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The Hinckley School

Statement of Community Involvement

May 2023

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1 Introduction

1.1.1 This Statement of Community Involvement (SCI) is intended to set out details of pre-application consultation and engagement carried out in respect of the submitted planning application for the proposed development of a new school building at the Hinckley School.

1.1.2 The full description of the proposed development is as follows:

Demolition of five school buildings and the construction of a new three-storey school building with associated landscaping, external canopies and external play area. To include the construction and siting of a temporary teaching block and temporary staff car park during construction

1.1.3 This document outlines the consultation process undertaken by Reds10 (UK) Ltd, their design team, the Department for Education and Futures Trust in the context of the pre-planning submission carried out to date.

2 Consultation and Engagement

- 2.1.1 The NPPF gives great weight and support to proposals where active community engagement has taken place, with paragraph 16 of the NPPF promoting early and meaningful engagement and collaboration with neighbourhoods, local organisations and businesses.

2.2 Local Planning Authority

- 2.2.1 An initial pre-application meeting with Hinckley and Bosworth Council was held on 25th February 2022. This early engagement was led by the Department for Education and their technical advisors to inform the development of a feasibility study and identification of a 'Control Option'. The meeting was not followed up with formal written feedback, however the key considerations of the scheme were discussed as well as demonstrating support for the principle of development on the site.
- 2.2.2 Following the initial feasibility pre-application meeting, Reds10 were selected by the Department for Education to deliver the new school building. The full design team held a further pre-application meeting on 10th October 2022, presenting more developed design proposals that built upon the control options and initial pre-application feedback. The scheme and plans were presented via Teams and the scope of submission for a full planning application was agreed.
- 2.2.3 Throughout the design development, the team has maintained communication with the Case Officer at the Council.

2.3 Sport England

- 2.3.1 As part of the development, it is proposed to site a temporary teaching block and temporary staff car park on a small area of the existing playing field.
- 2.3.2 As part of the pre-application discussions the team engaged with Sport England at a meeting on 31st January 2023.

2.4 Public Engagement

- 2.4.1 A public engagement event was held in February 2023 to inform local residents of the emerging proposals and seek views and comments prior to formal submission of the planning application.
- 2.4.2 The public engagement event was undertaken via a 'hybrid approach', whereby leaflets were distributed in the surrounding area with a link to the plans online at <https://www.reds10.com/hinckleyacademy/>. The online consultation ran from the 20th January 2023 until the 9th March 2023.
- 2.4.3 Following the online consultation, an in-person event was held at the school on the 1st February 2023 and invited residents and stakeholders to review and discuss the proposals in person. A copy of the leaflet is provided at Appendix 1.

2.5 Local Ward Members

- 2.5.1 The team sent correspondence to Local Members and Councillors and invited them to the public engagement event.

3 Consultation Response

3.1 Introduction

- 3.1.1 All comments received from Officers and stakeholders were considered in detail by the project team, with amendments made where necessary prior to submission. The comments received and the responses are summarised below and elaborated on with diagrams within the Design and Access Statement.

3.2 Local Planning Authority

- 3.2.1 Following the first formal pre-application meeting on the 25th of February 2022, there was no formal written pre-application feedback received, however a summary of the key discussions during the meeting is set out below:

- Officers demonstrated overall support for the scheme and accepted the principle of development on the site.
- Potential impact on the residential amenity of residents to the north of the site will need to be considered when developing the proposals.
- Biodiversity Net Gain will be required on the site.
- BREEAM 'Very Good' would be accepted rather than the Core Strategy requirement of Excellent.
- The location of the temporary school building on the playing field needs further development and discussion with Sport England.

- 3.2.2 A second pre-application meeting was held with the Council on the 10th of October 2022. A formal pre-application response letter was received from the Council and set out the following points:

- The principle of development is supported; however justification is needed at the planning application stage as to why the building cannot be refurbished.

The school has been selected by the Department for Education as part of the Schools Rebuilding Programme, which has identified the buildings on site as exceeding their useful design life and in a poor state of repair. It has been assessed that the refurbishment of the building would be uneconomical. The building performs poorly in terms of sustainability and is highly inefficient. The new building will be net-zero in operation and will be significantly more sustainable, as it has been designed in accordance with the DfE's Output Specification Annex 2J (Sustainability)

- The location of the building to the northeast corner reduces the visual impact of the proposed building.
- The proposed building has a smaller footprint than the existing and allows for greater separation distances between the northern elevation and the northern boundary of the site.

- Although the building would be notably taller than the existing building and neighbouring school buildings, it is considered that the additional height would not have a negative visual impact from public vantage points and neighbouring dwellings. This is partly due to the reduction in the overall footprint of the building, which at its maximum would be set back approximately 20m from the northern boundary of the site. This would help to reduce intervisibility between the new building and the neighbouring dwellings to the north to only glimpses of the top of the building through the well-established tree belt along the boundary.

To enhance this further, the proposed landscaping scheme includes new tree planting on the northern boundary to further mitigate any potential for impacts on the residential properties situated on this boundary.

- The proposed materials are considered acceptable for the proposed use.
- In terms of any overbearing impacts potentially arising from the additional height of the building, it is considered that the separation distance and screening between the proposed building and nearest residential dwellings would mitigate this and result in no adverse or unacceptable impact.
- Due to external open space areas, noise should be considered in the planning application.

A Noise Assessment undertaken by DBX has been submitted alongside this application and concludes that the proposed development is acceptable in noise terms and would not result in any adverse impacts.

- As part of any future planning application, the Local Highway Authority would require clarification as to whether the proposals would result in an increase/ decrease or no change in pupil and staff numbers.

As confirmed in the Planning Statement, the proposed development will not result in an increase in pupil or staff numbers, therefore it will result in no highway issues.

- A construction management plan including wheel washing facilities and parking facilities and a timetable of development would be required preferably as part of the submission.

A Construction and Environmental Management Plan (CEMP) from the contractor is submitted alongside this planning application. The CEMP includes details of wheel washing facilities and parking facilities for on-site contractors.

- External consultation required with Sport England.

The Team met with Sport England on the 31st of January 2023 to discuss a planning strategy. Details of the meeting are set out further below.

3.3 Public Engagement

- 3.3.1 A public consultation event was held in February 2023 to inform residents of the emerging proposals and to seek views and comments prior to the formal planning

submission. As previously mentioned, a hybrid approach was taken whereby the proposals were presented online and in person.

- 3.3.2 A total of approximately 10 people attended the consultation event, whereby no concerns were raised. Following the meeting there were no further comments or concerns raised via the webpage form.

3.4 Local Ward Members

- 3.4.1 The team reached out to engage with Local Ward Members to inform them of the progression of the proposals and to invite them to the public consultation event.

3.5 Sport England

- 3.5.1 The Team met with Sport England on the 31st of January 2023 to discuss the proposals related to the temporary accommodation on the existing playing fields.

- 3.5.2 The team presented the proposals, and the following points were agreed with Sport England during the meeting:

- Planning application to include robust justification as to why temporary building and staff carpark is required on playing field with consideration as to why other locations on site would not be suitable. To include a site levels, plan to support this justification.
- Concerns over potential future retention of any 'temporary' works were noted.

It is confirmed that the reinstatement works are be part of Reds10 contracted works and the reinstatement time periods can be agreed via a planning condition to ensure it is enforceable.

- A programme of works to be submitted to illustrate the time period required for the temporary classrooms and period during which time the area of playing field will not be available.

The submitted Construction and Environmental Management Plan sets out the proposed programme of works.

- It was noted that there will be a need to stockpile topsoil on the site too, which will likely render that field out of action for formal sports during the temporary period.

It is confirmed that there is sufficient available alternative provision across the school site, therefore the temporary storage of topsoil on the proposed playing field area will not impact school curriculum associated with the playing fields.

- Scope of works for reinstatement of playing field and assessment of its existing condition to be prepared by the landscape architect and submitted with application.

A suite of plans and documents are submitted alongside this planning application which sets out the proposed temporary works and reinstatement details associated with the playing fields.

- Consideration of future betterment of playing fields, including potential wider community use.

The team are working alongside the Future's Trust to consider any wider community use of the playing fields following their reinstatement.

- Agreed that a condition would be placed on any planning permission securing the timeframes for reinstatement (i.e. within '10' months of first occupation of the new teaching block, as supported by the construction programme).

3.6 Summary

- 3.6.1 The key issues raised by Planning Officers and Sport England have been taken on board. No issues were raised by Local Ward Members or residents at the public consultation event.
- 3.6.2 The submitted scheme has responded to the matters raised where appropriate and necessary. The detailed design of the scheme is set out within the submitted Design and Access Statement.

4 Summary

- 4.1.1 The consultation process for the detailed proposals began with correspondence between the project team and Hinckley and Bosworth Council. With their feedback taken onboard, the scheme was presented to the local community online and in person, taking a hybrid approach.
- 4.1.2 The limited comments and the fact that no concerns were raised by local residents indicates that residents are generally supportive of the scheme.

APPENDIX

1



The Hinckley School Replacement School Building



As a member of the local community, you are invited to attend a public engagement event to view and discuss plans for a replacement school building at Hinckley Academy

The proposed new building will replace the existing teaching block in the north eastern part of the site, to provide an improved, high-quality education facility. The proposals will not increase the number of pupils at the school.

Members of the design team will be on hand to answer any of your queries throughout the event.



Event Details

Date: Wednesday 1st February 2023

Time: 16:00 until 19:00

Location: Main Hall, The Hinckley School, Butt Lane LE10 1LE

More information on the proposals can be found at:

<https://www.reds10.com/hinckleyacademy/>