

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).

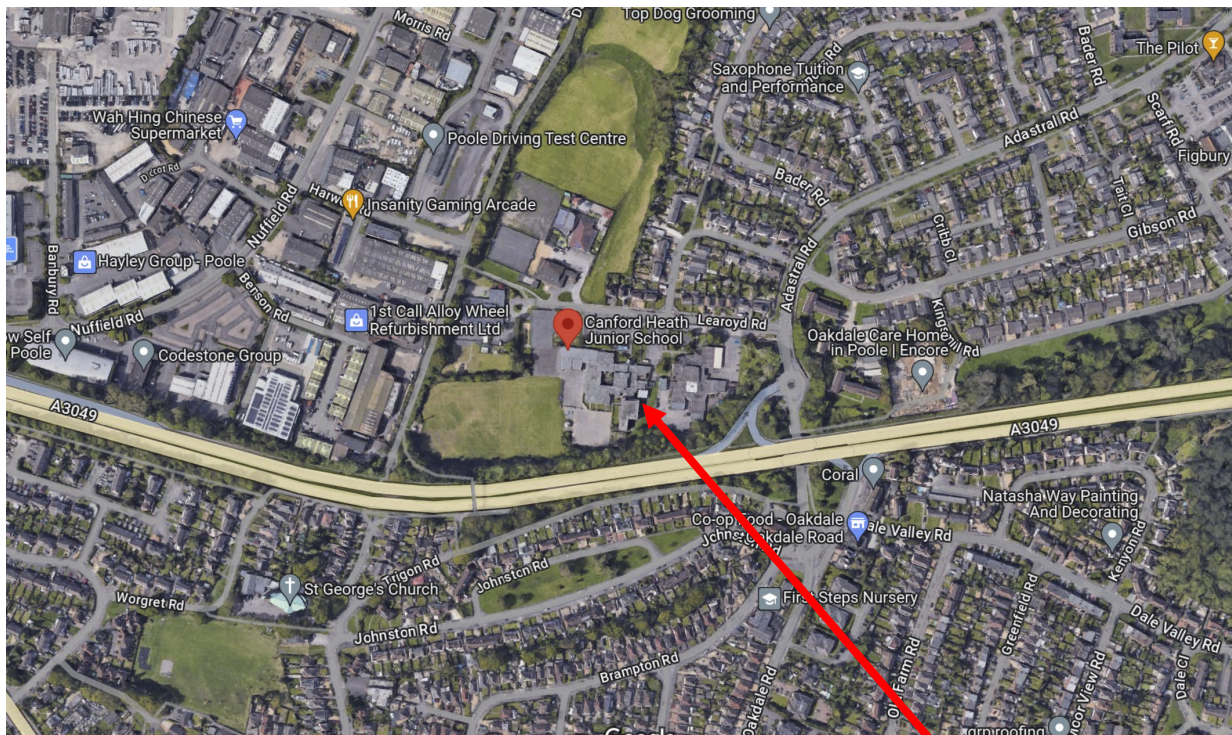
There is growing need for special educational needs and disability (SEND) capacity in Bournemouth, Christchurch and Poole and subsequent demand for places for young people with additional speech, language and communication needs (SLCN) requirements in particular within a mainstream school setting.

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.

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.

The TEACH Trust's finance office is situated within Canford Heath Infant School, and it is proposed that this space is converted into a dedicated Speech Language and Communication Needs Resource Bases for up to 15 EHCP children. This resource base will provide BCP Council with much needed specialist places for children with SLCN.

When the children leave the Infant School Base at the end of Year Two, they will need a Key Stage 2 provision, which will be provided by the new SLCN base in the Junior School Music Room.

The finance office therefore becomes displaced. Currently, an existing modular building at the Junior School site houses the estates team; this has fallen in to disrepair and is not economically viable to overhaul and bring up to modern standards. It is therefore proposed to remove the existing dilapidated building and replace it with a new modular building on the site of the existing.

The proposed location for the modular building is on the footprint of an existing life expired modular building that will be demolished as part of these works. The location is also away from all existing formal and informal play spaces and enclosed on two sides by the existing building, making it difficult to supervise and therefore unsuitable for other outdoor uses.

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 as is the existing current arrangement.

The proposed building will provide the following accommodation:

- 12.6m² Estates Team Office
- 3m² Estates Team Store
- 48.9m² Finance Team Office
- 10.5m² Lobby / Kitchenette
- 3.3m² Unisex WC
- 3.3m² Accessible WC

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.

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 102m² 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. Nearest residential property is over 76m 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 partially on an existing building footprint and the area to be re-landscaped around the building does not form any informal or formal social areas, these facilities are located towards the rear of the school where pupils can be observed at all times. Indeed the area will be re-landscaped within minimal loss of existing areas.
 - **marginal areas**, around the edges of playing fields for run-off and to allow for the cyclical realignment of pitches;
 - Comment: The proposed development does not affect any marginal edges of the playing fields.
 - **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 proposed development site does not sit within any habitat areas.
 - **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 to be located within an existing building footprint, and whilst it could be considered the area is enclosed on three sides, it does not perform any 'social' function due to the nature of its current use and location. The school does have an enclosed social area within the centre of the main 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: The proposed development is land on which an existing building is located. As noted in the application and supporting drawings, the existing dilapidated building shall be removed and replaced with a new slightly larger building to provide additional accommodation.

- *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 in addition to those mentioned above and below. The access path and soft landscaping do not provide any function or are suitable for physical education or recreational purposes.

- *roads, car parks, paths, and hard standing areas for storing waste containers*
 - Comment: The proposed development site falls partially within this example of 'non-playing field land' due to the existing tarmacadam path, which essentially shall be maintained by its relocation.

The proposed location for the replacement building is situated partially on the current footprint of the existing estates office, a circulation pathway, obsolete land between the buildings and incidental grass banking. The locality around the proposal is not used for any social function, whether formal or informal. The section of pathway to be developed is used solely at the beginning and end of each day and shall be maintained by repositioned with the installation of the proposed building. The grassed bank takes account of a levels difference between the Infant and Junior sites and shall be partially maintained by a retaining wall.

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.

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 [F1 I;]

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

Red outline: Proposed development site

Yellow outline: Existing building

Photo 1 – Ariel view of the proposed development site.

6.2



Existing modular building in poor condition and beyond economic lifespan

Pathway to be diverted around the proposed building.

Photo 2 – Existing southern facing elevation.

6.3



Photo 3 – Existing southern and eastern facing elevations.

6.4



Photo 4 – Existing east and northern facing elevations.

6.5



Photo 5 – Existing west and southern facing elevations.