Construction of a new two storey 8 classroom teaching block to enable the school intake to increase from 210 to 420 places. External works include an enlarged staff car park and dedicated on-site pupil drop-off area, new pedestrian access to site and extended covered play canopy for existing reception class. A new pedestrian site access from the south is also proposed.
Contents

Planning Statement

1.0 Introduction 03
2.0 Submission 03
3.0 Requirement for Primary Places 04
4.0 Consultation 07
5.0 Developing the Brief 09
5.1 Existing School Analysis 10
5.2 Expansion Options 11
5.3 Proposal 12
6.0 Planning Policy 13
6.1 National Planning Policy Framework 14
6.2 Local Planning Policies 18
7.0 Heritage / Archaeology 23
8.0 Ecology 23
9.0 Flood Risk 23
10.0 Impact on Playing Field 24
11.0 Trees / Arboriculture 24
12.0 Sustainability 25
13.0 Secured By Design 28
14.0 Construction Management 29
15.0 Site Investigation 30
1.0 Introduction

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

Full planning approval is sought for the construction of a new two storey, eight classroom teaching block at Chiltern Primary School, to enable the school intake to increase from 210 to 420 places (1 to 2 form entry). The increase in pupil numbers is forecast to occur steadily over a seven year period to match demand. External works including an enlarged staff car park and dedicated on-site pupil drop-off area, new pedestrian access to site and extended covered play canopy for existing nursery.

It should be noted that the current school intake capacity is 210 pupils. This is based on 30 pupils per year, over 7 year groups. The current number of pupils on roll at the school differs from this school capacity figure.

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

**Document:**
- Design & Access Statement
- Planning Statement
- Transport Assessment
- School Travel Plan
- Arboricultural Survey
- Noise Impact Assessment
- Drainage / Foul Sewage
- External Lighting
- Site Investigation Report

**Completed by:**
- Architecture Initiative
- Architecture Initiative
- Architecture Initiative
- Architecture Initiative
- Architecture Initiative
- Architecture Initiative
- Architecture Initiative
- Architecture Initiative
- Architecture Initiative
- Architecture Initiative

**Completed by:**
- Architecture Initiative
- Architecture Initiative
- BCAL
- Chiltern Primary School/ BCAL
- Lockhart Garratt
- Ion Acoustics
- Michael Barclay Partnership
- Peter Sharp Associates
- Soiltechnics
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 March 2013, with the proposed expansion being implemented from September 2013.

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 Lings 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

It is proposed to increase the number of places for primary school aged pupils (4-11) in permanent accommodation at Chiltern Primary School, Northampton: from 210 to 420 places thus doubling the capacity at the school. Northamptonshire County Council has a statutory duty to ensure sufficiency of school places within its area and is required to follow Department for Education guidance “Expanding a maintained mainstream school by enlargement” when considering an expansion. The Cabinet decision about whether or not to proceed with this proposal will be made on 12 March 2013. Cabinet Member Decision reports of 14 November 2012 and 14 January 2013 provided the background details.

Chiltern Primary is currently full with 30 children in every year group (31 in Year 5). The school is oversubscribed with more preferences than places. Analysis of the Reception cohort for September 2012 indicates that 60% of places are filled with sibling links, leaving just 12 places for other children who live closest to the school or in the immediate area. There are six primary schools serving Duston, the area in-between the Harlestone Road (A428) and the Weedon Road (A4500). At the time of writing (January 2013) there are only three Reception places available in the area and this changes on a daily basis. Chiltern, Lyncrest, Eldean and St Luke’s are all full. As well as the rising birth rate and high levels of in-migration, there is new housing development in Duston, which is bringing new families to the area. Developer contributions have been secured from the British Timpken site for example towards the cost of additional educational capacity in the area. Further schools infrastructure will be required as development continues on the Princess Marina and St Crispin’s sites.

A number of factors have been taken into account in deciding to put forward Chiltern as one of the schools with the potential for expansion:
- It is currently one form of entry (total of 210 pupils) and enlargement provides an opportunity to become more sustainable financially.
- The school site is of a sufficient size to meet Department for Education guidelines for two form entry primary schools.
- The Headteacher and Governing Body are supportive of the proposal to expand.
- There is a Government focus on choice and diversity for parents by increasing the supply of school places.
- As there is new housing in the area, there is a definite permanent demand for extra capacity.

Some of the feedback received and concerns raised is summarised below:

<table>
<thead>
<tr>
<th>Concern raised</th>
<th>Council response</th>
</tr>
</thead>
<tbody>
<tr>
<td>School was chosen by some parents because it was a one form of entry; the small village feel of the school would be lost if it was expanded.</td>
<td>Single form entry primary schools have less financial flexibility and there are curriculum and staffing advantages from being larger. Maintaining the school ethos would be the responsibility of the Head and Governing Body. Additional school places are required in the Duston area.</td>
</tr>
<tr>
<td>The school has lovely grounds and respondents would not wish to lose the trees, green space or playing fields.</td>
<td>The proposal is being designed to fit on existing hard standing and there would be minimal impact on playing fields and wooded areas.</td>
</tr>
<tr>
<td>There are already problems with traffic and lack of car-parking.</td>
<td>The proposals include improved car-parking arrangements on site for staff and visitors. Arrangements for parents’ drop-off will be discussed with the Highways Authority as part of the planning process.</td>
</tr>
<tr>
<td>Building work will cause disruption for staff, pupils and local residents.</td>
<td>A stand-alone block has been designed to minimise disruption for the school and its location on site does not directly impact neighbouring properties. The planning process will provide further opportunities for concerns to be addressed via planning conditions.</td>
</tr>
</tbody>
</table>
Duston Parish Council considered the expansion proposal at its full Council meeting on Thursday 6 December 2012. There was concern expressed about the effect on parking and the increased volume of traffic. NCC will be addressing these concerns as part of the planning process in conjunction with the Highways Authority. The need for additional primary school places in Northampton is well documented and Northamptonshire County Council needs to add over 4,000 places by September 2014 to meet the demand. Some alternative suggestions have been outlined in the Cabinet Member report of 14 January 2013:

<table>
<thead>
<tr>
<th>Alternative suggestion</th>
<th>Council response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Extend Millway Primary instead of Chiltern to provide the capacity for Duston</td>
<td>This is a possibility, but there are additional financial and educational benefits in making Chiltern two forms of entry.</td>
</tr>
<tr>
<td>Consider using the former Greenfields School buildings on the Harborough Road</td>
<td>There are plans for this building to be brought back into educational use as additional accommodation for Northgate Special School.</td>
</tr>
<tr>
<td>Provide additional capacity at nearby village schools</td>
<td>The nearest primary schools at Boughton, Chapel Brampton and Harlestone are either full or have limited surplus capacity. Parents in Duston have the option of expressing a preference for village schools, but many wish to have a place that is in their own community.</td>
</tr>
<tr>
<td>Build a new school in Duston e.g. on the former Timken site</td>
<td>The Timken site does not include provision for a school and the Council does not have other sites available. Expanding existing schools utilises the ethos and governance arrangements that are already in place and makes schools more financially secure. The Council receives limited capital grant from central government and has to plan school places taking account of both future revenue and capital implications.</td>
</tr>
</tbody>
</table>

As well as the consultation process regarding the principle of expanding the numbers, pre-planning consultation was held at the school on 10 January 2013. This provided an opportunity for parents and local residents to view the plans for the proposed extension.
4.0 Consultation

This Planning Statement has been prepared by Architecture Initiative, who have been appointed by Northampton Schools Limited Partnership to develop a proposal for Chiltern 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.

Chiltern 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 and governors, teachers, parents and local community as well as NCC planning department and other relevant consultees to the planning process.

Refer to the Consultation section on the following page for a summary of the consultation that has taken place.

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 development of the brief, and progression of the design.

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

Chiltern 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 Chiltern Primary School
Consultation has occurred with the pupils and parents at the school, as well as the local community and neighbours, concerning the expansion of the school. An open consultation meeting was held at the school on 10th January 2013.

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.
Consultation with Parents, Pupils and Neighbours

A public consultation evening was organised at Chiltern Primary School on Thursday 10th January between 5.00 and 6.30pm. The event was well attended with a mix of local residents, parents and school staff.

Concerns were raised in regards to the need to expand the school, traffic, car parking and landscaping. The only comments received about the building design, location and massing were positive. In response to concerns raised the following has been included in the scheme:

The highways authority have been consulted about the potential for road improvements and enforcement options to reduce car parking impact. The highways authority will make recommendations subject to this application, which the applicant will be required to include. A pupil pick-up / drop-off point has been created inside the school site to be managed by the school to bring cars off the roads and onto the school site to ensure flow of vehicles. This will reduce the impact to road parking. An increase in the number of staff car parking spaces will reduce road parking. A new pedestrian access will be created from Chiltern Avenue, which will limit the risk of road traffic accidents. The school travel plan has been robustly recieved and the school will be required to take active steps with children and parents to reduce vehicular dependancy and move to alternative travel modes. To protect landscaping, actions will be taken during construction to limit ecological impact and protect the wooded area of the school. There will be some loss of green space outside the front of the school to create additional car parking spaces. In regards to increasing pupil numbers, this has been subject to alternative consultation and decision making.
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 Chiltern Primary School to suit the specific constraints of the site and educational requirements of the school. To maintain external play space and deliver an extemporary, 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, Chiltern 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 form the outset that all additional accommodation required would be provided in a new stand-alone building over two storeys, to minimise its footprint and impact on the school site. 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 to 2 forms of entry. This was completed in conjunction with the school in order to ensure that the best educational solution was reached.
### Existing School Analysis

The main circulation routes run perpendicular to the north east and south east of the hall and studios that form the centre of the school. The classrooms are currently orientated along these circulation routes with a south west facing block and a south east facing block with views out over the soft play areas and landscaping in front of the school’s main entrance.

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).

As previously mentioned 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 eight 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.
The new building could potentially be located 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 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.

After consultation with NCC’s environmental officer it was ascertained that a scheme situated in the wooded area of the school grounds would have a detrimental affect on the sites ecology and therefore would not be supported. Similarly Sports England would not support a scheme that utilised the area currently occupied by the grass playing fields to the east of the school site. Therefore these areas were omitted when discussing possible locations for the scheme.

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

**Option B** is located on an area of existing hard play space and would have a detrimental affect on the schools play space/ sports facilities as well as detrimental impact to private amenity. **Option C** is situated at an uncomfortable distance from the existing school building and would require pupils to walk across the car park. It is also located on an area currently occupied by an over flow car park, which would create a negative impact on staff car parking should a building be placed here.

**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. The mass of the building will be partly hidden by raised parts of the adjacent playing field. Option A is located on the existing car park which will have to be relocated.
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.
6.0 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 site is located in a mainly residential area, with a large cluster of allotments also in the vicinity, to the south east of the school site, recognised by Northampton Borough Council as ‘Proposed Recreational Leisure’.
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 section 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**

Chiltern 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 transport statement and school travel plan demonstrates the NCC and Chiltern 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 has an existing Travel Plan which aims to inform the travel choice of staff, parents and guardians and encourage the use of more sustainable forms of transport. The travel plan aims are set out below:

- To install a purpose built cycle store.
- Look to extend bike-ability training to whole KS2.
- Activities and assemblies to promote cycling.
- Conduct further research into the possibility of creating a ‘walking bus’ route.

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.
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 modern character and history of the school site, and through its choice of location, scale and materials responds positively to the identity of the local surroundings - primarily residential housing with nearby allotments. 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. The scale and rhythm of the existing elevations have been emulated in the proposed teaching block and the existing green panels replicated in the proposed building. However 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. 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 for the proposal is both the existing school and the two and three storey residential blocks that surround the schools site.

The school buildings are of a similar architectural language; monolithic rectilinear forms. The materials of the existing building and school site are a red coloured tile cladding with coloured spandrel panels within the glazing as well as external doors. The school is single storey with flat roofs.

The proposal directly relates to this context; rectilinear in plan, configured to fit within the available site. The choice of materials are derived from the palette of the existing building. The majority of the existing school is in red tiles, which due to robustness are not an appropriate material to replicate. Instead of red tiles the use of red brick is proposed in the new building.
The new building uses the same green colour of the existing building for its external doors and for the spandrel panels between the ground and first floor windows, linking it back to the existing school, and its scale and form of the proposal relates directly to the existing rectilinear three storey residential blocks located on the schools eastern site boundary.

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 8 currently to 15, and an increase in part-time staff employment from 22 to 30.

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.

<table>
<thead>
<tr>
<th>Achieved the highest standards of sustainable design incorporating safety and security considerations and a strong sense of place;</th>
<th>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.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Be designed to improve environmental performance, energy efficiency and adapt to changes of use and changing climate over its lifetime;</td>
<td>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.</td>
</tr>
<tr>
<td>Make use of sustainably sourced materials;</td>
<td>Sustainably sourced materials will be used where possible, utilising ‘A’ rated constructions/building elements from the BRE’s Green Guide.</td>
</tr>
<tr>
<td>Minimise resource demand and the generation of waste and maximise opportunities for reuse and recycling;</td>
<td>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.</td>
</tr>
<tr>
<td>Be located where services and facilities can be easily accessed by walking, cycling or public transport;</td>
<td>The school is easily accessed by walking and cycling, as it mainly caters for pupils from the local community which it serves.</td>
</tr>
</tbody>
</table>
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.

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.

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 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 Chiltern Primary School goes some way to addressing the growing need for primary places within Northampton 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 Battlefields, 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 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 (0.3) 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. A playing pitch is a delineated area, which together with any run off is of 0.2 hectares or more. 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. Sport England’s response to the proposal was;

The proposal would be located on the wider playing field area but does not impact on usable playing field area. We would consider that this application meets Exception E3. Sport England would not object to the proposal on this basis.

E3 - The proposed development affects only land incapable of forming, or forming part of, a playing pitch, and does not result in the loss of, or inability to make use of any playing pitch (including the maintenance of adequate safety margins), a reduction in the size of the playing area of any playing pitch or the loss of any other sporting/ancillary facility on the site.

In conclusion, placing the new build block to the north east of the existing school successfully avoids the playing field and pitch areas further north and to the south. The pitch provision remains as existing and is therefore supported by Sport England.

11.0 Trees / Arboricultural

The development proposal for Chiltern Primary School requires the removal of one mature tree in front of the existing school entrance and one tree in the existing overflow car park and two on the location of the proposed new building. These are to be replaced with new trees located on the far north eastern boundary, adjacent to the playing fields.

The proposed development is unlikely to have any detrimental impact on local amenity, or on the retained 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 ‘Chiltern Primary School Northampton’ is summarised below.

The classrooms ventilation occurs through natural ventilation through openable windows located upon adjacent sides to provide 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’ valves, 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.
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 + Security
During the hours of 08:00 to 18:00 on a school day the main entrance gates into the school site off of Chiltern Way are open to allow access into the ‘air lock’ zone beyond. At the beginning and end of the school day three secure additional pedestrian gates are opened and, monitored by members of staff, allow pupils to gain access into the secure part of the site, without passing through the reception area.

At all other times access occurs via the main entrance to the school building, via secure, controlled access. Visitors are only able to enter the building through an electromagnetically controlled door. Out of hours the entire site is secured and all access gates are locked.

The school building is protected by a security alarm system. The system will be extended to include the proposed new building.

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. 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 Chiltern 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. The construction management plan will also be subject to consultation with local residents to ensure limited impact on residential activities.

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 Chiltern Way 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 and wheel washing will be in place to ensure the school site and surrounding neighbourhood are kept free of mud from the construction site.

**Sequence of Works**

Works will commence with the construction of the new staff car park to the south west of the existing building, followed by excavation and earth works and superstructure and building envelope. The temporary classroom cabin will then be removed, followed by the construction of the parent drop-off. The final area of work is envisaged as the landscaping and planning of trees and shrubs and work to extend the staff car park to the south east of the existing building.
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.

### SUMMARY TABLE OF POTENTIAL CHEMICAL AND GASEOUS CONTAMINATION AT CILTERN PRIMARY

<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>Gas</td>
<td>Chemical</td>
</tr>
<tr>
<td>No</td>
<td>No</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Basic</td>
<td>Naturally occurring arsenic associated with Northampton Sand Formation deposits. Groundwater contamination associated with the former British Timken site toward the southwest.</td>
</tr>
</tbody>
</table>