



St Philip Neri with St Bede Catholic Voluntary Academy
Safeguarding
Planning Statement

Document Control

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Planning Statement – Our Lady of Lourdes Catholic Multi Academy Trust – St Philip Neri with St Bede Safeguarding Works

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Planning Statement

1.0 Introduction

This Planning Statement has been prepared by Make Consulting on behalf of Our Lady of Lourdes Catholic Multi Academy Trust, henceforth referred to as 'the applicant'. It relates to a planning application for Safeguarding works at St Philip Neri with St Bede Catholic Voluntary Academy, Rosemary Street, Mansfield, NG19 6AA.

1.1 The document is structured as follows;

- Section 2 introduces the site and its context;
- Section 3 sets out the site's needs case;
- Section 4 describes the proposed development;
- Section 5 summarise previous pre-application consultation;
- Section 6 identifies key planning policies;
- Section 7 assesses the Key Planning Considerations and;
- Section 8 concludes the statement and demonstrates how the proposal accords with the development plan and national policy.

1.2 The following documents are provided;

- Design and Access Statement – accompanies the planning application.

1.3 The application is supported by the following drawings;

Drg. No	Drawing/Specification Title	Rev
Drawings		
1295-02-EX-001	Nearby Conservation Areas	-
1295-02-EX-002	Nearby TPO's	-
1295-02-EX-003	Proposed Works	-
1295-02-EX-004	Rosemary Street Proposed Works	-
1295-02-EX-005	Fencing Overlooking Westfield Lane	-
1295-02-EX-006	Rosemary Street Dwarf Wall and Fencing	-
1295-02-EX-008	Site Location Plan	-

2.0 Site and Surrounding Area

- 2.1 The site is a Nursery and Primary School providing educational services to the surrounding community.
- 2.2 The surrounding area is primarily residential, although the buildings immediately adjoining the school are as follows:
- Tesco supermarket
 - Fire Station
 - Civic Centre
 - Mansfield Court House
- 2.3 The site layout remains unchanged by the proposed works.

2.4 Application Site

- 2.4.1 The proposed works are to improve a number of boundary treatments as set out on the drawings which accompany the planning application.
- 2.4.2 Works have been kept to the minimum that are felt to be necessary to deter unauthorised access to the site. The works will also provide boundary fencing which is more consistent with other boundary treatments already on the site.

2.5 Site Images

Aerial Site View



Proposed Works Layout (further copy accompanies planning application)

Legend

- Weldmesh fencing
- Weldmesh fencing with timber posts to achieve close boarded effect.
- 2.4m tall masonry wall, to be retained.
- Suggested close of existing ground boundary / retaining bank to other location. Please refer TEC on site.

① Manually operated pedestrian gate on Access Control. Comply with gate closer and video motion linked to restriction.

② Automatic powered vehicle entrance gate with ANPR and Video motion linked to restriction.

③ Automatic powered vehicle exit gate on induction loop.

④ Manually operated pedestrian gate on Access Control with video motion linked to restriction. No exit button required.

⑤ Manually operated vehicle gate on Access Control.

⑥ 2.4m tall masonry wall to be retained. No release will occur above readable camera boxes.

📷 Existing CCTV Camera location.

General Notes

Copyright of the drawings belongs to Make Consulting and its subsidiary and associated companies and its staff should not be reproduced or altered in any way without the prior written consent of Make Consulting.

DO NOT SCALE

Figure dimensions shall be taken in preference to stated dimensions and any discrepancies or errors are to be referred to the Designer. Contractors, subcontractors and suppliers must verify all dimensions on site before commencing work or making any material change.

Drawing Issue Notes:

Rev. Issue Date. Revision Notes.

1. 12/06/2024

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Project:
St Philip with St Bede.

Property Ref:
021-0016-01 (London Catholic Multi-Academy Trust)

Drawing Title:

Proposed Works:

Revision	Date
1	12/06/2024

Drawing No.	Drawn	Checked
1266-02-EX-001		

2.6 Site Images

Photograph 1 – Westfield Lane Boundary



Photograph 2 – Car Park / Playground boundary



Photograph 3 – Westfield Lane Boundary



Photograph 4 – Comms boxes aid wall climbing



Photograph 5 – Low perimeter railings do not prevent access

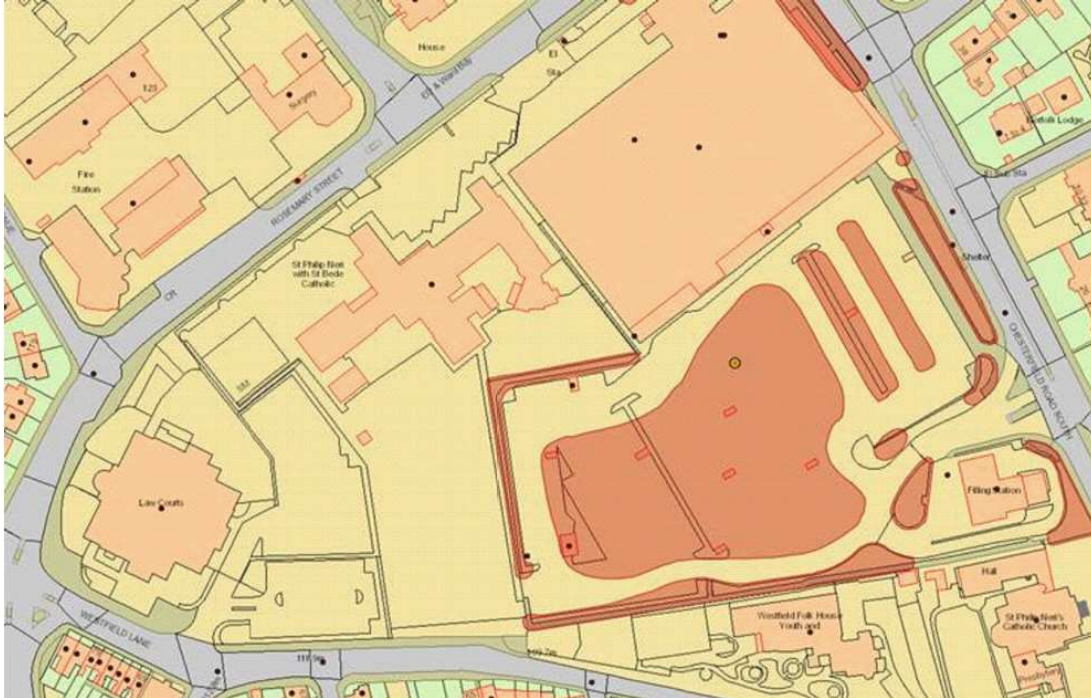


Photograph 6 – Boundary with Tesco Superstore



2.7 Specific Site Constraints and Designations

Nearby Tree Preservation Orders



Nearby Conservation Area



- There are a number of trees covered by Tree Preservation Orders, particularly on the boundary with the Tesco car park (see above).
- The site is located on the edge of a conservation area (see above).
- The site is not subject to any known ecological designations.
- The site is not within a flood zone.

3.0 Needs Case

- 3.1 This site is located in a high crime rate area and has been the subject of repeated acts of vandalism including an incident of arson which destroyed an outbuilding and a section of fencing between the school and the adjacent Tesco superstore.
- 3.2 The current boundary treatments to the Rosemary Street elevation do nothing to prevent pedestrian access to the front of the school with 2nr rising arm barriers and a low set of railings doing little or nothing to stop access.
- 3.3 The current boundary treatment to Westfield Lane has been found to be ineffective with the school site manager having to take “ad hoc” measures such as piling up offcuts of trees at weak points in the fence line to deter access.
- 3.4 The current boundary treatment to Westfield Lane does nothing to block the line of sight from the houses which overlook the school’s sports / playing field. The proposed fence line will disrupt the views between the houses and the field.

4.0 Proposed Development

- 4.1 The proposed works are defined on the accompanying drawings but seek to make secure the boundaries which at present are not secure and allow unauthorised access. They also seek to reduce sight lines into the site and through this create a safer environment, more conducive to the provision of high quality educational services.

5.0 Pre-Application Consultation

- 5.1 No pre application advice has been sought, other than seeking confirmation of the presence of Tree Preservation Orders and Conservation Areas which are then confirmed in this document and elsewhere within the planning application.

6.0 Planning Policy

- 6.1 The proposals are in accordance with all local and national planning policies.

7.0 Planning Considerations

- 7.1 The presence of "TPO'd" trees is recognised and we will be keen to comply with any requirements in relation to these trees. It should be noted that the installation of the close boarded timber fencing will inevitably have some impact upon the silver birch trees on the border between the school and Tesco Superstore which are currently covered by Tree Preservation Orders.
- 7.2 While the site is not within a Conservation area, elements of it are on the boundary of a Conservation Area which includes the Westfield Folkhouse and the St Philip Neri Catholic Church.

8.0 Conclusions

- 8.1 The works will have minimal impact upon the local environment but should result in a more safe and secure environment.
- 8.2 The works should also result in a reduction in petty crime and vandalism which would benefit the wider community.

Appendices

If you have any questions or would like some advice regarding our services,
don't hesitate to get in touch with us:

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