



**Killinghall Church of England Primary School
Otley Road, Killinghall, Harrogate, HG3 2DW**

Temporary Car Park

Stage 3 | P2

18th September 2019

E3248

19002

Planning Support Statement

Killinghall Church of England Primary School

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Document history and status

Revision	Date	Description	By	Review	Approved
P1	18/09/2019	Planning Support Statement	CLS	TC	DJS
P2	25/09/2019	Planning Support Statement - Revised	TC	TC	DJS

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1. Introduction

1.1 The Applicant

This planning support statement has been prepared by Align Property Partners to support a full planning application submitted on the behalf of North Yorkshire County Council for Killinghall Church of England Primary School.

1.2 Application Description

Proposed temporary access route off Otley Road for staff car parking (350 sq.m), erection of 2.4m high perimeter fencing and 2.4m high access gate (proposed on site from April-September 2020)

1.3 Supporting Statement

This document provides background and technical information required to assist in determining the planning application. Its primary purpose is to set out the key planning considerations and how these are addressed in the design of the proposed development.

1.4 Supporting Documentation and Drawings

The following plans and documents are provided as part of the planning application:

Document No.	Rev	Title	Scale
19002/A/001	P1	Site Location Plan	1:1250
19002/A/010	P1	Existing Site Plan	1:200
19002/A/020	P1	Proposed Site Plan	1:200
19002/A/040	P1	Contractor's Access Plan	1:200
N/A	N/A	NYPA2 Checklist	N/A
Surveys			
003_16 (RE02)	V1	Bat Dusk Emergence and Great Crested Newt Survey	NA
003_16 (RE01)	V1	Extended Phase 1 Habitat Survey, Great Crested Newt Habitat Assessment and Bat Scoping Survey	N/A
3340DS/1	N/A	Topographical Survey	1:200
N/A	A	Tree Constraints Plan	1:250
3340DS	N/A	Utility Survey	1:200

Table 1 Planning Application Drawings and Documents

2. Site Location and Description

2.1 Site Features and Constraints

The Killinghall Church of England Primary School site is located off Otley Road and Crag Land in the village of Killinghall to the north of Harrogate, North Yorkshire in a predominately residential area. The schools private car parking is to the North of the site situated off Crag Lane, with a grassed playing field to the south of the schools Southern and Western site boundaries. To the Eastern site boundary, shrubs screen Otley Road which runs parallel and provides a main accesses route to the site.

The original school has been extended over the years. The main building is a single storey constructed with a central hall and a series of classrooms & amenities/facilities around the perimeter of the building. The various areas of the building have duo-pitched roofs with a slate type covering, intersecting with each other creating valleys and internal gutters. Dormer windows are features in some external walls including the area to be extended. The external walls have an external leaf constructed in fair faced blockwork.

A planning application was submitted for the proposed extension and contractor's access route, with planning permission granted in August 2016. Two classrooms and associated ancillary spaces were constructed on site in 2017 alongside external works, including works to the school car park. The remaining phase of the extension is proposed to be constructed in 2020. A temporary car park is required to replace car park spaces lost to the compound and access arrangements.

The site of the Primary School does not contain any listed buildings and does not lie within a Conservation Area. The site does contains a number of trees to the Southern and Eastern boundary, however there are no Tree Preservation Orders recorded for the site.

Public transport is provided by local bus routes, whereas access by car is provided through Otley Road and Ripon Road that link general transport to the school and the surrounding areas.

The land for the proposed temporary car park is owned by NYCC for the purpose of educational use (playing field). Any development due to take place on the site is to be prior agreed by NYCC ahead of any works taking place on site. The existing main school building is owned by the diocese of West Yorkshire and The Dales.

Description of Proposal

3.1 Reason for Development

Children and Young Peoples Services at North Yorkshire County Council have requested for Align Property Partners to review options for creating a new temporary car parking facility in the existing school's playing field. The schools existing car park will be occupied by contractors and utilised as a contractors compound whilst an extension is being constructed near the Western site boundary. During this time, all staff parking will be lost meaning existing staff will not have parking provision during school hours. During the last phase of construction at the school, staff utilised the local community hall's parking however, due to an increased volume of staff at the school combined with the hall being used for activity classes eg. Fitness classes, the volume of cars has made it impossible for staff to utilise this parking facility.

It was identified that 16no. car parking spaces would be required to facilitate the schools requirements. Car parking spaces have been strategically positioned to ensure as little playing field as possible is lost, to replace spaces lost due to contractors access arrangements and to ensure minimal disturbance is caused to the environment and nearby dwellings. The car park causes minimal visual impact due to the high level screening from boundary trees and hedgerows.

Car parking will be placed behind a proposed 2.4m metal heras fence. This will ensure that pupils are separated from the car park at all times and outdoor activities can be maintained throughout school time. Moreover, by supplying the 2.4m heras fence it will ensure that no members of the public will be able to trespass into the schools grounds. Heras fencing and car park works are temporary whilst construction works are underway from April – September 2020.

3.2 Scale

The proposed temporary car park is approximately 350m². The 16no. car parking spaces and 2.4m high perimeter fence and access gate, position is identified on drawing 19002/A/040.

3.3 Use

The proposed temporary car park is to be installed to allow the existing staff members a safe and secure area to park during school hours. It is not proposed for the temporary car park to be opened for community use. The temporary car park will be in operation between the hours of 07:30 to 18:00, Monday to Friday.

3.4 Access

Access onto the proposed temporary car park will be via existing access gates from Otley Road. Access arrangements are to be co-ordinated by the school.

3.5 Landscaping

Landscaping is not a requirement as part of the proposed scheme. Grass seeding and localised making good will be required to disturbed earth to the car park location. All grounds will be re-installed to a suitable playing field standard upon completion of extension works.

Appendix A. – NYPA Validation Requirements (Section 6)

NORTH YORKSHIRE PLANNING AUTHORITY VALIDATION REQUIREMENTS SECTION 6 - OTHER REQUIREMENTS JUSTIFICATION STATEMENT (ADDENDUM)

Further to the information highlighted in the Validation Checklist, all items marked as not applicable or left blank are items that do not relate to the scheme and its context. On this basis it is information which will not contribute to the planning process of this application.

	INCLUDED / N/A	COMMENT
Affordable Housing Statement	N/A	Not required. Development is not residential.
Air Quality Assessment	N/A	Not required.
Biodiversity/Geological Survey & assessment Report	INCLUDED	See supporting documents.
Flood Risk Assessment	N/A	The development does not lie within a flood risk area.
Foul Sewage & Utilities Assessment	N/A	Not required, no drainage connections.
Heritage Statement (including historical archaeological features and scheduled ancient monuments)	N/A	Not required. Not relevant to determine this application.
Land Contamination statement	N/A	The development is not on a contaminated site.
Land stability/geological report and/or Coal Mining Risk Assessment	N/A	Not required.
Lighting Assessment	N/A	Not required.
Noise Impact Assessment	N/A	Not required.
Open Space Assessment	N/A	Not required.
Parking Provision	INCLUDED	16 Spaces (temporary only)
Photographs and Photomontages	N/A	Not required.
Planning Obligations/Draft Head of Terms	N/A	Not required.
Planning and Sustainability Statement	INCLUDED	Planning Support Statement included.
Statement of need for agricultural dwellings	N/A	The development is not agricultural
Structural Survey	N/A	Not required. Not relevant to determine this application.
Town Centre Uses (evidence to accompany applications for main Town Centre Uses)	N/A	Not required.
Transport Assessment	N/A	Not required.
Travel Plan	N/A	Not required.