

Planning Statement

Section 73 minor material amendment application for the
retention of existing mobile building at

Bottisham Primary School, Beechwood Avenue, Bottisham,
Cambridgeshire, CB25 9BE
Cambridgeshire County Council

April 2024

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Issue Sheet

Cambridgeshire County Council

Planning Statement

Section 73 minor material amendment application for the retention of an existing mobile building at Bottisham Primary School, Beechwood Avenue, Bottisham, Cambridgeshire, CB25 9BE.

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1 Introduction

Overview

- 1.1.1 This planning statement has been prepared by Lanpro Services Limited on behalf of Cambridgeshire County Council to support a planning application seeking to extend the temporary planning permission for a mobile building at Bottisham Primary School, Beechwood Avenue, Bottisham, Cambridgeshire, CB25 9BE.
- 1.1.2 The retention of the mobile building is required for further period of 4 years. This is outlined in a justification of needs letter from Cambridgeshire County Council, accompanying this submission.
- 1.1.3 The mobile building is required for the school to be able to provide sufficient accommodation for pupils. The school currently organises in ten classes - 1x Reception only, 3x Y1 & Y2, 3x Y3 & Y4, 3x Y5 & Y6 – with the 11th classroom being used as a base for children with Special Education Needs & Disabilities (SEND).
- 1.1.4 This accommodation comprises nine permanent classrooms and two mobile classrooms. While the buildings current use as an area for SEND children is of great importance, it may have to be repurposed into a permanent classroom, further highlighting the schools need to retain the temporary building.
- 1.1.5 Cambridgeshire County Council has identified the need for developing this building. However, the current financial climate and lack of government capital funding have resulted in delayed works. Therefore, an extension to the temporary planning permission is needed until this replacement is possible. The proposal therefore seeks the retention of the mobile classroom unit until 31 August 2028.
- 1.1.6 This planning application is a Regulation 3 application under the Town and Country Planning General Regulations (1992) legislation which enables Local Authorities to apply for planning permission for development whereby they have a significant interest or are the landowner.
- 1.1.7 This Planning Application is made under section 73 of the Town and Country Planning Act (1990) and seeks to vary condition 1 attached to the decision notice for permission referenced E/3002/18/CC dated 26 June 2018.
- 1.1.8 A Non-Material Amendment under Section 96A of the Town and Country Planning Act 1990 (as amended) has been submitted in parallel with this application. The Non-Material Amendment proposes to amend the original description of development as described in the supporting letter which accompanies the application.

Submission Documents

- 1.2.1 The Following documents have been submitted to support this planning application:
- Planning Statement (this document)
 - Covering Letter;
 - Proposed Floor Plan
 - Location Plan
 - Proposed Elevation
 - Justification of Need Letter
 - Previous Decision Notice

Site/Block Plan
Layout Plan

2 Site Description



Figure 1: The Mobile Building

The Site

- 2.1.1 The Site of the proposed development is located at Bottisham Primary School, Beechwood Avenue, Bottisham, Cambridgeshire.
- 2.1.2 Bottisham is a large village located approximately 10 kilometres east of the city of Cambridge. The facilities in the village include a range of shops, pubs, and sports facilities, as well as a college and a GP surgery. The population of the village is approximately 2,300.
- 2.1.3 Bottisham Primary School is located in the south-eastern part of the village. The school provides education for primary-aged pupils between 4 and 11 years old, from reception to year 6. The school has capacity for 304 pupils.
- 2.1.4 The single-storey main school building is located in the eastern part of the school grounds. To the north and south are hardstanding play areas and a grass playing field to the west. Vehicular access to the school site is via Beechwood Avenue to the east and West Walk to the North.

Designations

- 2.1.5 According to the Environment Agency online mapping tool, the Site lies within Flood Zone 1 risk from flooding from rivers or the sea. The Site is also considered to be at very low risk of surface water flooding.
- 2.1.6 The site is not located within the Bottisham Conservation Area.
- 2.1.7 The closest listed building is located approximately 50 metres to the south, on High Street.
- 2.1.8 There are no designated sites of ecological interest in proximity to the site.

Relevant Planning History

- 2.1.9 The relevant planning history available on public-access records for the site is set below.

Reference	Description	Date of Decision	Outcome
92/00394/FUL	Retention of Mobile Units for Educational Purposes (2 No Total)	25 June 1992	Approved
94/00511/FUL	Erection of Classroom Building for Playgroup	8 September 1994	Approved
94/00632/FU4	New Group Room	19 September 1994	Approved
95/00453/CCA	Relocation of 1x5 bay and retention of 1x1 bay mobile units	29 May 1995	Approved
95/00765/CCA	Two class base extension and repositioning of one existing mobile classroom	3 November 1995	Approved
96/00739/CCA	Carpark Extension & Staffroom Extension	25 February 1998	Approved

08/00237/FUL	Construction of children's play equipment one tower, one slide and small rock wall.	3 March 2008	Approved
10/00287/FUL	Erection of children's play equipment	24 June 2010	Approved
East Cambridgeshire: 16/03002/CCA Cambridgeshire County: E/3002/16/CC	East Cambridgeshire: The erection of a 7-bay (21m x 8.7m approx.) mobile classroom and access paving on existing Bottisham Primary Scholl site for a temporary period until the 31st August 2021 and installation of two new scooter pods. Cambridgeshire County Council: The erection of a 7-bay (21m x 8.7m) mobile classroom for a temporary period until August 2021 with the installation of two new scooter pods.	East Cambridgeshire: 15 July 2017 Cambridgeshire County: 15 July 2016	East Cambridgeshire: Approved Cambridgeshire County: Approved

<p>East Cambridgeshire: 21/00333/CCA</p> <p>Cambridgeshire County: CCC/21/014/VAR</p>	<p>East Cambridgeshire: Retention of 7-bay mobile classroom for temporary period.</p> <p>Cambridgeshire County: The retention of a 7-bay (21m x 8.7m) mobile classroom for a temporary period with the retention of two scooter pods. Informative: Section 73 application to develop land without complying with condition 3 of planning permission E/3002/16/CC to retain the mobile classroom for a temporary period until 31 August 2024 and the retention of two scooter pods.</p>	<p>East Cambridgeshire: 23 April 2021</p> <p>Cambridgeshire County: 12 April 2021</p>	<p>East Cambridgeshire: Approved</p> <p>Cambridgeshire County: Approved</p>
<p>CCC/21/009/NMW</p>	<p>Non-Material amendment application to amend the description of development of planning permission E/3002/16/CC to:- The retention of a 7- bay (21m x 8.7m) mobile classroom for a temporary period with the retention of two scooter pods .</p>	<p>9 March 2021</p>	<p>Approved</p>

The Proposal

2.1.10 The proposal seeks to extend the operational time period of the planning permission for the mobile building (which is due to expire on 31st August 2024) for a further period of 4 years, until 31 August 2028. This requires a Section 73 application to vary the relevant condition. An accompanying Section 96A application is not required in this instance.

2.1.11 The suggested description for the application is:

“Section 73 application to retain a temporary mobile building for a temporary period.”

2.1.12 The current permitted period is set out in condition 1 of the planning permission CCC/21/014/VAR which reads:

“The mobile classroom hereby permitted shall be removed from the site on or before 31 August 2024. Within 1 month of the removal of the mobile classroom, the land shall be restored to its former condition.”

2.1.13 In order to extend the time period until 31 August 2028, the following change to the text of the condition is suggested (new text in bold):

“The mobile classroom hereby permitted shall be removed from the site on or before 31 August 2028. Within 1 month of the removal of the mobile classroom, the land shall be restored to its former condition.”

3 Planning Policy

Decision Making

- 3.1.1 Under Section 38 of The Planning and Compulsory Purchase Act 2004 ('The 2004 Act'), the determination of planning applications must be in accordance with the approved development plan unless material considerations indicate otherwise. This chapter identifies the national and local planning policies that provide the framework within which any planning application will be made.

National Planning Policy

- 3.1.2 The planning policy is set out in the National Planning Policy Framework (NPPF) which was originally published in March 2012. The NPPF has since undergone consultation and subsequently revised submissions have been published in July 2018, February 2019, July 2021, and most recently in December 2023. This provides a framework within which regional and local policy is set.
- 3.1.3 The NPPF sets out that the purpose of the planning system is to contribute to the achievement of sustainable development, identifying that sustainable development consists of economic, social and environmental roles.
- 3.1.4 Paragraph 8(b) outlines that part of the social objective of sustainable development is to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.
- 3.1.5 Paragraph 11 advises that plans and decisions should apply a presumption in favour of sustainable development. For decision-making this means approving development which accords with the local development plan without delay. Where there are no relevant policies of the policies are out of date, permission should be granted unless:
- The application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusal; or
 - Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.
- 3.1.6 Chapter 8 sets out that the planning system should play a role to play in facilitating social interaction and creating healthy, inclusive communities. Local Authorities should plan to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.
- 3.1.7 Paragraph 99 of Chapter 8 states that: 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 school promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted. Local Planning Policy

3.1.8 Paragraph 200 states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.

3.1.9 Paragraph 205 requires 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.

3.1.10 Paragraph 208 states that 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.

Local Planning Policy

3.1.11 The current Development Plan for East Cambridgeshire comprises the East Cambridgeshire Local Plan (adopted in April 2015). The Local Plan replaced the Core Strategy as the statutory development plan for East Cambridgeshire.

East Cambridgeshire Local Plan 2015

3.1.12 Key policies from this plan that are relevant for this application are:

Policy GROWTH 2/ Locational Strategy: focuses on the broad strategy of the distribution of growth across the district. It aims to ensure that growth takes place in the best locations in the district, e.g. where it is needed, where it is deliverable, and where it is 'sustainable'. Additionally, it states regard to local economic and needs, infrastructure capacity/needs, and the potential impacts and benefits of growth in different types of locations should be considered. It also seeks to restrict development in the countryside unless exceptional circumstances apply. The Policy states that in villages with a defined development envelope, limited development will take place helping to support local services, shops and community needs.

Policy GROWTH 5/ Presumption in favour of sustainable development: relates to the presumption in favour of sustainable development within the district. The policy seeks to deliver proposals that improve the social, economic and environmental conditions in the area. Additionally, it states that where there are no policies relevant to an application that the proposal should be assessed in line with the NPPF in relation to: ensuring there are no adverse impacts as a result of Document Ref. 1011166 Rev - 6 the development, whether there are specific policies within the NPPF that indicate a refusal for development and the strategic objectives of the plan which include those within the Village and Town Visions.

Policy COM 4/ New Community Facilities: relates to the provision of new or improved community facilities within settlement boundaries where possible. It states that in exceptional circumstances facilities may be permitted in the countryside. The policy also outlines that there are a number of criteria new facilities should meet, such as: be easily accessible, not have an adverse impact on traffic, or an adverse impact on amenity or the character of the locality, be designed for adaptation or shared use and explore shared use opportunities.

Policy ENV 2/ Design: seeks to ensure that all development is high quality and enhances and complements local distinctiveness and overall relates well to its surroundings.

4 Key Planning Issues

The Principle of Development and Need

- 4.1.1 As set out in the Justification of Need letter from Cambridgeshire County Council, Bottisham Primary School currently has a need for the mobile building in order to operate and supplement the permanent accommodation, and allow for the Local Authority to meet its duty to provide sufficient early education and childcare places and to enable parents to work or to undertake education and training which can lead to employment (Childcare Act, 2006).
- 4.1.2 There is a clear and evidenced need for the retention of the mobile building at Bottisham Primary School. The mobile building provides essential classroom space that the main school building is currently unable to accommodate.
- 4.1.3 The retention of the current building is essential to ensure the continued operation of the facility in line with Cambridgeshire County Council's commitment to provide sufficient quality early education and childcare places.
- 4.1.4 The retention of the mobile building is therefore required to ensure the school can continue to operate without interruption. The mobile building will be removed from the site once permanent facilities are available.
- 4.1.5 Paragraph 99 of the NPPF states that there should be sufficient school places to meet the needs of communities and that planning authorities should regard proposals positively.
- 4.1.6 The policies of the East Cambridgeshire Local Plan and the NPPF, and the justification of need from Cambridgeshire County Council demonstrate that the principle of development for the proposed is acceptable.

Design, Access and Layout

- 4.1.7 The proposal to retain the building on a temporary basis will not change the design, access or layout of the mobile structure. The mobile structure is single storey and has a low-pitched roof. The temporary structure is completely obscured from nearby viewpoints being located away from the main school entrance and is heavily obscured by the main school building if viewed from the east, while surrounding properties backing onto the school grounds and hedgerows obscure it from the north, south, and west.
- 4.1.8 The mobile building is sympathetic to its surroundings, with an unobtrusive design and colour palette. The existing location of the temporary building is considered to be the most appropriate in terms of its relationship with the present surroundings and neighbouring properties.

Sustainability

- 4.1.9 The temporary mobile building is sustainable in environmental, economic, and social terms. The building is prefabricated and therefore sustainable in construction. The siting of the mobile building in this location is established. Given the important role the school plays in the community, the siting of this temporary structure to continue to provide extra space enabling the school to function will help maintain and enhance the existing sustainable nature of the community, therefore supporting the vision of both the NPPF and PPG, and well as existing Local Policy. The mobile structure has a long design life and can be used at another location when it is no longer required at this site.

Amenity

- 4.1.10 The closest proximity dwelling is situated approximately 50m south of the building. The boundary of the school is well screened, and the mobile building is low-lying, it is only used by school pupils. Therefore, the amenity of nearby residents will not be harmed.

Highway Safety

- 4.1.11 There are two possible access points to the Site, one via the main entrance on Beachwood Avenue and the second via West Walk. This proposal will have no negative impact on highway safety.

Transport

- 4.1.12 This proposal does not entail an increase in the number of vehicles visiting the school. Therefore, there will be no impact on the transport network.

Flood Risk

- 4.1.13 According to the Environment Agency online mapping tool, the Site lies within Flood Zone 1 risk from flooding from rivers or the sea. The Site is also considered to be at very low risk of surface water flooding.

Biodiversity and Ecology

- 4.1.14 The location of the mobile building is of limited ecological value. The presence of the mobile building therefore does not harm the ecology of the site.

Heritage

- 4.1.15 Paragraph 205 of the National Planning Policy Framework states that when considering 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 significance.

- 4.1.16 There are a number of Listed Buildings in the direct vicinity of the Site. These are set out below.

Heritage Asset	Grade	Location
129, High Street	II	Approx. 50m South of the site
The Old Courthouse	II	Approx. 50m of the site
109, High Street	II	Approx. 70m south-west of the site
Church of Holy Trinity	I	Approx. 120m west of the site
Tudor House	II	Approx. 130m west of the site

- 4.1.17 The temporary building is fully obscured from the nearby viewpoints, including from nearby heritage assets. The temporary structure is surrounded by buildings, fencing, hedges, and

boundary walls. The line of sight between the temporary building and nearby heritage assets is therefore broken in each direction. As such, there is considered to be no impact on the significance of nearby heritage assets or their setting.

5 Conclusion

Overview

- 5.1.1 Lanpro Services has been instructed by Cambridgeshire County Council to submit a planning application to Cambridgeshire County Council for the retention of an existing temporary mobile building until the 31 August 2028 at Bottisham Primary School, Beechwood Avenue, Bottisham, Cambridgeshire, CB25 9BE.
- 5.1.2 Cambridgeshire County Council has identified the need for this building.
- 5.1.3 National policy (NPPF paragraph 99) strongly supports applications for educational facilities that respond to established need and locally the proposal is supported by policies GROWTH 2 and 5 as well as policy COM 4.
- 5.1.4 There are clear public benefits to this application, and it is supported by policies. It is therefore respectfully requested that permission should be granted for this planning application.



- ♥ RIBA 2030
- ✦ Climate
- 💧 Challenge
- ⚡ Signatory

