



PLANNING COMMITTEE: 3rd July 2018
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2018/0187

LOCATION: Wootton Hall Police Headquarters, Wootton Hall Park, Mereway

DESCRIPTION: Demolish existing buildings to enable the development of a three storey building to accommodate a 2 Form Entry Primary School, 4 Form Entry Secondary School and Sixth Form (Use Class D1) including associated works, car parking, boundary treatment and the refurbishment of the existing Sports Pavilion and provision of school playing fields

WARD: East Hunsbury Ward

APPLICANT: Education and Skills Funding Agency
AGENT: JLL

REFERRED BY: Head of Planning
REASON: Major application requiring S106 agreement

DEPARTURE: Yes

APPLICATION FOR DETERMINATION:

1 RECOMMENDATION

1.1 **APPROVAL IN PRINCIPLE** subject to:

1.2 The prior completion of a S106 Agreement to secure:

- i) A payment towards the provision of highway improvements at the Queen Eleanor gyratory;
- ii) Construction worker training opportunities and a financial contribution towards the operation of the scheme; and
- iii) The Council's monitoring fee, subject to the Head of Planning being satisfied the monitoring fee is necessary and of an appropriate scale.

1.3 The Conditions set out in section 9 below and for the following reason:

The proposed development, as part of a balanced assessment, is considered acceptable subject to conditions and a Section 106 Legal Agreement, and no objections are raised with regards to the National Planning Policy Framework; Policies S1, S10, S11, C2, RC2, E1, E6, BN1, BN2, BN5,

BN7, BN9, INF1, and INF2 of the West Northamptonshire Joint Core Strategy and Saved Policy E9, E20 and B14 of the Northampton Local Plan.

- 1.4 It is also recommended that in the event of the Section 106 Legal Agreement not being completed within three calendar months of this Committee meeting, in addition to being able to grant planning permission as recommended above, the Head of Planning be given delegated authority to either refuse or finally dispose of the application (at his discretion) on account that the necessary mitigation measures have not been secured in order to make the proposal acceptable in line with the requirements of Policies INF1 and INF2 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

2 THE PROPOSAL

- 2.1 The application seeks full planning permission for the redevelopment of the northern parts of the Northamptonshire Police Headquarters and Wootton Hall Park to provide an All-Through School (Use Class D1) with associated car parking, boundary treatment, playing fields including Multi Use Games Areas (MUGAs) and the refurbishment of existing sports pavilion for use ancillary to the school.
- 2.2 The All-Through School would be for 1,260 pupils with ages between 4 – 19 years old (more specifically a 2 Form Entry Primary School, 4 Form Entry Secondary School and Sixth Form). The new school building would be three storeys in scale with a flat roof and a staggered built form wrapping around the northern and western road frontage with Mereway and Wootton Hall Park and enclosing internal playgrounds. The new school building would have a floor space of some 8,932 sqm, with the primary school accommodation located to the eastern side of the building and the secondary school accommodation located to the centre of the building. The western part of the building includes the main reception/entrance, office accommodation, dining hall and kitchen, and also a first floor sports hall. The playgrounds and a landscaped strip to the frontage of the site would be enclosed by fencing and walls.
- 2.3 The new school would be served by 270 parking spaces, of which 50 would be located on the northern part of the site and 220 would be located in Wootton Hall Park as part of an enlargement of the existing car park serving the pavilion building. The road and junction between the two parts of the site would be widened as part of the proposal, as would the junction to the existing pavilion car park, with three new pedestrian crossings provided. The servicing for the building would benefit from a separate access located to the west of the site adjacent to a new substation. The proposal also includes provision for 154 cycle parking spaces.
- 2.4 The application also includes the provision of school playing fields on the northern half of Wootton Hall Park including three football pitches, a three court MUGA to the north, and a one court MUGA to the side of the pavilion. The playing fields and MUGAs would be enclosed by weldmesh fencing varying in height between 2 metres and 3.6 metres, with the taller sections of fencing enclosing the MUGA (2.4 metres in height) and providing ball stops to the car parks located behind the goals for the football pitches (3.6 metres).
- 2.5 In addition, the proposal includes alterations to the existing path running through the park, a new path through the retained part of the paddock and post and rail fencing along the road between the new school building and playing fields.
- 2.6 The school facilities such as the main hall, drama studio, playing fields, MUGAs and pavilion would also be available for wider community use outside of school hours.

3 SITE DESCRIPTION

- 3.1 The application site is in East Hunsbury and occupies a prominent gateway site that fronts directly onto Mereway (A5076), close to the Queen Eleanor Roundabout and the A45. The site can be split into two distinct elements set to the north and south sides of the road at Wootton Hall Park.

- 3.2 The northern part of the site comprises part of the Northamptonshire Police Headquarters and includes various office buildings (a number of which are three storeys with flat roofs), car parks and an outdoor public order training centre. It was designated as an existing business area under the Local Plan, but the policy relating to this designation was not saved following the adoption of the Joint Core Strategy. The northern part of the site is neighboured by a police firearms training building to the east and an ambulance station and offices to the west, with residential properties located to the northern side of Mereway.
- 3.3 The southern part of the site comprises the northern half of Wootton Hall Park and includes a football pitch, pavilion building, car parking, part of the outfield of a cricket pitch and an overgrown paddock area. The southern half of Wootton Hall Park falls outside the application site and includes the remainder of the cricket pitch and a temporary building that houses Wootton Park School. The planning permissions for the sports facilities and pavilion on Wootton Hall Park were granted in the 1980s subject to planning conditions restricting their use to employees of Northamptonshire County Council only. However, it is apparent that there has been some use of the facilities by the community since this permission and, in 2013, land and the pavilion building at Wootton Hall Park were added to the Council's list of Assets of Community Value, although this entry has now expired. The existing school use on Wootton Hall Park was granted a temporary planning permission which expires 30th September 2019. Wootton Hall Park is designated as a Locally Important Landscape Area (LILA) under the development plan. It was also previously designated as Greenspace and Private Recreation land on the Proposals Map under the Local Plan, but the policies relating to these designations were replaced by the Joint Core Strategy. Wootton Hall Park is neighboured by housing to the east, the main complex of the Northamptonshire Police Headquarters and housing to the south and offices with associated car parking to the west.
- 3.4 The site benefits from a number of mature trees and these are predominantly covered by Tree Preservation Order (TPO) No. 168 that runs along the roads that neighbour and cut across the site.

4 PLANNING HISTORY

4.1 Northern part of site – Police Headquarters

The site has a long and complex planning history relating to the Police Station on the site with the most recent application on the site comprising as follows:

N/2015/0235: Variation of condition no.1 of planning permission N/2009/0851 to allow permanent retention of office buildings. Permitted for a three year period.

4.2 South part of site – Wootton Hall Park

87/1078: Sports hall, club facilities and outdoor pitches with associated social activities. Permitted.

89/1058: Erection of sports and social pavilion. Permitted.

N/2016/0545 / 16/00015/CCDFUL: Erection of temporary modular units and associated alterations for education use for a temporary period of three years. Permitted by NCC.

N/2017/1664: Use of Outdoor Sports Pitches including pavilion for education purposes (Use Class D1) and the erection of perimeter fencing. Pending consideration at time of drafting report. (Officer Note: This application has effectively been superseded by the current application, however to date this application has not been withdrawn by the applicant).

5 PLANNING POLICY

5.1 Statutory Duty

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted West Northamptonshire Joint Core Strategy (2014), and Northampton Local Plan (1997) saved policies.

5.2 National Policies

The National Planning Policy Framework (NPPF) sets out the current aims and objectives for the planning system and how these should be applied. In delivering sustainable development, decisions should have regard to the mutually dependent social, economic and environmental roles of the planning system. The NPPF should be read as one complete document. However, the following sections are of particular relevance to this application:

Paragraph 17 - Core Planning Principles
Section 4 - Promoting Sustainable Transport
Section 7 - Requiring good design
Section 8 - Promoting healthy communities
Section 10 - Meeting the challenge of climate change, flooding and coastal change
Section 11 - Conserving and enhancing the natural environment 2

5.3 West Northamptonshire Joint Core Strategy (2014)

The West Northamptonshire Joint Core Strategy (JCS) provides an up to date evidence base and considers the current Government requirements for plan making as it has been prepared in full conformity with the NPPF. Policies of particular relevance are:

S1 – The Distribution of Development
S10 – Sustainable Development Principles
S11 – Low Carbon and Renewable Energy
C2 – New Developments (Travel and Highway Networks)
RC2 – Community Needs
E1 – Existing Employment Areas
E6 – Education, Skills and Training
BN1 – Green infrastructure
BN2 – Biodiversity
BN5 – Historic Environment and Landscape
BN7 – Flood Risk
BN9 – Planning for Pollution Control
INF1 – Infrastructure Delivery
INF2 – Infrastructure Requirements

5.4 Northampton Local Plan 1997 (Saved Policies)

Due to the age of the plan, the amount of weight that can be attributed to the aims and objectives of this document are diminished, however, the following saved policies are material to this application:

E9 – Locally Important landscape Areas
E20 – New Development (Design)
B14 – Development for non-business uses in business areas

5.5 Supplementary Planning Documents

Northamptonshire Parking Standards 2016
Biodiversity SPD 2015
Planning out Crime in Northamptonshire SPG 2004
Planning Obligations SPD

6 CONSULTATIONS/ REPRESENTATIONS

Comments received are summarised as follows:

- 6.1 **Anglian Water** – There is presently available capacity for wastewater and sewerage from the development. Therefore, raise no objections subject to a surface water condition and informatives.
- 6.2 **Arboricultural Officer (NBC)** – No objections subject to landscaping and tree protection conditions. The landscaping scheme should include a wide range of planting stock from ground cover to extra heavy standards.
- 6.3 **Archaeological Advisor (NCC)** – The submitted archaeological desk based heritage assessment indicates that there is a moderate potential for Iron Age and Roman activity within the application area as a whole and there is also a suggestion that activity related to the Battle of Northampton should not be discounted. The proposed development will have a detrimental impact on any below ground archaeological deposits. This does not however represent an over-riding constraint on the development provided a condition is imposed to secure the investigation and recording of any remains that are affected.
- 6.4 **Construction Futures** - Request opportunities for construction worker trainees and a financial contribution towards the operation of the scheme.
- 6.5 **East Hunsbury Parish Council**
- A suitable and robust traffic management should be agreed to cope with the increase in traffic when the school is at full capacity.
 - No comments to make on the revised application.
- 6.6 **Ecological Advisor (NCC)** – The application involves a number of ecological issues, however it should be possible to address these through conditions as set out below:
- Given the scale of the site and range of potential bird nesting opportunities, recommend a condition rather than an informative requiring that any removal of hedgerows, trees or shrubs, or demolition of buildings or structures that may be used by nesting birds is conducted outside the breeding season of 1 March through 31 August inclusive.
 - Having regard to the submitted bat survey, no objections to the loss of trees identified as low potential for roosting bats providing the Reasonable Avoidance Measure Strategy is implemented when these trees are felled.
 - Nesting/roosting and foraging opportunities for birds and bats will be reduced by the proposal and this should be mitigated by the installation of a range of bird and bat boxes and a landscaping scheme to include a range of native species and other species of acknowledged biodiversity benefits.
 - A lighting strategy should be designed to prevent disturbance to bats.
- 6.7 **Public Protection (NBC)**
- Air Quality - A baseline air quality assessment has been undertaken and mechanical ventilation is proposed to protect the occupiers acoustically and inlet positions should be chosen and presented in more detailed plans that protect on both air quality and noise matters. Conditions to secure this more detailed work should be added to any decision document.
- Noise - The noise assessment concludes that mechanical ventilation will be required to secure a reasonable level of internal acoustic amenity and further detailed work on ventilation should be secured by condition. In addition, a condition requiring a noise scheme to protect the surrounding residential occupiers from use of the external MUGAs at the rear of the development should be added.
- MUGA Lighting - Should floodlighting be proposed to allow later evening use in winter months, then a lighting condition should be added to any decision document.

Plant Noise - A condition should be imposed to demonstrate that any plant complies with the noise levels discussed in the noise report.

Site Investigation - Site investigation has been undertaken and no significant contamination issues have been identified.

6.8 **Highway Authority (NCC)**

Parking and pick-up / drop-off

One of the main considerations of this application has been the provision for parking and pick-up / drop-off. Multiple site visits were made to the temporary school to assess the level of picking up / dropping. This, along with the information including the transport assessment, in conjunction with census data, has been used to help determine the provision necessary for the new school once at full capacity. The LHA is now content that the number and layout is acceptable. This is however contingent on a detailed parking and pick-up / drop-off management plan to be secured by condition.

Footway / cycle connectivity

With the addition of the toucan crossing facility on the Wootton Hall Park to link the shared pedestrian and cycleway, the LHA is content that the connectivity is acceptable. It was previously raised that there should be a footpath on the access road (road to the car parks), however it has clarified that the secure line of the school is the building itself and therefore members of the public have a route to the pavilion and back, which is an improvement to the existing.

As the development will not result in an increase in traffic passed the point of the eastern car park entrance, there is not any requirement to make improvements further into the road. Nevertheless, pedestrians from the existing housing estate to the east will be able to access the footways through the car parks.

Transport Infrastructure contributions

After analysis of the transport assessment, the LHA required additional work to update the assessment to include the forecast 2031 year, consistent with the strategic planning horizon. Highways England also requested additional work is carried out on the modelling for the Queen Eleanor Gyratory. The LHA did not require further assessment at the Queen Eleanor junction as it is already known to be over capacity in the future year of 2031. Therefore, the methodology we apply is based upon the proportional impact of development site traffic when considered as a percentage of total growth between the base and forecast assessment years. We have costed mitigation schemes for the Queen Eleanor Interchange, which form the basis for the levels of contribution being sought. Therefore, following review of the proportional impact, it has been agreed a contribution for improvements to the Queen Eleanor gyratory is acceptable mitigation for the development proposed.

Travel Plan

The Travel Plan has not been approved; a revised full Travel Plan should be secured by condition.

- 6.9 **Highways England** – No objections on the basis that a financial contribution has been agreed with the local highway authority for contributions to the highway network.
- 6.10 **Lead Local Flood Authority (NCC)** – No objections subject to a surface water drainage condition.
- 6.11 **Natural England** – No comments.
- 6.12 **Northamptonshire County Council Development Management** – No financial contributions for education or libraries would be required but recommend a condition for fire hydrants and sprinkler systems and an advice note relating to super-fast broadband.
- 6.13 **Northamptonshire Police Crime Prevention Design Advisor** - Northants Police has been actively involved in the stakeholder consultation process for this application and are in broad agreement with the general layout and are pleased that the unauthorised access from the adjacent

housing development is not going to be formalised as part of this application. However there are some areas of concern that remain unresolved:

- The fencing proposed for the school site adjacent to the firearms range is inadequate and the Police will erect their own fencing.
- The school should be built to comply with the guidance in SBD New Schools 2014, including for example security rated doors and windows, however the overall layout as presented in this application complies with the layout guidance so a SBD accreditation would not be difficult to achieve.
- There may still be a requirement for an armed police response from the firearms training building and therefore it is recommended that “wig wag” lights should be installed along the access road to alert parents and pupils that police vehicles are deploying.

- 6.14 **Sport England** - Sport England raises **no objection** to this application which is considered to meet exception 5 of our adopted Playing Fields Policy, subject to conditions requiring the submission of community use agreement, the erection of the secure fence line in accordance with the plans and a condition removing permitted development rights for further fences.
- 6.15 A representation has been received from the **Office of the Police and Crime Commissioner for Northampton** which includes the following points:
- The existing buildings on the site were originally utilised as residential flats but were changed to offices over the years and are no longer fit for policing purpose.
 - The firearms range adjacent to the site is entirely self-contained and will be retained for training purposes only with any other department (including rapid deployment) moved to other sites.
- 6.16 A representation has been received from the **Principal of Wootton Park School** which details that:
- The school is committed to working with NCC to meet the increasing demand for school places in Northampton.
 - There is a substantial demand for places at the school with the school oversubscribed a current waiting list of over 100 children for 2018-2019.
- 6.17 **Three neighbouring residents** have submitted **objections** to the **current application** including the following points:
- There is no footpath or safe walking route for pedestrians along the east-west road from the Police Firearms Training Centre and the houses in Wootton Hall Park.
 - There is no signage for give way or stop signs for the car parks.
 - The current infrastructure is not coping with traffic flow during peak times.
 - Hardwick Road should be opened up to pedestrian and vehicular traffic to Wootton Hall Park.
 - Concerned that the car park locations will result in obstructions along the access road.
 - Informal parking is likely to take place in residential areas.
 - Support initial concerns raised by Sport England regarding the truncation of the cricket pitch.
 - Proposal should include an indoor sports facility such as for basketball.
 - A construction working hours condition should be imposed.
- 6.18 It should also be noted that **twelve neighbour objections** were received in respect of **application N/2017/1664** (which has effectively been superseded by the current application but has not, to date, be withdrawn by the applicant) for the use of the outdoor sports pitches including pavilion building for education purposes (Use Class D1) and the erection of perimeter fencing. These objection letters include the following points:
- The land has been used and enjoyed by the local community for many years.
 - The fencing will restrict the use of the area by the community as a whole.
 - The application would take the area of the field presently used by dog walkers; important that space is left for dog walkers.
 - The area is protected under the Local Plan as an open space similar to Abington Park.
 - The land is on the register of Community Assets and the Parish Council have applied for more land to be added.
 - An open space protection application was submitted in 2015 for Wootton Hall Park, the same as the Racecourse but this has not been progressed.

- Unclear whether the southern section of Wootton Hall Park would be left open for residents.
- The pavilion and sports ground should be run by a third party.
- No provision for community use of pavilion.
- The benefits of the landscape designation and open space would be lost if the site is fenced.
- Fencing will change views.
- The site has never been fenced off for the previous use and any fencing is unnecessary.
- An existing public right of way across the site would be lost.
- The fencing will result in unsafe pedestrian access with residents from Wootton Hall Park and the Police Firearms Training Centre being forced to walk on the road.
- Concerned about school use extending up to boundary fences of residential houses.
- Object to loss of protected trees.
- Concerned that wildlife such as deer will not be able to access paddock and the loss of trees would also impact on wildlife.
- The air quality of the park is poor due to the close proximity of the A45 and any loss of trees and increased traffic would worsen this.
- Increase in traffic.

7 APPRAISAL

Principle of development

- 7.1 The proposed location of the school would comply with Policy S1 of the Joint Core Strategy, which details that development should be concentrated primarily in and adjoining the principal area of Northampton.
- 7.2 However, the application site straddles two parcels of lands with very different planning policy considerations and there are also planning considerations relating to proposed education facilities and other detailed planning matters to be taken into account. As such, there are a variety of matters that will need to be considered in the round in order to determine the acceptability of the proposed development and these are addressed below.

Education facilities

- 7.3 Policy E6 of the Joint Core Strategy states that “New Educational Facilities will be encouraged and should be developed at sites which are accessible by sustainable transport modes”. Furthermore, Paragraph 72 of the NPPF details that the Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities and that Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. Paragraph 72 of the NPPF also details that local planning authorities should give great weight to the need to create, expand or alter schools.
- 7.4 Northampton is experiencing an increase in the number of families with young children through a rising birth rate and high levels of in-migration, with the latest JCS Infrastructure Delivery Plan (December 2017) detailing that the need for Primary School places is growing in Northampton and that 6 new secondary schools will be required to serve the wider Northamptonshire area. There is, therefore, a clear and identified need for educational facilities and this consideration weighs heavily in favour of the proposal.

Loss of employment

- 7.5 The northern part of the site was designated as an existing employment site under the Northampton Local Plan. Whilst the specific Local Plan Policy under which the site was designated was not saved, Saved Policy B14 nevertheless remain in place and sets out that within existing business area planning permission will not be granted for development outside the business use class unless such development would be of significant benefit to the local community and would lead to substantial employment opportunities. In addition, Policy E1 of the Joint Core Strategy similarly seeks to protect against the unjustified loss of employment uses and details that

the change of use of existing employment sites to other (non-employment generating) uses will be resisted unless it can be demonstrated that the site is no longer economically viable for employment purposes in the long term, there is a clear conflict with adjoining uses, or its release would offer significant benefits to the Local area.

- 7.6 The proposal would result in the loss of the existing offices for the police on the northern part of the site and no marketing or other evidence has been submitted to demonstrate whether there is demand for such facilities. However, it is noted that the Northamptonshire Police have submitted representations that the offices were originally designed for residential accommodation before being converted to offices and are no longer fit for policing purpose. It is also acknowledged that the buildings are dated, in a poor condition and have been vacated by the police. In addition, it is noteworthy that Policy E2 of the Joint Core Strategy seeks to encourage a sequential approach to the provision of new offices and therefore directs new offices to the central area of Northampton rather than out of centre locations such as the application site. Furthermore, it is noted that once the school reaches its full capacity it is projected that some 131 FTE staff will be employed on the site. Moreover, it is considered that the redevelopment would provide significant community benefits to the area through the provision of school places to meet an identified need, as set out above, and improving the visual appearance of this prominent gateway location for the town, as set out in the Design section below.

Community facility, sports facilities and open space

- 7.7 The southern half of the site comprises part of Wootton Hall Park (i.e. the northern half of the park) and currently contains a pavilion building with car park, an adult football pitch, part of the outfield of a cricket pitch and an overgrown paddock area. The remainder (i.e. southern half) of Wootton Hall Park falls outside the site and contains the main part of the cricket pitch and temporary buildings that are presently housing Wootton Park School.
- 7.8 Policy RC2 of the Joint Core Strategy relates to community facilities, sports facilities and open space, and seeks to resist their loss unless it can be demonstrated that:
- There is evidence that improvements can be made through the provision of a replacement facility of equal or better quality taking into account accessibility; or
 - The proposal will bring about community benefits that outweigh the loss of the facility; or
 - Having regard to the relevant open space study, the space is surplus or is little used
- 7.9 In addition, Paragraphs 70 and 74 of the NPPF seeks to protect against the unjustified loss of community facilities, open space, sports and recreational buildings and land, including playing fields, with Sports England comprising a statutory consultee for sport related matters.
- 7.10 The original planning permissions for the pavilion and sports pitches at Wootton Hall Park restrict the use of the site to employees of the County Council only and the site was identified as a greenspace used as a private recreation facility under the Local Plan; albeit these Local Plan policy designations were not saved following the adoption of the Joint Core Strategy. The ownership of Wootton Hall Park has historically been split across the middle, with the northern half (i.e. the application site) in the ownership of NCC and managed by the NCC Sports & Social Club and the southern half in the ownership of Northamptonshire Police and used ancillary to their headquarters (e.g. physical exercise, dog training etc). However, it is apparent that the land has been used by the community for some time, such as through football and cricket clubs using the pitches and pavilion, community groups/members hiring the pavilion, dog walking and other informal recreational uses. Indeed, this is evidenced by the pavilion and football pitch until recently being on the Council's list of Assets of Community Value. The land was added to the aforementioned list following a nomination from the Parish Council and the basis for this nomination was that the land provides valuable community space in the form of open space, sports pitches and changing rooms. It is noted that third party comments have also been received regarding the loss of footpaths running through the site, however there are no designated rights of way through the site.

- 7.11 The Open Space, Sport and Recreation Needs Assessment and Audit 2009, which supports the Joint Core Strategy, sets out the different types of open space across the Borough and categories Wootton Hall Park as an outdoor sports facility. This document sets out that outdoor sports facilities are a wide-ranging category of open space which includes both natural and artificial surfaces for sport and recreation that are either publicly or privately owned. It also highlights that outdoor sports facilities also often function as a recreational and amenity resource for the community, with secondary functions including dog walking and a ball kick about area.
- 7.12 The Playing Pitches Strategy 2018 finds that all currently used playing pitches require protection and specifically highlights the need to protect the existing cricket pitch at Wootton Hall Park and secure the use of cricket facilities. However, the document sets out that the future of the Wootton Hall pitch is uncertain, noting that the pitches are currently closed.
- 7.13 The proposed extension to the existing car park would not impact on the existing playing pitches, but the new fencing would enclose the football pitches to the west of the site. In addition, the new MUGAs would also be enclosed by fencing and would result in a small reduction in the playing field area. As such, the proposal would result in an overall loss of playing field area and would also reduce the area of Wootton Hall Park that is available for informal recreational activities for the community. However, the southern half of Wootton Hall Park would remain available for such activities to take place. Furthermore, the application has been amended since its submission to remove a previously proposed fence line that would have cut across part of the outfield of the existing cricket pitch. As such, parts of the application site would also remain open for informal community use and the proposal would not prejudice the future use of the existing cricket pitch – as detailed above, the protection of this cricket pitch is a key priority in the latest Playing Pitches Strategy. In addition, the existing football pitches within the site would not be lost and would remain as an ancillary sports facility to the educational use. Moreover, the proposal includes additional outdoor sports facilities, in the form of a three court MUGA and a one court MUGA. Furthermore, the applicant has indicated that the pitches, MUGAs, and pavilion (as well as the new sports hall on the northern part of the site) would be available for community use outside of school hours.
- 7.14 Sport England initially objected to the application due to the proposed fence line truncated the existing cricket pitch. However, following the receipt of amended plans removing this fence line, and subject to conditions to secure a community use agreement for the sports facilities and preventing the erection of fencing across the outfield of the existing cricket pitch, the Sport England objection has been withdrawn.
- 7.15 Overall, it is considered that the benefits of the improved sports facilities and securing a community use agreement of the sports facilities would outweigh the harm arising from the small reduction in playing field area and the reduction in the area of Wootton Hall Park that is available for informal recreational use and as an amenity resource for the community.

Design and layout – Main school site

- 7.16 Policy S10 of the Joint Core Strategy and Saved Policy E20 of the Northampton Local Plan seek high quality design and this approach is supported by the NPPF.
- 7.17 The northern half of the application site occupies a prominent gateway location for the town, but currently contains three storey flat roof buildings from the 1960s that have a dated appearance and are set well back from Mereway, to the rear of a parking area such that they have no positive presence to Mereway. The only merits of the northern part of the site are the trees running around the boundaries, a number of which are covered by a Tree Preservation Order.
- 7.18 The proposed school building would be sited much closer to Mereway than the existing buildings with an articulated plan form that would help to break up the bulk and scale of the new building and, together with the number and strong rhythm of windows, would provide a significantly improved frontage and positive design statement to Mereway. A landscaped strip of varying widths would also be maintained to the Mereway frontage and, whilst a couple of trees of varying

quality would be lost in this area, the higher quality trees would be retained, including two good quality oak trees protected by a Tree Preservation Order on the northwest corner of the site. In addition, there would also be some scope for additional tree planting and landscaping to this frontage to help soften the appearance of the development.

- 7.19 Trees would also be lost to the western frontage of the building along the access road to Wootton Hall Park, but these trees are not covered by the Tree Preservation Order and are identified as low quality in the submitted Arboricultural Assessment. The building would positively turn the corner with Mereway and the access road for Wootton Hall Park, with the wing on the corner benefiting from windows to both the Mereway and access road elevations. The new sports hall for the school would be located to the south west corner of the site and has been positioned at first floor level to allow for a ground floor active frontage on the corner and for the main entrance to the school building to face towards and provide surveillance of the sports facilities at Wootton Hall Park. Furthermore, the proposed use of cladding for the sports hall, in contrast to brick for the remainder of the building, would help to break up the appearance of the elevations and provide a narrative for the lack of windows to this part of the building. The submitted plans also shows the school logo on the cladding and, whilst this would need separate advertisement consent, it nevertheless shows how the use of advertisements could help to further break up the appearance of the elevations containing the sport hall. The central section of the western elevation accommodates the service yard area (partly beneath a roof overhang), substation, plant room and kitchens and, as a result this part of the building has limited features. However, when viewed as part of the whole elevation, it is considered that this element of the building design is acceptable in design terms.
- 7.20 The rear/playground elevations would also benefit from the proposed articulation in built form and a strong rhythm of windows, with only the relatively short main hall elevation having limited features. As such the rear elevations, overall, would provide an interesting design and a good enclosure of the playgrounds. The new building would have good separation to the police firearms training building, with the new car park on the site of the existing public order training area also helping to provide a buffer between the main school site and police activities. Some trees covered by the Tree Preservation Order would be lost to the southern frontage of the school building along the east-west access road in order to facilitate the development. However, there would be scope for some replacement planting to seek to replicate the existing tree lined appearance of this part of the access road and thus limit this harm. Furthermore, the proposal would significantly improve the appearance of the site when viewed from the east-west access road.
- 7.21 In considering the design and layout of the building, it should be noted that there is a narrative to the articulation of the building, with the eastern wing predominantly containing the primary school, the central wings containing the secondary school and the western wing contain the main entrance, halls and service yard.
- 7.22 Overall, it is considered that the design and layout of the proposed school building would provide a positive gateway building on Mereway, whilst still maintaining a presence to Wootton Hall Park and a good enclosure for the new playgrounds. As such, it is considered that the proposed school building would provide an enhancement to the character and appearance of the area and that this would be an important benefit of the scheme that would outweigh from the loss of some of the existing trees on the northern part of the site, including the loss of trees that are covered by a Tree Preservation Order.

Locally Important Landscape Area – Southern part of site

- 7.23 The southern part of the site is allocated as a Locally Important Landscape Area (LILA) under Saved Policy E9 of the Northampton Local Plan. Saved Policy E9 details that special importance must be attached to the effect of development on the character of LILAs and the supporting text to this policy sets out that LILAs make an important contribution to the town's local character and appearance, are valued by residents and their long term protection is important. The Appendix to the Local Plan provides the following character definition of the LILA at Wootton Hall Park:

The park comprises a mix of paddock (principally to the north east corner) sports field and mature trees, mostly around the boundary. It is the setting for Wootton Hall which is used as the police headquarters. The park in its entirety provides an attractive landscape in contrast to the office, residential development and ring road which surrounds it.

- 7.24 Policy BN5 of the Joint Core Strategy is also relevant to such landscapes and seeks to conserve and enhance them in recognition of their individual and cumulative significance and contribution to West Northamptonshire's local distinctiveness and sense of place.
- 7.25 The proposal has been amended since its submission to omit the previously proposed fence line running across the cricket outfield and, as this cricket pitch forms an important landscape feature of the wider park, this revision is important in helping to maintain the character of the park and wider landscape. However, the proposal would still enclose the football pitches in the northern half of Wootton Hall Park with fences as well as introducing fenced and hard surfaced MUGAs such that it would adversely impact on the open and green feel of the park. In addition, the car park enlargement would encroach into the paddock area and create a large car park within the north eastern quarter of the park and thus would further reduce the existing green space within the park and also result in the loss of some trees. The road widening would also encroach into Wootton Hall Park and result in the loss of several trees covered by a Tree Preservation Order. Although, it should be noted that the majority of the trees covered by this Order are only considered to only be of moderate quality in the submitted Arboricultural Report. Furthermore, the highest quality tree, a beech tree located to the north east of the pavilion would not be adversely affected by the proposals. Nevertheless the boundary trees collectively make an important contribution to the character of the park and the loss of several trees would therefore harm the character of the landscape. In light of the above, the proposed works within the park would collectively give rise to harm to the character of the LILA including harm from the loss of trees which are the subject of a Tree Preservation Order. This harm could be limited, to some extent, by conditions requiring replacement tree planting in the form of heavy standards to recreate the tree lined character of the parks northern boundary and controlling the appearance of the fencing enclosing the pitches and the fencing and surface treatment of the MUGA.
- 7.26 Overall, the proposal would clearly detract from and give rise to harm to the LILA, including harm from the loss of openness, greenspace and protected trees, and this harm needs to be balanced against the benefits of the scheme. In this instance, however, it is considered that the benefits from the provision of a new school and securing a community use agreement for the sports facility would outweigh the harm to the LILA.

Ecology and Trees

- 7.27 Policies BN1 and BN2 seek to enhance existing green infrastructure and biodiversity as well as safeguard protected species. The Green Infrastructure Plan 2016 identifies the site as forming part of Northampton's Green Infrastructure Network and classifies the site as comprising a Component H: Urban Open Space, which covers parks and playing fields. Furthermore, it details that Urban Open Spaces (and their associated trees, lakes and grassland) function as 'green lungs' within the urban area of Northampton.
- 7.28 The application is accompanied by an Ecology Assessment and a Bat Survey and would involve the loss of areas of grassland, vegetation and trees including a large portion of the existing paddock area as well as the demolition of buildings. However, the proposal also includes replacement tree planting on a two for one basis and opportunities for biodiversity enhancements such as a micro meadow to the frontage of the site. Furthermore, the County Ecologist has reviewed the submitted studies and raises no objections to the proposals. Although this is on the basis that a range of bat and bird boxes are installed to mitigate the loss of nesting and roosting opportunities and also that the landscaping scheme is designed to achieve biodiversity benefits. In addition, the County Ecologist recommends conditions relating to disturbance to nesting birds and bats. As such, subject to conditions, no objections are raised to the application on ecology grounds

- 7.29 The site benefits from a number of mature trees and these are predominantly covered by Tree Preservation Order (TPO) No. 168 that runs along the roads that neighbour and cut across the site. The implications of the proposal on trees is addressed in detail in the Design and LILA sections above and, in summary, the proposal would retain the highest quality trees within the site but would result in the loss of a number of trees running along the boundaries of the site and in particular several trees flanking the east-west road running through the centre of the site. The loss of the trees in the northern half of the site is considered to be outweighed by the benefits of the redevelopment of this part of the site, subject to replacement tree planting. However, there would be harm to the character of the area from the loss of several trees in the southern half of the site to facilitate a suitable access road to serve the car parking for the school, but it is considered that this harm would be weighed against the wider benefits of the scheme arising from the provision of a new school.
- 7.30 In considering the impact of the proposals on trees, it should be noted that the Council's Arboricultural Officer does not object to the loss of the trees as part of the application subject to conditions which include seeking heavy standard trees as part of any replacement planting scheme. Furthermore, the applicant has indicated that any replacement tree planting would be on a two to one basis and this could be secured as part of a landscaping scheme.

Amenity

- 7.31 Saved Policy E20 of the Local Plan and the Core Planning Principles in the NPPF seek to secure a good standard of amenity for all existing and future occupants of land and buildings.

Neighbouring residents

- 7.32 The application site is neighboured by residential properties to the east, which are served off the access road running east-west through the middle of the site. The new school building and playgrounds are set well away from these neighbouring properties, although the enlarged carpark and the one court MUGA would be located to the eastern side of Wootton Hall Park. However, the new car park would be some 22 metres away from the rear boundary of the nearest residential property and the MUGA would be some 30 metres away such that a reasonable separation distance from these facilities would be maintained to neighbours. In addition, a section of the existing paddock would also be retained between the carpark, the MUGA and the nearest neighbours and, given its nature, the extent of any ancillary school activities in this area would be limited and would not give rise to an unacceptable impact on neighbours.
- 7.33 The use of the sports facilities in the southern part of the site would change from a recreational facility to ancillary educational use, with new MUGAs proposed and opportunities for community use of the facilities outside of school hours. However, the proposal does not include any flood lighting and the MUGAs are set away from neighbours, such that it is considered that the impacts of the sports facilities on neighbours would not significantly differ from those that could arise from the existing lawful use of the site.
- 7.34 NBC Environmental Protection has assessed the application and raised no objections with regards to its impact on neighbours subject to a condition relating to plant noise to protect surrounding residents. The comments from Environmental Protection also initially suggested conditions requiring a noise assessment for the MUGAs, however on the basis that no flood lighting is proposed for the MUGAs, the Environmental Health Officer subsequently advised that such an assessment was not necessary.
- 7.35 The construction phase of the development would have potential to impact on neighbours and it is therefore recommended a Construction and Environmental Management Plan (CEMP) is imposed should planning permission be forthcoming to address this.
- 7.36 Overall, subject to a plant noise and CEMP condition, no objections are raised with to the impact of the proposal on the amenity of neighbouring residents.

Future occupiers

- 7.37 The development is for sensitive end users and the new school would be located close to a section of the A45 that is designated as an Air Quality Management Area and would also front onto the busy Mereway (A5076). However, the layout of the school building and boundary wall would help to form a barrier to noise and pollution from Mereway and the application has been supported by noise and air quality assessments that demonstrate that, subject to mechanical ventilation, an acceptable noise and air quality environment would be provided for school children. Furthermore, having assessed these documents and a land contamination assessment, the Environmental Health Officer has raised no objections subject to conditions relating to noise and air quality. Therefore, subject to conditions, it is considered that the development would provide an acceptable standard of amenity for future occupiers.

Parking and Highways

- 7.38 The application is accompanied by Transport Assessments and Travel Plans and originally proposed that the new school would be served 219 car parking spaces and 154 bicycle parking spaces, with the original Transport Assessment that supported the application detailing that, in the first instance, a Travel Plan should be employed to seek to reduce the impacts of the development on the Highway network. However, the level of car parking and over reliance on a Travel Plan was not considered to be acceptable and the development has therefore been subject to further assessments, with a revised Transport Assessment and parking layout submitted.
- 7.39 The revised Transport Assessment takes into account other planned developments and finds that the proposed development would not result in capacity issues at the Mereway – Wootton Hall Park junction or the “Tesco Roundabout”. However, the Transport Assessment finds that there are existing capacity issues at the Queen Eleanor roundabout that will require intervention regardless of the development, but that these issues would be worsened by the proposed development by 2031. As such, based on proportional impact methodology, a financial contribution to assist with junction improvements at the Queen Eleanor roundabout and mitigate the impacts of the development has been agreed with the Local Highway Authority, and Highways England have also raised no objections to such an approach. This financial contribution would be secured by a Section 106 Legal Agreement should planning permission be forthcoming and it is recommended that a full Travel Plan is secured by condition.
- 7.40 The application has been amended since its submission to increase car parking provision from 219 parking spaces to 270 parking spaces. The County Highway Engineer has conducted multiple site visits at school drop off and pick up times and is satisfied that the revised number of parking spaces is the necessary level of provision for the new school once at full capacity. This is, however, subject to a detailed parking and pick-up / drop-off management plan which can be secured by condition.
- 7.41 The car parking for the school is sited to the eastern side of the site to seek to prevent vehicles backing up onto Mereway and, as a result, the scheme includes proposals to widen the east-west access road up to the car parks. The Local Highway Authority has assessed the proposed road and car parking layout and raises no objections subject to the provision of three pedestrian crossing facilities including a toucan crossing to the west of the site. In response to the concerns of neighbouring residents regarding access for cars and pedestrians from the residential properties along the access road, the plans have been updated to show junction markings for the car parks, and it has been clarified that the secure line of the school is the building line to the south and western sides of the site, such that pedestrians would be able to utilise the paths in the car park and around the school building as necessary.
- 7.42 Overall, subject to conditions and a Section 106 Legal Agreement, it is considered that the proposal would be acceptable on parking and highway safety grounds.

Sustainability

- 7.43 The supporting submissions detail that the development can achieve BREAAAM Very Good to accord with the requirements of Policies S10 and S11 and it is recommended that a compliance condition is imposed to address this.

Other considerations

- 7.44 Whilst the application site is not located in Flood Zone 2 or 3, it is categorised a major development and has therefore been accompanied by a Flood Risk Assessment and Surface Water Drainage Assessment. The proposal and these documents have been assessed by the Lead Local Flood Authority and Anglian Water and found to be acceptable subject to surface water drainage condition.
- 7.45 Construction Futures have sought the provision of construction worker training opportunities, in addition to a financial contribution towards the operation of the scheme, and this can be secured as part of a Section 106 Legal Agreement.
- 7.46 The County Archaeologist has indicated that Iron Age and Roman activity may have taken place in the vicinity of the site and that the new school would also be close to the site of the Battle of Northampton. As such, it is recommended that an archaeological condition is required to investigate and record any remains that are affected by the development.
- 7.47 The Northamptonshire Police Crime Prevention Design Advisor (CPDA) has had considerable involvement in the evolution of the design of the site at the pre-application stage and broadly supports the layout and design of the scheme. However, notwithstanding the comments from the Office of the Police Commissioner, the CPDA advises that there may still be a requirement for armed police to deploy from the firearms training building in some instances. This matter is being clarified by the CPDA and could be addressed by a condition requiring the installation of an alert system. As such, this matter will be addressed in an Addendum to the Committee.
- 7.48 NCC Development Management suggest in their consultation response that the development should be served by sprinklers, however this matter is addressed by government guidance for schools and the Building Regulations.
- 7.49 The applicant has submitted a Statement of Community Involvement in support of the application which includes details of a public consultation event that took place prior to the submission of the application. The applicant also engaged in pre-application discussions with planning officers and key consultees prior to the submission of the application.

8 CONCLUSION

- 8.1 To conclude, the application site straddles two very different parcels of land and, therefore, there are a variety of matters that need to be considered in the round in order to determine the acceptability of the development.
- 8.2 There is a clear and identified need for schools in the Borough and the benefits of the provision of the school is considered to weigh heavily favour of the scheme. In addition, the proposal would significantly improve the appearance of the northern part of the site, providing a gateway building for the town, and the scheme also offers the opportunity to secure a community use agreement for the sports facilities on the site.
- 8.3 However, the proposal would result in the loss of the existing offices within the site, but these offices are poor quality and the proposal would generate employment associated with the school use. Furthermore, and in any event, it is considered that the benefits of the provision of the school would clearly outweigh the loss of these existing offices.

- 8.4 The southern part of the site comprises a private outdoor sports facility with a football pitch, pavilion building and part of a cricket outfield. Although, it is clear that the facilities have also been used by the community for some time, with the site also functioning as an informal recreational and amenity resource for the community, with secondary functions including dog walking and a ball kick about area. The proposed works would result in a reduction in the area of the playing field and would also introduce fences around the football pitches, which would reduce the area of land available for informal use by the community. However, it is considered that this harm would be outweighed by the benefits of the provision of improved sports facilities including MUGAs and also securing a community use agreement of the sports facilities.
- 8.5 The application site includes a large number of mature trees, the majority of which are covered by a group Tree Preservation Order, and the southern part of the site is also designated as a Locally Important Landscape Area (LILA). The development would result in the loss of a number of these trees and this loss, together with the enclosure of the football pitches, new enclosed MUGA and enlarged car park, would adversely impact on the character and appearance of the LILA. However, the highest quality trees within the site would be retained and the proposed replacement planting is on a two for one basis. Furthermore, it is considered that the benefits of the redevelopment of the northern part of the site would outweigh the loss of the trees in this part of the site. Turning to the adverse impact on the LILA and associated loss of protected trees in the southern part of the site, it is considered that the benefits of the provision of the school and a securing a community use agreement for the sports facilities would outweigh this harm.
- 8.6 The application proposes the widening of the east-west access road and, has been amended following its submission to increase the level of parking provision and include pedestrian crossings and a financial contribution for offsite works to the Queen Eleanor roundabout, such that it is considered acceptable on parking and highway grounds.
- 8.7 Overall, as part of a balanced assessment, it is considered that the application is acceptable and it is recommended that planning permission be granted subject to conditions and a Section 106 Legal Agreement to secure planning obligations.

9 CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.
2. The development hereby permitted shall be carried out in accordance with the attached schedule of approved plans.

Reason: For the avoidance of doubt and to conform with the planning application.
3. Prior to the commencement of the development hereby permitted, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. Development shall then be carried out in accordance with the approved CEMP which shall include:
 - i. Traffic management and signage during construction
 - ii. Parking for site operatives and visitors
 - iii. Storage areas for plant and materials
 - iv. The erection and maintenance of security fencing/hoardings and lighting
 - v. Welfare and other site facilities
 - vi. Working hours and delivery times
 - vii. Measures to control noise, vibration, dust and fumes during site preparation works and construction, including vehicle reversing alarms.
 - viii. Measures to prevent mud and other debris being deposited on the surrounding highway.
 - ix. Ecological mitigation measures

Reason: To minimise the impact of the development during the construction phase in accordance with the National Planning Policy Framework.

4. Notwithstanding the submitted details, prior to the commencement of development hereby permitted, an Arboricultural Report detailing the tree protection measures for all the trees to be retained as part of the development shall be submitted to and approved in writing by the local planning authority. The development shall thereafter be constructed in accordance with the approved tree protection details.

Reason: In the interests of the character and appearance of the locality in accordance with Policies H1 and BN5 of the West Northamptonshire Joint Core Strategy and Saved Policies E9 and E20 of the Northampton Local Plan. Pre-commencement condition to ensure details are agreed in a timely manner and to ensure a satisfactory standard of development.

5. Prior the construction of the development hereby permitted, the implementation of a programme of archaeological work shall be secured in accordance with a written scheme of investigation that has been submitted to and approved in writing by the local planning authority.

Reason: To ensure adequate provisions is made for the investigation and recording of any archaeological remains in accordance with Policy BN5 of the West Northamptonshire Joint Core Strategy and the guidance in the National Planning Policy Framework. Pre-commencement condition to ensure details are agreed in a timely manner.

6. Notwithstanding the submitted details, prior to the construction of the new school building hereby approved above ground floor slab level, a detailed scheme of hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the location and species of any existing trees and hedgerows on the land and details of any to be retained; a tree planting method statement; surface treatments for the MUGAs, car parks, footpaths and playgrounds; the finalised route of the path through the paddock area; and a timetable including a phasing plan as appropriate for the implementation of the proposed landscaping. The landscaping scheme shall be carried out in accordance with the approved details and shall be maintained thereafter for a period of five years; such maintenance to include the replacement in the current or nearest planting season whichever is the sooner or shrubs that may die are removed or become seriously damaged or diseased with others of similar size and species.

Reason: In the interests of amenity, biodiversity and to secure a satisfactory standard of development in accordance with Policies BN1, BN2 and BN5 of the West Northamptonshire Joint Core Strategy and Saved Policies E9 and E20 of the Northampton Local Plan.

7. The ground levels and finished floor levels of the new development shall be constructed in accordance with approved drawing number PLI_S3_DR_L_0410 Rev PL06 (Strategic Levels).

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Saved Policy E20 of the Northampton Local Plan and Policy S10 of the West Northamptonshire Joint Core Strategy.

8. Notwithstanding the submitted details, prior to the construction of the new school building hereby approved above ground floor slab level, details of all proposed external facing materials shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure that the development will harmonise with its surroundings in accordance with Saved Policy E20 of the Northampton Local Plan and Policy S10 of the West Northamptonshire Joint Core Strategy.

9. Notwithstanding the submitted details, prior to the occupation of the new school building hereby permitted, full details of the works to widen the existing road and junction at Wootton Hall Park, the three new pedestrian crossings and the extension of the shared footway /cycleway, shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details prior to the occupation of the new school building.

Reason: To ensure that the proposed development does not prejudice the free flow of traffic or conditions of highway safety in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

10. The new car parks (including drop off / pick up areas) hereby approved shall be provided in accordance with the approved plans prior to the occupation of the new school building hereby approved, or in accordance with a phasing timetable that has been submitted to and approved in writing by the Local Planning Authority, and shall be retained thereafter.

Reason: To ensure that the proposed development does not prejudice the free flow of traffic or conditions of highway safety in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

11. Prior to the occupation of the new school building hereby permitted, a parking and drop off / pick up management plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall be implemented at all times that the development is occupied unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the proposed development does not prejudice the free flow of traffic or conditions of highway safety in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

12. Prior to the occupation of the new school building hereby approved, a travel plan shall be submitted to and approved in writing by the Local Planning Authority. The approved travel plan shall be implemented at all times that the development is occupied unless otherwise agreed in writing by the Local Planning Authority.

Reason: To reduce the reliance on the private car for journeys to work in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

13. Notwithstanding the submitted details, prior to the occupation of the new school building hereby permitted, full details of facilities for the parking of bicycles shall be submitted to and approved in writing by the Local Planning Authority. The approved cycle storage shall be provided prior to the occupation of the new school building and retained thereafter.

Reason: To ensure the provision of adequate facilities in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

14. Prior to the construction of the new school building hereby approved above ground floor slab level, a scheme shall be submitted to and approved in writing by the Local Planning Authority which specifies the sources of noise on the site from fixed plant or equipment and the provisions to be made for its control. The approved scheme shall be implemented concurrently with the development and completed prior to the occupation of the new school building hereby permitted and thereafter retained.

Reason: To protect the amenities of nearby occupants from noise in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

15. Prior to the construction of the new school building hereby approved above ground floor slab level, a scheme to protect future users of the new school building from traffic noise and

emissions arising from the proximity of the site to the A45 and Mereway (A5076) shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented concurrently with the development and completed prior to the first occupation of the new school building hereby permitted and thereafter retained.

Reason: To protect the future occupiers of the development in accordance with Policy BN9 of the Northamptonshire Joint Core Strategy.

16. Notwithstanding the submitted details, prior to the occupation of the new school building hereby permitted, full details of all of means enclosures to be erected within the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of the appearance of the locality and crime prevention in accordance with Saved Policies E9 and E20 of the Northampton Local Plan and Policies S10 and BN5 of the West Northamptonshire Joint Core Strategy.

17. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no gates, fences, walls or any means of enclosure or similar structures other than approved pursuant to Condition 15 above shall be erected or constructed within the site.

Reason: In the interests of the appearance of the locality and crime prevention and to seek to safeguard existing sports facilities in accordance with Saved Policies E9 and E20 of the Northampton Local Plan and Policies S10, RC2 and BN5 of the West Northamptonshire Joint Core Strategy.

18. Prior to occupation of the new school building hereby permitted, a scheme for the installation of electric vehicle charging points within the site shall be submitted to and approved in writing by the Local Planning Authority. The approved electric vehicle charging points shall be provided prior to the occupation of the new school building or in accordance with a timetable that has previously been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of reducing carbon emissions and securing a sustainable development in accordance with Policies S10 and S11 of the West Northamptonshire Joint Core Strategy.

19. Prior to the construction of the new school building hereby approved above ground floor slab level, full details of all external lighting within the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained thereafter.

Reason: In the interests of appearance of the locality, residential amenity, protected species and crime prevention in accordance with Policies BN1, BN2, BN5 and S10 of the West Northamptonshire Joint Core Strategy and Saved Policies E9 and E20 of the Northampton Local Plan.

20. Prior to the occupation of the new school building hereby permitted, a community use agreement for the sports facilities within the site shall be submitted to and approved in writing by the Local Planning Authority. The agreement shall include details of pricing policy, hours of use, access by non-educational users, management responsibilities and a mechanism for review. The development shall not be used otherwise than in compliance with the approved agreement.

Reason: To secure well managed community access to the sports facilities and to ensure sufficient benefit to the development of sport in accordance with Policy RC2 of the West Northamptonshire Joint Core Strategy.

21. Notwithstanding the submitted details, prior to the construction of the new school building, car parks, or MUGAs hereby permitted, a detailed surface water drainage scheme for the site including a scheme for the ownership and maintenance of the surface water drainage system shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented and maintained in accordance with the approved details and the new school building hereby permitted shall not be occupied until a Verification Report for the installed surface water drainage system for the site has been submitted to and approved in writing by the Local Planning Authority.

Reason: To reduce the risk of flooding both on and off site in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

22. The development shall be constructed to a minimum rating of BREAAAM Very Good and certification of compliance with this sustainability rating by a licenced inspector shall be submitted to and approved in writing by the Local Planning Authority within three months of the occupation of the new school building hereby approved.

Reason: In the interests of minimising the environmental impact of the development, in accordance with Policies S10 and S11 of the West Northamptonshire Joint Core Strategy.

23. The demolition and tree removal works hereby permitted shall be implemented in accordance with Section 2 (Tree Felling Method Statement) of the submitted Ecological Mitigation Strategy dated April 2018.

Reason: To safeguard protected species and biodiversity in accordance with Policies BN1 and BN2 of the West Northamptonshire Joint Core Strategy.

24. Notwithstanding the submitted details, prior to the construction of the new school building hereby approved above ground floor slab level, a scheme for bird and bat boxes, including boxes incorporated into the new school building and a timetable for the implementation of the scheme, shall be submitted to and approved in writing by the local planning authority. The approved bird and bat box scheme shall thereafter be implemented in accordance with the approved details.

Reason: To safeguard protected species and biodiversity in accordance with Policies BN1 and BN2 of the West Northamptonshire Joint Core Strategy.

10 BACKGROUND PAPERS

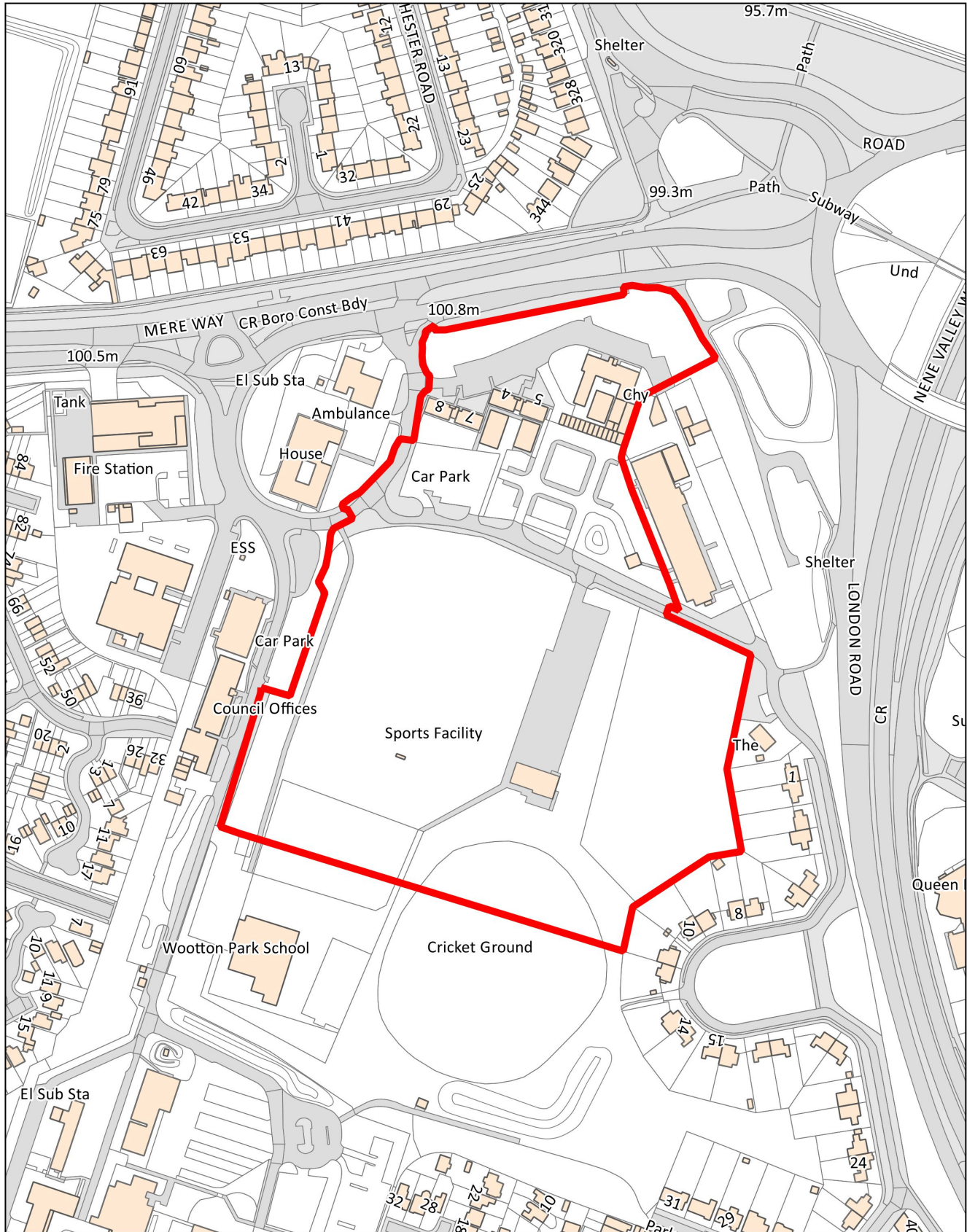
- 10.1 87/1078, 89/1058, N/2015/0235, N/2016/0545 / 16/00015/CCDFUL, N/2017/1664

11 LEGAL IMPLICATIONS

- 11.1 The development is not CIL liable

12 SUMMARY AND LINKS TO CORPORATE PLAN

- 12.1 In reaching the attached recommendations regard has been given to securing the objectives, visions and priorities outlined in the Corporate Plan together with those of associated Frameworks and Strategies.



Title: **Wootton Hall Police HQ, Mereway**

© Crown copyright and database rights 2018 Ordnance Survey licence no. 10019655

Date: 18-06-2018

Scale: 1:2,500

Drawn by: -----