Northampton International Academy
Temporary Teaching Accommodation
Planning Statement

January 2015

Temporary planning application (2 years) for installation of three single storey temporary modular buildings to provide 12 classrooms and support accommodation for up to 360 pupils, and associated temporary external works, to house the first year intake for Northampton International Academy prior to a move into a permanent location in the former Post Office sorting office at 55 Barrack Road (NCC Ref: 14/00039/CCDFUL NBC Ref: N/2014/0757)
Northampton International Academy
Temporary Teaching Accommodation
Planning Statement

This application covers the following sites:
Northampton International Academy, 55 Barrack Road, Northampton, NN1 1AA
Castle Academy, St George’s Street, Northampton, NN1 2TR
NBA Gateway Centre, Mill Road, Northampton, NN2 6AX

Contents

<table>
<thead>
<tr>
<th>Section</th>
<th>Page No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.0 Introduction</td>
<td>3</td>
</tr>
<tr>
<td>2.0 Main Application</td>
<td>4</td>
</tr>
<tr>
<td>3.0 Planning Statement</td>
<td>5 - 8</td>
</tr>
</tbody>
</table>
Introduction

This Planning statement has been prepared by Architecture Initiative on behalf of Northamptonshire County Council (NCC). It accompanies a temporary (two year) planning application for the installation of temporary teaching accommodation to house up to 300 Year 7 pupils and 60 Reception Year pupils, who will form the first intake at Northampton International Academy (NIA) when it opens in September 2016. The application also includes some minor associated temporary external works.

The main building at NIA is due for completion a year later and the majority of the NIA site, to the west of the building, will be used by the main contractor during the construction process.

Northamptonshire County Council is responsible for delivering the school building on behalf of the Education Funding Agency, for EMLC Academy Trust, who will run Northampton International Academy.

Northampton International Academy is a newly established through-school for pupils aged 4 - 19 years. The full planning application relating to the conversion and extension of the building at 55 Barrack Road was approved in November 2014 (NCC Ref: 14/00039/CCDFUL, NBC Ref: N/2014/0757).

This application boundary for this application straddles three sites in the centre of Northampton, as shown on the aerial view below:

- Northampton International Academy, 55 Barrack Road, NN1 1AA
- Castle Academy, St George’s Street, NN1 2TR
- NBA Gateway Centre, Mill Road, NN2 6AX

Both the NBA Gateway Centre site and Castle Academy are under the ownership of Northamptonshire County Council. The NIA site is in the ownership of The Secretary of State for Communities and Local Government.
Main Application

The main application (NCC Reference: 14/00039/CCDFUL) relating to the conversion of the former Royal Mail sorting office building to provide a 420 place primary school, 1500 place secondary school with 300 place 6th form, as well as a private nursery, cafe, gym and 7 residential units. Demolition of an existing metal transport shed at the west of the site, canopy and brick wall to loading bay, rear stair core and general site clearance surrounding the existing building. Other external works include alterations to external elevations, infilling of internal roof courtyard, provision of new hard and soft landscaping at the front, side and rear of the building, creation of new pedestrian and cycle access, construction of a new single storey external deck to provide additional car parking and play/teaching space, provision of replacement boundary treatment (in part within a Conservation Area) and of outdoor recreational space including new floodlit MUGAs at the Former Royal Mail Sorting Office, 55 Barrack Road, Northampton, Northamptonshire, NN1 1AA.

Demolition enabling works have been undertaken and the main works to connect the building are due to commence in spring 2016, with the construction period programmed at 18 months. Building Contractors who specialise in working on or adjacent to occupied school sites ensure that ‘education pollution’ does not occur - through the careful control of dust, noise, deliveries and working hours. The main building construction will be managed to have minimal impact on Castle Academy and the temporary NIA set-up.
Introduction

This Planning Statement has been prepared in support of a detailed, temporary two-year planning application submitted by Northamptonshire County Council (NCC) (the Applicant) for temporary teaching accommodation to house the first year intake of Northampton International Academy (NIA), a new through-school due to open in September 2016.

This application covers the following sites:
- Northampton International Academy, 55 Barrack Road, Northampton, NN1 1AA
- Castle Academy, St George’s Street, Northampton, NN1 2TR
- NBA Gateway Centre, Mill Road, Northampton, NN2 6AX

In 2014 approval was granted by Northamptonshire County Council for the conversation of the former Royal Mail sorting office at 55 Barrack Road, Northampton, NN1 1AA (‘main application’) into a through-school for over 2000 pupils and 200 staff. The new school, called Northampton International Academy, will be run by EMILC Education Trust, who also run the neighbouring Castle Academy. Works to convert the sorting office will not be completed until September 2017, however NIA is due to open for the first year intake of Year 7 and Reception Year pupils, in September 2016. Therefore temporary accommodation is required for the period of one year.

The Applicant

NCC is the Applicant and is responsible for the provision of education within the County of Northamptonshire, inclusive of the Borough of Northampton. The Agent for the Application is Architecture Initiative.

The Determining Authority

NCC Planning Services (the ‘Local Planning Authority’ or ‘LPA’) is the determining authority for the application. Northampton Borough Council (NBC) planning officers have been consulted during the preparation of the application scheme and NBC policies have informed the application.

The Scope of the Planning Application

The scope of the submitted planning application accords with that agreed with the LPA. This Planning Statement should be read in conjunction with the following Statements as well as the submitted plans and elevations:

Statements
• Application Form
• Design & Access Statement

Planning Statement

The Site

The Application Site is split into two areas, which in total measure 0.56 Ha. The Application site covers the NBA Gateway Centre site, Castle Academy and the NIA site. Both Castle Academy and NIA are in the ownership of NCC. 55 Barrack Road is in the ownership of The Secretary of State for Communities and Local Government.

The Site is located within Central Northampton as defined by the Northampton Central Area Action Plan (CAAP)(Adopted January 2013).

The Site is mostly hard standing area with an existing tarmac finish. Vehicular access is provided along the Site’s northern boundary via Mill Road.

Surrounding Area

The Site is located within the Semilong Ward on the northern edge of Central Northampton.

To the north of the Site is Semilong Road and beyond this is a large and well established residential area which comprises a number of residential blocks including Semilong House, Alliston Gardens and Mill House. These residential buildings range from 2 to 7 storeys in height.

The NIA site is to the east of Castle School and its wider grounds with the Gateway Centre building and associated grounds adjoining to the north west. To the south east of Castle Academy and NIA is the residential Gibraltar Court behind which is Gibraltar Barracks which is an operational Territorial Army centre.

Access

The Site is well served by public transport with bus stops located near to the south on Barrack Road. It is also located approximately 750 metres from Northampton town centre and in close proximity to the Bus Interchange.

Numerous bus services are provided from these bus stops which provide access to and from Kingsthorpe, Northampton University, Harpole, Rye Hill, Brixworth, Scaldwell and intervening locations as well as to Northampton town centre where there are connections to many other local communities in the town.

Northampton International Academy

The following is an extract from the Statement of Educational Need which was provided in the main application.

The following Statements as well as the submitted plans and elevations:

• Planning Statement
• Arboricultural Report
• Extended Phase 1 Ecological Report
• External Lighting Statement
• Drainage Strategy
• Transport Statement

Drawings
• Location Plan
• Block / Site Plan
• Proposed Site Plan
• Proposed building plans
• Proposed building elevations

Pre-Application Consultation

Pre-application consultation has taken place prior to the submission of the application. The application proposals reflect consultation with representatives of the EFA, LPA, NBC, EMILC and other consultees.

Community Engagement

The Applicant has taken into account the guidance concerning community engagement provided within Northampton Borough Council’s Statement of Community Involvement (SCI) (Adopted March 2006).

The proposals have been subject to the following consultation with local residents:

• 22.09.15 - Open evening at Castle Academy for parents, prospective parents and community.
• 24.09.15 - As above at Hardinge Academy for parents, prospective parents and community.
• 30.09.15 - Community Liaison Group convened by Cllr Matt Golby at County Hall.
• 14.10.15 - As above at Stimpson Avenue Academy for parents, prospective parents and community.
• 20.10.15 - As above at Northampton Central Library for prospective parents and community.
• 21.10.15 - As above at Hardinge Academy for parents, prospective parents and community.

The events were held by EMILC Academy Trust to inform the local community as well as prospective parents and pupils of the school of the proposals, as well as details of Northampton International Academy on its final site at 55 Barrack Road.

The Site

The Application Site is split into two areas, which in total measure 0.56 Ha. The Application site covers the NBA Gateway Centre site, Castle Academy and the NIA site. Both Castle Academy and NIA are in the ownership of NCC. 55 Barrack Road is in the ownership of The Secretary of State for Communities and Local Government.

The Site is located within Central Northampton as defined by the Northampton Central Area Action Plan (CAAP)(Adopted January 2013).

The Site is mostly hard standing area with an existing tarmac finish. Vehicular access is provided along the Site’s northern boundary via Mill Road.

Surrounding Area

The Site is located within the Semilong Ward on the northern edge of Central Northampton.

To the north of the Site is Semilong Road and beyond this is a large and well established residential area which comprises a number of residential blocks including Semilong House, Alliston Gardens and Mill House. These residential buildings range from 2 to 7 storeys in height.

The NIA site is to the east of Castle School and its wider grounds with the Gateway Centre building and associated grounds adjoining to the north west. To the south east of Castle Academy and NIA is the residential Gibraltar Court behind which is Gibraltar Barracks which is an operational Territorial Army centre.

Access

The Site is well served by public transport with bus stops located near to the south on Barrack Road. It is also located approximately 750 metres from Northampton town centre and in close proximity to the Bus Interchange.

Numerous bus services are provided from these bus stops which provide access to and from Kingsthorpe, Northampton University, Harpole, Rye Hill, Brixworth, Scaldwell and intervening locations as well as to Northampton town centre where there are connections to many other local communities in the town.

Northampton International Academy

The following is an extract from the Statement of Educational Need which was provided in the main application.

The Site

The Application Site is split into two areas, which in total measure 0.56 Ha. The Application site covers the NBA Gateway Centre site, Castle Academy and the NIA site. Both Castle Academy and NIA are in the ownership of NCC. 55 Barrack Road is in the ownership of The Secretary of State for Communities and Local Government.

The Site is located within Central Northampton as defined by the Northampton Central Area Action Plan (CAAP)(Adopted January 2013).

The Site is mostly hard standing area with an existing tarmac finish. Vehicular access is provided along the Site’s northern boundary via Mill Road.

Surrounding Area

The Site is located within the Semilong Ward on the northern edge of Central Northampton.

To the north of the Site is Semilong Road and beyond this is a large and well established residential area which comprises a number of residential blocks including Semilong House, Alliston Gardens and Mill House. These residential buildings range from 2 to 7 storeys in height.

The NIA site is to the east of Castle School and its wider grounds with the Gateway Centre building and associated grounds adjoining to the north west. To the south east of Castle Academy and NIA is the residential Gibraltar Court behind which is Gibraltar Barracks which is an operational Territorial Army centre.

Access

The Site is well served by public transport with bus stops located near to the south on Barrack Road. It is also located approximately 750 metres from Northampton town centre and in close proximity to the Bus Interchange.

Numerous bus services are provided from these bus stops which provide access to and from Kingsthorpe, Northampton University, Harpole, Rye Hill, Brixworth, Scaldwell and intervening locations as well as to Northampton town centre where there are connections to many other local communities in the town.

Northampton International Academy

The following is an extract from the Statement of Educational Need which was provided in the main application.
The County Council’s capital programme has planned to add 10,000 new primary school places across the county by September 2015 in order to meet the rising demand from an increased birth-rate, high levels of immigration and developments of new housing.

Northampton town was the first part of the county to experience this growth and since 2010 there have been extensions either completed or currently underway at twenty primary schools. This is adding over 3,360 new pupils and in the next two or three years, they will have moved through the primary system and will be applying for secondary school places. In addition two new primary schools are opening in September 2014 and September 2015 with another 540 places.

The County and the town of Northampton in particular, is facing a significant short fall of secondary school places which is set to become more acute unless provision is increased. NIA is positioned to serve the forecast growth from central primary schools.

The temporary accommodation will provide teaching space for the first year’s intake in September 2016, when the NIA will open with 300 Year 7 places and 60 Reception Year pupil places.

Alternative locations and options were considered to locate the temporary accommodation, however on/adjacent to the NIA site worked the best for the school, interns of establishing NIA in the community it serves.

Description
Temporary planning application (2 years) for installation of three single storey temporary modular buildings to provide 12 classrooms and support accommodation for up to 360 pupils, and associated temporary external works; to house the first year intake for Northampton International Academy prior to a move into a permanent location in the former Post Office sorting office at 56 Barrack Road (Northamptonshire County Council Ref: 14/00039/CCDFUL Northampton Borough Council Ref: N/2014/0757).

Parking
Vehicular access in the temporary set-up will occur off of Mill Road via the existing Northampton Bangladesh Association (NBA) car park into a temporary staff/visitor car park for NIA. Service vehicles will also use this route.

Principal pedestrian access to the NIA will be via Mill Road or via Castle Academy. The gates used by pupils to access the site will be locked outside peak movement hours (beginning and end of the school day).

In terms of car parking of total of 17 spaces (including two disabled spaces) will be provided for NIA on site.

A total of 268 cycle parking spaces will be provided under the main application. 56 of these will be installed early for use by the temporary NIA set-up. The cycle parking will be within a secure enclosure.

Planning Policy
This section of the Planning Statement summarises the planning policy context relevant to the Proposed Development.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires all planning applications to be determined in accordance with the development plan unless there are material considerations which indicate otherwise. One such material consideration is, of course, the National Planning Policy Framework (NPPF). Paragraph 14 of the NPPF, the presumption in favour of sustainable development, asks decision-makers to approve development proposals that accord with the development plan without delay.

As the Application Site is located within central Northampton, the development plan for this planning application comprises the Northampton Central Area Action Plan (2013) (CAAP) and saved policies of the Northampton Local Plan 1997.

CAAP aims to provide a basis for positively addressing the impact of growth in a planned and sustainable manner, providing a consistent strategic framework for the improvement and extension of the town centre.

Paragraph 2.27 states that the existing education facilities within the area, Spring Lane and Castle, are performing well but are at capacity and will suffer from further pressure for places due to a more recent influx of families into the area.

CAAP policy 34 specifically relates to the Former Royal Mail Sorting Office site and calls for the redevelopment of the site to provide improvements to pedestrian crossing along Barrack Road and enhance links to the town centre and Racecourse. It will create positive frontage along Barrack Road and incorporate opportunities to enhance the exterior of the building.

The West Northamptonshire Joint Planning Unit adopted the West Northamptonshire Joint Core Strategy Local Plan (WNJCS) in December 2014. Policies from this document are relevant to this application.

Local Guidance
In addition to development plan policies, NBC has adopted some relevant Supplementary Planning Documents (SPD).

Other Material Considerations
The Government Policy Statement (DCLG August 2011) seeks to ensure that the answer to proposals for the development of state-funded schools should be, wherever possible, “yes”. The policy statement sets out the following guidance and principles:

- There should be a presumption in favour of the development of state-funded schools, as expressed in the National Planning Policy Framework.
- Local authorities should give full and thorough consideration to the importance of enabling the development of state-funded schools in their planning decisions.
- Local authorities should make full use of their planning powers to support state-funded schools applications.
- Local authorities should only impose conditions that clearly and demonstrably meet the tests set out in Circular 119/98.
- Local authorities should ensure that the process for submitting and determining state-funded schools’ applications is as streamlined as possible, and in particular be proportionate in the information sought from applicants.
- A refusal of any application for a state-funded school, or the imposition of conditions, will have to be clearly justified by the local planning authority.
- Appeals against any refusals of planning permission for state-funded schools should be treated as a priority.
- Where a local planning authority refuses planning permission for a state-funded school, the Secretary of State will consider carefully whether to recover for his own determination any appeal against the refusal of planning permission.
- This statement applies to both change of use development and operational development necessary to the operational needs of the school.

Paragraph 72 of the NPPF makes it clear that the Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities and requires that local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement for development that will widen choice in education provision. Paragraph 72 goes on to state that local planning authorities should:
An economic role

- Give great weight to the need to create, expand or alter schools;
- Work with schools promoters to identify and resolve key planning issues before applications are submitted.

The NPPF sets out the Government’s planning policies and how these are expected to be applied. It identifies at paragraph 6 that the purpose of the planning system is to contribute to the achievement of sustainable development.

It identifies at paragraph 7 that there are three dimensions to sustainable development: economic, social and environmental and that the planning system must therefore perform a number of roles:

- An economic role – contributing to building a strong, responsive and competitive economy;
- A social role – supporting strong, vibrant and healthy communities;
- An environmental role – contributing to protecting and enhancing our natural, built and historic environment.

The relevant provisions of the NPPF in addressing the key issues to the determination of the Proposed Development are considered in detail within the following Section of this Planning Statement. In summary, the Proposed Development would contribute to the achievement of sustainable development via:

**An economic role**

- A capital investment in the area
- Creation of new full and part time jobs

The temporary school accommodation will provide new full time teaching positions as well as ancillary staff requirements leading to the completion of the Northampton International Academy which will provide 2,200 new pupil places.

- Additional spend will be generated within the local and town centre economy

The introduction of a new school in the area will increase the number of people in the local area. The provision of commercial units in the completed Northampton International Academy will further stimulate local business and provide opportunities in the local and town centre economy.

**A social role**

- Creation of a new through-school to serve a local need
- In addition to provided needed pupil places, the new school represents a regeneration of a large site which will facilitate community activities and engagement.
- Provision of new publicly accessible amenity and sports facilities
- Additional local footfall will help to sustain and enhance existing shops and services in the north of Northampton central area

**An environmental role**

- Encouraging walking, cycling and use of public transport in a highly sustainable location
- All development outside the floodplain

**Assessment of the Proposed Development**

We consider that the key issues relevant to the assessment of the proposed development policy are as follows:

- Principle of development
- Promoting sustainable transport
- Job creation
- Drainage
- Ecology
- Heritage & Archaeology

These are addressed in turn below with reference to the Proposed Development and the relevant planning policies.

**Principle of Development**

The Government Policy on the provision of state schools (DCLG August 2011) seeks to ensure that the answer to proposals for the development of state-funded schools should be, wherever possible, “yes”.

The above Policy Statement is reiterated by Paragraph 72 of the NPPF which stresses the need for local planning authorities to ensure that adequate choice of school places is provided for existing and new communities.

**Design Concept and Strategy**

In response to the identified national guidance, the design policies of the CAAP and an appraisal of the site and local context, the design response for the proposal is as follows:

- Use of an existing education site for housing the NIA temporary set-up.
- Low impact on neighbouring residential amenity due to proposed location of temporary buildings.
- A temporary proposal of the same scale as the neighbouring Castle Academy building.
- Provision of high quality, safe and secure space for social and play opportunities to serve both primary and secondary school.
- Provision of on-site parking and off-site pupil drop off/pick up space for the school.

**Promoting Sustainable Transport**

The NPPF states at paragraph 29 that the transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel. Paragraph 32 states that developments that generate a significant number of trips should be supported by a Transport Statement or Transport Assessment, and that plans and decisions should take into account whether:

- Opportunities for sustainable transport modes have been taken up depending upon the nature and location of the site;
- Safe and suitable access to the site can be achieved for all people; and
- Improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development.

Policy 10 of the CAAP advises that within the Central Area, unless it can be shown that there are exceptional reasons that justify additional private off-street car parking in the town centre, no such additional parking will be permitted for non-residential development.

Policy E6 of the West Northamptonshire Joint Core Strategy seeks to encourage new educational facilities on sites which are accessible by sustainable modes of transport.

Policy C2 of the West Northamptonshire Joint Core Strategy states that developments within Northampton town centre will be expected to achieve the modal shift targets by maximising travel choice from non-car modes. It also advises that application should be supported by a transport assessment and travel plan prepared in accordance with current best practice guidelines as issued by the department for transport or the relevant local authority.

Policy S10 of the West Northamptonshire Joint Core Strategy advises that development should be located where services and facilities can be easily accessed by walking, cycling or public transport.

In accordance with national and local level policies a Transport Assessment prepared by JNP (December 2015) has been submitted as part of this application. The Transport Assessment has been produced in line with the Department for Transports Guidance on Transport Assessment (March 2007) and has been scoped with Northamptonshire County Council as the local highway authority.

Sustainable Transport Modes
The Transport Assessment confirms that the Application Site has excellent access to a range of amenities being located in Northampton town centre. The Site is located approximately 850 metres from Northampton town centre and has easy access to a number of bus stops, the Bus Interchange and Northampton Railway Station.

There are footways located along both sides of Barrack Road which provide safe walking routes to the town centre and the adjacent residential areas of Semilong and Queens Park.

A local cycle route is located less than 50m to the east of the site. The cycle route runs north-south and provides access to the town centre and residential areas to the north.

Measures to make best use of the site and its surrounding network to increase travel by modes other than the private car are set within a commitment in the Framework Travel Plan for the proposed Development. This seeks to deliver a net reduction of car-borne movement’s equivalent up to a maximum of 20% mode shift (depending on land-use) to sustainable travel modes within five years of occupation.

Parking
Car parking is to be provided on site for use by staff and visitors. 17 spaces are provided, two of which are Disabled spaces.

The parking provision has been calculated on the basis of the parking standards identified within the CAAP. This identified that, within the edge of the town centre boundary as defined by the proposals map private parking provision will be at a maximum of 50% of the standards:

56 cycle parking spaces are provided for the temporary NIA set-up.

Job Creation
Policy S7 of the West Northamptonshire Joint Core Strategy calls for a minimum net increase of 28,500 jobs in the period 2008 - 2029. The temporary NIA set-up will assist in providing 19 new full time positions for teaching and administrative staff at the new school.

Drainage
Paragraph 100 of the NPPF states that inappropriate development in areas at risk of flooding should be avoided. Paragraph 103 of the NPPF states that development should not increase flood risk elsewhere.

Policy 5 of the CAAP details that flood risk assessments should be submitted in accordance with the requirements of the Level 2 Strategic Flood Risk Assessment for Northampton (specifically Table 12-1) and demonstrate that betterment has been sought to reduce the risk of off-site flooding. Within the Central Area, the policy advises that developments will be expected to implement measures that will ensure that there is no increase in the flow of surface water or foul sewage to the combined or foul sewer network through the implementation of:

- Source control technologies such as green roofs or other forms of sustainable drainage systems (SUDs);
- Site control;
- Water efficiency and demand management measures.

Policy 5 also details that development in the Central Area should be in accordance with the Northampton Drainage Plan Part I and that in order to retain the effectiveness of the combined and foul sewer system, connection will only be permitted if there are no practicable options for discharge of surface water run-off.

The CAAP Policy 5 Northampton Drainage Strategy Developer Guidance Note advises that the following receptors must be considered for surface runoff in order of preference:

1. Discharge by infiltration into the ground
2. Discharge to an open surface water body
3. Discharge to a surface water sewer
4. Discharge to a combined sewer

The guidance notes then goes on to advise that discharge to a foul sewer will not be permitted, and discharge to combined sewer will only be permitted if:

- it can be shown that there are no other practicable options for discharge of surface water runoff; and
- if can be demonstrated that there will be no increase in the frequency or volume of discharge from intermittent storm discharges, or any increase in foul flooding downstream of the development site.

Emerging Policy BN7 of the WNJCS advises that all new development, including regeneration proposals, will need to demonstrate that there is no increased risk of flooding to existing properties and shall seek to improve existing flood risk management.

The application site is in Flood Zone 1 and the proposal will not increase the chances of flooding. As this application is for two year temporary planning consent, no reduction in flow rates into the sewer are proposed.

Ecology (Including Aboricultural)
Paragraph 109 of the NPPF set out the planning system should contribute to and enhance the natural and local environment by, in part, minimising the impact upon biodiversity.

The NPPF also details that development proposals where the primary objective is to conserve or enhance biodiversity should be permitted and that opportunities to incorporate biodiversity in and around developments should be encouraged (Para. 118).

Policy 4 of the CAAP seeks to see development with the central area of Northampton incorporate features such as green roofs, green walls, trees, soft landscaping, planting, water attenuation measures and other features to mitigate the effects of climate change and enhance biodiversity. Policy S10 of the West Northamptonshire Joint Core Strategy seeks to promote the creation of green infrastructure networks, enhance biodiversity and reduce the fragmentation of habitats.

Policy BN2 of the West Northamptonshire Joint Core Strategy sets out that development that will maintain and enhance existing designations and assets or deliver a net gain in biodiversity will be supported.

An Ecological Appraisal (Extended Phase 1 Habitat Survey) and Aboricultural Report have been carried out by Lockhart Garratt (December 2015) and the key conclusions/mitigations of these reports are as follows:

Designated Sites
Due to the distance between the Site and designated nature conservation sites in the local area it is considered highly unlikely that there will be any adverse effects on these sites as a result of the works. Therefore no recommendations in relation to the designated sites are made.
Habitats

It is recommended that as far as possible, all trees and existing introduced shrub are retained as these habitats offer potential foraging, breeding and sheltering opportunities for a range of species. To increase the biodiversity within the Site, any landscape planting should incorporate native species, which are rich in nectar, pollen and fruit to attract a range of invertebrates, birds and mammals. The bird nesting opportunities with the Site can be increased with the use of bird boxes. A total of 2 bird nesting boxes should be erected upon the lime trees (T3 –T8).

Amphibians

There is no standing water either within the Site or within 500m of the Site. The terrestrial habitat within the Site is considered to be limited for amphibians, being mainly hard standing and closely mown amenity grassland. As such no further recommendations are made for this group of species.

Bats

Most of the trees within the Site were considered unsuitable for bats, being classed as BCT category 3. One tree had a low bat roosting potential, T1 (see plan at Appendix 3). Based on the current proposals this tree is not to be impacted, either directly, or indirectly (e.g. construction lighting). The existing scattered trees should be retained where possible so the foraging and commuting opportunities which this habitat offers for bats is maintained.

Night working should be avoided where possible and lighting used during the construction phase must be directed away from the trees around the boundaries of the Site.

Construction practices should follow best practice in terms of dust and noise control.

Any exterior lighting installed on the new cabins should be directed away from the retained trees and should be hooded to avoid up-lighting of the sky.

Birds

As the scattered trees and introduced shrub may potentially offer breeding opportunities for birds, works affecting these habitats should take place outside the bird breeding season (March to August inclusive). If in the event works need to proceed within this period then specialist advice from a suitably qualified ecologist should be sought.

Reptiles

The terrestrial habitat within the Site is considered to be limited for reptiles, being mainly hard standing and closely mown amenity grassland.

As such no further recommendations are made for this group of species.

Heritage & Archaeology

Paragraph 128 of the NPPF states that LPAs should require an applicant to describe the significance of any heritage assets affected by development, including any contribution made to their setting.

Paragraph 129 adds that the LPA should then identify and assess the particular significance of any heritage asset and take this in to account when considering the impact of proposals. In particular, paragraph 131 states that LPAs should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets;
- the positive contribution that conservation of heritage assets can make to sustainable communities; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

A listed stone wall forms the eastern boundary of the application site. The wall is in good condition and has undergone extensive repairs in the last twelve months. The temporary teaching cabin will have no impact on the wall.

An initial assessment of the site has shown that there are no Scheduled Ancient Monuments, Conservation Areas, Registered Parks or Gardens, Registered Historic Battlefields, Sites of Specific Scientific Interest within the application site boundary.

There is however a listed wall to the south west of the Castle Academy (which lies outside of the application boundary) that is a part of the Grade II listing for the nearby Old building of St. George’s Secondary Modern School. Within the last year the wall has undergone significant repairs, so is in a good condition. The proposed temporary development will not impact the listed wall, and the wall will be protected during the installation of the Reception Year cabin.

The NCC Archaeological Advisor was consulted regarding archaeology on the application site. They confirmed that the Historic Environment Record indicates that there is potential for archaeological remains on site. An archaeological watching brief was undertaken between May and July 2006 during groundworks connected with the construction of the Castle school building. The watching brief identified no archaeological deposits during the construction of the school. The proposed application for installation of the temporary teaching accommodation are in an area which has previously been disturbed and is an existing area of hard standing.

There will be no intrusive excavation works undertaken when installing the temporary buildings, as they will be set on paving slabs above the ground on top of the existing tarmacadam finish. As such, the NCC Archaeological Advisor has stated that due to the non-intrusive nature of the proposal, an archaeological assessment would not be required as part of this application.