existing hard standing play facilities associated with the schools with car parking beyond. Further to the south lies Barnes Park, a historic park which forms a significant greenspace for the area.

2.2 The Site

The site currently consists of the existing two storey multi-use building which is situated between the Grade II Listed Buildings of Barnes Infant and Junior Schools. A small area of hardstanding surrounds the site and is currently utilised for waste receptacle storage. The topography of the site slopes from west to east.



Fig 1: Aerial photo of Proposed Development Site

2.3 Relevant Planning History

| | | |
|--------------|---|----------|
| 96/01707/60 | Conversion of existing rooms to form new nursery, and associated facilities, including external works to provide new door, verandah and ramps | Approved |
| 03/00910/LAL | Installation of replacement windows throughout school | Approved |
| 05/00157/LAP | Replace store door with window at front elevation, reinstatement of 6 no. windows to rear elevation and associated works | Approved |
| 05/00158/LAL | Internal and external works to include removal of store door to front elevation and replace with window and reinstatement of 6 no. windows to rear elevation | Approved |
| 06/02070/LAL | Internal alterations of existing basement areas, including the formation of new door openings. | Approved |
| 10/02136/LAL | Internal alterations, renewal of existing metal framed windows to match existing and blocking up of window on south elevation | Approved |
| 11/02842/FUL | Installation of gate in boundary wall to Mount Road, installation of access ramp and erection of fencing and gates within playground and carpark | Approved |
| 11/02766/LBC | Installation of gate in boundary wall to Mount Road, installation of access ramp and erection of fencing and gates within playground and carpark | Approved |
| 11/03198/LBC | Internal alterations to form new opening in wall between classrooms | Approved |
| 12/00428/LBC | Erection of conservatory to western elevation of toilet block | Approved |
| 12/00429/FUL | Erection of a conservatory to the western elevation of toilet block | Approved |
| 13/00347/LBC | Alterations to the basement area to form a store | Approved |
| 14/02074/LAL | Alterations to existing classroom to allow use as a catering kitchen. Installation of mechanical ductwork providing fresh air intake and extraction extending vertically from ground floor level and terminated externally at roof level. | Approved |
| 15/00468/LAL | Creation of internal door opening to kitchen and installation of fire resisting curtain/ shutter housing. | Approved |
| 15/00827/LB3 | External works to create outdoor teaching area and provision of retractable canopy to west elevation | Approved |
| 17/00731/LB3 | Replacement central heating system to school, including removal of 61no. cast iron radiators | Approved |
| 21/01369/DEM | Demolition of existing kitchen and dining facility | Approved |

3. Planning Policy and Guidance

3.1 Introduction

Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990 require that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise.

3.2 National Planning Policy

3.21 National Planning Policy Framework

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied; the National Planning Policy Guidance (NPPG) provides further guidance on how the NPPF should be implemented.

Para 9.4 of the NPPF states that LPAs are required to give great weight to the need to create, expand or alter schools through decisions on applications.

The NPPF sets out the government's policy on the historic environment. Where development impacts upon heritage assets the NPPF requires an assessment of the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

Paragraph 193 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraphs 195 and 196 states that where a proposed development will lead to substantial harm to, or total loss of significance of, a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

3.3 Local Planning Policy

3.31 Local Plan

All LPAs are required to produce a Local Plan. Local Plans set out a vision and framework for the future development of an area, addressing needs and opportunities in relation to housing, the economy, community facilities and infrastructure – as well as a basis for safeguarding the environment, adapting to climate change and securing good design. The Local Plan is an essential tool for guiding decisions on individual development proposals and is the starting point for considering whether a planning application can be approved.

Sunderland’s Local Plan currently consists of several parts, two of which are relevant to this application; The Core Strategy and Development Plan (CSDP) which was adopted in 2020, and the remaining saved policies of the Unitary Development Plan (UDP). The saved policies of the UDP, adopted in 1998, continue to be used in determining planning applications.

Accompanying the above referenced documents is the Councils Interactive Local Plan Policies Map.

3.32 Sunderland City Council Core Strategy and Development Plan (2015-2033)

The CSDP sets out the city’s long-term plan for development up to 2033. It seeks to ensure that the right type of development is focused in the right places to meet the needs of local people and businesses. Below are details of site-specific relevant policies.

The development proposed will impact upon designated heritage assets it is therefore necessary to consider policies B7 and B8 on the historic environment and heritage assets.

Policy B7: Historic Environment

The council will ensure that the historic environment is valued, recognised, conserved and enhanced, sensitively managed and enjoyed for its contribution to character, local distinctiveness and sustainable communities by:

2. supporting new development which makes a positive contribution to the character and townscape quality of the historic environment;
3. supporting and developing innovative initiatives that identify, maintain, conserve and sustain or return to beneficial usage designated or non-designated heritage assets;
8. improving access and enjoyment of the historic environment where appropriate, by supporting proposals that retain, create or facilitate public access to heritage assets to increase understanding, appreciation and enjoyment of their significance, special qualities and cultural values.

Policy B8: Heritage assets

1. Development affecting heritage assets (both designated and non-designated) or their settings should recognise and respond to their significance and demonstrate how they conserve and enhance the significance and character of the asset(s), including any contribution made by its setting where appropriate.
2. Development affecting a listed building, including alterations and additions should:

- i. conserve and enhance its significance in regards to the protection, repair and restoration of its historic fabric, its features and plan form, its boundary enclosures, its setting and views of it, its group value and contribution to local character and distinctiveness; and
 - ii. be sympathetic and complimentary to its height, massing, alignment, proportions, form, architectural style, building materials, and its setting.
3. The demolition of and/or substantial harm to listed buildings will only be considered in exceptional circumstances and with clear and convincing justification.

As the proposal is for replacement education facilities it is also necessary to consider education and community facility related policies. Community facilities are defined as facilities in which health care, childcare, educational, cultural or social services are provided e.g. community centre, libraries, leisure centres.

Policy VC5 Protection and delivery of community facilities and local services expects that community facilities and local services will be protected and enhanced by:

2. supporting development of new and extended community facilities. Developments for new community facilities should be located in accessible neighbourhood and centre locations;

The site forms part of a Wildlife Corridor. Therefore, it is necessary to consider policies relating to Wildlife Corridors and Ecology. Wildlife Corridors are defined as areas of habitat connecting wildlife populations.

Policy NE2 Biodiversity and geodiversity

1. Where appropriate, development must demonstrate how it will:
 - i. provide net gains in biodiversity; and
 - ii. avoid (through locating on an alternative site with less harmful impacts) or minimise adverse impacts on biodiversity and geodiversity in accordance with the mitigation hierarchy.
6. Development that would have a significant adverse impact on the value and integrity of a wildlife corridor will only be permitted where suitable replacement land or other mitigation is provided to retain the value and integrity of the corridor.

Para 10.7 states that Wildlife is not confined to designated sites and many features serve as wildlife corridors, links and steppingstones. Sunderland's wildlife corridors coupled with our designated sites will be the means to deliver ecological networks and habitat connectivity within and beyond Sunderland. The location of new development will deliver sites that avoid, protect and/or enhance Sunderland's wildlife and geology.

A small area of the site is identified as greenspace/school playing fields, it is therefore necessary to consider relevant greenspace policies.

- **Policy NE4 Greenspace** The council will protect, conserve, and enhance the quality, community value, function and accessibility of greenspace and wider green infrastructure, especially in areas of deficiency identified in the council’s Greenspace Audit and Report by:
 1. designating greenspaces in the A&D Plan;
 2. requiring development to contribute towards the provision of new and/or enhanced greenspace.
 4. Refusing development on greenspaces which would have an adverse effect on its amenity, recreational or nature conservation value unless it can be demonstrated that:
 - i. the proposal is accompanied by an assessment that clearly demonstrates that the provision is surplus to requirements; or
 - ii. a replacement facility which is at least equivalent in terms of usefulness, attractiveness, quality and accessibility.

3.33 Unitary Development Plan

The UDP does not allocate the site for any specific within the saved allocations plan associated with the UDP, the site therefore constitutes 'white land' for which the relevant local planning policy is saved UDP policy **EN10**. This policy outlines that, where the UDP does not indicate any proposals for change, the existing pattern of land use is intended to remain.

3.34 Statement of Community Involvement (June 2020)

The Statement of Community Involvement (SCI) expects applicants to engage with the local community as part of the pre-application process on major planning applications. Local community engagement provides an important opportunity for neighbours and local communities to raise any issues directly with the applicant and influence the proposals at an early stage, enabling the applicant/agent to respond to any comments they have received.

3.35 Sunderland City Council Draft Allocations and Designations Plan (2020)

The A&D Plan designates part of the site as greenspace and it therefore subject to draft policy NE15: Greenspace which states that CSDP Policy NE4 sets out the requirement to protect designated greenspaces from development and the criteria against which proposals affecting greenspace will be assessed.

The remainder of the site is not designated for any specific land use and therefore constitutes ‘white land’ where the existing pattern of land use is intended to remain.

4. Development Proposal

4.1 Introduction

The proposed has been designed to provide a new dining facility, flexible teaching spaces, new outdoor teaching spaces and the provision of level access and internal lift to provide access to floors within the existing schools which are not currently wheelchair accessible. The building will be used by both Barnes Infant and Junior Schools.

4.2 Proposed Development

The proposed site layout has been developed to maximise the sites potential as an educational resource whilst respecting and enhancing the surrounding heritage assets. The proposed building has been located within the same location as the existing facility albeit on a smaller footprint allowing for the creation of additional outdoor play spaces on the ground floor.

Due to the site being a highly constrained city site, outdoor areas are limited and at a premium. The scheme has therefore taken the opportunity to incorporate additional accessible vertical outdoor learning spaces to the first and second floor roof spaces to maximise the new building use and versatility.

The new spaces have been designed to meet the needs of both the infant and junior educational requirements whilst providing a new facility that can be used independently for school holiday provision and community use if necessary. An accessible lift has been incorporated into the scheme to allow accessibility to all floors and roof terraces. Link bridges to both schools also enable further accessibility to the existing infant and junior schools which can only currently accommodate ambulant pupils and staff.

4.2.1 Access and parking

Access to the site by car is currently via the main entrance and carpark off Mount Road. The main pedestrian entrances to both schools are on the frontage facing Mount Road with several pedestrian emergency accesses along Wycliffe Road. The main car park for both schools is shared off Mount Road however some senior staff and kitchen staff park in the service yards to the rear of the school off Wycliffe Road. There are school keep clear markings covering all potential pedestrian access/egress points from the schools. The existing vehicle ingress and egress to Wycliffe Road will remain to the service yard and the existing car parking facilities will be retained.

New level pedestrian access is provided to both the front entrance and rear kitchen entrance along with a new lift and link bridges to both schools to enable accessible movement throughout the new building and into both existing schools.

Secure access will be introduced on the glazed links to control pupil movement when necessary. Due to the existing Covid restrictions on movement in and around the school, effective systems have been

introduced and will likely be a new protocol that will remain with the schools even when Covid restrictions are removed.

4.2.2 Landscaping

The site largely consists of hard standing surrounding the existing building. The proposed new facility will provide additional planting and outdoor educational spaces on the first and second floor roof terraces, these include a sensory garden, wildflower garden, 'plants of the world' and a vegetable garden. A section of the roof is also utilised for drainage mitigation and will consist of a wildflower and sedum roof.

4.2.3 Security

Whilst there is secure fencing to the whole school boundary, new softer security fencing will be introduced between the existing and new buildings to ensure the site is secured without looking hostile to the streetscape.

CCTV columns will be located on site, to cover the new building front and rear. External and internal building CCTV, intruder alarm, access control, personal attack, external lighting and planting will also be introduced as the scheme develops.

4.2.4 Drainage

A sustainable approach will be adopted for the surface water design and management based on recognised good practice. The surface water drainage system proposed will ensure there is no increase in flood risk to the development itself, or to any existing or future properties or development external to the site. Water attenuation will be provided in a grass roof garden and raised beds on the roof terraces. This will be able to be utilised by the school for teaching purposes, but access will be controlled by locked doors for safety purposes.

4.2.5 Lighting

Adequate lighting provision is essential to promote safety for visitors, staff and pupils. Adequate lighting will be provided to all entrances and circulation routes to clearly identify routes whilst reducing light pollution.

5. Heritage Statement

5.1 Introduction

This Heritage Statement will describe the nature of the assets and their significance. The report will then go on to examine the works require Listed Building Consent and impact of the proposal on the assets.

5.2 Listing Entry

5.2.1 East Building of Barnes School

Heritage Category: Listed Building

Grade: II

List Entry Number: 1208910

Date first listed: 10/11/1978

Date of most recent amendment: 17/10/1994

Statutory Address: East building of Barnes School, Mount Road

District: Sunderland (Metropolitan Authority)

National Grid Reference: NZ 37972 559569

Details:

NZ35NE MOUNT ROAD 920-1/4/144 (North side) 10/11/78 East building of Barnes School (Formerly Listed as: MOUNT ROAD SOUTH (North side) East and west buildings to Barnes School)

GV II

School. c1900. Bright red brick with terracotta dressings and slate roof. Symmetrical with 2 storeys, 2:2:3:5:3:2:2 windows. Left corner has pentice roof on 2-storey porch, with fat terracotta columns on brick base, over steps up to doors. One window beside it and two above. Central section has 5 full-height round-arched recesses, with finialled lesenes between, containing large windows, the lower square-headed with panelled aprons, the upper round-headed with arcaded brick-panelled aprons, top corbel table. Flanking sections have 3 windows on each floor, the lower 3 with long triple terracotta keys, the upper 3 stepped under central straight dripmould below raised segmental head of shaped gable. Stair towers between these and end bays have 2 small windows below 4 on ground floor, a further 4 with arcaded apron to central pair below top single round-headed light in arched brick panel below roof parapet. Most windows mullion and transom with upper glazing bars; round-headed windows have full glazing bars. Hipped roofs over entrance bays, high swept pyramids with lucarnes over adjacent towers, cross ridges to gables, and long central roof with 5 hipped dormers and tapered high ridge ventilator with domed top.

Listing NGR: NZ3797255969

5.2.2 West Building of Barnes School

Heritage Category: Listed Building

Grade: II

List Entry Number: 1207105

Date first listed: 10/11/1978

Date of most recent amendment: 17/10/1994

Statutory Address: West building of Barnes School, Mount Road

District: Sunderland (Metropolitan Authority)

National Grid Reference: NZ 37894 55938

Details:

NZ35NE MOUNT ROAD 920-1/4/143 (North side) 10/11/78 West building of Barnes School (Formerly Listed as: MOUNT ROAD SOUTH (North side) East and west buildings to Barnes School)

GV II

School. c1900. Bright red brick with terracotta dressings and slate roof. Symmetrical with 2 storeys, 2:2:3:5:3:2:2 windows. Right corner has pentice roof on 2-storey porch with fat terracotta columns over steps up to doors; 2 windows above. Central section has 5 full height round-arched recesses, with finialled lesenes between, containing large windows, the lower square-headed with panelled aprons, the upper round-headed with arcaded brick-panelled aprons, top corbel table. Flanking sections have 3 windows on each floor, the lower 3 with long triple terracotta keys, the upper 3 stepped under central straight drip mould below raised segmental head of shaped gable. Stair towers between these and end bays have 2 small windows below 4 on ground floor, a further 4 with arcaded apron to central pair below top single round-headed light in arched brick panel below roof parapet. Most windows mullion and transom with upper glazing bars; round-headed windows with full glazing bars. Hipped roofs over end bays, high swept pyramids with lucarnes over adjacent towers, cross ridges to gables, and long central roof with 5 hipped dormers and tapered high ridge ventilator with domed top.

5.3 Nature of the Assets

The Grade II listed buildings have a strong presence on the site and their immediate surroundings. Constructed of traditional red brick with terracotta dressings and slate roofs. The assets form a significant component of the Barnes area of the city.

5.4 Significance of the Assets

The design of the buildings is unique to the area. The continuity of function makes it significant to the High Barnes area of the City of Sunderland. The place name of Barnes was first recorded in 1351 when it is mentioned in unpublished special charters of the Dean and Chapter of Durham Cathedral. A further mention is made in 1458 when it is referred to as Le Barnes, once again in Charters held by the Dean and Chapter. By the 17th Century Barnes had been divided into High Barnes and Low Barnes,

in the 18th and 19th century development of terraced housing followed and the schools were constructed c.1900 to serve the growing community.

5.5 Proposed works requiring listed building consent

The proposal seeks to provide secure, covered, level access between the new facility and the existing school buildings to the east and west through the inclusion of glazed link bridges. The provision of the This also enables further accessibility to the existing infant and junior schools which cannot currently provide special needs education. The proposal utilises existing opening within the listed buildings to provide access points.

Barnes Junior School:

- Utilise existing window opening to provide access point.
- Detailed window header to be retained
- Detailed cill to be moved northward and placed in alignment with existing fenestration to the west.
- Increase existing opening southward through the removal of a minimal area of brickwork



Figure 2 Barnes Junior School impacts on listed building

Barnes Infant School

- Utilise existing window opening to provide access point.
- Detailed window header to be retained
- Increase existing opening southward through the removal of a minimal area of brickwork
- Detailed cill to blank window below opening to be removed.



Figure 3: Barnes infant School impacts on listed building

5.6 The impact on the Assets and community benefit

The proposal will have a direct physical impact on the Grade II listed buildings, however, the proposed changes to the assets have been limited to what is considered necessary to enable the schools to provide accessible educational facilities and sustain the existing use of the listed buildings for educational purposes. Due to the design utilising existing openings the impact is considered minimal and less than substantial harm upon the architectural character of the assets or their setting.

The benefits of providing accessible educational facilities, modern dining facilities and additional outdoor learning spaces will secure the long term future of both schools, enable demands for future growth to the area to be satisfied and enable the continuity of function of the heritage assets.

Should the need arise in the future the new facility has also been designed to enable independent use as a community facility when not in operation by the schools.

The proposed building occupies a smaller ground footprint than the existing facility allowing for the creation of new external play areas and shelter to what currently are unsightly alleyways between both the infant and junior schools and the dining block. The proposal to reduce the footprint of the building will better reveal the side elevations of the listed buildings and create a more positive environment through tidying up and utilising the spaces.

The proposed building has been designed to complement and enhance the surrounding context of the site through the creation a high-quality contemporary design using a variety of modern materials including brick, render and cladding which will enhance the surrounding context. The architectural detailing has been designed to respect the verticality of the existing school buildings. The scale and massing of the building (a mix of single and two storey elements) has been designed to transition between the Junior School (west) and Infant School (east) in relation to heights and levels.

The building has also been designed to provide a double frontage property which creates a detailed elevation onto Wycliffe Road, providing a much-improved street scene to that which currently exists.

It is considered that the community benefits of enabling additional accessible educational facilities, enhanced curriculum activities and securing the long term future and continuity of function of the listed buildings outweighs the less than substantial harm that would be caused by the proposal.

6. Summary of Environmental and Amenity Considerations

6.1 Introduction

There are several environmental considerations that must be considered during the planning, development and operation of a new school facility. The following summarises the environmental findings from the investigations undertaken to inform this planning application and details measures to be employed to minimise potential environmental and amenity impacts.

6.2 Traffic

A Transport Statement has been produced to accompany the planning application. This provides details on current/ future traffic flows and road capacity and potential impacts of the increase in traffic arising from the proposed development. The TS states that the proposed dining hall will not have a detrimental effect on the existing transport network, due to the minimal effect on capacity and functionality of the site.

The TS concludes that there are no highway reasons why this development should not be granted approval.

6.3 Bat survey

The nocturnal bat survey accompanying this planning application identifies that as no roosting bats were identified utilising the school, it is deemed that the proposed work will not result in the disturbance, modification or loss of any bat roosts and therefore will not impact upon bat populations.

6.4 Flooding and Drainage

A Flood Risk Assessment and Drainage Strategy has been prepared to inform the planning application. the risk of flooding from the existing on-site drains is considered very low. The report demonstrates the risk from flooding from all sources is low/very low.

The development includes the construction of a new surface water and foul water drains to serve the new dining room. Surface water will be attenuated on site with the use of oversized pipes and a green roof and conveyed via a traditional pipe system to the existing combined drains. The system will be designed to prevent any flooding in a 1in100 year event + 40% climate change leaving the site and will be constructed in accordance with current standards. Existing drainage will be utilised as part of the proposed development to relay flows to the existing combined sewer to the rear of Ewesley Road. As the new building is required to drain at greenfield runoff rates or as close as possible peak flows will be reduced coming from the development area

To be in accordance with the LLFAs requirements, source control must be included in the development ensuring that the first 5mm of rainfall is kept on site.

The strategy assess that the development is acceptable from a flood risk perspective in accordance with the NPPF.

7. Pre-application and Public Consultation

7.1 Pre-application

As part of the preparation of this application pre-application engagement has been undertaken with Sunderland City Council Local Planning Authority and Conservation Officer to discuss the principal planning uses raised by the proposal and specific issues which could be addressed before this formal application was submitted.

The various options for the building's design were discussed to ensure the development respects and enhances the surrounding historical context of the site. This has resulted in current proposal which has a vertical emphasis to the design.

7.2 Public Consultation

In line with SCC Statement of Community Involvement, public consultation has been undertaken. However, given the restrictions around Covid-19, it was not possible to host public consultation events. As such letters were posted to neighbouring residents to notify of them the development proposals and to direct residents to SCCs Consultation Portal where an online 'exhibition' was hosted with full details of the plans and proposals and contact details to submit any comments on the proposals.

Further details on community engagement can be found in the separate supporting Statement of Community Involvement.

8. Planning Considerations and the Development Proposal

8.1 Introduction

Thus far, the ‘Statement’ has sought to establish the site conditions, relevant planning policies, Heritage statement and the likely effects/ impacts arising from the proposed development.

Environmental, heritage and planning considerations have informed the proposed Barnes Dining Hall design. The following table considers the compatibility of the proposal against relevant planning policies.

Table 5- Compatibility of the proposed development with adopted policies

| Policy Document | Policy Objectives | Policy Compliance |
|-----------------|--|---|
| NPPF | <p>Para 9.4 of the NPPF highlights the importance of ensuring there is sufficient choice of school places available to meet the needs of existing and new communities, requiring Local Planning Authorities (LPAs) to take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. LPAs are required to give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications.</p> | <p>The development proposal accords with the NPPF in planning for existing and future school needs.</p> |
| | <p>Para 193 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. Para 195 & 196 state that where a development proposal will lead to less than substantial</p> | <p>As detailed in Chapter 5 it is considered that the community benefits of enabling additional accessible educational facilities, enhanced curriculum activities and securing the long term future and continuity of function of the listed buildings outweighs the less than substantial harm that would be caused by the proposal.</p> |

| | | |
|--|---|---|
| | <p>harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.</p> | |
| <p>Sunderland City Council Core Strategy and Development Plan (2015-2033)</p> | <p>Policy VC5 Protection and delivery of community facilities and local services expects that community facilities and local services will be protected and enhanced by:</p> <ul style="list-style-type: none"> supporting development of new and extended community facilities. Developments for new community facilities should be located in accessible neighbourhood and centre locations; | <p>The policy seeks to promote the delivery/creation of new community/education facilities. As detailed in this statement there is a demonstrated need for this facility, the existing facility is no longer fit for purpose and the new facility will provide additional educational facilities.</p> |
| | <p>Policy NE2 Biodiversity and geodiversity. 1. Where appropriate, development must demonstrate how it will: i. provide net gains in biodiversity; and ii. avoid (through locating on an alternative site with less harmful impacts) or minimise adverse impacts on biodiversity and geodiversity in accordance with the mitigation hierarchy. 6. Development that would have a significant adverse impact on the value and integrity of a wildlife corridor will only be permitted where suitable replacement land or other mitigation is provided to retain the value and integrity of the corridor.</p> | <p>As detailed in Chapter 4 through the proposed landscaping scheme the development proposal will not have a significant adverse impact on biodiversity or the wildlife corridor.</p> |

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| | <p>Policy NE4 Greenspace. The council will protect, conserve and enhance the quality, community value, function and accessibility of greenspace and wider green infrastructure, especially in areas of deficiency identified in the council’s Greenspace Audit and Report by: 1. designating greenspaces in the A&D Plan; 2. requiring development to contribute towards the provision of new and/or enhanced greenspace.</p> | <p>The site is partially identified for greenspace/school playing fields in the draft Allocations DPD. The proposed new structure is not within the identified area and the inclusion of a structure with a smaller footprint allows for the creation of new outdoor play facilities. The redevelopment accord with the policy.</p> |
| | <p>Policy ST3 Development and transport Development should: 1. provide safe and convenient access for all road users, in a way which would not: i. compromise the free flow of traffic on the public highway, pedestrians or any other transport mode, including public transport and cycling; or ii. exacerbate traffic congestion on the existing highway network or increase the risk of accidents or endanger the safety of road users including pedestrians, cyclists and other vulnerable road users; 2. incorporate pedestrian and cycle routes within and through the site, linking to the wider sustainable transport network;</p> | <p>As detailed in the supporting Transport Statement, accompanying this planning application. The development retains the existing safe and convenient access, including appropriate provision for pedestrians and cyclists and will not have a detrimental impact on the existing highway network. The site is well served by public transport.</p> |

9. Conclusion

The existing dining hall at Barnes Infant and Junior Schools is no longer considered fit for purpose, this proposal seeks to replace the building with a modern facility with additional accessible, flexible and outdoor teaching spaces. The application is supported by national and local policy.

The proposal accords with the site allocation, for community facilities through the retention of an educational facility.

In terms of heritage assets it is considered that the community benefits of enabling additional accessible educational facilities, enhanced curriculum activities and securing the long term future and continuity of function of the listed buildings outweighs the less than substantial harm that would be caused by the proposal. The building has also been designed to complement and enhance the surrounding historic context of the site through the creation a high-quality contemporary design with its scale, massing and architectural detailing designed to be subservient to the neighbouring listed buildings.

Through the proposed landscaping the development proposal will not have a significant adverse impact on biodiversity or the wildlife corridor.

As demonstrated within this Planning and Heritage Supporting Statement, the proposed development complies with planning policy and would have no detrimental impacts upon the surrounding area. Furthermore, it will provide benefits to the school pupils and staff. It is therefore recommended that the application be approved.