

Project: Proposed Hall Expansion
Client: Northlands Wood Primary Academy
Job Ref: 2447
Date: April 2025



Permitted Development Evidence

Northlands Wood Primary Academy

Beech Hill

Haywards Heath

RH16 3RX

1.0 BACKGROUND

1.1 Town and Country Planning (General Permitted Development etc) (England) (Amendment) Order 2021. Schedule 2, Part 7, Class M permits the erection, extension or alteration of a school, college or university building (and hospitals and prisons), without the need for planning permission, subject to various limitations and conditions.

1.2 Northlands Wood Primary Academy are seeking to extend their hall and community room at their site at Beech Hill, Haywards Heath. The proposed extensions will add approximately 95m² of floor area to the existing buildings, which have a floor area of approximately 2275m². The extension is proposed to be built under Permitted Development Class M.

1.3 The hall at Northlands Wood is currently too small for a school of over 400 students and is detrimental to several key aspects of school life:

- The whole school cannot assemble and inclusive community events are difficult to stage
- Indoor physical education is compromised
- The whole school cannot access the hall for lunches

1.4 In 1997 Northlands Wood was a 1½ Form Entry school; however West Sussex requested the school to move to 2 form entry based on admissions and the need for additional spaces in Haywards Heath for Primary aged children. When this was agreed, however, there were no works completed in order to expand the size of the hall to accommodate these additional 15 pupils per year group. The school was completely rebuilt in 2009, and it is believed that the hall size was calculated using the admissions numbers from the 1990s.

1.5 The current hall is 151m². Referencing the DfE's school area guidelines (Building Bulletin 103, June 2014, p21) a 2 form entry school of the size of Northland Wood should have a hall and a studio space with at least 220m² to meet its Category P needs for assembly, physical education and other functions such as exams, public performances, parents evening and community events.

1.6 The current hall is 12.5m in width, so a 6m expansion into the playground space to the North would deliver a hall of the required size. The loss of external space would not compromise the North playground.

1.7 Any building project to expand the hall would also provide the opportunity to extend the existing community room which is inadequately sized for the role it currently plays. This space is used regularly for parent forum meetings, community meetings for a number of different organisations, as well as before and after school provision.

1.8 Useable outdoor spaces are more than sufficient to accommodate the number of pupils attending the school, and the proposed extension would not affect this.

2.0 CONDITIONS & LIMITATIONS – Extensions

2.1 Permitted development under Class M to erect new buildings, extend or alter existing buildings providing the cumulative footprint of those works does not exceed:

- a) 25% of the cumulative footprint of the school or university as it was on 21 April 2021; or**
- b) 250 square metres (whichever is the greater)**

2.2 Permitted development under Class M to erect new buildings, extend or alter existing buildings are limited by the following limitations and conditions:

- A. Any **new building** cannot exceed 5 metres in height within 10 metres of the curtilage of the premises, or 6 metres elsewhere (previously 5 metres in all cases);*
- B. The height of any **buildings as extended or altered** within 10 metres of the curtilage of the premises should not exceed 5 metres or the height of the existing building, whichever is the*

lesser. In all other cases, the height should not exceed the height of the building being extended or altered.

- C. Where development under Class M would result in an increase in the school's published admission number, a **travel plan** for the site must be submitted to the local planning authority within a period of six months of completion of the development;*
- D. Where proposed development under Class M is proposed for the erection, extension or alteration of a university building, an application must be made for **prior approval** from the local planning authority before works commence.*
- E. No development under Part M should take place within the curtilage of a listed building;*
- F. No part of the development can be within 5 metres of the curtilage of the premises;*
- G. The development must not result in the loss of playing fields;*
- H. Development must be within the curtilage of an existing school, college or university and the predominant use of the existing buildings must be for the provision of education.*
- I. Development within Conservation Areas, AONB, National Parks, World Heritage Sites or the Broads must be constructed using materials similar to the external appearance of the original school, college or university (i.e. as existing on 1 July 1948 or built thereafter).*

2.3 By reference to the area limits of new buildings noted under 2.1 we note that the proposed new classroom building is both less than 25% of the cumulative footprint of the school or university as it was on 21 April 2021 and less than 250 square metres. Therefore this criteria is met.

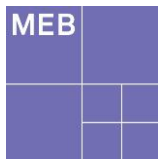
2.4 By reference to the permitted development limitations and conditions set out above we note the following in relation to the building being proposed for construction:

- A. N/A – the proposed building is an extension*
- B. The proposed extension will not exceed the height of the existing building being extended, and is not within 10m of the curtilage of the premises.*
- C. The admission number for pupils at the school will not be raised*
- D. N/A – NOT a university building*
- E. Not within the curtilage of a listed building*
- F. The new building will be greater than 5m from the curtilage of the school premises.*
- G. The development does NOT result in the loss of playing fields*

- H. The development IS within the curtilage of the existing school and the predominant use of the existing buildings IS for the provision of education.*
- I. The development is NOT within Conservation Areas, AONB, National Parks, World Heritage Sites or the Broads so is NOT required to be constructed using materials similar to the external appearance of the original school.*

3.0 CONCLUSION

3.1 By reference to the drawings submitted with this certificate of lawful development application and the meeting of the limitations and conditions as evidence in point 2.3 and 2.4 above we understand that the proposed construction of the new classroom building is considered lawful permitted development under the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2021. Schedule 2, Part 7, Class M.



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