

planning
transport
design
environment
infrastructure
land

Hinckley School

Planning Statement

May 2023

Contents

1	INTRODUCTION.....	2
1.1	Introduction	2
1.2	Supporting Documents and Plans.....	2
2	SITE CONTEXT	4
2.1	Application Site	4
3	PLANNING HISTORY	5
3.2	Pre-application Advice.....	5
4	DEVELOPMENT PROPOSAL.....	7
4.1	Overview	7
4.2	Development Proposal.....	8
5	PLANNING POLICY	10
5.1	Introduction	10
5.2	Core Strategy (2009)	10
5.3	Site Allocations and Development Management Policies (2016)	11
5.4	Material Considerations.....	14
6	PLANNING CONSIDERATIONS.....	18
6.1	Introduction	18
6.2	Principle of Development and Educational Need.....	18
6.3	Location of Temporary School Building on Playing Fields	19
6.4	Design and Layout.....	21
6.5	Landscaping, Trees and Ecology.....	22
6.6	Highways, Access and Parking.....	23
6.7	Flood Risk and Drainage	24
6.8	Energy and Sustainability	25
6.9	Construction and Environmental Management.....	26
6.10	Other Matters	26
7	SUMMARY AND CONCLUSION	28
7.1	Summary	28
7.2	Conclusion	28

1 Introduction

1.1 Introduction

1.1.1 This Planning Statement has been prepared by DHA Planning to accompany a detailed planning application for the proposed development at Hinckley School, to demolish existing school buildings and the construction of a new three-storey teaching block, and a temporary teaching block. The application is made on behalf of Reds10 (UK) Ltd and the Department for Education.

1.1.2 The proposed development comprises the construction of a new three-storey building, following the demolition of other school buildings. The proposal also includes the construction of a new temporary school building. The full description of the development is:

Demolition of 6no. (4no. interconnected) school buildings and the construction of a new three-storey school building, temporary teaching block and temporary staff carpark, with associated landscaping and external play areas.

1.1.3 The project forms part of the DfE's School Rebuilding Programme, which is a national framework to replace school buildings that are no longer fit for purpose for educational use.

1.1.4 This statement provides an overview of the site, its context and the relevant planning history. It also provides a review of all applicable development plan policies and emerging policies, as well as the National Planning Policy Framework (NPPF) and other relevant guidance.

1.1.5 This Statement forms part of the planning application and should be made available for inspection with other application details. It is designed to be read in conjunction with the accompanying plans and other supporting documents, set out below.

1.1.6 This Statement concludes that the proposal is appropriate in planning terms and accordingly concludes that planning permission should be granted.

1.2 Supporting Documents and Plans

1.2.1 This Planning Statement should be read in conjunction with the other reports and plans submitted as part of the application and listed below.

Documents

Document	Author
Completed Application Form	N/A
Completed Notice Form	N/A
Covering Letter	DHA
Planning Statement	DHA
Statement of Community Involvement	DHA
Design and Access Statement	Sense of Space Architects
Ecological Feasibility Study	Tetra Tech

Bat Survey	Tetra Tech
GCN eDNA Survey	Tetra Tech
Noise Impact Assessment	DBX
Construction Management Plan	Reds10
Tree Survey and Arboricultural Impact Assessment	Greengage
Geoenvironmental Report Phase 1	Tetra Tech
Ground Investigation Report	Tetra Tech
Flood Risk Assessment	Design ID
Drainage Strategy	Design ID
Energy and Sustainability Report	Jones King
Sports Pitch Reinstatement	MAC

Plans

Drawing	Drawing Number	Revision
Site Location Plan	SPL0001-MAC-XX-XX-D-L-0001	P02
Existing Site Block Plan (showing buildings to be demolished)	SPL0001-MAC-XX-XX-D-L-0002	P03
Whole Site Plan	SPL0001-MAC-XX-XX-D-L-0003	P03
Site Landscaping Plan Sheet 1	SPL0001-MAC-XX-XX-D-L-0004	P04
Site Landscaping Plan Sheet 2	SPL0001-MAC-XX-XX-D-L-0005	P03
Site Landscaping Plan Sheet 3	SPL0001-MAC-XX-XX-D-L-0006	P03
BB103 External Area Assessment	SPL0001-MAC-XX-XX-D-L-0007	P04
Site Sections	SPL0001-MAC-XX-XX-D-L-0011	P02
External Canopy Details	SPL0001-MAC-XX-XX-D-L-0012	P02
Tree Protection Plan	SPL0001-MAC-XX-XX-D-L-0013	P03
Sports Pitch Reinstatement	SPL0001-MAC-XX-XX-D-L-0015	P01
Demolition Plans	SPL001-SOS-ZZ-00-T-A-9011	P01
Ground Floor Plan Proposed	SPL001-SOS-ZZ-00-D-A-1101	P03
First Floor Plan Proposed	SPL001-SOS-ZZ-00-D-A-1102	P03
Second Floor Plan Proposed	SPL001-SOS-ZZ-00-D-A-1103	P03
Roof Plan Proposed	SPL001-SOS-ZZ-00-D-A-1104	P01
Proposed West and South Elevations	SPL001-SOS-ZZ-00-D-A-2101	P02
Proposed East and West Elevations	SPL001-SOS-ZZ-00-D-A-2102	P02
CGI – External Visuals	SPL001-SOS-ZZ-00-T-A-7001	P02
CGI – Internal Visuals	SPL001-SOS-ZZ-00-T-A-7002	P02
Temporary Building Ground Floor Plan	444-R10-HT-00-DR-W-1001	P04
Temporary Building First Floor Plan	444-R10-HT-01-DR-W-1002	P04
Temporary Building Elevations	444-R10-HT-XX-DR-W-1016	P01
Temporary Car Park Accommodation	2133-R10-XX-00-DR-W-0101	P05
External Lighting and Isolux Plot	SPL0001-JKP-XX-XX-D-E-0803	P02

2 Site Context

2.1 Application Site

- 2.1.1 The application site comprises the Hinckley School, which also includes the John Cleveland Sixth Form Centre. The school site includes a number of existing buildings which are a mixture of styles and storeys. The school also features a number of staff and visitor car parking spaces, external play areas and a MUGA. The site features a large playing field situated to the south east of the school.
- 2.1.2 The school is located within the settlement boundary of Hinckley on the south side of Butt Lane. The school is accessed via Butt Lane, to the west of the school. There appears to be a pedestrian access from Woodland Road to the south. To the south and the east of the school is Hinckley Golf Course, and immediately to the north is residential dwellings.
- 2.1.3 The buildings concerned by the proposed development are single storey and are located in the north eastern part of the site.
- 2.1.4 The area to the south of the site, including the playing fields, are designated open space.
- 2.1.5 The site itself is designated in the Local Plan as a community facility.
- 2.1.6 The site is wholly within Flood Zone 1.



Figure 2.1 – Site Location Plan (Google Earth)

3 Planning History

3.1.1 Relevant planning history for the site is set out in the table below.

Reference	Description	Status/date
20/01373/CLP	New perimeter fence to part of the school boundary for safeguarding	Approved
20/01157/FUL	New perimeter fence to part of the school boundary for safeguarding	Withdrawn
18/01018/FUL	Erection of a single storey modular classroom	Approved
18/00282/FUL	Single Storey front extension including external ramped/stepped access to Sixth Form reception	Approved
17/00527/FUL	Installation of external ramp, steps and associated railing and exterior alterations and cladding on corporate services centre	Approved
17/00323/FUL	Double mobile classroom block (retrospective)	Approved

3.2 Pre-application Advice

3.2.1 The proposed scheme has benefitted from extensive pre-application engagement with the Local Planning Authority's Planning Officers.

3.2.2 The full details of the pre-application discussions are set out within the submitted Statement of Community Involvement, however, to summarise, during feasibility stage of the scheme, the Department for Education met with Planning Officers to discuss the proposed development of the site in early 2022. Following the appointment of Reds10 to deliver the school, these discussions were following by a second pre-application meeting on the 10th of October 2022 to discuss the developed proposals. The discussions were constructive and the team took the comments away and incorporated into the scheme where necessary.

3.2.3 A public consultation event was held on the 1st February 2023, which presented the scheme to local residents and invited their feedback on the proposal.

3.2.4 Sport England have also been engaged as part of the process.

- 3.2.5 The team have also engaged with Local Ward Members.
- 3.2.6 Full details of pre-application engagement are set out within the submitted Statement of Community Involvement.

4 Development Proposal

4.1 Overview

- 4.1.1 The proposed development comprises the demolition of existing school buildings (as highlighted on the plan below) and the construction of a new three-storey school building. Hinckley Academy has been identified as in need of improvements through the DfE's Schools Rebuilding Programme. Blocks B, C, D and E and two further blocks adjacent to block K are to be demolished and replaced with a new STEM building. The new building will be constructed via a Modern Methods of Construction (MMC) approach. MMC utilises off-site construction techniques, where the new school building will be constructed in modules in a factory, reducing construction time and improving efficiency.

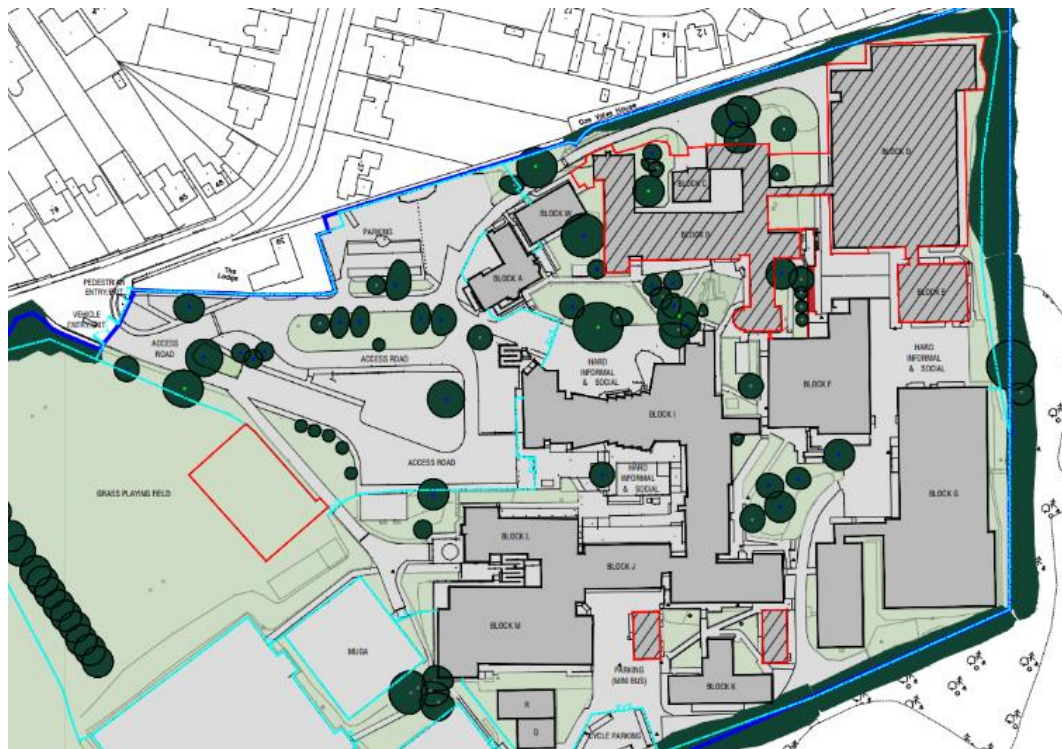


Figure 4.1 - Existing Site Plan with buildings to be demolished (MAC Consulting)

- 4.1.2 The design of the school has been carefully considered following pre-application discussions with the Local Planning Authority and Client Engagement Meetings with the Futures Trust who operate the school. Feedback has been considered and reflected in the design where practicable or necessary. The full details of the design and the design development is provided within the accompanying Design and Access Statement and plans; however a brief summary is set out below.



Figure 4.2: Proposed new building location on site (MAC Consulting)

4.2 Development Proposal

4.2.1 The new school building will comprise the following key facilities:

- (1) Food Classrooms
- (2) Technology Classrooms
- (3) Design Technology Classrooms
- (4) Art Classrooms
- (5) Science Classrooms
- (6) Photography Classrooms (including Dark Room)
- (7) General Teaching Rooms
- (8) Staff Office Space
- (9) Storage and Equipment Rooms
- (10) External Play space
- (11) Green Roof
- (12) Temporary Teaching Block

- 4.2.2 The school has been designed to achieve net zero carbon in operations, utilising on-site renewable technologies, including a biosolar green roof with photovoltaic panels.
- 4.2.3 The proposed new building is three storey and has been designed in the context of the surrounding local area, taking into consideration nearby residential properties. The external materials palette has been designed to respond to the existing character of the school, which is set out in the Design and Access Statement
- 4.2.4 The below CGI imagery demonstrates the proposed new school building.



Figure 4.3: CGI proposed new building, from the west (Sense of Space Architects)

- 4.2.5 The design is complemented by a landscaping scheme to provide a high-quality external environment for students, including new planting and trees, particularly with a focus of the northern boundary to mitigate any perceived overlooking to the existing residential properties.
- 4.2.6 The new temporary teaching block will be temporarily situated on a portion of the existing playing field, alongside a temporary staff carpark during the construction phase.

5 Planning Policy

5.1 Introduction

5.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the statutory development plan, unless material considerations indicate otherwise.

5.1.2 An extract from Hinckley and Bosworth's Planning Policy Map is shown below:

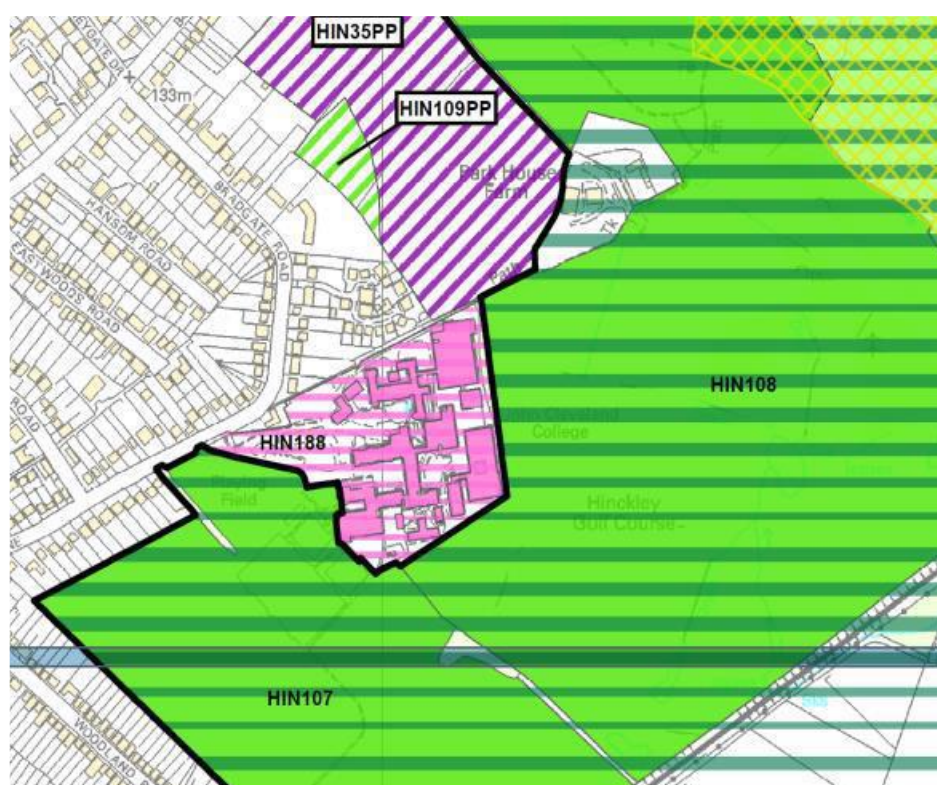


Figure 3.1 – Hinckley and Bosworth Planning Policy Map

5.2 Core Strategy (2009)

5.2.1 The Core Strategy was adopted by the Council in December 2009, and sets out the overarching strategy and core policies to guide future development in the Borough.

5.2.2 The following policies are considered relevant to the proposal:

5.2.3 **Policy 1: Development in Hinckley** states that to support Hinckley's role as a sub-regional centre, the council will required developments to achieve a number of criteria, including requiring developments to be of the highest environmental standards.

5.2.4 **Policy 6: Hinckley/Barwell/Earl Shilton/Burbage Green Wedge** states that within the Green Wedge uses will be encouraged that provide appropriate recreational facilities within easy reach of urban residents and promote the

positive management of land to ensure that the Green Wedge remains or is enhanced as an attractive contribution of the quality of life of nearby residents. The following land uses are acceptable in the Green Wedge, provided the operational development associated with such uses does not damage the function:

- (a) Agricultural including allotments and horticulture
- (b) Recreation
- (c) Forestry
- (d) Footpaths, bridleways and cycleways
- (e) Burial grounds
- (f) Use for nature conservation

5.2.5 Any land use or associated development in the Green Wedge should:

- (a) Retain the function of the Green Wedge
- (b) Retain and create green networks between the countryside and open spaces within urban areas
- (c) Retain and enhance public access to the Green Wedge, especially for recreation and;
- (d) Should retain the visual appearance of the area.

5.2.6 **Policy 20: Green Infrastructure** states that the implementation of the Green Infrastructure Network is a key priority of the Council. A key strategic intervention is to maintain the Green Wedge between Hinckley and Barwell as it plays an important environmental and landscape protection role.

5.2.7 **Policy 24: Sustainable Design and Technology** states that the Council will require all developments to meet the following requirements unless it would make the development unviable:

- Schools, hospitals and office developments to meet, at a minimum BREEAM (or equivalent) assessment rating of 'excellent'.

5.3 Site Allocations and Development Management Policies (2016)

5.3.1 The Site Allocations and Development Management Policies Document was adopted by the Council in July 2016, and sets out site allocations alongside development management policies to be applied when making planning decisions.

5.3.2 The following policies are considered relevant to this application:

5.3.3 **Policy DM1: Presumption in Favour of Sustainable Development** is consistent with the NPPF and states that planning applications that accord with the policies in the Local Plan will be approved without delay, unless material considerations indicate otherwise.

- 5.3.4 **Policy DM6: Enhancement of Biodiversity of and Geological Interest** states that development proposals must demonstrate how they conserve and enhance features of nature conservation and geological value including proposals for their long term future management. Major developments in particular must include measures to deliver biodiversity gains through opportunities to restore, enhance and create valuable habitats, ecological networks and ecosystem services.
- 5.3.5 **Policy DM7: Preventing Pollution and Flooding** states that adverse impacts from pollution and flooding will be prevented by ensuring that development proposals demonstrate that: drainage function of water bodies in the borough; provided;
- (a) It will not adversely impact the water quality, ecological value or
 - (b) Appropriate containment solutions for oils, fuels and chemicals are
 - (c) All reasonable steps are taken through design, siting and technological solutions to ensure the abatement of obtrusive light to avoid sky glow, glare and light intrusion;
 - (d) It would not cause noise or vibrations of a level which would disturb areas that are valued for their tranquillity in terms of recreation or amenity;
 - (e) Appropriate remediation of contaminated land in line with minimum national standards is undertaken;
 - (f) It will not contribute to poor air quality; unstable land; and
 - (g) It will not result in land instability or further intensify existing
 - (h) The development doesn't create or exacerbate flooding by being located away from areas of flood risk unless adequately mitigated against in line with National Policy.
- 5.3.6 **Policy DM8: Safeguarding Open Space, Sport and Recreational Facilities** states that planning permission will not be granted for proposals resulting in the loss of land or buildings in recreational or sporting use and areas of open space, as identified in the most recent Open Space, Sport and Recreational Facilities Study, except where:
- (a) A replacement of an equivalent typology is provided, as defined by the most recent Open Space, Sport and Recreational Facilities Study, in an appropriate location serving the local community; or
 - (b) It is demonstrated that there is a surplus of recreational land, facilities or open space of the same typology exceeding the needs of the local community; or
 - (c) The development of a small part of a larger site in recreational use would result in the enhancement of recreational facilities on the community. remainder of the site, or on a nearby site serving the same
- 5.3.7 Proposals which relate to Natural and Semi-Natural Open Spaces should also accord with Policy DM9.

5.3.8 **Policy DM10: Development and Design** states that developments will be permitted providing that the following requirements are met:

- (a) It would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings, including matters of lighting, air quality (including odour), noise, vibration and visual intrusion; be adversely affected by activities in the vicinity of the site; architectural features;
- (b) The amenity of occupiers of the proposed development would not
- (c) It complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and
- (d) The use and application of building materials respects the materials of existing, adjoining/neighbouring buildings and the local area generally; add to the quality of the design and siting; line with Core Strategy Policy 24; emission vehicles are included where feasible;
- (e) It incorporates a high standard of landscaping where this would
- (f) It maximises opportunities for the conservation of energy and resources through design, layout, orientation and construction in
- (g) Where parking is to be provided charging points for electric or low
- (h) An appropriate Sustainable Drainage Scheme is submitted to and approved by the relevant Authority. Schemes should incorporate wildlife areas, ponds, swales and permeable paving where appropriate;
- (i) It maximises natural surveillance and incorporates the principles of Secured by Design and has considered the incorporation of fire safety measures.

5.3.9 **Policy DM25: Community Facilities** states that the borough will seek to support the formation of new community facilities across the Borough. To reduce reliance on the private car, where new facilities are to be established it should be demonstrated that they are accessible to the community which they intend to serve by a range of sustainable transport modes.

5.3.10 The Borough Council will resist the loss of community facilities including ancillary areas.

5.3.11 The redevelopment or loss of community facilities will only be appropriate where it can be demonstrated that

- (a) An equivalent range of replacement facilities will be provided in an appropriate location within a reasonable distance of the local
- (b) There is a surplus of the facility type within the immediate locality exceeding the needs of the community;
- (c) The loss of a small portion of the site would result in wider community benefits on the remainder of the site.

5.4 Material Considerations

National Planning Policy Framework (NPPF) July 2021

- 5.4.1 The NPPF was adopted by the Government in 2012 and sets out the Government's planning policies for England and how these should be applied. The NPPF was updated in February 2019 and again in July 2021.
- 5.4.2 **Paragraph 2** states that planning law requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise.
- 5.4.3 **Paragraph 7** states that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.
- 5.4.4 **Paragraph 8** states that achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways. These objectives are:
- (a) An economic objective
 - (b) A social objective
 - (c) An environmental objective
- 5.4.5 **Paragraph 11** states that plans and decisions should apply a presumption in favour of sustainable development and for decision-taking this means:
- (c) Approving development proposals that accord with an up-to-date development plan without delay; or
 - (d) Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - (i) The application of policies in this framework that project areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - (ii) Any adverse impacts of doing so would be significant and demonstrably outweigh the benefits, when assessed against the policies in this framework taken as a whole.
- 5.4.6 **Paragraph 38** requires Local Planning Authorities to approach decisions on proposed development in a positive and creative way.
- 5.4.7 **Paragraph 39** states that early engagement has significant potential to improve the efficiency of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.

5.4.8 Chapter 8 of the NPPF sets out how planning policies and decisions should aim to achieve health, inclusive and safe communities.

5.4.9 **Paragraph 92** sets out the ways which this can be achieved:

- Promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods and active street frontages;
- Are safe and accessible, so that crime and disorder and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of attractive, well-designed, clear and legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas; and
- Enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

5.4.10 **Paragraph 95** 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:

- Give great weight to the need to create, expand or alter schools through the preparation of plans and decisions and applications; and
- Work with school promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submission.

5.4.11 **Paragraph 111** states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

5.4.12 **Paragraph 113** states that all developments that will generate significant amounts of movement should be required to provide a travel plan, and the application should be supported by a transport statement so that the likely impacts of the proposal can be assessed.

5.4.13 **Paragraph 130** states that planning policies and decisions should ensure that developments:

- (a) Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

- (b) Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping
- (c) Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- (d) Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- (e) Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- (f) Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

5.4.14 **Paragraph 154** states that new development should be planned for in ways that:

- (a) Avoid increased vulnerability to the range of impacts arising from climate change. Where new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaption measures, including through the planning of green infrastructure; and
- (b) Can help to reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings should reflect the Government's policy for national technical standards.

5.4.15 **Paragraph 169** states that major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate.

5.4.16 **Paragraph 174(d)** states that planning decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

The Good Design Guide SPD (2020)

5.4.17 The Good Design Guide SPD was adopted by the Council in 202 and aspires to substantially raise design quality in Hinckley and Bosworth Borough whilst ensuring that the local identity and heritage of the Borough is preserved and enhanced.

DCLG Policy Statement Planning for Schools Development (2011)

5.4.18 The government has further pledged its support for the development of schools by producing the Planning for Schools Development Policy Statement in August 2011. The Policy Statement sets out that the creation and development of state-

funded schools is strongly in the national interest and that planning decision-makers can and should support that objective, in a manner consistent with their statutory obligations.

- 5.4.19 The Statement outlines the Government's belief that the planning system should operate in a positive manner when dealing with proposals for the creation, expansion and alteration of state-funded schools.
- 5.4.20 The Statement requires Local Authorities to apply a presumption in favour of the development of state-funded schools, as expressed in the National Planning Policy Framework.
- 5.4.21 Local authorities are required to give full and thorough consideration to the importance of enabling the development of state-funded schools in their planning decisions and it is confirmed that the Secretary of State will attach significant weight to the need to establish and develop state-funded schools when determining appeals that come before him for a decision.
- 5.4.22 In order to facilitate the efficient and positive delivery of schools' development, the Statement requires local authorities to undertake the following:
- Make full use of their planning powers to support state-funded school applications. This should include engaging in pre-application discussions with promoters to foster a collaborative approach to applications and, where necessary, the use of planning obligations to help mitigate adverse impacts and help deliver development that has a positive impact on the community.
 - Only impose conditions that clearly and demonstrably meet the tests set out in Circular 11/85 (or as amended). Planning conditions should only be those absolutely necessary to make the application acceptable in planning terms;
 - Ensure that the process for submission and determining state-funded schools applications is as streamlined as possible, and in particular be proportionate in the information sought from applications; and
 - LPAs must clearly justify a refusal of any application for a state-funded school, or the imposition of conditions. Given the strong policy support for improving state education, the Secretary of State will be minded to consider such a refusal or imposition of conditions to be unreasonable conduct, unless it is supported by clear and cogent evidence.

6 Planning Considerations

6.1 Introduction

6.1.1 As a starting point, it is necessary to consider whether the application proposal accords with the statutory development plan, and if not, whether material considerations indicate that planning permission should nevertheless be granted.

6.1.2 In considering whether the proposal accords with the development plan, it is necessary to consider the following key issues:

- (1) Principle of Development and Educational Need
- (2) Location of Temporary School Buildings on the Playing Field
- (3) Design and Layout
- (4) Landscaping, Trees and Ecology
- (5) Highways, Access and Parking
- (6) Flood Risk and Drainage
- (7) Energy and Sustainability
- (8) Construction and Environmental Management
- (9) Other Matters
 - (a) Noise
 - (b) Lighting and Security

6.2 Principle of Development and Educational Need

6.2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission to be determined in accordance with the adopted development plan unless material considerations indicate otherwise.

6.2.2 The adopted development plan is the Hinckley and Bosworth Core Strategy (2009) and the Site Allocations and Development Management Policies (2016), which is therefore the starting point for assessing this proposal.

6.2.3 Policy DM25 relates specifically to community facilities in the Borough. The policy states that the Borough will seek to support the formation of new community facilities across the Borough. The supporting text to the policy sets out that educational facilities are included with in the supported community facilitates in the Borough.

6.2.4 The school buildings contained in this application are part of the DfE's School Rebuilding Programme. The programme carries out major rebuilding and refurbishment projects are schools, the schools selected for the programme have

been selected on the basis that they either have specific construction types that require replacement, or that the buildings have the highest condition need. Matters of building condition are dealt with later in this Statement, however it is clear that the school requires improvements to ensure it is fit for purpose for the community, and according to Policy DM25, the proposal should be supported in principle.

6.2.5 Notwithstanding the above, the site is an existing educational facility, where the principle of educational development is already established on the site.

6.2.6 In addition to this, there is national policy support for the improvement of schools. The NPPF highlights that local planning authorities should plan to support strong, vibrant and healthy communities with accessible local services that reflect the needs and its health, social and cultural well-being, that therefore contributes to sustainable development.

6.2.7 Paragraph 95 of the NPPF also states that *'the Government attaches great weight to the importance to ensuring that a sufficient choice of school places are available to meet the needs of existing and new communities. Local planning authorities should take a proactive approach to meeting this requirement and to development that will widen choice in education. They should:*

(1) Give great weight to the need to create, expand and alter schools; and

(2) to work with school's promoters to identify and resolve key planning issues before applications are submitted.

6.2.8 The proposed development will therefore provide a much needed improvement to the existing school via a new purpose built modern school building which will provide high-quality teaching spaces. In accordance with national policy, this should be given great weight.

6.2.9 The Government has also expressly confirmed through the Planning for Schools Development Policy Statement (2011) that the planning system should operate in a positive manner when dealing with proposals for the creation, expansion and alternation of state-funded schools. Furthermore, the Statement requires Local Authorities to apply a presumption in the favour of the development of state-funded schools.

6.2.10 For the reasons set out above, the proposed development is acceptable in principle.

6.3 Location of Temporary School Building on Playing Fields

6.3.1 When considering the development, consideration must be given to the temporary school building that forms part of these proposals. To facilitate the development, a temporary school building and temporary staff carpark is required to be situated on a portion of the playing field during the construction phase.

6.3.2 The team have engaged with Sport England as part of these proposals, to ensure that the temporary development is acceptable. It has been agreed that the

temporary use of the playing field is acceptable, provided further detail is provided. These matters are addressed below.

6.3.3 The location of the location of the temporary accommodation is to be situated on the playing field due to a number of restricting factors on the site, there are no other options except the playing field and the suggested location would be the least impactful in terms of playing provision.

6.3.4 Potential other locations have been considered during the development of the design however have been discounted for the following reasons:

- (1) The operational requirements of the school require access for pupils in close proximity to the main teaching buildings, with careful consideration for safeguarding and secure lines;
- (2) Existing hardstanding car parking areas have been discounted as the existing parking needs to be retained on site, as any displacement or reduction of car parking could result in unacceptable offsite impacts
- (3) The submitted drawing (ref:SPL0001-MAC-XX-XX-D-L-0015) demonstrates that there are significant level changes across the site, meaning that the proposed temporary accommodation is limited in where it can be located.

6.3.5 As such the location proposed is the most suitable for this temporary period. Below is anticipated durations for both Temporary Accommodation and Temporary Car Park, dates are subject to any delays in programme and are currently indicative. These are also set out within the submitted Construction and Environmental Management Plan:

Temporary Accommodation	
Activity	Approximate Dates
Works start date	August 2023
Complete Demobilisation	May 2025
Playing fields back in use (following reinstatement and establishment period)	September 2025
Temporary Car Park	
Works start date	August 2023
Complete Demobilisation	October 2025
Playing fields back in use (following reinstatement and establishment period)	June 2026

6.3.6 The above sets out the approximate dates and confirms that from construction, the area of playing fields will be out of use for a total period of 34 months, which could be agreed by an appropriately worded planning condition.

6.3.7 Submitted alongside this planning application is a Sports Pitch Reinstatement document which sets out the proposed reinstatement works for the playing fields, confirming that they will be restored to their original state following construction.

- 6.3.8 In addition to the above, it also noted that the playing fields are also situated within a designated 'Green Wedge', where policy 6 of the Core Strategy sets out the acceptable uses within the Green Wedge. It goes on to set what land use in the green wedge should achieve:
- (a) Retain the function of the Green Wedge;
 - (b) Retain and create green networks between the countryside and open spaces within urban areas; and,
 - (c) Retain and enhance public access to the Green Wedge, especially for recreation; and
 - (d) Should retain the visual appearance of the area.
- 6.3.9 Within the Green Wedge uses, will be encouraged that provide appropriate recreational facilities within easy reach of urban residents and promote the positive management of land to ensure that the Green Wedge remains or is enhanced as an attractive contribution of the quality of life of nearby residents. The following land uses are acceptable in the Green Wedge, provided the operational development associated with such uses does not damage the function:
- 6.3.10 The proposal, in the context of the existing school site and associated buildings, will present a modest, temporary addition, and will retain the openness of the wedge in the long term. As the building and carpark is temporary, the function of the Green Wedge would not be affected and once construction is complete, the visual appearance of the Green Wedge would be restored to its original condition.
- 6.3.11 The proposals are therefore considered to meet the objectives of Policy 6, by way causing no permanent loss to the Green Wedge and therefore retaining its overall function, green networks and visual appearance, once the development is completed.

6.4 Design and Layout

- 6.4.1 National planning policy emphasises the importance of design in new development.
- 6.4.2 Policy DM10 requires that developments complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials, and architectural features.
- 6.4.3 The existing buildings that are to be demolished have extended beyond their design life and are no longer visually contributing to the site or functioning for their purpose. The proposed new school building will provide a modern, attractive new building.
- 6.4.4 High-quality, durable and easy-to-maintain materials have been selected through an extensive design process, subject to a detailed review and dialogue with the Council's Planning Officers, Architects and other consultants to ensure the new building is attractive, sustainable and efficient, whilst offering a flexible and functional space for students and staff.

- 6.4.5 The new building will comprise of a three-storey, contemporary building that has been designed with the local context in mind, which is addressed within the submitted Design and Access Statement. It is submitted that the new school building fully satisfies the high-quality design requirement highlighted throughout local and national planning policy.

6.5 Landscaping, Trees and Ecology

Landscaping and Trees

- 6.5.1 The proposals include a new external hard and soft informal play area for pupils, in the place of blocks C, D and E.
- 6.5.2 The new building will be situated to northwest corner of the site, and existing planting and trees surrounding this area will be retained on site, with new planting situated on the northern-most boundary. Areas of the site will be planted with amenity planting alongside a semi-intensive biosolar roof which includes a biodiverse selection of versatile plants. A Landscape Management Plan for the long-term maintenance of the existing and proposed landscaping areas is included in this submission.

Ecology

- 6.5.3 A Preliminary Ecological Appraisal (PEA) as been undertaken on the site and provides recommendations for further surveys and ecology mitigation measures on site.

Habitats

- 6.5.4 Key habitats on the site include scattered broad-leaved trees, species-poor hedgerow and open water. It was recommended that these should be retained. As part of this proposal, the habitats mentioned above will be retained.

Great Crested Newts

- 6.5.5 There is an existing pond situated on the site, whilst it was recommended by the PEA that the pond would have poor suitability to support the breeding of GCN, a further GCN eDNA Survey and Habitat Suitability Index (HSI) Assessment was undertaken to further understand whether GCN were present or could be present on the site. The eDNA survey returned negative results for GCN presence in the pond, and the HSI suggested that the pond could support the newts, however as they are not present on the site, this does not present a planning risk.

Reptiles

- 6.5.6 The PEA assessed the whole site for the potential for reptiles to be present. Areas of scrub land could have potential to support reptiles, however as per the below map, the proposed development is limited to the northern part of the site, where there is no scrub land that is capable of supporting reptiles, therefore further presence/absence surveys are not required in this instance. This has been confirmed by the ecologist in the following statement:

'The area which is proposed to be built on is hardstanding and is assessed as sub-optimal for reptiles due to the lack of suitable habitat present'.

Bats

- 6.5.7 A Bat Survey Report has been undertaken in respect of the existing buildings on the site and concluded that the buildings were not used by bats to roost. However, a single BLE was recorded flying close to the northern-most school building (to be demolished) during two of the re-entry surveys. It is therefore recommended that a precautionary approach is adopted for this building, and a Ecological Clerk of Works is present on the site prior to the demolition of the building.
- 6.5.8 The PEA recommended the following enhancement measures:
- (1) Three bat tiles/bricks
 - (2) Three bat boxes
 - (3) Sensitive lighting strategy
 - (4) Breathable roof membranes

Badger

- 6.5.9 There are badger habitats present on the site. An appropriate pre-demolition condition can be agreed during the determination process.

Birds

- 6.5.10 Vegetation and building clearance should be undertaken outside of the bird nesting season. Any works outside of this time should be informed by an Ecological Clerk of Works.

Hedgehog

- 6.5.11 An Ecological Clerk of Works is required between November and mid-March to conduct a check on suitable hibernation sites prior to clearance.

Biodiversity Net Gain (BNG)

- 6.5.12 In terms of BNG, included within the Design and Access Statement is a BNG assessment. The current use of the site area means that there is limited biodiversity present, however the proposals have been designed to retain all notable habitats where necessary and to include habitat creation across the site, including a proposed 600sqm green roof.
- 6.5.13 The proposed development will result in an 11.94% Biodiversity Net Gain across the site.

6.6 Highways, Access and Parking

- 6.6.1 The school is currently accessed via Butt Lane. The proposed new development is not an expansion of the school and will therefore not increase pupil or staff

numbers. The new building lies within the footprint of the existing buildings to be demolished, which already benefit from the existing access point from Butt Lane, and therefore a new access is not proposed, nor is it necessary.

- 6.6.2 It is also therefore not necessary to increase onsite parking numbers, as there will be no change in trips associated with the proposed development.
- 6.6.3 During the construction phase, the site welfare unit will be situated on the existing staff car park. The existing parking spaces will therefore be temporarily displaced to the playing field (see section 6.2). The 42 carparking spaces will be moved, with no increase in parking numbers.

6.7 Flood Risk and Drainage

Flood Risk

- 6.7.1 National planning guidance requires sites in excess of 1ha to submit a flood risk assessment alongside a planning application.
- 6.7.2 The site sits entirely within Flood Zone 1 and is therefore at the lowest risk flooding.
- 6.7.3 The submitted Flood Risk Assessment concludes that the proposed development does not constitute a flood risk to this development or increase flood risk elsewhere.

Drainage Strategy

- 6.7.4 Turning to the drainage strategy, Sustainable Drainage Systems (SuDS) will be incorporated into the proposed development. The components proposed as part of this development are:
 - Permeable Pavements
 - Rain Garden (Bioretention Structure)
 - Underground Storage (geocellular attenuation)
 - Bioretention Structure (pond) for attenuation at the temporary building
- 6.7.5 As infiltration is not feasible, all relevant SuDS features will be surrounded by an impermeable geomembrane.
- 6.7.6 In terms of proposed surface water drainage, rainwater from the proposed building shall be collected in an underground gravity surface water drainage network. Runoff from the hardstanding play area will be collected in a rain garden and enter the surface water network via a perforated pipe. Suitable areas of external hardstanding surrounding the proposed building shall discharge through porous pavements and filter drains and routed to the below ground attenuation storage and therefore will not put any pressure on proposed drainage networks. Surface water falling on impermeable hardstanding areas will route to linear drains and / or gullies, which will then discharge in the below ground gravity drainage network. Overland flow from outside of the development boundary is not

anticipated to route towards the proposed school or associated drainage infrastructure. The full details of surface water drainage are set out within the submitted Flood Risk Assessment and Drainage Strategy.

- 6.7.7 In terms of foul water drainage, foul water from the proposed school building shall be collected in a separate system from surface water and gravitate into an external foul water drainage network, which in turn shall discharge into an underground packaged foul water pumping station. The foul water pump station is proposed to be private, and a location has been selected within the canopy area at Block D. The full details of foul water drainage are set out within the submitted Flood Risk Assessment and Drainage Strategy.
- 6.7.8 Based on the above it is considered that proposed development fully complies with policy related to flood risk, drainage and SuDs.

6.8 Energy and Sustainability

- 6.8.1 Policy 24 of the Core Strategy sets out the sustainable design standards for new development. An Energy Strategy Report is submitted alongside this application.
- 6.8.2 The school has been designed via a fabric first approach, whereby energy and carbon is minimised through passive and active means. Including:
- (1) Air Source Heat Pumps
 - (2) Solar Photovoltaics (PVs)
 - (3) The building has been orientated so that beneficial solar gains in winter months are provided to teaching spaces
 - (4) A Fabric First Approach with low U-values and building airtightness.
 - (5) Hybrid ventilation inclusive of natural ventilation where possible.

BREEAM

- 6.8.3 Policy 24 of the Core Strategy requires school developments to meet, at a minimum BREEAM (or equivalent) assessment rating of 'excellent'.
- 6.8.4 The Department for Education assess the sustainability of new school proposed through the use of their Output Specification Document 2021, Technical Annex 2J (Sustainability). The Output Specification requires operational energy and carbon to be calculated to demonstrate that Net Zero Carbon in operation is achieved and therefore compliant with this specification. The latest version of BREEAM New Construction (Version 6 -2022) only achieves this level of performance when an Outstanding rating is targeted.
- 6.8.5 With reference to Thermal Comfort, the DfE specification 2021 requires the building to be assessed utilising a 2080 weather file, however BREEAM New Construction only requires weather files up to 2050 to be assessed for naturally ventilated buildings and 2020 for mechanically ventilated buildings.

6.8.6 Credit Requirements for BREEAM Excellent:

- Ene02 Energy monitoring: The sub-metering of end-use categories credit here is covered by the requirements of OS2021 Technical Annex 2H(Energy).
- Wat01 Water consumption: OS2021 Technical Annex 2A (sanitaryware) sets requirements such as effective flush volume of toilets, and litres/min flow rate for wash hand taps, which will satisfy the improvements over baseline performance as required for these credits.
- Wat 02 Water monitoring: To satisfy Criterion 1 a water meter is provided in accordance with BS EN 14154-1
- Mat 03 Responsible sourcing of construction products: 100% of the timber and timber based products used on the project will be 'Legal' and 'Sustainable' as per the UK Government's Timber Procurement Policy in line with Criterion 1
- Wst 03 Operational Waste: As this is replacement block project, the waste management strategy of the existing school will remain unchanged and is outside the scope of this project.

6.8.7 The above demonstrated the minimum credit requirements for BREEAM Excellent. In addition to this, an overall score of 70% in other credits required. A BREEAM Assessor has confirmed that it is highly likely that this will be achieved via compliance with the full DfE output specification and Technical Annexes.

6.8.8 It can therefore be demonstrated that the DfE Output Specification is mandating a higher level of performance for the building, when compared to the BREEAM New Construction, therefore (equivalently) meeting and exceeding BREEAM Excellent.

6.9 Construction and Environmental Management

6.9.1 A Construction and Environment Management Plan (CEMP) has been submitted alongside this application which details the construction methods and techniques and environmental considerations during the construction phase of the development, which will mitigate any impacts on nearby residents and the environment. By virtue of apply off-site modular construction techniques, these impacts will be further mitigated when compared to a traditional build.

6.9.2 As per the pre-application engagement with Sport England, the CEMP includes a programme of works and details of when the playing field will be fully reinstated following the construction of the school building and the temporary accommodation.

6.10 Other Matters

Noise

- 6.10.1 Policy DM10 requires developments to not have a significant adverse effect of nearby residents and occupiers of adjacent buildings, including matters of noise.
- 6.10.2 A Noise Impact Assessment is submitted alongside this application, that demonstrates that there are no adverse impacts in terms of noise resulting from the development.
- 6.10.3 The proposed development therefore complies with policy DM10 in respect of noise.

Lighting

- 6.10.4 Policy DM10 also requires developments to not have a significant adverse impact of neighbouring residents in relation to lighting.
- 6.10.5 The submitted Lighting Lux Levels Plan (drawing number :) demonstrates that there will be limited light spill as a result of the external lighting, therefore mitigating any negative impacts associated with light spill, in accordance with Policy DM10.

7 Summary and Conclusion

7.1 Summary

- 7.1.1 This Planning Statement has been made on behalf of Reds10 (UK) Ltd and the Department for Education in support of an application for the demolition of existing school buildings and the construction of a new high-quality STEM building at the Hinckley School.
- 7.1.2 There is clear policy support for the proposals and a well-evidenced need for the replacement of the building, which is no longer fit-for-purpose, structurally and educationally. As the site is an existing school, it is not disputed that the principle of development is acceptable.
- 7.1.3 The scheme has benefitted from pre-application discussions and public engagement, that has informed the proposals. The design has resulted in a highly sustainable, net-zero carbon (in operation) building, which incorporates sustainable measures including a green roof and PV panels.
- 7.1.4 A number of comprehensive technical assessments have been undertaken to shape the proposals and ensure compliance with development plan policies. These demonstrate that in respect of drainage, landscape, trees, ecology, noise and amenity, the proposals will not result in any significant or unacceptable impacts.

7.2 Conclusion

- 7.2.1 Given the above, it is considered that the proposals are consistent with the development plan and as such benefit from the presumption in favour of sustainable development as defined in paragraph 11 of the NPPF. As such, it is formally requested that planning permission be granted, subject to the appropriate conditions.