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Robert Griffin
Planning Control
Manchester City Council
PO Box 532
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Ref: LF/JK/5051MA/L012

Date: 8th December 2023

Dear Rob,

Full planning application for the erection of a third temporary teaching and school accommodation block for a period of 2 years at Newall Green Academy, Wythenshawe, M23 2SX.

Introduction

On behalf of our client, Morgan Sindall Construction (on behalf of the Department for Education), we hereby submit information to assist Manchester City Council in their consideration of a full planning application for the erection of a third temporary teaching and school accommodation block for a period of 2 years (the Proposed Development) at Newall Green Academy, Wythenshawe, M23 2SX (the Site).

This application runs concurrent to the full planning application for the extensions and alterations to the existing school building at the Site (LPA ref: 136933/FO/2023), which is pending determination. It also carries on from the previous planning permission (LPA ref: 135845/FO/2022) on the Site for the first temporary accommodation blocks, which was approved on 25th April 2023.

This letter should be read in conjunction with the following supporting documents which accompany the planning application package:

- Plans prepared by Arcadis, including
  - Temp External Works General Arrangement Plan – Second Year Temp Building (FS0998-IBI-A-14-XX-D-L-7025-P02)
  - External Works Existing Site Plan – Second Year Temp Works (ref: FS0998-IBI-A-14-XX-D-L-7026-P01)
  - External Works Location Plan – Second Year Temp Works(ref: FS0998-IBI-A-14-XX-D-L-7027-P01)
  - Ground Floor GA Plan – Temporary Building (ref: XXXXX-IBI-A-2-T00-D-A-0001)
  - First Floor GA Plan – Temporary Building (ref: XXXXX-IBI-A-2-T01-D-A-0002)
- Arboricultural Impact Assessment and Arboricultural Method Statement prepared by Syntegra
- Biodiversity Impact Calculation Report and supporting calculations prepared by Syntegra

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Site Description

The existing Newall Green Academy Site is located in Wythenshawe, approximately 8 miles south of Manchester City Centre. The Site is bound by Greenbrow Road to the east, a cluster of housing to the south, Clay Lane to the west and Scout Drive to the north.

The location of the proposed temporary accommodation lies to the south west of the Site, towards the southern boundary of the red line. The temporary accommodation blocks approved through application ref: 135845/FO/2022 are located further north, towards the north-eastern boundary of the red line, as shown the External Works Existing Site Plan (ref: FS0998-IBI-A-14-XX-D-L-7025-P02).

Greenbrow Road provides the main vehicular and pedestrian access into the site and is located on the eastern boundary of the site. It provides access to Hollyhedge Road to the north and forms a loop road back towards the school, when followed to the south. Beyond Clay Lane, to the west, the land is designated Green Belt land.

Bus stops are situated to the north and south of the site on Greenbrow Road, which provide frequent services throughout Wythenshawe, Stockport, Manchester City Centre and Altrincham. It is therefore considered that the site is situated in a sustainable location.

The site is not within a Conservation Area but there are three Grade II listed farm buildings to the south-west of the site, approximately 135m away.

Environment Agency mapping indicates the site is entirely located in Flood Zone 1 and therefore, it is not at risk of fluvial flooding. The site is also at low risk of surface water flooding from all other sources.

Planning History

From a review of Manchester City Council's planning application portal, it is clear the Site has the following planning history:

Application Reference	Description	Decision
136933/FO/2023	Erection of part single/part two storey extensions following the partial demolition of existing buildings and refurbishment and elevational alterations to the existing school building, together with associated hardstanding, car parking, roof top solar PV array and landscaping works.	Pending determination
135845/FO/2022	Erection of two temporary teaching and school accommodation buildings (Use Class F1) for a period of 3 years	Approved April 2023
116841/FO/2017	Installation of a new roof covering over the existing flat roof areas	Approved August 2017
109071/FO/2015/S2	Installation of cycle and scooter shelter and 4 x streetpods, together with the erection of a single storey double garage and creation of 4 car parking spaces	Approved September 2015

Application Reference	Description	Decision
094509/NMC/2010/S2	CITY COUNCIL DEVELOPMENT - NON MATERIAL AMENDMENT to planning permission 092516/VO/2010/S2 for elevational alterations	Approved October 2010
092516/VO/2010/S2	CITY COUNCIL DEVELOPMENT Erection of single storey side extension to existing high school	Approved April 2010
091879/FO/2009/S2	Erection of canopy to front of school house with 3 metre fence and gate to canopy and 3 metre high fence to football pitch area	Approved March 2010
080454/FO/2006/S2	Retrospective application for a 12 metre ball stop netting fence and associated poles adjacent to boundary to the rear of 2 to 20 Capenhurst Close	Approved January 2007
079637/VO/2006/S2	CITY COUNCIL DEVELOPMENT provision of two storey temporary teaching accommodation for a period of two years during construction of new school building	Temporarily Approved July 2006
070206/FO/2003/S2	Erection of first floor extension to form additional classrooms and changing facilities	Approved January 2004
062947/FO/SOUTH2/01	Erection of a single storey portakabin type classroom in existing playground for a temporary period of 2 years	Approved October 2001
062177/FO/SOUTH2/01	Single storey extension to existing office and print room	Approved August 2001
062077/FO/SOUTH2/01	Retrospective erection of single storey modular building for a temporary period of 3 years.	Approved July 2001
060321/FO/SOUTH2/00	First floor extension to form dance studio, changing facilities, table tennis centre and ancillary facilities and a ground floor extension to form a new entrance, reception and fitness studio.	Approved January 2001
055149/FO/SOUTH3/98	Retrospective application for erection of a single storey modular building	Approved September 1998
050010/VO/SOUTH3/96	CITY COUNCIL DEVELOPMENT Erection of a single storey building to form a teaching block	Approved June 1996

Application Reference	Description	Decision
048804/VO/SOUTH3/95	CITY COUNCIL DEVELOPMENT Erection of a single storey building to form therapy suite for disabled pupils	Approved January 1996
046807/VO/SOUTH3/94	CITY COUNCIL DEVELOPMENT Construction of 2no.external lifts to Greenbrow Road elevation to provide disabled access between ground and first floor levels	Approved January 1995
045232/VO/SOUTH3/94	CITY COUNCIL DEVELOPMENT Erection of part single/part two storey extensions to existing school to form science block, sports hall, teaching block, escape stairs & store, and dining room	Approved July 1994
023132	CITY COUNCIL DEVELOPMENT Erection of a pre-cast concrete garage for school mini-buses	Permitted Development (Decision issued December 1984)

Proposed Development

The proposals are for the erection of a second temporary teaching and accommodation block for a period of 3 years at the Newall Green Academy school site.

As outlined above, this proposal and the previously approved temporary teaching and school accommodation buildings relate directly to the permanent proposals under the pending full planning application mentioned above. The reopening of the academy and use of the temporary accommodation blocks will occur concurrently with refurbishment works across the wider academy estate to deliver state-of-the-art learning spaces for its pupils.

The linear building is to be sited on an area of current green space adjacent to an area of hardstanding to the south-west of the existing school. This is not considered a playing field and therefore, it is considered that the Proposed Development will not have any impact on playing fields on the wider site.

Two entrances to the building are proposed to the north-western and south-eastern facades. The building will comprise two storeys and will have neutral facades to match the existing temporary accommodation blocks on the Site.

Internally, the building incorporates a series of classrooms, meeting rooms, toilets, offices, plantrooms and other essential functions required for the operation of the academy, as shown on the submitted Proposed Ground Floor and First Floor Plans (refs: XXXXX-IBI-A-2-T00-D-A-0001 and XXXXX-IBI-A-2-T01-D-A-0002).

In regard to parking, separate agreements are being put in place by the Department for Education for car parking spaces for the additional staff in close proximity to the Site. No additional parking spaces are proposed within the Site boundary itself.

Planning Policy Context

The following section provides a summary of the key planning policies relevant to the Proposed Development.

National Planning Policy Framework

The revised NPPF was published in September 2023 and sets out the Government's proposed economic, environmental and social planning policies for England. The NPPF carries forward the Government's commitment to support sustainable economic growth and states that significant weight should be placed on the need to support economic recovery through the planning system. The NPPF also carries forward the requirement for Local Planning Authorities to approve development proposals without delay unless the adverse impacts of allowing development would significantly and demonstrably outweigh the benefits.

The Development Plan remains the statutory basis for the determination of planning applications unless material conditions indicate otherwise. The NPPF constitutes guidance for Local Planning Authorities and decision-takers both in drawing up plans and as a material consideration in determining applications.

The following NPPF sections are considered relevant to the Proposed Development:

- Section 2 - Achieving Sustainable Development
- Section 8 – Promoting Healthy and Safe Communities
- Section 9 – Promoting Sustainable Transport
- Section 11 – Making Effective Use of Land
- Section 12 - Achieving Well-Designed Places
- Section 15 – Conserving and Enhancing the Natural Environment

Planning Policy Statement – Planning for Schools Development

This Planning Policy Statement (PPS) was published in August 2011 and sets out the Government's commitment to ensuring there is sufficient provision to meet the growing demand for state-funded school places, increasing choice and opportunity in state-funded education and raising educational standards.

The PPS stipulates that there should be a presumption in favour of the development of state-funded schools, in accordance with the NPPF.

The PPS also asserts that LPAs should give full and thorough consideration to the importance of enabling the development of state-funded schools in their planning decisions and that they should make full use of their planning powers to support state-funded schools.

The Development Plan

The Development Plan for the Site comprises the Manchester Core Strategy, Greater Manchester Joint Waste Development Plan, Greater Manchester Joint Minerals Development Plan and the Manchester Unitary Development Plan (UDP) 'saved' policies. For the purposes of this application, only policies from the core strategy and 'saved policies' from the UDP are considered pertinent to the proposals.

Manchester Core Strategy 2012 – 2027

Part of the wider site, not included within the red line boundary of this application, is included in the Green Belt, under **Core Strategy Policy EN13 – Green Belt,** and as such, there will be no impacts upon the openness of the Green Belt.

Core Strategy Policy SP 1 – Spatial Principles, states that developments should improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

Moreover, Paragraph 8.95 of the Manchester Core Strategy sets out that LPA's should take a proactive approach to ensure that there is a sufficient supply of school places to meet the needs of communities.

The following adopted Core Strategy policies are also considered relevant to the Proposed Development:

- Policy SP 1 – Spatial Principles
- Policy T 1 – Sustainable Transport
- Policy CC 9 – Design and Heritage
- Policy EN 1 – Design Principles and Strategic Character Areas
- Policy EN 4 – Reducing CO2 emissions by enabling low and zero carbon development
- Policy EN 6 – Target Framework for CO2 Reductions from Low or Zero Carbon Energy Supplies
- Policy EN 8 – Adaptation to Climate Change
- Policy EN 9 – Green Infrastructure
- Policy EN 15 – Biodiversity and Geological Conservation
- Policy EN 16 – Air Quality
- Policy EN 18 – Contaminated Land and Ground Stability
- Policy DM 1 – Development Management

'Saved' Unitary Development Plan Policies

The following 'saved' policy from the UDP are considered to be relevant to the proposals:

- Policy DC26 – Development and Noise

Other Material Considerations

Guide to Developing in Manchester SPD – this SPD sets out the principles of developing in Manchester both in terms of design and environmental standards.

Emerging Plans

Places for Everyone: Publication Plan

The Places for Everyone: Submission Plan (joint Development Plan Document for nine districts in Greater Manchester), was submitted to the Secretary of State for examination on 14th February 2022.

In terms of the latest stage on the plan, the LPAs are inviting views on the Modifications Consultation 2023 from 11th October 2023 to 6th December 2023.

Draft policies of relevance to the site and the Proposed Development are as follows:

- Policy JP-S 1 Sustainable Development
- Policy JP-S 2 Carbon and Energy
- Policy JP-S 5 Flood Risk and the Water Environment
- Policy JP-S 6 Clean Air
- Policy JP-S 7 Resource Efficiency
- Policy JP-G 2 Green Infrastructure Network
- Policy JP-G 7 Trees and Woodland
- Policy JP-G 8 Standards for Greener Places

- Policy JP-G 9 A Net Enhancement of Biodiversity and Geodiversity
- Policy JP-P 1 Sustainable Places
- Policy JP-P 5 Education, Skills and Knowledge
- Policy JP-C 7 Transport Requirements of New Development

Planning Assessment

Principle of Development

The starting point for the assessment of planning applications as set out by S38 (6) of the Planning and Compulsory Purchase Act 2004, is the adopted Development Plan, unless material considerations indicate otherwise. In this instance the adopted Development Plan comprises the Manchester Core Strategy and the Manchester UDP 'saved' policies.

The need for new and improved schools is vital and this is evident in planning policy at all levels seeking to provide replacement or new educational facilities to meet the needs of an expanding population. As outlined in the NPPF at paragraph 95, Local Authorities are encouraged to '*give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications'.* The Planning for Schools Ministerial Statement of 2011 also reiterates the Government's firm commitment to ensuring there is sufficient provision to meet growing demand for state-funded school places. It is considered that the Proposed Development will assist in brining the currently vacant school site back into active use and therefore, will align with the above principles held within the NPPF and Planning for schools Ministerial Statement.

By virtue of the wider site's planning history, it is considered that the principle of the temporary school and teaching accommodation, has already been established. The provision of the additional temporary school and teaching block on this sustainably located site will further enable the re-provision of education facilities serving the local community at Newall Green in the short term and will in tandem facilitate the comprehensive refurbishment works of the wider site to deliver high quality educational facilities. It is therefore considered that the Proposed Development is in accordance with Policy SP 1 and paragraph 8.95 of the Manchester Core Strategy.

Overall, the addition of the proposed temporary teaching block on the subject site will be crucial for improving local access to high-quality education within the Wythenshawe area, through the delivery of necessary school places on a temporary basis to meet the needs of the community. The proposals are therefore directly in line with objectives of the Core Strategy, specifically Policy SP 1, as well as the objectives of the NPPF and Planning for Schools Ministerial Statement. As such, the principle of development is considered acceptable.

Other Material Considerations

Design and Layout

The proposed block is to be similar in scale and massing as nearby buildings, with a two storey building and neutral appearance proposed. The design will match the existing temporary accommodation blocks to the north-east.

Considering this, it is argued that the proposed school block respects the character of the site and surrounding area and accords with Policy CC9 of the Manchester Core Strategy and reinforces low rise character that characterises Wythenshawe, as described by Policy EN 1.

Highways

A Transport Statement was produced by Flinders Chase to support the full planning application for the refurbishment/extension works to the existing school, under the planning application reference 136933/FO/2023. Overall, this found that the re-opening of the former Newall Green High School would not place an additional burden on the local transport network, when compared to the school's closure in August 2021.

Furthermore, given the school previously provided capacity for around 900 pupils, it is considered that the temporary accommodation block which would provide for much less capacity, would certainly not result in any noticeable impacts arising on the local highway network, given the less intense nature of this proposal. Considering this, it is asserted that the Proposed Development will accord with the relevant criteria set out in Policy T1 of the Manchester Core Strategy.

Trees

An Arboricultural Impact Assessment and Arboricultural Method Statement prepared by Syntegra have been submitted in support of the planning application.

The reports note that the Proposed Development will result in the loss of two trees. However, it is noted that these trees will be reinstated upon removal of the temporary accommodation.

Therefore, it is considered that the Proposed Development will not result in an overall loss of trees, in accordance with NPPF Section 15 and Policies EN 9 and 15 of the Manchester Core Strategy.

Ecology & Biodiversity

The siting of the proposed temporary accommodation will result in the temporary loss of neutral grassland and scattered trees. This will result in a temporary loss of potential habitats but when assessed against the overall site proposals and considering that this would only be a temporary loss, it is not considered unacceptable.

The submitted Biodiversity Impact Calculation report and accompanying BNG calculations, note that the Proposed Development will still result in a Biodiversity Net Gain of 40.25% in habitat units, when considered alongside the wider scheme across the site which is pending determination.

As such, it is thought that the proposals will be in accordance with Section 15 of the NPPF and Policy EN 15 of the Manchester Core Strategy.

Summary

This letter in support of the planning application has been prepared by DPP on behalf of our clients Morgan Sindall Construction (on behalf of the Department for Education) to assist the Local Planning Authority in its consideration of an application for full planning permission for the erection of a third temporary teaching and school accommodation block for a period of 3 years at Newall Green Academy, Wythenshawe, M23 2SX.

This letter demonstrates that the Principle of Development is acceptable and the proposals are fully in accordance with the local policy requirements of the adopted Manchester Core Strategy 2012 – 2027 and 'saved' Unitary Development Plan Policies, in addition to the national policy requirements of the NPPF.

The Proposed Development will result in the delivery of a temporary teaching and accommodation block, which will facilitate Dixon Academies Trust in the reopening of the existing school on the site. It is considered that the proposal is acceptable. There are no other considerations which should weighed against the Proposed Development and we, therefore, respectfully request that planning permission be granted without delay.

If you require any further information or have any queries, please contact me.

Yours sincerely,

Lee Fulcher
Senior Planner
DPP