

CHJS – Music Modular Building Installation

Canford Heath Junior School, Learoyd Road, Poole BH17 8PJ

I Introduction

This supporting statement has been prepared by Coomber Associates Limited on behalf of TEACH Poole.

It supports their application to add provision to the existing built estate for additional provision for pupils with special educational needs and disability (SEND).

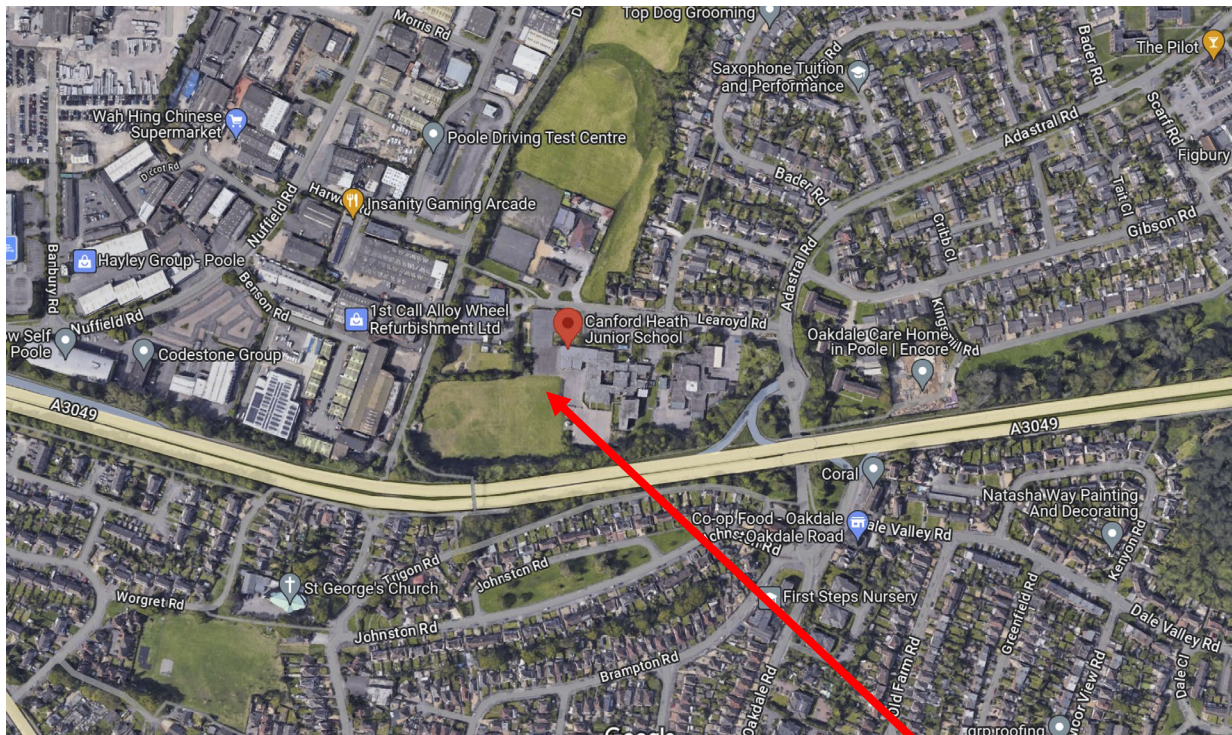
There is growing need for special educational needs and disability (SEND) capacity in Bournemouth, Christchurch and Poole and subsequent demand for places for young people with additional speech, language and communication needs (SLCN) requirements in particular within a mainstream school setting.

Children with SEND needs will benefit from the mutual learning and interaction opportunities offered by a co-located specialist provision, and this helps to support the Council's priority to promote inclusion in mainstream schools and strengthen existing partnerships.

Importantly, the increased availability of quality local provision will help children stay connected to their communities, reduce distances and travel time between home and school and support the Council's efforts to manage demand for travel assistance.

These proposed schemes, will also develop a wider range of pathways as children transition from early years to primary through secondary and post 16 provision and into employment, including supported internships. This will help reduce reliance on the independent sector and provide opportunities for future cost avoidance. The current buildings on site cannot deliver on this proposal using the existing floor space without impacting on education for all pupils.

2 Site Location



Overhead view of Canford Health Junior School

Main School site

The site is located on Learoyd Road to the north of Poole town centre.

Longspee Academy is located to the West, which provides education for children and young people with autism, social, emotional and mental health difficulties. Harwell Road and the Nuffield Industrial Estate boarder the western most edge of CHJS playing fields.

To the North, Learoyd Road, a cul-de-sac, provides the main vehicle and pedestrian access routes to both sites with a small parking area and on road parking. Limelights Youth Centre is located to the North-West and access from Learoyd Road with residential properties directly opposite both sites.

To the East, residential properties are located across Adastral Road, a significant road connecting the Canford Heath and Oakdale suburbs of Poole along with Canford Heath Infant School. Although both schools are independent entities, due to their close proximity they function in union and are under control of the same Academy Trust.

To the South, the A3049 Dorset Way, a dual carriageway, forms the boundary. This is a busy and significant highway connecting the west of Poole and Dorset with Bournemouth and beyond.

3 Reasoning for Development

In the last three years, there has been a 25.5% increase in the number of EHCPs in BCP schools, which is 5.4% higher than national. This is set to increase by 11% per year. By 2026/27 the forecast number of children with EHCPs is 5090 (a 70% increase), and the high needs budget is already in significant deficit. If there is insufficient provision within BCP, then they must rely on expensive 'out of area' placements.

Adding the resource bases to our school will better meet the needs of local children, whilst also providing a more cost-effective placement for BCP. The school itself will also benefit from offering this provision, as it will add additional SALT expertise to its existing workforce, meaning other mainstream pupils will benefit from this mutual learning.

The school's current music room and peripatetic music spaces are to be developed into the resource base and therapy rooms. This means a separate music block will need to be created to replace the existing spaces.

This resource base will provide much needed specialist places for children with SALT needs, meaning that this will free up other mainstream places within schools for children with other needs.

Being able to access local provision will also cut costs and ensure the high needs block at BCP is better spent - this in itself will impact other schools positively in terms of the funding they can access to help their own schools meet pupils' needs. Furthermore, the partner school, Canford Heath Infant School, is also converting one of its existing classrooms to house an Infant SLCN Resource Base, and, as such, when the children leave the Infant School Base at the end of Year Two, they will need a Key Stage 2 provision.

The existing music block (teaching space and peripatetic music rooms) will be being converted into a Speech Language and Communication Needs Resource Bases for up to 20 EHCP children. This means that the existing music provision will need to be relocated to a new building. There are no additional / spare spaces at Canford Heath Junior School as three of the spare classrooms already accommodate satellite classrooms for Winchelsea Special School.

The location proposed for the new block is an area of unused wasteland at the edge of the school boundary. This area has not been used for more than seven years, as it is not suitable for children to use nor play on. It has been fenced off for years to ensure that the children cannot access it. This would make this area the perfect location for the new music block as it will not take away any of the currently used land.

4 Detailed Description of the proposal

Planning application question: *If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions).*

The site is currently used for education purposes as a Junior School educating pupils between the ages of 7 to 11 (Key Stage 2). There are no proposed changes to this use within this application.

No changes to the site access are required to enable this proposal.

The proposed plans outline some changes to the land to allow for hardstanding around the building to provide access pathways, these will be formed in porous tarmac and a SUDs subbase. Their outline is detailed on the proposed drawings. Rainwater from the roof will be connected to the main drains.

The proposed building will provide the following accommodation:

- 61.5m² Junior Music Room
- 10.0m² Music 1 to 1 (01)
- 9.9m² Music 1 to 1 (02)
- 10.0m² Music 1 to 1 (03)
- 3.6 m² Music Store
- 35.9m² Trust Meeting Room
- 4.5m² Accessible WC
- 2.9m² Unisex WCs
- 13.0m² Lobby / circulation

The existing building occupies a footprint of 65m² whereas the proposed building will occupy 102m².

The proposals have been designed to be fully inclusive to all potential site users. Level / ramped access is available from the main entrance of the site with accessible facilities within the building itself. External materials shall be in keeping with the school and general educational establishments with external weatherproof cladding, uPVC windows and a single-ply flat roof. The ramps and staircases will be formed using tanalised timber.

It will be necessary to remove a low quality pine tree (supporting document from Treecall Consulting Limited can be provided) with a re-planting scheme consisting of three native trees as shown on the plans.

A low level 1.2m high fence shall be constructed from concrete posts and timber hit and miss design.

5 Why Should an LDC be Granted

Planning application question: *Why do you consider that a Lawful Development Certificate should be granted for this proposal?*

The Town and Country Planning (General Permitted Development etc) (England) (Amendment) Order 2021: Class M – extension etc for school, colleges, universities, prisons and hospitals states the following:

5.1 Development not permitted:

M.1 Development is not permitted by Class M—

(a) if the cumulative footprint of any erection, extension or alteration under Class M on or after 21st April 2021 would exceed the greater of—

(i) 25% of the cumulative footprint of the school, university, prison or hospital buildings as it was on 21st April 2021; or

(ii) 250 square metres;

Comment: The proposed building associated with this application has a total GEA of 163.35m² and therefore meets both of these tests.

(b) in the case of a college, university, prison or hospital building, if any part of the development would be within 5 metres of a boundary of the curtilage of the premises;

Comment: N/A

(ba) in the case of a school, where any land adjacent to the site is used for a purpose within Part C of the Schedule to the Use Classes Order (residential purposes), if any part of the proposed development is within 5 metres of the boundary of the curtilage of that residential land;

Comment: The proposed development is not within 5m of the boundary of any residential facilities. The Music Building is within 5m of a boundary with Longspee School. Nearest residential property is over 80m away from proposed location.

(c) if, as a result of the development, any land used as a playing field at any time in the 5 years before the development commenced and remaining in this use could no longer be so used;

Comment: Below is a breakdown of the provisions of the Department for Education and their 'playing field' definition:

1. The EFA adopts the definition in s.77(7) of SSFA 1998 being 'land in the open air which is provided for the purposes of physical education or recreation, other than any prescribed description of land'. It will include:
- **grass pitches and artificial surface pitches** set out for the playing of sports;
 - Comment: The proposed development location is neither a grass pitch or artificial pitch.
 - **hard surface games courts** including multi-games courts, tennis courts, netball courts and hard paving marked out for games;
 - Comment: The proposed development is not located or disruptive to any hard surfaced games court.
 - **informal and social areas**, including grassed areas, paved areas (including playgrounds), outdoor seating and teaching areas including rest and quiet areas;
 - Comment: The proposed development location does not include any of the individually set out 'areas' listed above. The proposal is located on an existing grassed area, however this is fenced off and is not, nor has been, used as an informal social space in the previous 5 years.
 - **marginal areas**, around the edges of playing fields for run-off and to allow for the cyclical realignment of pitches;
 - Comment: The proposed development area does not form the edge of a playing field for run-off or to allow the cyclical realignment of pitches. Although bordering the play fields, it is fenced off and does not form either of the above functions.
 - **habitat areas**, set aside for the formal teaching of nature or informal curriculum purposes, including meadowland, wildlife habitats (including ponds), gardens, nature trails and outdoor science areas. Allotment gardens are included in the definition as well as woodland habitat areas;
 - Comment: The school have provided a supporting statement regarding its use over the last 5 years. It is acknowledged that allotments, or more specifically raised planting beds are located close to the proposed development site, these are to be maintained throughout the project and there is no proposed harm associated. The area does not function as any of the other above mentioned uses.

- **local authority parkland** or other open space that is used, or has been used in the last ten years, for the purposes of a maintained school.
 - Comment: The proposed development site is not local authority parkland and has not been for the previous 10 years.

- 2. **A sports pitch** will naturally form part of a school's playing fields and means an area of:
 - open grassed land that is capable of forming a small pitch of at least 2,000m² (the Football Association's recommended area for games played by under-10's). Its configuration and topography should make it suitable for a sports pitch, whether it is laid out or not; or
 - Comment: The proposed development site is not an area of at least 2,000m², the location is unsuitable for a sports pitch of any shape or function.

 - synthetic or artificial playing surface, or dedicated hard games court of more than that is set out for team games.
 - Comment: Not applicable.

- 3. **Hard play area** means incidental recreation area with tarmac, concrete or paved surface. It does not include areas provided mainly for any type of sport.
 - Comment: The proposed development site does not form any of the mentioned incidental recreation areas.

- 4. **Enclosed social area** means social areas, not used for any type of sport, which are enclosed on at least 3 sides by school buildings.
 - Comment: The proposed development location is not enclosed on at least three sides by school buildings.

- 5. **By contrast, examples of land that is non-playing field land includes:**
 - land on which a building or other structure stands including sports halls, indoor and outdoor swimming pools and incidental land that is functionally linked to such buildings or structures;
 - Comment: Not applicable

 - soft landscaped or grassed areas not suitable for use for physical education or recreation purposes, such as marginal waste land outside a school's physical boundary fence and ornamental or other flower beds which directly surround a building or which are connected to a caretaker's house, and
 - Comment: The proposed development site falls within this category of land. The location is currently a 'marginal waste land' whilst it is acknowledged the land sits within the

school's physical boundary fence, the area is fenced and secured away from daily or any incidental use by pupils or staff. The area is currently used for ad-hoc storage including two containers.

- Comment: Arguably, due to the proposed development site not falling within the specific areas set out above in numbers 1 to 4 it should be considered outside the scope of 'Playing Field Land' and suitable for the proposed use associated with this application.
- *roads, car parks, paths, and hard standing areas for storing waste containers*
 - Comment: Not applicable.

The proposed location for the Music Modular building is an area of soft landscape at the Western Boundary of the site. The site is segregated from existing play areas by a fence, with the only access through a single gate. The site is partly used for short term storage of play equipment but a small section is given over to planters, which have not been used by pupils for more than 5 years, although these planters will remain unaffected by the development and therefore not a material consideration of this application.

Any land within the premises which has been used as a playing field in the last five years (and is still used for this purpose) could continue to be used as a playing field after the development has taken place. Proposed location is wholly enclosed with a fence and separated from play areas.

We feel that the newly proposed location of the building very clearly falls within the conditions for permitted development. The spirit of the 2021 amendments to school PD legislation was clearly to support schools and local authorities in opening small extensions and temporary accommodation to deal with shortfalls in SEND and mainstream pupil places, which this proposal does.

(d)if the height of any new building erected would exceed—

(i)if within 10 metres of a boundary of the curtilage of the premises, 5 metres; or

(ii)in all other cases, 6 metres;

Comment: The proposed building does not exceed any of these parameters. Height of the Buildings is c.3.6m.

(da)if the height of any rooftop structure would exceed 1.5 metres;

Comment: The proposed building does not exceed this parameter.

(e)if the height of the building as extended or altered would exceed—

(i)if within 10 metres of a boundary of the curtilage of the premises, the lesser of the height of the building being extended or altered or 5 metres; or

(ii)in all other cases, the height of the building being extended or altered;

Comment: The proposed building does not exceed any of these parameters.

(f)if the development would be within the curtilage of a listed building; or

(g)unless—

(i)in the case of school, college or university buildings, the predominant use of the existing buildings on the premises is for the provision of education;

(ii)in the case of hospital buildings, the predominant use of the existing buildings on the premises is for the provision of any medical or health services [F11;]

Comment: The existing site does not contain any listed building nor is in the curtilage.

5.2 Conditions

M.2 Development is permitted by Class M subject to the following conditions—

(a)the development is within the curtilage of an existing school, college, university, prison or hospital;

Comment: Condition met

(b)the development is only used as part of, or for a purpose incidental to, the use of that school, college, university, prison or hospital;

Comment: Condition met

(c)any new building erected is, in the case of article 2(3) land, constructed using materials which have a similar external appearance to those used for the original school, college, university, prison or hospital buildings;

Comment: Condition met

(d)any extension or alteration is, in the case of article 2(3) land, constructed using materials which have a similar external appearance to those used for the building being extended or altered;

Comment: Condition met

(e)where proposed development under Class M relates to the erection, extension or alteration of a school building that results in an increase in the school's published admission number, the developer must, within a period of six months starting with the date the development is completed, submit to the local planning authority a travel plan for the site;

Comment: The proposed building will not affect the schools PAN but will increase the total number of pupils who attend the school. We are happy to update the travel plan and submit to the LPA should this be required.

(f)where proposed development under Class M relates to the erection, extension or alteration of a university building, development is permitted subject to the condition that before beginning the development the developer applies to the local planning authority for a determination as to whether the prior approval of the authority will be required as to—

(i)transport and highways impacts of the proposed development;

(ii)the design and external appearance of the erection, extension or alteration; or

(iii)the impact of the development on heritage and archaeology;

Comment: Not relevant to schools.

(g)an application required under paragraph (f) is to be made and determined in accordance with paragraph M.2A (procedure for applications for prior approval under Class M);

Comment: Not relevant to schools, only university buildings (f).

(h)development approved pursuant to an application under paragraph (f) is permitted subject to the condition that it is completed within a period of three years starting with the prior approval date]

Comment: Not relevant to schools, only university buildings (f).

6 Photographic Schedule

6.1



Proposed development site

Photo 1 – Ariel view of the proposed development site

6.2



Proposed general development site

Existing raised beds to be retained although in disrepair

Photo 2 – Overhead view of proposed development site

6.3



Photo 3 – General view of proposed development site from south east

6.4



Photo 4 – General view of proposed development site from north. Note: galvanised fencing securing the area and rough unkept grass. Pupils are not permitted to enter for any reason.

6.5



Photo 5 – General view of proposed development site from north east. Note: galvanised fencing securing the area and rough unkept grass. Pupils are not permitted to enter for any reason.