

Planning Statement for The Forest Academy Nursery

PROJECT NAME Forest Academy Nursery

PROJECT NO. 4547

DATE 05.01.2025

REV. P01

Foreword

This planning statement has been prepared in support of the proposed nursery building on the grounds of The Forest Academy.

The proposed nursery is settled within the academies woodland grounds and comprises of 78m² of open plan classroom space, three unisex pupil toilets, a DOC M toilet/hygiene area, staff amenities, plant room and storeroom. The proposals also include a three-metre-wide covered terrace to accommodate additional outdoor learning and class activities. Overall, the proposed woodland nursery is 232m².

The proposals have been reviewed against the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). It is considered that the nursery building and associated works fall within Class M (development by schools) and therefore constitute permitted development.

The proposed building is below the 250m² threshold and does not exceed 25% of the existing school building footprint. The development is located within the curtilage of the existing school, will be used solely for educational purposes, and has been designed to comply with required boundary offsets and height restrictions.

The proposed increase in car parking has been assessed separately and is not included within this submission. Due to the extent of new hardstanding, the car parking proposals will be addressed under a separate planning application.

Planning Statement

The Town and Country Planning (General Permitted Development) (England) Order 2015, Part 7, class M

The proposed work comprises the construction of a woodland nursery building within the grounds of the Forest Academy an "Academy sponsor led school" (URN: 139136, DfE number: 370/2023

UKPRN: 10039860)

The development comprises a footprint of 157.4m² (GEA) say 158m² excluding external decking areas of 74m²

The footprint of the school as of 21st April 2021 was 2576m² – refer to drawing no 4547 DLG ZZ ZZ D A (PL) 03 P02

M.1 a

The proposed floor area of 224m² including the decking areas is 8.7% of the footprint area i.e. less than the 25% and 250m² limits set in clause M.1 a

M.1b

The building (including decking) will be more than 5m away from the boundary of the curtilage of adjacent residential land in accordance with clause M.1b

M.1c

The land being used is surplus to the school's day to day needs and has not been used as a playing field at any time in the last 5 years. In accordance with clause M.1c

M.1d (ii)

The height of the building will not exceed 6m (the development is more than 10 from the boundary) in accordance with clause M.1d (ii)

M.1f

The building will not be within the curtilage of a listed building as Clause M.1f

M.1g(i)

The predominant use of the existing building on site is for education (school) Clause M.1g(i)

M.2(a)

The development is within the curtilage of an existing school

M.2(b)

The development is only used as part of, or for a purpose incidental to, the use of that school

M.3(c)

The building will not be on article 2(3) land

M.3(e)

The school's published admission number PAN will not increase. The developer will, within a period of six months starting with the date the development is completed, submit to the local planning authority a travel plan for the site.

Conclusion

This planning statement has demonstrated that the proposed woodland nursery building at The Forest Academy complies with the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), Part 7, Class M.

The nursery building is appropriately sited within the established curtilage of the school, is modest in scale, and is less than 25% of the existing school footprint; below the 250m² threshold. It maintains appropriate separation distances from site boundaries, does not exceed permitted height limits, and is located on land that is surplus to the school's operational needs and has not functioned as a playing field within the last five years.

The development will be used solely for educational purposes ancillary to the existing school use and will not result in an increase in the school's published admission number.

On this basis, it is concluded that the proposed nursery building constitutes lawful permitted development under Class M of Part 7 of the GPDO.

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