

Mrs Emily Dodd
Principal Planning Officer
Rushcliffe Borough
Civic Centre
Pavilion Road
West Bridgford
Nottingham
NG2 5FE

13 July 2015

Dear Mrs Dodd

Demolition of existing college buildings and erection of 89 residential dwellings with associated access, garaging and parking (14/02716/FUL)

Central College Nottingham, Greythorn Drive, West Bridgford, Nottinghamshire NG2 7GA

I am writing on behalf of my client, the West Bridgford School, in response to the amended scheme submitted to Rushcliffe Borough Council on 23 June 2015.

This letter should be read in conjunction with the earlier objections submitted by Globe Consultants on 19 and 22 January 2015. **We respectfully request that this letter is treated as a further objection submitted on behalf of West Bridgford School.**

Firstly, the School are pleased to note that some amendments have been made to the proposed scheme which respond to a number of their earlier concerns.

However, the School do not consider that these modifications go far enough to ensure a harmonious relationship between the proposed new residential environment and the existing and established educational uses at West Bridgford School. The specific concerns of the School are outlined below:

Sports Hall and Gymnasium

In our earlier correspondence, concerns were expressed about the design approach, particularly in those parts of the proposed scheme immediately adjacent to the School. Concerns were raised in particular in relation to the area immediately adjacent to the school gymnasium and sports hall. The amendments to the scheme to include a new landscape buffer area between the gymnasium and sports hall area and the rear boundaries of the nearest dwellings (plots 43 to 52) are welcomed. This separation is important to ensure that a quiet environment can be maintained for students, particularly during the exam periods. To further increase the separation of uses, the School would welcome the inclusion of the '4m noise fence'



proposed for other parts of the site along the area which borders the sports hall and gymnasium. In addition, the School would be keen to ensure that in considering the landscaping of the buffer area, mature species are selected with noise mitigating qualities which of course can be secured through the use of suitably worded planning conditions.

Technology Block

Whilst the addition of a landscaped buffer is welcomed, significant concerns remain about the proximity of the site boundary to the Technology Block. During the school day, this Block could contain up to 150 children. Fire exits exist to the rear of the Technology Block to enable pupils to leave the building from this point in the event of a fire at the front. It is important that sufficient space is set aside to ensure that children can move around the perimeter of the building in the event of a fire, enabling them to reach the appropriate refuge point. The route around the exterior of the building closest to plots 57 and 58 is concerning as in places this is less than 1m in width.

An area of land exists within the proposed scheme between the parking area for plot 59 and the boundary with the Technology Block. To aid in emergency evacuation of pupils, it is suggested that a gate is incorporated in to the fencing at this point to ensure that students can exit the school grounds in the event that a fire were to take place to the front of the Technology Block. At present, emergency access is possible at this point and a congregation point for pupils exists on the car park of the college.

In addition, plots 53-56 and 57-58 are within very close proximity to the School's technology block. Notwithstanding the quality of the residential environment resulting from the design of these units, the distance between them and the Technology Block is marginally over 3 metres. The potential for noise and disturbance arising from the proximity of these conflicting uses is therefore high.

Servicing and amenity

Concerns were raised in our earlier letter in relation to proposed plots 67 to 77 inclusive. Whilst the scheme has been revised, the issues relating to the plots in this location (now numbered 59 to 66 inclusive) remain. The main servicing and delivery area for the School is located in close proximity to these plots, and whilst some amendments have been made to the house types in this location, the distance between the boundary and the space where delivery vehicles unload remains generally the same.

As stated in our previous correspondence, the School's established approach has been to manage deliveries with the suppliers so potential conflicts between vehicles and children is reduced. Deliveries therefore, generally take place before the school day commences (typically between 7am and 8am). The School currently receives in the region of 18-20 deliveries per week from servicing and heavy goods vehicles.

Concern by the School in relation to its ability to service the school kitchen and other buildings adequately remain as stated in our earlier letter, as do the very real implications for amenity in terms of the proposed dwellings. This established pattern of deliveries and servicing would create noise and disturbance that would render this part of the proposed residential site unattractive.

In addition, proposed dwellings 65 and 66 are also in close proximity to the School's boiler house. Therefore, the amenity of residents who may live in these properties could be further compromised as a



result of the additional noise and disturbance resulting from the boiler house. It is therefore requested that the current positioning of these plots should be reconsidered.

Noise Survey

Upon reviewing the submitted Noise Survey (dated June 2015), it was noted that this was undertaken on 11 and 12 May 2015. I have been advised by my client that these days fell during the School's exam period and therefore the school hall and gymnasium were not in their usual use. The noise generated at exam time from the hall and gymnasium is untypically quiet and therefore, the survey may not be an accurate reflection of the noise levels across the School on a normal day. It is therefore requested that a further noise survey is undertaken under more typical conditions.

Unneighbourly uses

There is a genuine concern from the School about the potential for future residents of the proposed development to affect the educational function of the school. In particular, there is apprehension about the potential for residents to undertake noisy activities within their houses or garden areas which may cause disturbance to the School. It is suggested that those properties that are proposed with a boundary adjoining the School, should have permitted development rights removed to ensure that the potential for unneighbourly and further built encroachment towards this sensitive boundary is minimised.

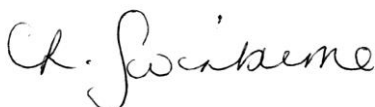
Construction management and services

A further understandable concern relates to the potential disruption caused by the construction work if permission is forthcoming. The School's principal concern relates to construction activity coinciding with the busy examination period. Clearly any work within the vicinity of the sports hall has the potential to cause serious disruption and stress to pupils and we believe that appropriate safeguarding and restriction to working hours should form a key component of a Construction Management Plan to be agreed with the local planning authority prior to development commencing. There is also a further issue in relation to the redirection of electricity and gas supplies which has further potential to impact on the educational capacity of the School. Again, we would expect such matters to be considered as part of any Construction Management Plan.

I trust that this letter has provided an updated position in relation to the concerns of the School. As with our earlier correspondence, it is my view that the issues raised in this letter are material considerations which should be given significant weight and, unless further amendments are made to the proposed scheme, we respectfully urge, on behalf of West Bridgford School, that the application is refused planning permission.

Please feel free to get in contact should you wish to discuss any of the points I have raised further.

Yours Sincerely



Lynette Swinburne MRTPI

Associate

