Hopping Hill Primary School
Planning Statement
March 2013

Construction of a new single storey, four classroom teaching block, enlarged car park and new hard surfaced all weather courts at Hopping Hill primary school, to enable the school intake to increase from 315 to 420 places. Also the removal of a temporary cabin which will become redundant.
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1.0 Introduction

Architecture Initiative, on behalf of Northampton Schools Limited Partnership, has been commissioned to develop a proposal for the expansion of Hopping Hill Primary School in Northampton.

Full planning application for the proposed construction of a new single storey, four classroom teaching block and enlarged car park at Hopping Hill Primary School, to enable the school intake to increase from 315 to 420 places. 1.5 forms of entry to 2 form entry.

It should be noted that the current school intake capacity is 315 pupils. This is based on 45 pupils per year, over 7 year groups. The current number of pupils on roll at the school differs from this school capacity figure.

The school also includes a 78 place nursery on the site, which will be retained in its current arrangement.

2.0 Submission

This submission for planning approval includes a Design & Access Statement which explains the proposed extension and associated works and also details how the design of the proposal developed from the initial brief set by Northamptonshire County Council (NCC).

A full set of drawings are also submitted, as well as the additional documents, required to meet local planning requirements as detailed in NCC’s Regulation 3 Applications: Local List Requirements document. These are appended to this application and include:

**Drawing:**

- HH-01 Location plan: Architecture Initiative
- HH-02 Existing site plan: Architecture Initiative
- HH-03 Existing elevations: Architecture Initiative
- HH-04 Proposed site plan: Architecture Initiative
- HH-05 Proposed ground floor plan: Architecture Initiative
- HH-06 Proposed elevations/sections: Architecture Initiative
- HH-07 Proposed 3D views: Architecture Initiative
- HH-08 Proposed site access plan: Architecture Initiative
- HH-09 Site photos: Architecture Initiative
- HH-10 Construction management: Architecture Initiative

**Document:**

- Design & Access Statement: Architecture Initiative
- Planning Statement: Architecture Initiative
- Transport Assessment: BCAL
- School Travel Plan: Hopping Hill Primary School/BCAL
- Arboricultural Survey: Lockhart Garratt
- Noise Impact Assessment: Ion Acoustics
- Drainage / Foul Sewage: Michael Barclay Partnership
- External Lighting: Peter Sharp Associates
- Site Investigation Report: Soiltechnics

Hopping Hill Primary School
3.0 Requirement for Primary Places

Decision to Expand: Overview

It should be noted that this application specifically concerns the built accommodation and associated works required to house the additional intake of pupils at the school.

The decision to enlarge the school is covered via a formal process undertaken by Northamptonshire County Council, which includes a period of consultation with a final Cabinet Member decision in early 2013, with the proposed expansion being implemented from September 2014.

The proposed expansion is related to the general rise in the population of primary aged pupils living in the area, which is the result of the higher birth rate and inward migration being experienced by the County as a whole and Northampton in particular.

Recent census data demonstrates a 19% increase in the County’s under-fives population. Northamptonshire County Council has a statutory obligation to provide sufficient school places for all pupils living in the area. Current projections forecast that additional capacity is required in the local area and therefore extra places are proposed at Hopping Hill Primary School. Refer to statement on the following page for further details.

Alternative solutions considered by Northamptonshire County Council included;

(i) Providing ‘Portakabin’ style accommodation to house the additional intake. - It was concluded that this would not provide a long-term conducive learning environment for children and would separate them from their peers.

(ii) Transporting children to alternative schools outside the town. - It was concluded that there would be a negative impact on the welfare and education of children for them to be spending considerable parts of their day on buses and this does not support the healthy schools agenda.

(iii) Reconfigure the starting ages for children to attend school. – It was concluded that this would not adequate to meet the levels of school place demand and does not ensure that every child in the county has the same opportunities as their peers.

(iv) Increase class sizes. – Legislation precludes this option.

Therefore NCC made the decision that the best solution is to construct additional long-term teaching accommodation on the school site to accommodate the enlarged pupil intake.
Decision to Expand:
Analysis by Northamptonshire County Council

Background

Hopping Hill is one of the primary schools in Northampton that changed from a lower school in 2002 by adding a year group in 2003 and 2004 to become a primary school for ages 4 - 11. The Standard Admission Number at that time was 50 children per year group, but that was amended to 45 as part of the review of places in the whole Northampton educational re-organisation. The school did not support the proposal to become 1.5 forms of entry (45 per year group), but demography analysis at the time indicated that surplus places would be created in the Duston area if 2 forms of entry was introduced. Ten years have passed since that decision was made by full Northamptonshire County Council in February 2002, and the latest projections for future Reception intakes are that two forms of entry will be sustained.

The table below indicates the growing numbers on roll (as of October 2012) and 60 children (two forms of entry) have been admitted to Reception for the last three years. In 3 of the 4 Key Stage 2 classes, there has been demand for the full 45 places or above.

<table>
<thead>
<tr>
<th>Year group</th>
<th>Published Admission Number (PAN)</th>
<th>Numbers on roll</th>
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<tbody>
<tr>
<td>Reception</td>
<td>60</td>
<td>60</td>
</tr>
<tr>
<td>Year 1</td>
<td>60</td>
<td>57</td>
</tr>
<tr>
<td>Year 2</td>
<td>60</td>
<td>57</td>
</tr>
<tr>
<td>Year 3</td>
<td>45</td>
<td>54</td>
</tr>
<tr>
<td>Year 4</td>
<td>45</td>
<td>45</td>
</tr>
<tr>
<td>Year 5</td>
<td>45</td>
<td>33</td>
</tr>
<tr>
<td>Year 6</td>
<td>45</td>
<td>49</td>
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Hopping Hill Primary

The school has always been against the mixed age classes that are the usual classroom organisation for 1.5 forms of entry, and has operated as two smaller classes per year group since the Northampton Review days. They have been able to do this by retaining a double mobile classroom on site and by compromising on the size of classrooms that were built as part of the PFI contract, so that extra could be provided. The increasing demand for pupil places in Duston, and the whole Northampton area, means that the opportunity is now being taken to regularise this arrangement and a permanent accommodation solution is now being sought.

The proposed extension will allow the school to operate with 14 classes, all at the recommended size, and with the appropriate level of supplementary facilities such as hall, studio, library, staff accommodation and playgrounds. The temporary mobile classrooms will be removed from site.

There are literally one or two Reception places available across the six primary schools serving Duston, which does not provide enough capacity in the system for new in-year admissions or allow for parental preferences. Pressure on primary places is due to a combination of factors: the rising birth rate, high levels of in-migration and also some new housing development in the Duston area.
Consultation

This Planning Statement has been prepared by Architecture Initiative, who have been appointed by Northampton Schools Limited Partnership to develop a proposal for Hopping Hill Primary School on behalf of Northamptonshire County Council.

Northamptonshire Schools Limited Partnership (NSLP) is a Special Purpose Vehicle (SPV) set up to run the Northampton Schools PFI Scheme. The scheme, which was set up in 2005 following the Review of Education in Northampton includes the operation and maintenance of five secondary schools and thirty-six primary schools in Northampton over a 32 year period.

Hopping Hill Primary is one of the primary schools covered under the PFI scheme.

Consultation has occurred with Northamptonshire County Council, local authority, PFI SPV (NSLP), the School governors, parents and neighbours of Hopping Hill as well as NCC planning department and other relevant consultees to the planning process.

The consultation section is summarised below.

Northampton Schools Limited Partnership (NSLP)
PFI SPV
Consultation throughout the development of the brief, and progression of the design via meetings, and discussions via email and telephone.

Amey
PFI Facilities Managers
Consultation throughout the design process.

Northamptonshire County Council (NCC)
The brief for the project was set, and the design developed in conjunction with NCC through regular meetings, and discussions via email and telephone.

Hopping Hill Primary School
Head Teacher & School Governors
Consultation throughout the development of the brief, and progression of the design. Consultation occurred through meetings, and email.

Parents, pupils & neighbours of Hopping Hill Primary School
An open consultation meeting was held for the pupils and parents at the school, as well as the local community and neighbours, concerning the expansion of the school. Details of items raised and how they influenced the proposal are explained on the following page.

Northamptonshire Planning Department
Principal Development Control Officer, Planning Services
Consultation occurred regarding the principles and specifics of the design and the requirements of this planning application submission. Meetings were held regarding the proposal and regular discussions occurred.

NCC Highways Department
Highways, Transport & Infrastructure
Consultation regarding highways/transport at the school. Details of items raised and how they influenced the proposal are explained on the following page.
NCC Archaeological Advisor
Consultation via email and telephone regarding archaeology and heritage of the site. Refer to section 7.0 - Heritage / Archaeology later in this document.

NCC Environmental Planner
Senior Environmental Planner, Planning Services
Consultation regarding the arboriculture, ecology and landscaping of the site, via meetings, email and telephone. Refer to section 8.0 - Ecology and section 11.0 - Trees / Arboricultural, later in this document.

Northampton Borough Council HSE
Environmental Health
Consultation undertaken regarding site investigations and contamination.

Northamptonshire Police
Crime Prevention Design Adviser
Consultation via email and telephone regarding Secured by Design and crime prevention principles on the site. Refer to section 13.0 - secured by design later, in this document.

Sport England
Consultation via email and telephone regarding play space/ sports pitches on the site. Refer to section 10.0 - Impact on Playing field, later in this document.

Environment Agency
The Environment Agency has been contacted in regards to flood risk on the site. Refer to section 9.0 - Flood Risk, later in this document.

Consultation with Parents, Pupils and Neighbours
A public consultation evening was organised at Hopping Hill Primary School on Monday 14th January between 5.00 and 6.30pm. Northamptonshire County Council advertised the informal consultation meetings via its website and through local press. Handouts were provided to the school and these were distributed to residents within the local vicinity.

The event was mainly attended by school staff with some parents and local residents. Although there were no concerns raised about the proposed development, there were comments regarding the local elderly resident car parking. Northamptonshire County Council has passed this information on to the highways authority.
5.0 Developing the Brief

The overall brief for the project, set by Northamptonshire County Council, was to develop a proposal for housing the additional intake required at Hopping Hill Primary School to suit the specific constraints of the site and educational requirements of the school. To maintain external play space and deliver an exemplary, cost-effective and sustainable construction solution, whilst minimising the impact on the running of the school during construction.

The specific brief for the expansion which forms this proposal, was then developed through site analysis and consultation and dialogue with NCC, NSLP, Hopping Hill Primary School and other consultants listed in the Planning Statement.

Northamptonshire County Council gave specific request that the accommodation provided should adhere to the Department for Education's Building Bulletins. The bulletins set out the types of spaces that school of a particular size should have and the areas of those spaces.

Northamptonshire County Council is also acutely aware of the potential traffic and car parking impacts that increasing school places can incur and in developing the brief Northamptonshire County Council has engaged with the highways authority and the school to insure where possible impacts are limited by additional facilities provided on the school site.

Setting the Brief

In order to keep the impact on the day-to-day running of the school during construction as small as possible it was decided from the outset that all additional accommodation required be provided in a new stand-alone building and any works to the existing school building are minimised. This is also the best way to ensure that the expansion of the school can occur in the most cost effective manner (the budget for expansion is finite).

With this starting point, analysis of the existing spaces within the school was undertaken in order to identify the additional accommodation required to enlarge the school from 1.5 to 2 forms of entry. This was completed in conjunction with the school in order to ensure that the best educational solution was reached.
5.1 Existing School Analysis

There are three circulations routes located in the centre of the school and orientated around the hall and internal courtyards. The classrooms are currently positioned around the perimeter of the building with views out onto the landscape.

A main consideration in a 2FE school is that the two classrooms in each year group are kept as a pair, so with this in mind 14 pairs of classrooms are required in the enlarged 2FE school (as well as other support and shared accommodation).

Northamptonshire County Council use area and space standards as set out in the 2003 document Building Bulletin 99: Briefing Framework for Primary School Projects as a guide for primary school provisions in the County. It was against these space standards that analysis of the existing building was undertaken in order to determine the additional spaces required.

The conclusion of this analysis was that four additional classrooms and associated accommodation (such as WC’s and stores) would be required for the school to enlarge to a 2FE intake of 420 pupils.

Site plan showing existing layout of school

Site plan showing existing layout of school
5.2 Expansion Options

The new building could potentially be situated in a number of locations. However creating a successful circulation link back to the new building will provide the best possible solution of the proposed location as the link needs to run off the existing central circulation routes.

The following principles and practises were employed in the analysis of location options for the additional accommodation:

(i) The location that would have the least impact on the private amenity of surrounding neighbours.
(ii) The location best suited due to site constraints e.g. protection of green spaces for sports, construction access, protection of the environment.
(iii) The location best suited to support the circulation of pupils within their year groups and key stages.

The site has the following constraints:
(i) A large proportion of the site is taken up by protected green sports pitches.
(ii) The south west of the site is close to residential properties.
(iii) Car parking that could only be located outside the existing site.

The next step was to analyse the most desired locations on the site for locating the new stand-alone block. This would ideally be as near to the existing school building as possible, whilst minimising the impact on sports and play space. Through discussion with NCC and the school two possible locations were indicated for the new classroom development.

The diagram below illustrates the potential locations that were identified for siting the building. One of these options (shown in blue) was deemed less appropriate.

**Option B** is located within an uncomfortable proximity to the existing grass sports pitch and also creates an awkward relationship between the school and its grounds. It sits in the way of the current access route from the school to the pitch and soft play areas and is a long distance from an entry point into the existing building.

**Option A** is the most favourable site for the new classroom block as it sits comfortably within the existing site and is most considerate to the current building arrangement. Option A necessitates the relocation of the hard play space. Two new all weather sports pitches will be provided in a more suitable location, closer to the existing grass pitch.
5.3 Proposal

The basis of the concept revolves around the rationalisation of spaces. From this point the building layout was developed through an iterative process of consultation, design and redesign.

The form of the proposed new teaching block is designed to respond to and was directly inspired by the existing school building. The overall result is one that sits lightly within the landscape while providing a valuable and sensitive addition to the existing built fabric.

The external works include an extended car park, two new hard surfaced all weather courts, new cycle racks and a new vehicle access gate.
Planning Policy & Design

The diagram below identifies zones of land use surrounding the school site and details the relevant development areas.

As the map indicates, the area immediately surrounding the school site is entirely residential.
National Planning Policy Framework

Achieving Sustainable Development

The National Planning Policy Framework 2012 (NPPF) sets out a number of policies that constitute the Government’s view of what sustainable development in England means in practice for the planning system. Paragraph 7 of the NPPF outlines the three dimensions to achieving sustainable development:

- **1. economic** – contributing to building a strong, responsive and competitive economy
- **2. social** – supporting strong, vibrant and healthy communities
- **3. environmental** – contributing to protecting and enhancing our natural, built and historic environment

The proposed design aims to address these three core principles by:

- **1.** Once expanded the school will provide additional employment opportunities for full and part time members of staff. Refer to the West Northamptonshire Joint Core Strategy Policy S7 section below.
- **2.** The reason for the proposed expansion of the primary school is in order to meet the needs of the local community, to ensure that all children have the opportunity for high quality education in well-designed schools in the locality of where they live.
- **3.** The proposal is of high quality and of scale and appearance that is in keeping with the local area and existing school building and in this way maintains and enhances the quality of the built environment.

Delivering Sustainable Development

Hopping Hill Primary School and the design team are committed to ensuring the sustainable expansion of the existing school building. The sections on the following pages outline how the proposed design addresses the relevant NPPF planning policies.
Promoting Sustainable Transport

The school site may be considered as a ‘development that generates significant amounts of movement’. Therefore paragraph 32 of the NPPF should be taken into consideration. It states that:

*All developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment. Plans and decisions should take account of whether:*

- the opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure;
- safe and suitable access to the site can be achieved for all people;
- improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development.

The submitted transport statement and school travel plan demonstrates the NCC and Hopping Hill Primary School’s commitment to promoting sustainable transport. The schools travel plan aims to encourage the use of more sustainable forms of transport and reduce the number of car journeys to the school. The school design changes reflect the commitment to give priority to pedestrian and cycle movements, create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians.

The school travel plan aims to inform the travel choice of staff, parents and guardians and encourage the use of more sustainable forms of transport. The school’s statement on their aims for the travel to the school is set out below.

‘Hopping Hill is committed to ensuring that all children, staff, parents, governors and visitors to our school are safe on their journeys to and from our site. We work hard to promote road and travel safety whilst also educating our children and all those in our school community as to the importance of looking after our environment and selecting “greener” ways to travel so as not to harm our environment and to improve our health’

It should be noted that the schools travel plan will be submitted as a draft document and final versions will be conditioned as part of planning approval.
Requiring Good Design

In terms of promoting good design, paragraph 58 of the NPPF should be consulted. It states that:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;
- respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion;
- are visually attractive as a result of good architecture and appropriate landscaping.

The school extension to provide additional classroom space will extend the life of the existing school building, ensuring current school provision has a long term future. Using building form to create positive and attractive external space and appropriate and inspiring places for learning.

The design will meet the objective to provide high quality buildings and environments and a good standard of amenity and to support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the use of renewable resources (for example, by the development of renewable energy).

The school design considers the requirement for games areas and the proposal attempts to ensure no actual loss of total area. This is an example of how the school proposals take account of and support local strategies to improve health, social and cultural well-being for all, and deliver sufficient community and cultural facilities and services to meet local needs.

The design proposal reflects the character of the school site, and through its choice of location, scale and materials responds positively to the identity of the local surroundings - mainly residential houses. The proposal will use a brickwork that matches the colour of the existing building and be provided to a scale which will sit well with the school site as a whole.

The applicant is committed to providing a safe and accessible environment for learning and the prevention of crime and disorder. For further details please refer to the Secured by Design section of this document.

The proposal has been carefully designed to sympathetically respond to the existing school. Contemporary details have been added so that the teaching block is read as a modern addition to the school site. Therefore ensuring a visually attractive addition that is well consolidated in relation to the existing school building and surrounding grounds.
Promoting Healthy Communities

In terms of promoting healthy communities, there are several policies within the NPPF that the proposal would be required to address:

Paragraph 69 states that developments should aim to promote:

- safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and
- safe and accessible developments, containing clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas.

Paragraph 74 underlines the importance of existing open space, sports and recreational buildings and land, including playing fields and states that they should not be built on unless:

- an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location.

Paragraph 72 outlines the importance of ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. It states that local planning authorities should take a proactive, positive and collaborative approach to development that will widen choice in education.

The design has been developed to create safe and accessible learning environments where crime and disorder (but more generally antisocial and bullying behaviour) do not undermine quality of life with the school and wider community. For further information please refer to the Secured by Design section in this document.

The proposal has aimed to provide a safe and accessible master-plan design for the school site, containing clear and legible pedestrian routes, and allow for safe access for the wider community to the school facilities.

The school design has been developed to reflect the planning policy and aims to deliver the social, recreational and cultural facilities and services the community needs.

Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Through our consultation with Sport England we have ensured that the development will result in no loss of sports pitch.
6.2 Local Planning Policy

The Local Plan for Northampton Borough defines the school site in its Proposals Map as a School/College Site. The area surrounding the school is identified as Primary Residential, with an immediate area sited as Proposed Recreation/Leisure. Policy E20 is appropriate to the proposal and outlines the following main principles, which it is believed the proposal meets:

Northampton Local Plan, 1993-2006, adopted June 1997 and subsequent Schedule of Saved Policies, September 2007 Planning permission for new development will be granted subject to:

- The design of any new building or extension adequately reflecting the character of its surroundings in terms of layout, sitting, form, scale and use of appropriate materials.

- The development being designed, located and used in a manner which ensures adequate standards of privacy, daylight and sunlight.

The immediate context of the proposal is the existing school building that has been subject to a number of additions over the years differing styles. However the whole of the building has a unifying factor; it is all single storey and is all of red brick. All windows are white and external doors (both glazed and solid) are bright blue.

The proposal draws on the existing school building as its immediate context. It is a single storey rectilinear form with red brick façades to match the existing building. External doors will be bright blue to match the colour used in the school currently. The blue of the doors also gives a glimpse of colour to elevations. In this way, although a stand alone, contemporary building, the driving concept for the design is that it will fit into the architectural style of its surroundings, whilst providing for the current and future needs of a modern teaching environment.

Refer to section 5.0 Design of the Design & Access Statement and submitted drawings for further details of how the proposal addresses the requirements of policy E20.
Policy E40 could also be considered as relevant to the proposal. It concerns reducing the likelihood of crime and vandalism and states that:

- Planning permission will not be granted for development unless its design, layout and landscaping pay adequate regard to the need to deter crime and vandalism.

The Northampton Borough Council Crime Prevention Officer has been consulted with regard to crime prevention, and the building has been located and detailed to the principles of the document Secured By Design Schools (2010). Principles include a secure school site boundary and use of robust and secure materials, natural surveillance and lighting.

Refer to the Secured by Design section of this document for full details of how the proposal meets the requirements for policy E40.
West Northamptonshire Joint Core Strategy

The policies listed below incorporate those from the West Northamptonshire Joint Core Strategy – Pre-submission document (Feb 2011) and the proposed changes as detailed in the document Proposed Changes to the Pre-submission Joint Core Strategy (July 2012). It should be noted that this policy has not yet been adopted by Northamptonshire County Council and is only to be used for guidance.

Policy S7 – Provision of Jobs
This policy is:

Provision will be made for a minimum net increase of 16,000 jobs in the period 2010 – 2026 in order to maintain a broad balance over time between homes and jobs and to maintain a diverse economic base.

The proposed development for the expansion of the school will create new jobs at the school. After a number of years, once the school is at full capacity, an increase in full time employment is envisaged from 39 currently to 43, and an increase in part-time staff employment from 22 to 25.

Full time staff are likely to come from the wider Northampton area, while part-time staff often live in the locality of the school.

Policy S10 – Sustainable Development Principles
The key policy points are listed below in the left hand column. The right hand column describes how the proposed development will meet the policy.

| Achieved the highest standards of sustainable design incorporating safety and security considerations and a strong sense of place; | The proposal is well considered and is of high quality sustainable design, through passive measures incorporated as fundamental principles of the design. Secured By Design principles are utilised to achieve a safe and secure building and site with robust finishes and materials, the selection of which is derived from the local setting. |
| Be designed to improve environmental performance, energy efficiency and adapt to changes of use and changing climate over its lifetime; | The proposed new building is designed to achieve a lower “U” Value and air infiltration rate than required by current building regulations in order to improve environmental performance. Energy efficient luminaries with automatic control are specified, as well as heat recover and use of low temperature hot water heating via energy efficient equipment, all of which reduce energy use during the life of the building. In this way the building is designed for longevity and not just to achieve the minimum standards of the day. Refer to the Sustainability Statement for further details. |
| Make use of sustainably sourced materials; | Sustainably sourced materials will be used where possible, utilising ‘A’ rated constructions/building elements from the BRE’s Green Guide. |
| Minimise resource demand and the generation of waste and maximise opportunities for reuse and recycling; | During its use, the building will be included within the school’s existing waste management strategy; pupils and staff separate waste for recycling to minimise landfill. During construction a contractor will have a waste management strategy to minimise landfill waste. |
| Be located where services and facilities can be easily accessed by walking, cycling or public transport; | The school is easily accessed by walking and cycling, as it mainly caters for pupils from the local community which it serves. |
Achieved the highest standards of sustainable design incorporating safety and security considerations and a strong sense of place;

Maximise use of solar gain, passive heating and cooling, natural light and ventilation using site layout and building design;

Maximise the generation of energy needs from decentralised and renewable or low carbon sources

Maximise water efficiency and promote sustainable drainage;

Protect, conserve and enhance natural and built environment and heritage assets;

Promote the creation of green infrastructure networks, enhance biodiversity and reduce the fragmentation of habitats; and

Minimise pollution from noise, air and run off.

The proposal is well considered and is of high quality sustainable design, through passive measures incorporated as fundamental principles of the design. Secured By Design principles are utilised to achieve a safe and secure building and site with robust finishes and materials, the selection of which is derived from the local setting.

Solar gains are maximised (and controlled through use of solar controlled glass and user controlled blinds internally). Windows are tall to maximise natural light penetration to the rear of the classrooms, and are situated on two external walls of each, again to bring daylight into the space. All teaching spaces are naturally ventilated.

Use of renewable energy technology such as air source heat pumps will be fully considered at detail design stage.

Water efficiency is maximised through the use of water flow restrictors to all taps and all WC cisterns shall be of low water volume type, to reduce water consumption.

The design of the building is in keeping with the local surroundings in terms of mass, scale and materiality, and therefore is sympathetic to and enhances the character of the local built environment.

Water run off is combated through water attenuation measures.

Refer to the Sustainability Statement within this document for further details.

**Policy C2 – New Developments**

This policy pushes for new developments to achieve:

> ...the modal shift targets by maximising travel choice from non-car modes.

Development will be required to be supported by a transport assessment and travel plan prepared in accordance with current best practice guidelines..

A full transport assessment document and up to date school travel plan are submitted as part of this application. The school travel plan, sets out the school’s goals in terms of reducing use of motor vehicles both by parents and staff, and promoting cycling, walking and car share schemes.

**Policy BN7a – Water Supply, Quality and Wastewater Infrastructure**

This policy sets a requirement to reduce flood risk and to promote conservation of water.

The school site includes water attenuation measures to address issues caused by high levels of precipitation. Water efficiency is maximised through the use of water flow restrictors to all taps and low water volume WC cisterns, to reduce water consumption and conserve water.
Policy BN7 – Flood Risk

This policy calls for compliance with flood risk assessment and management requirements as set out in the NPPF and technical guidance for the NPPF to address current and future flood risks.

The Environment Agency has confirmed that school site is in a flood zone 1 and as the application boundary is under 1ha, therefore no flood risk assessment has been produced to accompany this application.

West Northamptonshire Joint Core Strategy Infrastructure Delivery Plan Update 2012

Within the document it is stated that:

Primary schools by their nature are required to be provided close to the population they serve. (6.39)

And that the

...the need for primary school places within the existing urban area of Northampton is growing. (6.41)

The proposed expansion of Hopping Hill Primary School goes some way to addressing the growing need for primary places within Northampton and for the local community that the school serves.

The infrastructure requirement is Ref E1 within the Infrastructure Delivery Plan, which is described as: Extensions to Existing Primary Schools in Northampton Urban Area.

The date given for provision of this infrastructure is 2013/2014 onward. The programme for delivering this works detailed in this proposal are in line with the Infrastructure Delivery Plan; it is proposed that the enlarged school to be fully operational for the start of the school term in September 2013.
7.0 Heritage / Archaeology

An initial assessment of the site has shown that there are no Listed Buildings, Historic Environmental Assets, Scheduled Ancient Monuments, Conservation Areas, Registered Parks or Gardens, Registered Historic Battle Fields, Sites of Specific Scientific Interest mapped areas within the school site boundary.

NCC’s Archaeological Advisor was consulted regarding archaeology on the application site. It was concluded that no archaeological investigation would be required as part of this application.

8.0 Ecology

The Senior Environmental Planner at Northamptonshire County Council has been consulted with regard to ecology on the school site. Their view is that the proposals are unlikely to cause any significant negative impacts on ecology or biodiversity habitats, and therefore an ecology report is not required for the site.

Additionally it was advised that if any trees, hedges or shrubs are to be removed or are affected by the proposal between the months of March and September, a bird survey will need to be completed to avoid disturbance of breeding birds.

9.0 Flood Risk Assessment

The Environment Agency has been consulted with regard to flood risk. The site is shown as being located within Flood Zone 1 (low probability of river and sea flooding as defined in the National Planning Policy Framework).

The application site area is less than 1 hectare in size (0.16ha) and can be classed as “operational development of less than 1 hectare” located in Flood Zone 1. Therefore any applications should be considered under Flood Risk Standing Advice.

The Environment Agency has therefore been consulted and their advice is outlined below:

*We have produced a series of comments, known as Flood Risk Standing Advice (FRSA), for planning authorities and planning applicants to refer to on “lower risk” development proposals where flood risk is an issue to replace direct case by case consultation with us. Your proposal falls within this category.*

*As the increase in impermeable area will be less than 1 ha we recommend guidance in FRSA F5 “operational development less than a hectare in flood zone 1” is followed. Please be aware that the designed standard for Northampton is 0.5% (1 in 200) plus climate change.*

Following this advice from the Environment Agency a flood risk assessment is not required for this development and therefore has not been submitted as part of this document.
10.0 Impact on Playing Field

Sport England have been consulted with regard to play space/loss of pitches. They considered the proposal with regard to its affect on the schools playing fields in the light of its Playing Fields Policy: ‘A Sporting Future for the Playing Fields of England’.

This policy statement defines in planning terms what is considered a ‘Playing Field’, which is; the whole of a site that encompasses at least one playing pitch. The aim of this policy is to ensure that there is an adequate supply of quality pitches to satisfy the current and estimated future demands of the pitch sports.

The policy identifies five exceptions to the normal position of opposing development, which would result in the loss of playing fields.

In order to facilitate the expansion of the school to 2FE, due to the site constraints it is not possible to prevent loss of sports provision area when measured using Sport England guidance.

The only possible locations for siting the building are either on the hard games court to the east of the existing school building or on the grassed pitch area to the south.

Under the definition given by Sport England both these areas, the grassed area (in their entirety) and the hard court are current sports provision on the site and therefore building in either of these locations and therefore reducing the provision does not meet one of Sport England’s Exceptions, as detailed in the playing fields policy A Sporting Future for Playing Fields of England, which allow for loss of sports pitch provision without objection.

This being the situation, and considering the need for additional pupil places at the school, a solution is proposed which increases the sports pitch area in terms of actual usable space.

Currently there is a classroom cabin building and a number of pieces of permanent play equipment located along the portion of the grass pitch area nearest the school building (see photos below). This part of the pitch is therefore currently not usable for sport.
It is proposed that the new building be located in the location of the existing hard games court and that the play equipment and classroom cabin are removed as part of this application, to be replaced by two hard surfaced all weather courts.

Hard courts allow for greater sports usage, as they can be used all year round (unlike grass pitches which have seasonal use). It is proposed that the sports provision will therefore be improved at Hopping Hill, in actual usable terms.

The new hard courts also ensure that play space requirements are met.

Refer to the diagram below for details.
11.0 **Trees / Arboricultural**

Hopping Hill has a large number of mature and early mature trees around the boundaries of the site, all of which provide a good degree of visual amenity into the site from neighbouring properties. The retention of such trees is a desirable outcome from this scheme. There is no requirement to remove any trees on this site as part of this overall proposal.

The northern boundary of the site is defined by a mixed native species hedge, predominantly made up from hawthorn. There are several mature trees growing in close proximity to this hedge and the protection and retention of these is of importance. The proposed location of the new building has the potential to have a detrimental impact on these trees.

Tree protection measures have been detailed in the Arboricultural Implications report, and provide these are adhered to the proposed development is unlikely to have any detrimental impact on any of the trees within or in close proximity to the site.

12.0 **Sustainability**

The following Statement is in accordance with the requirements of the Joint Core Strategy Policy S10 and Schedule 1 : Significant Proposed Changes (July 2012).

As a high priority for the Client, the design team strove to integrate sustainable issues into the design vision of the scheme. A strong sustainable design agenda from inception helped to develop a new building which minimises embodied energy and energy in use, within the constraints available in the budget. The Client and design team believe that passive and low energy sustainable measures should be addressed beginning at the concept design stage; sustainability should not be a ‘bolt-on’; rather it should be embedded in the principles of the building. Once these passive measures have been fully utilised, the team can then decide on the appropriate renewable / low energy technologies appropriate to benefit the project.

As a standalone building, the new construction shall be independently serviced with Mechanical and electrical services installations separated from the main school. The new building shall incorporate a new plant room. Any renewable energy or low carbon based systems considered shall initially be contained within the plant room. The detailed design may include for a ducted internal Air Source Heat pump which is contained within the plant room. Any renewable or low carbon systems considered in the detailed design for this project shall not have a visible or acoustic impact upon the Planning drawings or submissions.

**Energy Use**

Carbon emissions from energy use in buildings accounts for over 50% of our total greenhouse gas emissions. It can also be a significant financial cost for a buildings user. The proposed strategy for the new building at ‘Hopping Hill Primary School Northampton’ is summarised below.

The classrooms ventilation occurs through natural ventilation through openable windows and roof lights located upon opposite sides to provide low to high cross flow ventilation. The natural ventilation has been proposed in accordance with
the requirements of Building Bulletin 101 Ventilation of Educational Buildings to achieve 3 litres/sec/per person background ventilation and 8 litres/sec/per person rapid natural ventilation. In accordance with the recommendations of BB101, occupants shall be made aware of CO2 levels within occupied spaces via means of CO2 detection. The detection provided shall make occupants aware that CO2 levels are rising and that windows and roof lights should be opened to increase natural ventilation.

(a) The scheme achieves sustainable design through construction measures through the incorporation of:

- Lower ‘U’ values, than minimum Building Regulations
- Lower design air infiltration than minimum Building Regulations
- Control of building fabric in relation to quantity of external glazing area
- Quality assured Approved construction details for building joints/intersections and linear thermal transmittance.

(b) The scheme achieves supply energy efficiently through specification of high efficient equipment:

- High efficiency luminaries and automatic control gear for internal and external lighting
- Specification of high efficiency mechanical fans incorporating heat recovery
- Low Temperature Hot Water Heating via high efficiency equipment
- Installation of effective automatic controls (BMS) & user friendly local controls
- Installation of inverter driven variable speed circulating pumps for heating and domestic water.

(c) The scheme incorporates passive design techniques:

- To achieve natural daylight where possible and practical, through positioning of glazing to give day light uniformity.
- Avoidance of solar overheating by reducing the amount of glazing in the south facade. The new building will be in compliance with BB101 and there shall be no more than 120 hours when the air temperature in the class bases rises above 28 deg C
- Extend roof over hangs to provide external solar shading to glazing in external walls.
- Orientation of new School building to reduce solar gain

(d) The scheme shall achieve Building Regulations Part L compliance. SBEM calculations shall be carried out to demonstrate compliance. The project shall be thermally modelled utilising recognised and compliant software to ensure the requirements of BB101 are achieved.

(e) Heating shall be generated by SEDBUK A rated gas fired boilers with low Nox emissions.

(f) The scheme shall incorporate as a design requirement water flow restrictors to all terminal water fittings e.g. taps, to prevent excessive water flow and hence saving water consumption. Further consideration in the design stage shall be given to the benefits of rainwater harvesting to this particular project. All taps shall be of the percussion type to operate on a fixed time period once activated. The WC cisterns shall be of low water volume type.

(g) The proposal will not increase noise levels on the site. There will be no loud external plant to the building, nor any features likely to increase the current noise levels on the site, other than children playing in the playground.
Low Carbon Technology

For feasible low carbon technology applicable to the school extensions, the following technology shall be considered when selecting appropriate systems, in conjunction with considering the feasibility of Traditional systems such as gas fired boilers, to meet the energy demands of the proposed extensions.

Air Source Heat Pump (ASHP)

The installation of internally mounted high efficiency ASHP(s) modules within the plant room shall be considered. Each ASHP module would be ducted to atmosphere. The inlet and outlet ducts would be via integrated weather louvers within external walls. Contained within the inlet and outlet ductwork would be attenuators to limit noise emissions to below background external noise levels.

ASHP’s would provide low grade heating for underfloor heating and generate higher temperature for domestic hot water generation. ASHP’s can generate a typical maximum Coefficient of Performance (COP) of 3.6.

Ground Source Heat Pump (GSHP)

Consideration will be given to the installation of a GSHP from boreholes. The feasibility of GSHP’s will depend upon the availability of suitable land and space to provide closed loop boreholes. The ground requires testing for thermal conductivity.

Closed loop circulation buried pipework from the borehole(s) would be collected into a concealed manifold chamber prior to entering the plant room below ground. The Heat pump unit would be contained within the plant room and requires no external louvers.

GSHP’s would provide low grade heating for underfloor heating and generate higher temperature for domestic hot water generation. GSHP’s can generate a typical maximum Coefficient of Performance (COP) of 5.

Photovoltaic Panels (PV)

PV panels could be integrated within the roof design of the new extensions, preferably on roofs facing in a southerly direction and with an optimum angle of 36 degrees. The facing direction and angle can be flexible but effectiveness will be reduced. The PV would generate on site electricity and attract fee in tariffs and export tariffs. Capacities depend upon the available roof areas.

Unlike the other technologies considered PV panels are not sized against a specific load. Any amount of electricity can be generated, space availability allowing, and used on site when there is a demand and exported when not used. To have an impact and a significant reduction in CO2 emissions, large areas of PV panels are required. Consideration shall be given to PV panels as a single installation or in combination with other systems, for example ASHP.

Solar Hot Water

Energy from sunlight is absorbed by the solar panel and converts it to heat energy. This is then removed by a heat transfer liquid, usually water or anti-freeze. In most systems, a small pump is required to circulate the heat transfer fluid to where it is immediately needed, or to a store from which it can be used later. In the case of solar hot water systems, this is usually a hot water cylinder. A back-up heat source is required to ensure that the water is heated to a sufficient temperature on days when light levels are limited. The water in the cylinder is then fed to your taps and showers to provide hot water.

Solar panels could be integrated within the roof design of the new extensions, preferably on roofs facing in a southerly direction and with an optimum angle of 36 degrees. The facing direction and angle can be flexible but effectiveness will be reduced. Consideration is required as to the effectiveness of solar panels as domestic hot water demand within the proposed extensions may be low.
13.0 Secured By Design

The Crime Prevention Design Adviser was consulted regarding the proposals during the design process. The crime data received from them from the area around the school is summarised below:

There has only been one crime at the school in the last 12 months which occurred outside the airlock fence. The position of the new building is behind the airlock fencing and within the secure school perimeter. I would therefore recommend that the new building is protected by an intruder alarm linked to the existing with detectors in all ground floor classrooms as well as communal areas and corridors.

Integrated Approach

From the projects earliest stage the principles of Secured by Design have been followed: crime prevention and security issues have been considered throughout the design. These have been discussed with the Headteacher and governors of the school and NCC.

Environmental Quality/ Ownership

The surroundings of the school and its site are pleasant and the neighbourhood and local community friendly. Those who have ties to the school; pupils, parents, teachers and staff all take a great deal of pride in it and feel a great sense of ownership. Staff members are vigilant and the ethos of the school instils this vigilance into its pupils.

Access + Footpaths

The school site is secured by a fence and secure gate. At the beginning and end of the school day, entry gates to the site are opened and monitored by staff and parents. Access to the school site other than at these times is via a gate in the secure boundary fence off Pendle Road. The vehicular access point off this entrance is also to be controlled in this manner. Entry into the school building itself is secure and controlled, with visitors held in an entrance/reception area, only able to enter the building through an electromagnetically controlled door. During out-of-hours uses such as clubs or extracurricular activities, the classrooms/teaching areas are able to be secured so only the main areas of the school are accessible to visitors.

Lighting

The lighting design provides a well lit exterior that promotes the open secure quality, however simultaneously respecting the surrounding buildings and minimising light pollution.

Natural surveillance

This concept is taken further as the interaction encouraged at the beginning and end of the academic day will promote natural surveillance from the community as well as the staff and teachers. The play space behind the school is visible from the windows of the classrooms and can therefore be monitored.

Additional

The proposed building materials are robust, secure and resilient to wear and tear e.g. brickwork and aluminium framed lockable double glazed windows and doors with secure locks. The building is located away from any boundaries so is not susceptible to vandalism.
14.0 Construction Management

Undertaking buildings works on an occupied school site requires careful planning to ensure that the educational delivery of the school is not negatively impacted.

This section outlines a preliminary approach for the site management plan for the delivery of the proposed new building and associated works. Note that the building contractor appointed to undertake these works will complete, and submit for approval, a thorough construction management plan which has been worked up in conjunction with NCC and Hopping Hill Primary. The plan will detail their methods to ensure safe, cost effective and on time delivery of the project, within the confines of the active school site. This plan will have to be approved by Northamptonshire County Council as a condition of planning approval.

Prior to commencement the contractor’s detailed proposal for the delivery of the works will be developed into a full Construction Phase Health & Safety Plan, a detailed Risk Assessment and Method Statements according to legislation and best practice guidance and submitted for approval by a CDM co-ordinator. The construction management plan will include details of of the tree protection required during construction phase.

An outline construction management approach is detailed below. Read in conjunction with the Construction Management drawing submitted as part of this application.

Accommodation and Set Up

Upon commencement the contractor will secure the construction site area (as indicated in the Construction Management drawing) using ‘Heras’ type fencing. The line of which will vary depending on the stage of construction whilst being maintained as a secure boundary to unauthorised access for the duration of the works.

Safety signage will be installed at key places as identified. Mobile site offices will be situated as indicated and will contain facilities including site office, induction room, secure storage and toilets. Drainage by preference will discharge to foul drain however where that is not practice a tank will be used. Connection to mains services will be provided.

Site Works Access

The project manager will agree specific access constraints with the school prior to commencing on site. Access to the site will be through the main gate from Pendle Avenue with timing of access restricted to avoid the school pick up and drop off times. All deliveries to site will strictly adhere to these restrictions and a sign will be positioned permanently and prominently by the entrance gate detailing the restrictions. All construction traffic will be segregated from pupils.

Sequence of Works

Works will commence with clearing of the site, followed by excavation and earth works and superstructure and building envelope. The final area of work is envisaged as the removal of the temporary cabin, landscaping and planning of trees and shrubs and work to extend the car park.
15.0 Site Investigation

A preliminary site investigation report has been completed by environmental and geotechnical consultants Solitechnics. The report details site history, ground conditions and chemical and gaseous contamination found.

The table below summarises the potential chemical and gaseous contamination on the site.

<table>
<thead>
<tr>
<th>Known source of contamination identified</th>
<th>Potential source of contamination identified</th>
<th>Radon protection requirements</th>
<th>Comments/Justification</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gas</td>
<td>Chemical</td>
<td>No</td>
<td>Made ground is likely to be encountered on site but based on historic site use is considered to have a low risk of harm to identified receptors. Quarry 120m north-west of the site backfilled with unknown material so potential for gas contamination on site. Potential for water contamination at depth which is a potential risk to construction operatives - recommend testing.</td>
</tr>
<tr>
<td>No</td>
<td>No</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>Yes</td>
<td>No</td>
<td>No</td>
<td>None</td>
</tr>
</tbody>
</table>

SUMMARY TABLE OF POTENTIAL CHEMICAL AND GASEOUS CONTAMINATION AT HOPPING HILL