Town and Country Planning Act 1990

OUTLINE PLANNING PERMISSION

Name and address of applicant  
NCC (Education)  
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NN4 7DD

Name and address of agent (if any)  
Planning & Regeneration  
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Part I - Particulars of application

Date of Application  
8th January 2010

Application No.  
NCC Ref: 10/00003/CCD

KBC Ref: KET/2010/0043/NCC

Particulars and location of development

Outline Planning Application for the erection of all-through academy, demolition of existing school, retention of existing sports centre, provision of new and improved sports facilities at Monlagu school and Weekley Glebe Playing Field Site, Weekley Glebe Road, Kettering, Northamptonshire, NN16 9NS.

Part II - Particulars of decision:

The Northamptonshire County Council

Hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission has been granted for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:-

Commencement

1. The development hereby permitted shall be commenced before the expiration three years from the date of this permission or two years from the approval of the last of the reserved matters as defined in condition 2 below, whichever is the later.

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REASON: To conform with the requirements of Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. In addition to the reserved matters covered in the conditions of this permission, the following additional reserved matters set out below shall be submitted to the County Planning Authority for approval within three years from the date of this permission:

i. layout;
ii. appearance;
iii. scale (subject to constraints in condition 3);
iv. BREEAM/Sustainability Measures;
v. external lighting details and impact assessment, including flood lighting with proposed hours of use;
vii. landscaping;
vii. ecology;
viii. A revised Transport Assessment to cover the maximum 1770 pupils design capacity of the Academy;
ix. cycle provision; and
x. means of access, parking and circulation within the site.

Approval of all reserved matters shall be obtained from the County Planning Authority in writing before any development is commenced.

REASON: To enable the County Planning Authority to control the development in detail and to comply with Section 92 (as amended) of the Town and Country Planning Act 1990.

3. The height of the proposed new academy shall be restricted to no more than 8 metres eaves height and 12 metres ridge height.

REASON: To ensure that the development is compatible with the existing character of development in the locality and in the interests of visual amenity in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

4. No part of the footprint of the proposed academy shall exceed the area shown on the Proposed Parameter Plan ref. NCC7-5001-A.

REASON: To ensure that the development is compatible with the existing character of development in the locality and in the interests of visual amenity in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Secured by Design

5. Prior to any reserved matters a scheme detailing the how the academy will achieve ACPO SBD Ltd "Secured by Design" Schools award shall have been

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submitted to and approved in writing by the County Planning Authority in consultation with the Police CPDA:
http://www.securedbydesign.com/pdfs/SBD-Schools-2010.pdf

REASON: This is in the interest of the security and quality life of future occupants of the development in accordance with policy 13 of the North Northamptonshire core spatial strategy.

Highways

6. Prior to the commencement of the development hereby permitted, the following highway works shall be agreed and completed in accordance with full engineering, drainage and constructional details, to be submitted to and gain the approval of the County Planning Authority:

- Proposed drop off areas and staff parking internal to the site.
- Internal road layout including swept path analysis of service vehicle routes, refuse vehicle routes, and emergency service vehicle access.

REASON: In the interests of highway safety in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Travel Plan

7. Before the school is first brought into use, an interim School Travel Plan shall be submitted to and approved by the County Planning Authority. Within 6 months of the school being first brought into use a detailed School Travel Plan shall be submitted to the County Planning Authority for its approval. The scheme shall be based on appropriate survey work, assessment of the results of this work, consideration of options and shall result in the formulation of an Action Plan, all of which shall be undertaken in regular consultation with the County Council’s Travel Plan Team. Upon approval, the School Travel Plan shall be fully implemented within 3 months.

REASON: To reduce the number of car borne journeys related to the development and to encourage the use of means of transport other than the private car in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

8. Except as otherwise may be agreed in writing with the County Planning Authority, prior to the opening of the new academy the applicant shall provide details to confirm that funding has been provided and measures have been put into place to secure the diversion of the existing bus service 8, which runs between Corby, Geddington and Kettering, into the Academy at the start and the end of the of the school day.

REASON: To reduce the number of car borne journeys related to the development and to encourage the use of means of transport other than the private car in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

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Construction Management Plan

9. Prior to the commencement of any part of the development hereby permitted, a Construction Management Plan shall be submitted to and approved in writing by the County Planning Authority. The Construction Management Plan shall include and specify the provision to be made for the following:

- Dust mitigation measures during the construction period;
- Control of noise emanating from the site during the construction period;
- Hours of construction work for the development;
- Contractors’ compounds and other storage arrangements;
- Enclosure of phase or sub-phase development sites;
- Provision for all site operatives, visitors and construction vehicles loading, off loading, parking and turning within the site during the construction period;
- Arrangements during the construction period to minimise the deposit of mud and other similar debris on the adjacent public highways;
- Routing agreement for construction traffic.

The construction of the development shall be carried out in accordance with the approved Construction Management Plan unless otherwise approved in writing by the County Planning Authority.

REASON: In the interests of highway safety and to protect the amenities of nearby occupiers of property from noise and other disturbance in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Surface Water Drainage

10. Prior to any Reserved Matters application, a detailed surface water drainage scheme for the site in accordance with the amended Flood Risk Assessment undertaken by Mott MacDonald (dated March 2010, Revision C) shall be submitted to and approved in writing by the County Planning Authority. The detailed scheme shall be designed in accordance with and subsequently implemented and maintained in accordance with the approved details before the development is occupied.

REASON: To prevent the increased risk of flooding and ensure future maintenance of the surface water drainage system in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Groundwater and Contaminated Land

11. Prior to Reserved Matters (or such other date or stage in development as may be agreed in writing with the County Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the County Planning Authority:

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1) A preliminary risk assessment which has identified:
   - all previous uses
   - potential contaminants associated with those uses
   - a conceptual model of the site indicating sources, pathways and receptors
   - potentially unacceptable risks arising from contamination at the site.

2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3) The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the County Planning Authority. The scheme shall be implemented as approved.

REASON: In the interests of sustainable development in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

12. No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the County Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

REASON: To ensure that infiltration systems such as soakaways do not increase the potential for contaminant migration. Soakaways should not be located in areas of potential contamination. In the interests of sustainable development in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

13. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the County Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the County Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

REASON: To ensure that if previously undetected contamination is encountered during the redevelopment, it is dealt with in an appropriate

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manner and in the interests of sustainable development in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting or modifying that Order), no development (other than that expressly authorised by the County Planning Authority) shall be constructed on sites known to be at risk from contamination.

REASON: In the interests of sustainable development in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Community Use

15. Prior to the commencement of the use a Community Use Scheme for the STP, Sports Pavilion, MUGA and retained school playing fields shall be submitted to and approved in writing by the County Planning Authority. The Scheme shall include details of pricing policy, hours of use, access by non-school users/non-members, management responsibilities and include a mechanism for review. The approved Scheme shall be implemented upon commencement of use of the development.

REASON: To secure well managed safe community access to the sports facility, to ensure sufficient benefit to the development of sport and to accord with Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Archaeology

16. No development shall take place within the site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the County Planning Authority.

REASON: To ensure that a proper record is produced and maintained of any archaeology affected by the development pursuant to PPS5 and in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

REASONS FOR APPROVAL

In respect of Policy 5 of the Core Spatial Strategy and the developments overall impact on green infrastructure, the proposal will result in the loss of one of the existing playing fields; however the new sports facilities including floodlit pitch, MUGA and new sports pavilion will provide a significant net gain in recreational capacity and contribute positively to the remaining green assets.

In terms of Policy 6 of the Core Spatial Strategy, the provision of the new school will contribute to the modern infrastructure required to facilitate growth and the provision of a Travel Plan to include walking initiatives and cycling provision, and a diverted bus route with a modal shift away from car use.

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The general sustainable development principles required to be assessed under Policy 13 of the Core Spatial Strategy are considered to be adequately addressed in the application. In particular the provision of increased community facilities through the enhanced community use of the new sports facilities which can be secured by planning condition (See Appendix A, condition 11) is considered to be a significant benefit. The amenity impacts of building the new academy and its impacts on neighbouring properties are not considered to be significant and would not justify refusal of the application.

In respect of energy efficiency and sustainable construction the applicant is proposing to design and build to BREEAM 'Very Good' standard and this satisfies the requirements of Policy 14 of the Core Spatial Strategy.

It is therefore considered that the proposal is in accordance with the aims and objectives of the relevant Development Plan policies and that outline planning permission be granted.

Date: 20th May 2010

Signed: [Signature]

For Chief Planning Officer

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