



Planning Committee Report

Application Number: 2023/6827/FULL

Location: St Johns Centre, St Johns Road, Tiffield, NN12 8AA

Development: Demolition of the existing buildings and erection of a three storey SEND school building and supporting infrastructure which includes a new access arrangement, car parking area, surface water attenuation basin, landscaping, sports facilities (Tarmac Outdoor Physical Education Area – TOPEA), new substation and renewable energy installations

Applicant: West Northamptonshire Council

Agent: JEH Planning Ltd

Case Officer: Rebecca Grant

Ward: Towcester and Roade

Reason for Referral: Major Application & WNC are the Applicant

Committee Date: 23 January 2024

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION:

GRANT PERMISSION SUBJECT TO CONDITIONS as set out below with delegated authority to the Assistant Director – Planning and Development to approve any amendments to conditions as deemed necessary.

Proposal

Demolition of the existing buildings and erection of a three storey SEND School building and supporting infrastructure which includes a new access arrangement, car parking area, surface water attenuation basin, landscaping, sports facilities (Tarmac Outdoor Physical Education Area (TOPEA), new substation and renewable energy installations.

Consultations

The following consultees have raised **objections** to the application:

- Tiffield Parish Council

The following consultees have raised **no objections** to the application:

- National Highways, WNC Highways, WNC Archaeology, WNC Landscape Officer, Anglian Water, Lead Local Flood Authority (LLFA)

The following consultees are **in support** of the application:

- WNC Education

The following consultees have provided comments on the application:

- Towcester Town Council, WNC Planning Policy Team

4 letters of objection have been received and 1 letter of support has been received.

Conclusion

The application has been assessed against the relevant policies in the NPPF, the adopted Local Plan and other relevant guidance as listed in detail at Section 8 of the report.

The key issues arising from the application details are:

- Principle of development
- Impact on character and appearance of the locality
- Design
- Residential amenity
- Highway safety
- Ecology
- Flood risk
- Contaminated land
- Sustainability
- Noise

The report looks into the key planning issues in detail, and Officers conclude that the proposal is acceptable subject to conditions.

Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies, the Officer's assessment and recommendations, and Members are advised that this summary should be read in conjunction with the detailed report.

MAIN REPORT

1 APPLICATION SITE AND LOCALITY

- 1.1 The application site is sited approximately 700m north east of Tiffield village and shares its eastern boundary with the existing Gateway School. The site is adjacent to agricultural fields to the west, playing fields to the south associated with the adjacent school, and St Johns Road forms the northern boundary.
- 1.2 The site is generally rectangular in shape and is approximately 2 hectares in area. The site gradually slopes down from north to south by approximately 10m. The existing point of access into the site is from St John's Road to the north and this leads to a network of private roads to access the existing buildings and the existing sports pitches to the south. Some of the Gateway School facilities are also accessed from this road at its southern end.
- 1.3 There are a small number of residential properties within 100m of the north eastern corner of the application site adjacent to St Johns Road and a small number of commercial units lie over 600m to the north.
- 1.4 The application site is the former site of St John's Centre, situated approximately 3km from Towcester and 2.5km from Blisworth. The A43 runs to the east of the Gateway School between Towcester and Northampton.

- 1.5 St John's Centre was previously used by Northamptonshire County Council to provide Children and Family services in Northamptonshire. It is currently closed and unoccupied.
- 1.6 The Gateway School and Technology College to the east of the application site provides 63 school places for 11-16 year olds whose primary need is linked to social, emotional and/or mental health (SEMH). To the south east is a secure children's unit which was built in 1995 but is now closed.
- 1.7 The site is located within 2km buffer area of Blisworth Rectory Farm Quarry, a Site of Special Scientific Interest (SSSI) and is located within 2km buffer of the following Local Wildlife Sites; Tiffield Lake, Tiffield Quarry, Tiffield disused railway (north), Tiffield verges and Nun Wood.

2 DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 The proposed development is for a new Special Education Needs and Disability (SEND) school and associated development including a new access arrangement, car parking area, surface water attenuation, landscaping, new tarmac outdoor physical education area, new substation and renewable energy installations.
- 2.2 The proposed all through school will operate as a mixed free school that caters for children aged between 4-18 with Autistic Spectrum Disorder (ASD) and/or Severe Learning Difficulties (SLD). The school will be designed to accommodate up to 252 pupils but is intended to accommodate an initial admission of 230 pupils. The remaining 22 spaces are expected to be filled through emergency placements or other extenuating factors.
- 2.3 The proposed building would be three storeys in height and would provide the following key components:
- General and practical teaching spaces
 - A lift providing access to the upper floor
 - Each key stage would be located adjacent to a calm room, intervention room and a group room
 - The Early Years phase would be co-located with need specific sensory rooms
 - Two halls proposed to provide for physical activities, music, drama and assembly spaces
 - Kitchen with separate dining spaces for primary and secondary pupils. Sixth form pupils would dine in the secondary dining space
 - Staff and administration rooms which include family room, medical room, staff/leadership offices, general office and meeting room.
- 2.4 A Tarmac Outdoor PE Area (TOPEA) will provide external space as well as a covered play equipment area provided for Key Stage 1 in addition to a sensory garden and horticultural area adjacent to the main building.
- 2.5 133 parking spaces will be provided to the north east of the site. This equates to 107 staff spaces, 14 accessible spaces, 10 visitor spaces and 2 minibus spaces. 7 EV charging points and 5 spaces are marked for car share users. In addition, there will be 14 spaces allocated for covered cycle parking standards (with capacity for up to 28).
- 2.6 The main vehicular access will be from St John's Road to the north. Access to the school car park will be via an access controlled automated gate. A second new access point is proposed to the south of the proposed car park from the existing service road

running along the east boundary. This access would have a manual gate controlled by the school and the route would also provide a waiting area for cars/taxis during drop off and pick up times away from the main carriageway.

- 2.7 A 2.4m high weldmesh fence will be used to the perimeter of the site to secure the school. A new 2.4m high weldmesh fence will be used for all internal lines of security and a 3m high weldmesh fence with rebound panels will be used to the north, west and south boundaries of the hard outdoor PE area. A 1.8m high close boarded fence is proposed to secure the bin store to act as a screen.
- 2.8 The proposal seeks to achieve a Net Zero Carbon In Operation development meaning that all energy use has been minimised, meets the local energy use target and all energy use is generated on or off site using renewables that demonstrate additionality. The development includes a number of energy efficiency and renewable measures. These are set out in detail within the appraisal section of the report.
- 2.9 The proposal would also deliver a minimum of 10% Biodiversity Net Gain.
- 2.10 The application is accompanied by the following reports:
- Planning Statement (includes Statement of Community Involvement and Needs Assessment)
 - Design and Access Statement
 - Health Impact Assessment
 - Unexploded Ordnance (UXO) Risk Assessment
 - Landscape Visual Appraisal
 - Arboricultural Survey
 - Preliminary Ecology Survey
 - Badger Survey
 - Flood Risk Assessment
 - Energy Statement
 - Ground Investigation Report
 - Noise Report
 - Air Quality Report

3 RELEVANT PLANNING HISTORY

3.1 The following planning history is considered relevant to the current proposal:

Application Ref	Description	Decision
S/2016/0507/FUL	Proposed alterations and extensions to existing secure centre	Approved 14.04.2016
S/2008/1662/PCC	Erection of 3.0m/4m weldmesh fencing around playing field	No observations
S/2004/1407/PCC	New 58 place school, residential unit, vocational facilities, access road, car parking associated, demolition and associated works to existing building	No observations
Screening Opinion	Demolition of existing building and erection of a three storey SEND school building and supporting infrastructure	The development does not fall within the parameters of the 2017 Regulations and

		therefore an EIA assessment is not required – advise issued 25.09.2023
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4 RELEVANT PLANNING POLICY AND GUIDANCE

Statutory Duty

- 4.1 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

Development Plan

- 4.2 The Development Plan comprises the West Northamptonshire Joint Core Strategy Local Plan (Part 1) which was formally adopted by the Joint Strategic Planning Committee on 15th December 2014 and which provides the strategic planning policy framework for the District to 2029, the adopted South Northamptonshire Local Plan (Part 2) and adopted Neighbourhood Plans. The relevant planning policies of the statutory Development Plan are set out below:

West Northamptonshire Joint Core Strategy Local Plan (Part 1) (LPP1)

- 4.3 The relevant policies of the LPP1 are:

- SA – Presumption in Favour of Sustainable Development
- S1 – Distribution of Development
- S10 – Sustainable Development Principles
- S11 – Low Carbon and Renewable Energy
- C1 – Changing Behaviour and Achieving Modal Shift
- C2 – New Development
- E6 – Education, Skills and Training
- BN1 – Green Infrastructure Connections
- BN2 – Biodiversity
- BN5 – The Historic Environment and Landscape
- BN7a – Water Supply, Quality and Wastewater Infrastructure
- BN7 – Flood Risk
- INF1 – Approach to Infrastructure Delivery
- INF2 – Contributions to Infrastructure Requirements
- R1 – Spatial Strategy for The Rural Areas
- R2 – Rural Economy
- R3 – A Transport Strategy for The Rural Areas

South Northamptonshire Local Plan (Part 2) (LPP2)

- 4.4 The relevant policies of the LPP2 are:

- SS1 – The Settlement Hierarchy
- SS2 – General Development and Design Principles
- SDP2 – Health Facilities and Wellbeing

- INF1 – Infrastructure and Delivery
- INF3 – Education Facilities
- INF4 – Electric Vehicles Charging Points
- HE1 – Significant Heritage Assets
- HE2 – Scheduled Ancient Monuments and Archaeology
- NE4 – Trees, Woodlands and Hedgerows
- NE5 – Biodiversity and Geodiversity
- NE6 – Sites of Special Scientific Interest and Protected Species

Material Considerations

4.5 Below is a list of the relevant Material Planning Considerations

- National Planning Policy Framework (NPPF) (2023)
The following NPPF chapters are the most relevant (others apply to a lesser extent):
 2. Achieving sustainable development
 4. Decision Making
 5. Delivering a sufficient supply of homes
 9. Promoting sustainable transport
 11. Making effective use of land
 12. Achieving well designed places and beautiful places
 14. Meeting the challenge of climate change, flooding and coastal risk
 15. Conserving and enhancing the natural environment
- Planning Practice Guidance (PPG)
- Supplementary Planning Guidance
- Air Quality and Emissions Mitigation (September 2019)
- Energy and Development (March 2007)
- Part 1: Energy Efficiency SPD (July 2013) and Part 2: Low Carbon and Renewable Energy SPD (April 2013)
- Parking: Standards and Design (July 2018)
- South Northamptonshire Design Guide (2017)
- Northamptonshire Climate Change Strategy

5 RESPONSE TO CONSULTATION

5.1 Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council’s website.

Consultee Name	Position	Comment
Tiffield Parish Council	Object	<p>The need for the school itself and the plans for its build and development are not the issue but object on the following grounds;</p> <p>Proposal will at the very least result in significant injury and damage to users of the new school, those transporting them to and from the location and other motorists using the A43 around the St Johns Road junction.</p> <p>It is noted that the current Highways</p>

		<p>England analysis for traffic for the new school takes no account of the other granted or pending developments in the area (IM Properties, DHL, Bell Plantation etc).</p> <p>Proposals for minibuses and taxi's hired to deliver and collect pupils from the school using the A43 would be contrary to the current arrangements at The Gateway school whose contracted drivers are required not to use the A43</p> <p>There will be a risk that drivers travelling to the new school will soon revert to travelling through the narrow country lanes around Tiffield and Caldecote once they realise how dangerous the A43 junction is.</p> <p>The proposed traffic survey is inadequate and needs to be done again in consideration of the other proposed developments.</p>
Towcester Town Council	Comment	Acknowledge and support the need for the SEND school but echo the very serious safety concerns for pupils, parents and staff proposed to use the A43 cross-over junction to access the site. This junction is widely known to be dangerous.
WNC Education Team	Support	<p>The development will provide much needed places for pupils with autistic spectrum condition, speech, language and communication needs and severe learning difficulties.</p> <p>This will ensure children with additional needs are able to access education in a provision best placed to serve their needs, reducing the need for mainstream school setting to provide places. If the school is unable to open, this would result in the failure of WNC fulfilling its statutory obligations of providing SEND places within West Northamptonshire in future academic years.</p>
National Highways	No objection	Recommend that conditions should be attached to any planning permission that may be granted in relation to submission of a travel plan and construction management plan

WNC Highways	No objection	Suggest a condition in relation to visibility splays to be submitted and approved prior to occupation of the school
Historic England	Offers no advice	Suggest seek view of own specialist advice
Archaeology	No objection	No conditions required.
WNC Ecology		Further comments awaited on additional information received.
Natural England	No objection	No objection
WNC Landscape Officer	No objection	Detailed comments provided on the landscape scheme.
WNC Environmental Health	No objection subject to conditions	Recommend conditions in relation to contaminated land, asbestos, noise, ventilation
WNC Policy Team	Comment	The Planning Policy Team consider that, it would be the overall balanced assessment of the criteria identified in Policy E6 of the WNJCS and Policy INF2 and INF3 of the SNP2LP, as well as the broader development plan and material considerations, that will determine the acceptability (or otherwise) of the proposals.
Anglian Water	No objection	Tiffield Water Recycling Centre has capacity for flows. Suggests a number of informatives in relation to foul water drainage.
Lead Local Flood Authority (LLFA)	No objection	Information provided is satisfactory to demonstrate that the proposed surface water drainage scheme for the development will adequately manage flood risk. Suggests a condition for further details to be submitted prior to occupation.

6 RESPONSE TO PUBLICITY

Below is a summary of the third party and neighbour responses received at the time of writing this report.

- 6.1 One letter has been received in support of the application due to the need for the school.

6.2 There have been 4 number of objections/letters, the comments of whom are summarised as follows:

- The St John's - A43 junction is unable to safely support any occupancy of this site, especially for children and minibus movements.
- There is no capacity for the numbers of vehicle movements outlined in the transport assessment V3, for the 111 staff and 120 pupil (noted in section 10) vehicle movements at each end of the day. Unable to understand how the limited queuing space (2 cars) and shortness of slip roads can support this safely.
- Although the Transport Assessment notes accidents at the St John's - A43 junction, locally the number of accidents is known to exceed the data noted (not all accidents are recorded on the data sources). Historically this junction has been the location of accidents and no notable changes have been made to the junction.
- The A43 dual carriageway road suffers from a lack of flyovers from Whittlebury to J15A of the M1. This means all junctions along this 8 mile length interact with the A43.
- The capacity of vehicles travelling from the north and turning right at this junction MUST be interrogated at true peak times, in term times, and the vehicle movement quantities verified.
- The assessment refers to the 231 arrivals and departures of staff and pupils being in 2 hr peak timeslots. Although one would expect this in reality will be largely between 7.30 and 8.30 am, and if 60% of those vehicles are travelling from the A43 North, such would equate to 5 cars every 2 minutes if the cars are equally distributed.
- Will vehicle licence plate recognition will be mandatory at the site entrance to ensure vehicle safety and control is prioritised?
- Strongly object to the suggested planned strategy for the arrival and departure of pupils, staff and parents. This current traffic management plan puts lives at risk or could result in significant injury and damage to users of the new school, those transporting them to and from the location and other motorists using the A43 around the St Johns Road junction.
- It is noted that the current Highways England analysis for traffic for the new school takes no account of the other granted or pending developments in the area (IM Properties, DHL, Bell Plantation etc). This is a flawed analysis as it is inconceivable under the current model, that there will be zero delays at the St Johns/A43 junction at peak periods and in the 20-minute window for delivery of school transport to the school.
- It is essential that the traffic plan does not facilitate rat-running through Caldecote/Tiffield to access the facility. Caldecote to Tiffield lane is a single-track road with no pavement/footpath, various blind bends and a vulnerable bridge. The current facility already means taxis drive (at some speed) through the village of Caldecote ferrying children to the school and can cause near misses.

- The A43 turn into the facility is equally dangerous. Using the southbound lane on A43 requires taxis/mini-buses accessing the planned facility by crossing over the A43 northbound stream. This has historically been a dangerous manoeuvre with several near-misses and historical fatalities. The slip lane off the southbound stream is not long enough to allow for more than one car to slow down and enter the reservation.
- It is unrealistic to expect contract vehicles and/or parents to travel south down to the proposed Hulcote roundabout to come back northwards as is to expect them to ignore the temptation to travel through Caldecote. The A43 needs a roundabout at St. John's.

7 APPRAISAL

Principle of Development

- 7.1 Planning Law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. In this case, the development plan consists of the policies in the West Northamptonshire Joint Core Strategy (WNJCS) and the South Northamptonshire Local Plan (Part 2).
- 7.2 Policy E6 of the WNJCS states that the role of existing educational institutions will be supported and encourages the development of new educational facilities which should be developed at sites which are accessible by sustainable transport modes.
- 7.3 Policy INF2 3. of the South Northants LPP2 identifies that 'proposals.....in open countryside will only be permitted where:
- a) The scale is appropriate to the locality it serves; and
 - b) They are appropriately located and designed; and
 - c) They are, or can be made accessible by public transport, walking and cycling to the community they intended to serve'.
- 7.4 Policy INF3 of the South Northants LPP2 relates specifically to Education Facilities and states:
1. The council will work with partners to ensure the provision of preschool, school, community learning and other facilities which provide for education and the development of skills across the district.
 2. The co-location of community and education facilities will be supported where they create community hubs that can serve the needs of the community.
 3. Education facilities should be designed to:
 - a) Achieve a high degree of environmental efficiency to minimise running costs; and
 - b) Provide a safe, secure and pleasant environment conducive to learning; and
 - c) Be sustainably located to promote sustainable methods of travel; and
 - d) Be designed to enable future expansion, if required.
- 7.5 The site is located outside the established village confines, however, the site was previously used as a former secure children's unit with associated family unit and offices and the buildings associated with that use remain in situ.
- 7.6 As part of the application, the applicants have provided evidence that there is a need for a SEND school in the locality. The supporting Planning Statement set out that the proposal will help to:

- Ensure that the council is able to fulfil its statutory obligation of providing a sufficiency of SEND places within West Northamptonshire in future academic years; and
- Provide an increased number of SEND places and help ensure that children with additional needs are able to access education provision that is best placed to meet their needs.

- 7.7 The supporting information advises that the establishment of the new 'all through' special school can also be considered a benefit to all of West Northamptonshire's mainstream primary and secondary schools as it would reduce pressure on placements at a mainstream school setting and increase parental choice. The demand for places has led to significant capacity pressures and all current specialist provisions located within West Northamptonshire have reached or exceeded their notional capacity figures. This has also led to financial pressures as out of county or independent provision is more costly for WNC and creates longer journey times for pupils.
- 7.8 To address the current and future shortage of specialist places within West Northamptonshire, WNC has plans to deliver 600 specialist places by 2025. These plans include this proposed development which will deliver an 'all through' specialist school for West Northamptonshire. Although the school will operate to an admissions number of 230, it will be designed to physically accommodate 252 pupils. The remaining 22 places are expected to be filled through emergency placements or other extenuating factors.
- 7.9 As a result of this, WNC have been forced to utilise out of county and independent specialist provisions to ensure that it has been able to fulfil its statutory obligation of providing a sufficiency of SEND places.
- 7.10 The needs evidence for the school also confirms there is a clear lack of SEND provision that caters to pupils with a primary need of autistic spectrum condition (ASC), speech, language and communication needs (SLCN) or severe learning difficulties (SLD) and the proposal would assist and improve the position within the District, reducing journey times to and from school for children and young people who reside in the area and also reducing home to school transport costs for WNC.
- 7.11 The proposal also aligns with Policy INF3 in the South Northants LPP2 which specifically supports the growth plans of schools across the District and recognises the important role that schools have to play in mainlining the quality of communities.
- 7.12 Policy INF3 also confirms that the co-location of education facilities will be supported where they create community hubs that can serve the needs of the community. As the proposal lies immediately adjacent to the existing Gateway School and there is already a previous functioning young person's use associated with the application site, this objective of the policy would be achieved.
- 7.13 Both Policy E6 and INF3 reference the need for education proposals to be sustainably located to promote sustainable methods of travel. The site has been selected from a number of alternative opportunities as it performs the optimum geographical location with the district to serve the needs of these pupils and can be delivered with the proposed project timescales to be opened by 2025.
- 7.14 The application site is located close to a major strategic road network corridor within the district which ensures that travel distances are as efficient as possible to accommodate the envisaged school catchment area.

- 7.15 Within both the WNJCS and South Northants LPP2 there are a number of policies which focus on the distribution of development and the overall spatial strategy. Section 3 of the NPPF requires local planning authorities to define a network and hierarchy of centres that are resilient to anticipated future economic changes and that meet the needs of their catchment population.
- 7.16 Within the West Northamptonshire area there is a clear hierarchy of centres and whilst the majority of growth is proposed primarily within and around the high tier settlements it does not preclude against other locations. Policy S1 of the WNJCS acknowledges that in assessing the suitability of sites for development, priority will be given to making best use of previously developed land and vacant and under-used buildings in sustainable locations. Supporting this policy but in relation to rural areas Policy R1 of the WNCs specifically confirms that regards should be had to the availability of deliverable sites including previously developed land in sustainable locations.
- 7.17 WNC's Education Team have provided the following statement;

"The Education Department at WNC are supportive of this planning application as the new proposed 250-place special school, will provide much needed places for pupils with autistic spectrum condition (ASC), speech, language and communication needs (SLCN) and severe learning difficulties (SLD) The proposed provision will help to ensure that the council is able to fulfil its statutory obligation of providing a sufficiency of SEND places within West Northamptonshire in future academic years.

The proposed provision will help to ensure that the council is able to fulfil its statutory obligation of providing a sufficiency of SEND places within West Northamptonshire in future academic years.

Providing an increased number of SEND places will help ensure that children with additional needs are able to access education in a provision that is best placed to meet their needs; and establishing a new 'all-through' special school, will reduce the need for mainstream school settings to provide places to children with additional needs where that provision was not best placed to meet very high-level, low incidence needs.

Pupil projection forecasts relating to the future demand for SEND places within West Northants indicate that the total number of pupils and students in receipt of an Education, Health and Care (EHC) Plan will increase by 521 pupils (25%) from 2,126 to 2,647 in the period between January 2020 and 2025. The number of pupils in receipt of an EHC plan with a primary need of ASC is forecast to increase from 756 to 1055 pupils (299 pupils or 40%) in the same period. Pupils with a primary need of ASC will be the biggest drivers of future demand for specialist places in the period ending January 2025. The provision of additional specialist places catering to pupils with a primary need of ASC will be essential in terms of WNC's future ability to fulfil its statutory obligations in respect of providing a sufficiency of SEND places within the area and to reducing pressure on the high needs block (HNB) of the dedicated schools grant (DSG).

In terms of the proposed site, Tiffield is located approximately eight miles from Northampton town (from where the majority of the demand for SEND places arises). The site has excellent transport links to the south and west of Northampton town, Towcester, Silverstone and Brackley. There is a clear lack of SEND provision that caters to pupils with ASC, SLCN and SLD in the former South Northamptonshire area and the Tiffield St John's site would resolve this issue, reducing journey times to and from school for children and young people who reside in the area and also reducing home to school transport costs for WNC.

If the school was unable to open, this would result in the failure of WNC fulfilling its statutory obligation of providing a sufficiency of SEND places in West Northamptonshire in future academic years. It would also result in securing provision in increasingly distant and more expensive places within the independent sector, which would place a further strain on council budgets which are already stretched, and it will prevent WNC from addressing issues relating to the timely provision of places in an appropriate setting for pupils in receipt of an Education, Health and Care (EHC) plan. Pupils that do not have access to a suitable placement at a SEND school can end up staying at home for extended periods of time which results in social isolation and associated mental health issues. This creates significant short, medium and long term issues for the affected children, their families and wider society”

7.18 It is acknowledged that the site lies within open countryside and not immediately adjacent to Tiffield. However, the proposal will bring a vacant and derelict site (previously catering for young people) and adjacent to an existing school back into use in a rural area which is supported by Policies S1 and R1 of the WNJCS. It is also acknowledged, based on the supporting information, that there is a demonstrable need for a school in the vicinity and there are no other suitable sites that are capable of delivering this to the required timetable which requires the school to be open for September 2025. This weighs heavily in favour supporting the principle of a new school on this site.

7.19 Other material considerations relevant to the consideration of this application are discussed below.

Impact on Character and Appearance of the Locality

7.20 Policy BN5 of the WNJCS seeks to protect and enhance the intrinsic value of areas of landscape sensitivity. Policy SS2 of the South Northants LPP2 seeks a design led approach to demonstrate compatibility and integration with its surroundings and the distinctive local character.

7.21 The site's interface with the wider landscape character area is minimal as it is contained by the existing Gateway School to the east and a dense tree belt and mature hedgerows running along the south, west and northern boundaries. The site has a strong visual association with the adjacent Gateway School campus which means that the site is viewed more in the context of existing built development as opposed to the wider rural setting.

7.22 The application is supported by a Landscape Appraisal. WNC's Landscape Officer notes that an important aspect which appears to have been considered and implemented is the retention of vegetation including trees along the northern, southern and western boundaries which are the most important to provide mitigation given the rural aspect. The predominant retention of vegetation along the northern roadside boundary, with the exception of the removal of a small section of hedgerow required to be removed to provide the required visibility splays, will retain the visual boundary with the road and views from the access to Rectory Farm. In addition, the retention of the small group of trees set slightly south of the access will also help to limit views into the site specifically of the proposed car park when viewed from the entrance. This retained group should, along with new native hedge proposed along the eastern boundary as well as the retention of the various trees in conjunction with the proposed tree planting in that area, provide a strong landscape element that should assist in mitigating the visual impact of the new school.

- 7.23 The retention of the existing vegetation along these boundaries is also important as there are public rights of way within 500m of the site, both to the north and south, converging with each other within Tiffield to the west.
- 7.24 The submitted Landscape Appraisal demonstrates the visual envelope of the site is limited such that views of the development will be restricted to selective local vantage points. Many of the receptors already have an existing appreciation of modern buildings within and adjacent to the site. It is therefore considered that there will be no significant effects on the landscape setting. The proposed building will continue to be positioned within well landscaped grounds that will further mitigate against any adverse visual impact.
- 7.25 The existing buildings within the application site are two storey, varying in height due to the difference in levels across the site which gradually slopes down from north to south by approximately 10m. These buildings are in 4 blocks located in various positions around the site. The proposed building is three storeys and square in plan form and would be positioned in the northern section of the site, closest to St Johns Road. It is acknowledged that the building will be more visible within the context of the surrounding area than the existing buildings due to the increase in height. The building has however been designed to be contained within one area of the site, rather than being spread over the application site. This consequently minimises its impact upon on views from the surrounding area. The proposed school will also be viewed in the context of the existing Gateway School which is spread out over a larger area. Additional tree and shrub planting is also proposed to minimise any visual impact. Details of the landscaping scheme would be secured via a condition.
- 7.26 Taking into account the position of the building adjacent to the Gateway School and the existing and proposed vegetation along the west, south and north boundaries, it is considered that the impact upon the character and appearance of the locality will be acceptable and therefore in accordance with Policy BN5 of the WNJCS and Policy SS2 of the South Northants LPP2.

Design

- 7.27 Policy SS2 of the South Northants LPP2 states that planning permission will be granted where the proposed development uses a design-led approach to demonstrate compatibility and integration with its surroundings and the distinctive local character of the area in terms of type, scale, massing, siting, form, design, materials and details'.
- 7.28 The Design and Access Statement sets out in detail the design evolution and development. A number of design solutions were tested exploring various buildings positions on the site. Due to the significant level change across the site and ecological protection zones (30m exclusion radius), the northern edge of the site was identified as being the most appropriate location for the building in order to deliver the school within the timescales required. The north west portion of the site is also more level.
- 7.29 A three storey building is proposed. The floorplate is divided into 2 halves with the placement of two stair cores on the north and south sides of the building. This arrangement ensures sufficient circulation throughout the building. A lift is proposed which ensures accessibility to the upper floors of the building.
- 7.30 A buff brick is proposed as the primary façade material. Brickwork offers a robust and high-quality finish to the elevation and the buff brick ties through with the colour palette found within the local context included on the adjacent Gateway School site and within Tiffield village.

- 7.31 Large format feature signage has been proposed above the main entrance and to the north elevation of the building where the academy trust crest has been incorporated.
- 7.32 The elevations have been developed to have a simple vertical language with feature curtain walling section to the north east corner of the building highlighting the entrance location. Wrapping the curtain walling around the corner and introducing feature panels at higher level create a prominent feature. Windows generally will have dark grey frames and will integrate louvre panels at high level for ventilation.
- 7.33 A 2.4m high weldmesh fence will be used to the perimeter of the site to secure the school. A new 2.4m high weldmesh fence will be used for all internal lines of security and a 3m high weldmesh fence will be used to the north, west and south boundaries of the hard outdoor PE area. Conditions are proposed in relation to boundary treatments and ensuring a sample of the materials is submitted for approval.
- 7.34 Given the location of the proposed school adjacent to the existing Gateway School and within the context of the existing and proposed landscaping setting, it is considered that the design of the proposed school complements the existing character of the immediate area. The proposal is therefore in accordance with Policy SS2 of the South Northants LPP2 and the overarching principles of the NPPF.

Residential Amenity

- 7.35 Policy SS2 of the South Northants LPP2 seeks to ensure development protects the amenity of new and existing dwellings and does not compromise the function of existing surrounding uses.
- 7.36 The site is currently classed as brownfield land with the vacant buildings relating to its former use still being present. As a result of the development, there will be an increase in noise and disturbance however the nearest dwelling is over 70m to the north east of the site from the northern edge of the application site. This property is sited closer to the existing Gateway School than the proposed development. The village of Tiffield is over 700m to the west of the application site.
- 7.37 Given this distance between the application site and nearest properties, it is not considered the proposal will have an adverse impact upon the amenity of residents and as such the proposal is in accordance with Policy SS2 of the South Northants LPP2.

Highways

- 7.38 Policy C1 of the WNJCS states that priority will be given to proposed transport schemes that will contribute towards behavioural change by, inter alia, providing access by walking, cycling and public transport, maximising the use of existing capacity within the transport infrastructure and managing the demand for car-based travel within urban areas. Policy C2 of the WNJCS expects new development to achieve modal shift targets set out in the WNJCS by maximising travel choices from non-car modes.
- 7.39 A Transport Assessment has been submitted with the application and reviewed by the relevant Highway Authorities.
- 7.40 Access to the site will be via a reconfigured arrangement to the existing priority-controlled junction along St Johns Road. This comprises of widening the priority T-junction to accommodate service vehicles swept path manoeuvres and will lead into a one-way vehicular route through the main car parking and drop-off areas before

vehicles return and exit back onto St Johns Road. A separate vehicular route to the southern end of the car park along the site's eastern boundary is also provided to accommodate waiting cars/taxis during drop off and pick up times away from the main carriageway.

- 7.41 The scheme includes the provision of 133 car parking spaces for use of staff. Number of pupils would be dependent on private school transport services given their travel needs and distances to access the specialist teaching facilities. The majority of pupils will arrive on site by contracted school bus service, with the remainder arriving by contracted taxi or parent/carer cars.
- 7.42 The proposal includes the provision of a maximum of 28 secure cycle parking spaces. The usage of cycle parking would be monitored as part of the Travel Plan and should levels of demand begin to exceed the levels of parking provided, additional secure cycle parking would be installed. A condition requiring submission of a Travel Plan is proposed. The travel plan will be reviewed which could take account of any additional cycle parking if needed.
- 7.43 The Transport Assessment states that prior to occupation, the school shall communicate with all staff, parents/guardians, and travel providers regarding the on-site drop off and pick up protocols. This will also be set out to servicing vehicles and delivery companies who require ad hoc access throughout the typical day.
- 7.44 Pupils will primarily access the site between 08:00-09:00 over two staged periods. It is proposed that approximately 200 pupils will arrive by minibus with 8 pupils per minibus. It is anticipated that 25 minibuses will arrive and park on site, the school gates will then close, pupil drop off will take place with minibuses circulating the main car park allowing pupils to enter the school with minimum walking distance and without having to cross the car park. The school gates will then reopen allowing minibuses to exit the site.
- 7.45 Highway safety has been raised as an area of concern by local residents and both Tiffield Parish Council and Towcester Town Council. Following negotiation with the Local Highway Authority and Highways England, the applicants have submitted additional information.
- 7.46 National Highways have advised that since issuing their previous response in November the applicant has submitted additional information in order to address their concerns. Having reviewed this, National Highways are now satisfied regarding the peak hour details, trip generation, trip distribution, and development phasing details. The observed traffic survey data provided by the applicant is higher than the automated traffic count (ATC) data obtained from WebTRIS (WebTRIS provides traffic flow information). Despite this difference, the existing A43 / St Johns Road junction performs well-within its theoretical capacity in the future year 2030, with no evidence of notable increases in delays or queuing. Therefore, no improvement works would be required to increase the capacity of the junction.
- 7.47 The applicant has submitted a Travel Plan which sets out proposals for how staff and pupils will travel to and from the site, as well as measures to encourage sustainable means of travel. In addition, the implementation and performance of the Plan will be subject to monitoring and review by West Northamptonshire Council, which may propose additional measures to be adopted.
- 7.48 National Highways does not consider that the proposed development would have an unacceptable impact on highway safety, or that the residual cumulative impacts on the

road network would be severe, as defined in Paragraph 115 of the NPPF. However, a condition, requiring adherence to the terms of the Travel Plan should be attached to any grant of planning approval.

- 7.49 WNC Highways have also reviewed the updated information and have confirmed that with the relatively low numbers and small increase in forecast figures, there will be no material impact on the Local Highway Authority junctions. WNC Highways have requested a condition in relation to visibility splays at the entrance to the site which is considered appropriate and can be achieved.
- 7.50 It is considered that, subject to conditions, the proposal provides a safe means of access to the site and would not have an adverse impact upon highway safety. National Highways have confirmed that the residual cumulative impacts on the road network would not be severe to warrant refusal of the application. WNC Highways have also confirmed that as a result of relatively low number (in relation to queue lengths) and the small increase in forecast figures, there will be no material impact on junctions to warrant refusal of the application. As such, it is considered that the proposal is in accordance with Policies C1 and C2 of the WNJCS and the principles within the NPPF.

Ecology

- 7.51 Policy BN2 of the WNJCS requires development to maintain and enhance existing designations and assets or deliver a net gain in biodiversity. It states that 'development that has the potential to harm sites of ecological importance will be subject to an ecological assessment and required to demonstrate; the methods used to conserve biodiversity in its design and construction and operation; how habitat conservation, enhancement and creation can be achieved through linking habitats; and how designated sites, protected species and priority habitats will be safeguarded'.
- 7.52 Policy NE5 of the South Northants LPP2 requires development proposals to conserve and enhance biodiversity and geodiversity in order to provide measurable net gains. It further states that 'development proposals will not be permitted where they would result in significant harm to biodiversity or geodiversity, including protected species and sites of international, national or local significance, ancient woodland, and species and habitats of principal importance identified in the United Kingdom Post 2010 Biodiversity Framework'.
- 7.53 A Biodiversity Net Gain Assessment has been undertaken which highlights that the development proposal will result in a gain of +1.57 biodiversity units for habitats, representing a gain of 10.46%. The calculations are based on the following assumptions:
- A total of 46 newly planted trees are to be incorporated within the current design.
 - 87 trees are highlighted to be retained which are to be enhanced to improve their condition.
 - All grassland to be planted will be amenity grassland (modified)
 - The habitat area to the south of the site has been calculated as mixed scrub with a target condition of poor.
- 7.54 A number of trees are being removed due to the location of the proposed building however the vast majority of these trees are category 'C' (meaning they are of low quality) and additional tree planting will take place to compensate any loss. As such, the development exceeds the current policy requirement with regards to biodiversity net gain.

- 7.55 WNC's Ecology originally advised that the level and scope of surveys that have been undertaken to inform the impact assessment are appropriate, fit for purpose and the methods used follow best practice and relevant industry specific guidance. A number of further details were requested to be submitted prior to the determination of the application.
- 7.56 As a result of this request, the following documents were submitted;
Construction Environment Management Plan (CEMP)
Adaptive Ecological Management and Monitoring Plan
Biodiversity Enhancement Plan
Badger Survey and Mitigation Report
- 7.57 WNC's Ecologist agrees with the assessment that the habitats on site are of low ecological value. An Adaptive Ecological Management and Monitoring Plan has been prepared and submitted as part of the submission outlining the measures to protect and retain habitats. Whilst the presence of reptiles was not recorded on site, the monitoring plan also includes precautionary mitigation measures to address this.
- 7.58 With regards to bats, WNC's Ecologist agrees with the assessment results that no further survey is required, and the site does not require formal licensing. A Biodiversity Enhancement Plan has been prepared and submitted to support the application outlining that bat and bird boxes will be integrated within the scheme. Furthermore, mitigating for residual impacts from lighting from the scheme on bats is included within both the Biodiversity Enhancement Plan and the CEMP.
- 7.59 With regards to breeding birds, the mitigation measures outlined in the Preliminary Ecological Assessment would be required by condition and implemented via a LEMP.
- 7.60 NatureSpace Partnership undertook an assessment on 21st December in relation to impacts on Great Crested Newts. The assessment followed the agreed protocols as set out in the District License granted to WNC. The report summarises how the proposed development can be dealt with under the District Licence. NatureSpace Partnership have recommended a number of conditions to enable the Council to then authorise the development under the District Licence. The conditions are set out at the end of the report.
- 7.61 In relation to the presence of badgers on the site, the site will be developed in two phases. The first phase will be outside the pre-erected thirty-meter exclusion zone around the existing sett in situ. No adverse impact on badgers is therefore predicted in respect of this phase. An artificial sett has been created and existing badgers are now using this artificial sett. Both the artificial and natural setts are being monitored for activity.
- 7.62 As part of the second phase, the works will require a license obtained from Natural England for closure of the existing sett. This can only be applied for if planning permission is granted. The works under license can only commence between 1st July and 30th November annually. To date, field evidence is in hand to confirm that the sett is not used by badgers and may have been abandoned and taken over by European rabbit, which are unprotected, with some entrances also recorded as flooded. Monitoring is ongoing to inform the license application method statement.
- 7.63 At the time of drafting this report, further comments are awaited from WNC's Ecologist in relation to the updated reports which were submitted to the LPA. A written and/or verbal update will be reported at Committee.

Flood Risk

- 7.64 Policy BN7 of the WNJCS requires an appropriate flood risk assessment to be completed and for development not to result in an increased risk of flooding to existing or proposed properties. Policy BN7A also requires new developments to have adequate water supply and wastewater infrastructure.
- 7.65 The site lies within Flood Zone 1, that is land assessed as having less than 1 in 1,000 annual probability of river or sea flooding. A Flood Risk Assessment (FRA) was undertaken and submitted with the application due to 'school developments' falling under the 'more vulnerable' category.
- 7.66 All surface water catchment areas for the new development will be collected within a below ground gravity drainage network and conveyed to an infiltration basin positioned in the south east corner of the site. The drainage system will incorporate a number of Sustainable Drainage features designed to reduce the volume of runoff and enhance the water quality prior to discharge into the ground. These features include a combination of grassed filter drains, permeable paving, infiltration pond and rain gardens.
- 7.67 The LLFA support the proposal and advise that the information submitted is sufficient to demonstrate that the proposed surface water drainage scheme for the development will adequately manage flood risk in accordance with Policy BN7 of the WNJCS. Conditions are proposed to secure this. In addition, Anglian Water raise no objection in respect of foul drainage requirements.

Other Considerations

Contaminated Land

- 7.68 Policy BN9 of the WNJCS requires that proposals for new development which are likely to cause pollution or likely to result in exposure to sources of pollution, must demonstrate that they propose opportunities to minimise and where possible reduce pollution issues.
- 7.69 Ground Investigations have been submitted with the application and conclude that whilst the site is in a low probability risk area, a site-specific radon assessment should be carried out. WNC Environmental Health have advised that the submitted information is sufficient to consider that the site can be used for the proposed end use provided that the recommendations made within the report are implemented. It is therefore recommended that a discovery strategy be in place to identify and unexpected or previously unencountered contamination, and for the LPA to be informed where further remediation is required so that any remedial action can be approved. A condition is proposed to that effect.
- 7.70 The proposals include an area for the growing of fresh produce within a horticultural garden. This is one of the sensory areas for the children. A condition is proposed requesting details of these raised beds, including the testing of surface soils to be used to fill the raised beds, to ensure that the soils meet residential standards.
- 7.71 The proposal is therefore in accordance with Policy BN9 of the WNJCS.

Sustainability

- 7.72 One of the core planning principles as outlined in the NPPF is for planning to support a transition to a low carbon future in a changing climate and through this is the encouragement of the use of renewable resources. Chapter 14 of the NPPF identifies the role planning plays in helping to shape places to secure reductions in greenhouse gas emissions, providing resilience to the impact of climate change and supporting the delivery of renewable and low carbon energy associated infrastructure.
- 7.73 Policy S10 of the WNJCS seeks to reduce the impact of climate change through reducing carbon emissions by the application of sustainable design principles. Policy S11 of the WNJCS seeks greater energy efficiencies in building construction and use and through the increased use of low carbon and renewable energy. The policy identifies key considerations in the assessment of development proposals for renewables, which include sensitively locating proposals to minimise the impact on people as well as the built, natural and heritage environment.
- 7.74 The information supporting the application advises that the proposed development would be designed to high energy efficiency standards with the objective of having the capability to deliver where practicably a net zero carbon in operation and sustainable building. The main elements would be;
- The introduction of a number of components that impact the operational energy demands of the building including enhanced fabric efficiency measures.
 - Solar PV panels to offset operational energy usage and reduce carbon.
 - Enhanced Heating Ventilation and Air Conditioning (HVAC) system
 - Provision of high efficiency ventilation specific fan power (SFP) and heat recovery efficiencies.
 - Low and Zero Carbon technologies such as heat pumps.
 - Electric Vehicle Charging Points in the car park.
- 7.75 A condition is proposed to ensure that the final design solutions are submitted and approved by the LPA. As such, the proposal is considered to be in accordance with the key objectives of the NPPF and Policy S10 of the WNJCS.

Noise

- 7.76 Policies S10 and BN9 of the WNJCS requires that proposals for new development which are likely to cause pollution or result in exposure to sources of pollution or risk to safety must demonstrate that they propose opportunities to minimise and where possible reduce pollution issues.
- 7.77 A noise report has been submitted with the application which assessed the site's background sound levels and identifies the dominant noise sources affecting the proposed school as road traffic noise from the A43 and noise from the kitchen extractor fans serving the existing school on the adjacent site. WNC's Environmental Health Officer has suggested a condition ensuring that the development is carried out in accordance with the assessment and recommendations of the submitted noise report. It is therefore considered that the proposal is in accordance with Policy BN9 of the WNJCS.

8 FINANCIAL CONSIDERATIONS

- 8.1 CIL is not applicable in this case.

9 PLANNING BALANCE AND CONCLUSION

- 9.1 The principle of development is accepted. It is also acknowledged that there is a demonstrable need for a school in the vicinity, the site is previously developed land and there are no other suitable sites that are capable of delivering this to the required timetable which requires the school to be open for September 2025. This weighs heavily in favour supporting the principal of a new school on this site.
- 9.2 The establishment of the new 'all through' SEND school will reduce pressure on placements at a mainstream school setting and increase parental choice. The demand for places has led to significant capacity pressures and all current specialist provisions located with West Northamptonshire have reached or exceeded their notional capacity figures. This has consequently led to financial pressures as out of county or independent provision is more costly for WNC and creates longer journey times for pupils.
- 9.3 To address these current and future shortage of specialist places within West Northamptonshire, WNC has plans to deliver 600 specialist places by 2025. This proposal will help to deliver a large proportion of the places needed.
- 9.4 It is not considered the proposal would lead to an adverse impact upon highway safety. Both National Highways and the LHA are satisfied that the proposal is in accordance the national and local planning policies.
- 9.5 The proposal will provide a net gain in biodiversity and it is considered that the proposal sufficiently mitigates any ecological impact of the development upon the application site.
- 9.6 It is considered that the proposal will have no adverse impact upon residential amenity.
- 9.7 Officers consider that on balance, the proposed development would be acceptable and the application is therefore recommended for approval subject to the conditions set out below with delegated authority for the Assistant Director – Planning and Development to approve any amendments to conditions as deemed necessary.

10 CONDITIONS

Time limit

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

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Approved plans

2. The development shall not be carried out otherwise than in complete accordance with the approved plans and details unless a non-material or minor material amendment is approved by the Local Planning Authority under the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The approved plans and details are:

Proposed access arrangements 600723-HEX-00-00-DR-TP-0200 P01
Green Group PAS utility survey May 2023

GA Plan – Ground Floor M00511-ASA-ZZ-00-DR-A-001 P09
 GA Plan – First Floor M00511-ASA-ZZ-01-DR-A-002 P09
 GA Plan – Second Floor M00511-ASA-ZZ-02-DR-A-003 P10
 GA Plan – Roof Plan M00511-ASA-ZZ-03-DR-A-004 P03
 Section AA and BB – M00511-ASA-ZZ-ZZ-DR-A-0100 P08
 North and East Elevations M00511-ASA-ZZ-ZZ-DR-A-0210 P09
 South and West Elevations M00511-ASA-ZZ-ZZ-DR-A-0211 P09
 Concept View M00511-ASA-ZZ-ZZ-DR-A-0600 P04
 Typical Bay Elevation and Section 1 M00511-ASA-ZZ-ZZ-DR-A-2101 P04
 Typical Bay Elevation and Section 2 M00511-ASA-ZZ-ZZ-DR-A-2102 P04
 Site Plan – Existing M00511-ASA-ZZ-ZZ-DR-A-9001 P06
 Site Location Plan – Existing M00511-ASA-ZZ-ZZ-DR-A-9002 P01
 Site Plan – Proposed M00511-ASA-ZZ-ZZ-DR-A-9010 P03
 Surface Water Drainage Strategy M00511-HEX-ZZ-ZZ-DR-C-5200 P08
 Drainage Construction Sheet 2 M00511-HEZ-ZZ-ZZ-DR-C-5212 P01
 Foul Drainage Strategy M00511-HEZ-ZZ-ZZ-DR-C-5201 P06
 SUDS Details M00511-HEZ-ZZ-ZZ-DR-C-5250 P03
 External Works Layout and Details M00511-HEZ-ZZ-ZZ-DR-C-5400 P02
 Earthworks Analysis - M00511-HEX-ZZ-ZZ-DR-C-9000 P05
 M&E Services - Site Wide Services Layout - M00511-SVM-ZZ-ZZ-DR-E-2260 P01
 External Lighting Philosophy - M00511-SVM-ZZ-ZZ-SK-E-2250 P01 P01
 Laser Surveys CCTV Drainage March 23 - N1800-R0 -Laser - Sheet 1
 Laser Surveys CCTV Drainage March 23 - N1800-R0 -Laser - Sheet 2
 Laser Surveys CCTV Drainage March 23 - N1800-R0 -Laser - Sheet 3
 Laser Surveys CCTV Drainage March 23 - N1800-R0 -Laser - Sheet 4
 Laser Surveys CCTV Drainage March 23 - N1800-R0 -Laser - Sheet 5
 Laser Surveys CCTV Drainage March 23 - N1800-R0 -Laser - Sheet 6
 Laser Surveys CCTV Drainage March 23 - N1800 St Johns Road, Tiffield, WinCan
 Drainage Report
 [P] Secure Line Plan - P-M00511-ALA-XX-XX-DR-L-9004 P03
 [P] Fencing General Arrangement - P-M00511-ALA-XX-XX-DR-L-9005 P04
 [P] Existing Site Plan - P-M00511-ALA-XX-XX-DR-L-9006 P03
 [P] Existing Location Plan - P-M00511-ALA-XX-XX-DR-L-9007 P05
 [P] Access and Circulation (1 of 3) - P-M00511-ALA-XX-XX-DR-L-9008 P03
 [P] Access and Circulation (2 of 3) - P-M00511-ALA-XX-XX-DR-L-9009 P03
 [P] Access and Circulation (3 of 3) - P-M00511-ALA-XX-XX-DR-L-9010 P03
 [P] Levels Strategy - P-M00511-ALA-XX-XX-DR-L-9012 P03
 [P] Site Sections (1 of 2) - P-M00511-ALA-XX-XX-DR-L-9013 P02
 [P] Site Sections (2 of 2) - P-M00511-ALA-XX-XX-DR-L-9014 P01
 [P] Hazard Identification Plan (1 of 2) - P-M00511-ALA-XX-XX-DR-L-9018 P01
 [P] Hazard Identification Plan (2 of 2) - P-M00511-ALA-XX-XX-DR-L-9019 P01
 [P] Outline School Landscape Specification - P-M00511-ALA-ZZ-XX-SP-L-9001 P02
 Utilities Search and Top

Reason : To clarify the permission and for the avoidance of doubt

Access and Parking

3. The parking spaces and turning areas shown on the approved plan(s) shall be constructed/laid out and surfaced in accordance with the approved drawings before the building is first occupied and retained as such thereafter.

Reason: In the interests of safety, surrounding amenity and convenience of users of the adjoining highway in accordance with Policy SS2 of the South Northamptonshire LPP2

4. Prior to the occupation of the development hereby approved, details of the secure storage for cycles to be provided serving the school shall be submitted and approved by the Local Planning Authority. The cycle storage shall thereafter be implemented (as approved) prior to the first occupation of the school.

Reason: To ensure the proposed development satisfactory provides sufficient cycle parking in accordance with policy SS2 of the South Northamptonshire LPP2.

Materials

5. A schedule of materials and finishes to be used in the external walls and roof(s) of the buildings shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. The development shall thereafter be completed in accordance with the approved details.

Reason: To ensure that the materials are appropriate to the appearance of the locality and to ensure the satisfactory appearance of the completed development in accordance with policy SS2 of the South Northamptonshire LPP2.

Boundary Treatments

6. The development shall be carried out in accordance with the approved Drawing M00511 ALA XX XX DR L 9005 S2 P04 in relation to boundary treatments and implemented prior to the first occupation of the school.

Reason: To ensure the satisfactory appearance of the completed development and in the interests of providing a secure development in accordance with Policy SS2 of the South Northamptonshire LPP2 and Policy S10 of the West Northamptonshire Joint Core Strategy.

Landscaping

7. Notwithstanding the submitted details, a scheme for landscaping for the site shall be provided to and approved in writing by the Local Planning Authority which shall include:-

(a) details of the proposed tree and shrub planting including their species, number, sizes and positions, together with grass seeded/turfed areas and written specifications (including cultivation and other operations associated with plant and grass establishment i.e. depth of topsoil, mulch etc),

(b) details of the existing trees and hedgerows to be retained as well as those to be felled, including existing and proposed soil levels at the base of each tree/hedgerow and the minimum distance between the base of the tree and the nearest edge of any excavation,

(c) details of the hard landscaping including hard surface areas, pavements, pedestrian areas and steps.

Such details shall be provided prior to the development progressing above slab level or such alternative time frame as agreed in writing by the Local Planning Authority. The approved scheme shall be implemented by the end of the first planting season following occupation of the development.

Reason: To ensure that a satisfactory landscape scheme is provided in the interest of well planned development and visual amenity and to accord with policy INF3 of the

South Northamptonshire LPP2 Government guidance contained within the National Planning Policy Framework.

8. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building(s) [or on the completion of the development, whichever is the sooner,] [or in accordance with any other program of landscaping works previously approved in writing by the Local Planning Authority] and shall be maintained for a period of 5 years from the completion of the development. Any trees and/or shrubs which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent for any variation.

The approved hard landscaping shall be carried out prior to the occupation of the development hereby permitted.

Reason: To ensure that the agreed landscaping scheme is provided in a timely manner and is maintained over a reasonable period that will permit its establishment in the interests of visual amenity and to accord with policy NE4 of the South Northamptonshire LPP2 and Government guidance contained within the National Planning Policy Framework.

9. The development hereby permitted shall be carried out in accordance with the Arboricultural Method Statement prepared by Focus Environmental Consultants dated August 2023. The protective fencing shall be implemented in accordance with these details and shall remain in place until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored, disposed of, or placed, nor fire lit, in any area fenced in accordance with this condition and the ground levels within these areas shall not be driven across by vehicles, altered, nor any excavation made (including addition/removal of topsoil/subsoil) without the written consent of the Local Planning Authority.

Reason: To ensure appropriate protection of retained trees and in the interest of visual amenity of the area in accordance with policy INF3 of the South Northamptonshire LPP2.

Highways

10. Prior to first use or occupation of the development hereby permitted, vehicular visibility splays of 2.4m from the carriageway edge along the centre of the vehicular access by a distance of 123m measured from the centre of the vehicular access along the carriageway edge. The splays shall thereafter be permanently retained and kept free of all obstacles to visibility over 0.9m in height above carriageway level.

Reason: In order to ensure highway safety for vehicles egressing from the site in accordance with Policies C1 and C2 of the West Northamptonshire Joint Core Strategy.

11. The development hereby permitted shall not be occupied unless and until a comprehensive Travel Plan has been submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority for the A43 Trunk Road. The Travel Plan shall be prepared in line with prevailing policy and best practice and shall include as a minimum:
 - the identification of targets for trip reduction and modal shift;

- the measures to be implemented to meet these targets including an accessibility strategy to specifically address the needs of residents with limited mobility requirements;
- the timetable/ phasing of the implementation of the Travel Plan measures shall be alongside occupation of the development and its operation thereafter;
- the mechanisms for monitoring and review;
- the mechanisms for reporting;
- the remedial measures to be applied in the event that targets are not met;
- the mechanisms to secure variations to the Travel Plan following monitoring and reviews.

The development shall only be occupied in accordance with the approved Travel Plan which shall remain in perpetuity unless otherwise amended in accordance with a review to be agreed in writing by the Local Planning Authority in conjunction with the Highway Authority.

Reason: In order to minimise the use of the private car and promote the use of sustainable modes of transport in accordance with the National Planning Policy Framework (December 2023) and paragraph 40 DfT Circular 01/2022

12. The development shall be carried out in accordance with the approved Transport Assessment prepared by Hexa Consulting dated 13th September 2023 and the Parking Management Strategy contained within the technical note prepared by Hexa Consulting dated 23rd November (Tiffield SEND School, St Johns Road – Responses to WNC and NH Comments).

Reason: In order to ensure that the parking management strategy is controlled ensuring safe vehicular access/egress of the site and minimising impacts on the surrounding area in accordance with Policies C1 and C2 of the West Northamptonshire Joint Core Strategy.

Construction and Environment Management Plan

13. Prior to the commencement of the development hereby permitted a Construction Environment Management Plan shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority for the A43 Trunk Road. Thereafter all construction activity in respect of the development shall be undertaken in full accordance with such approved details unless otherwise approved in writing by the Local Planning Authority in consultation with the Highways Authority.

Reason: To mitigate any adverse impact from the development on the A43 Trunk Road in accordance with DfT Circular 01/2022

Electric Vehicle Charging Points

14. Prior to the first occupation of the development hereby approved, a scheme for the provision of the necessary infrastructure to enable the provision of points for the charging of electric vehicles (as shown on drawing M00511-ASA-ZZ-ZZ-DR-A-9010 P03) shall be submitted to and approved in writing by the Local Planning Authority. These facilities shall be installed prior to first occupation.

Reason: In the interest of reducing pollution in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

Contamination

15. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. In accordance with Policy 11 of the NPPF and Policy BN9 of the West Northamptonshire Joint Core Strategy 2014.

Renewable Energy

16. No construction of development above damp-proof course level shall take place until a Renewable Energy report has been submitted to and agreed by the Local Planning Authority. This report should include details and drawings demonstrating how 10% of the energy requirements generated by the development as a whole will be achieved utilising renewable energy methods and showing in detail the estimated sizing of each of the contributing technologies to the overall percentage. The report shall identify how renewable energy, passive energy and efficiency measures will be generated and utilised for each of the proposed buildings to meet collectively the requirement for the scheme. The agreed measures shall be implemented with the construction of each building and thereafter retained.

Reason: To ensure that the development is sustainable and complies with Policies S11, S10, BN9 and C2 of the WNJCS.

Drainage

17. The development shall be carried out in accordance with the following documents/drawings.
- Surface Water Drainage Strategy M00511-HEX-ZZ-ZZ-DR-C-5200 PO8, rev8, amended 13/11/2023.
 - Drainage Construction Sheet 2 M00511-HEX-XX-XX-DR-C-5212 P01, rev1 20/10/2023.
 - SUDS Details M00511-HEX-ZZ-ZZ-DR-C-5250 P03, rev3, amended 26/10/2023.
 - Flood Risk Assessment Part 1 M00511-HEX-XX-XX-RP-C-0001 P03, rev3, amended 13/11/2023.
 - Flood Risk Assessment Part 2 M00511-HEX-XX-XX-RP-C-0002 P03. rev8, amended 13/11/2023.

Reason: In order to ensure the drainage system is built in accordance with approved details and to prevent the increased risk of flooding, both on and off site, by ensuring the satisfactory means of surface water attenuation and discharge from the site, in accordance with Policy BN7 of the West Northamptonshire Joint Core Strategy.

18. No occupation shall take place until a detailed scheme for the maintenance and upkeep of every element of the surface water drainage system proposed on the site has been submitted to and approved in writing by the Local Planning Authority. The maintenance plan shall be carried out in full thereafter. The scheme shall include

details of any drainage element that will require replacement within the lifetime of the approved development.

Reason: In order to ensure that the drainage systems associated with the development will be maintained appropriately and in perpetuity, to reduce the risk of flooding due to failure of the drainage system, in accordance with Policy BN7 of the West Northamptonshire Joint Core Strategy

19. No occupation shall take place until a Verification Report for the installed surface water drainage system for the site has been submitted to and approved in writing by the Local Planning Authority. The Verification Report is to demonstrate compliance with the approved Flood Risk Assessment and Surface Water Drainage Scheme. These shall include:
- a. As-built drawings.
 - b. Photos of construction of any elements of the drainage system which are not accessible for inspection upon completion.
 - c. Confirmation that any departure from the agreed design is in line with the approved principles.
 - d. Results of any Performance Testing undertaken.
 - e. Copies of any Statutory Approvals, such as Land Drainage Consent for Discharges etc.
 - f. Evidence that the system is free from defects, damage, and foreign objects.

Reason: In order to ensure that the drainage scheme is implemented in accordance with the approved details, and to prevent the increased risk of flooding, both on and off site, by ensuring the satisfactory means of surface water attenuation and discharge from the site, in accordance with Policy BN7 of the West Northamptonshire Joint Core Strategy

Noise

20. The development shall be carried out in accordance with the approved Noise Impact Assessment (report ref: M00511-PAC-XX-XX-RP-Y-0002) dated 10th December 2023 and published by Willmot Dixon Construction Limited

Reason: In the interest of safeguarding existing adjacent planning uses and residential amenity with regard to noise in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy 2014.

Odour control from Kitchen extraction systems

21. Prior to the commencement of the use hereby approved the cooking equipment installed shall have an associated odour control system; details of which shall be submitted to and approved by the Local Planning Authority. The scheme and any required works shall thereafter be maintained in accordance with the approved details.

Reason: In the interest of safeguarding existing planning uses and residential amenity with regard to odour, fume and noise in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy 2014.

External Illumination

22. There shall be no external illumination on the site at any time other than in accordance with a detailed scheme which shall first have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the level of

illumination, angling and cowling of the light sources, an assessment of the impact of the lighting on the vertical facades of sensitive properties and the measures necessary to reduce the impact in accordance with The Institution of Lighting Professionals Guidance Note GN01/21 The Reduction of Obtrusive Light. Any lighting shall thereafter be operated and maintained in accordance with the approved details at all times.

Reason: In the interest of safeguarding residential amenity and reducing pollution in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy 2014

Solar Panels

23. Before the solar panels are installed, a scheme for bird proofing shall be submitted to the Local Planning Authority for approval. Once approved, the scheme shall be fully implemented before first use of the solar panels, and thereafter maintained in the approved state.

Reason: to reduce the likelihood of roosting birds that may cause pollution and/or a risk to safety in accordance with policy BN9 of the West Northamptonshire Joint Core Strategy 2014.

Growing of fresh produce for consumption

24. Prior to any horticultural activities being undertaken on site, details of the raised beds within the horticultural area as shown on Drawing M00511 ASA ZZ ZZ DR A 9010 P03 shall be submitted to and approved in writing by the Local Planning Authority. development shall thereafter take place in accordance with the approved details.

Reason: In the order to demonstrate that the soils meet residential standards in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

Ecology

25. No development hereby permitted shall take place except in accordance with the terms and conditions of the Council's Organisational Licence (WML-OR112, or a 'Further Licence') and with the proposals detailed on plan "St Johns Centre: Impact Plan for great crested newt District Licensing (Version 1)", dated 20th December 2023.

Reason: In order to ensure that adverse impacts on great crested newts are adequately mitigated and to ensure that site works are delivered in full compliance with the Organisational Licence (WMLOR112, or a 'Further Licence'), section 15 of the National Planning Policy Framework, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.

26. No development hereby permitted shall take place except in accordance with Part 1 of the Great Crested Newt Mitigation Principles, as set out in the District Licence WML-OR112 (or a 'Further Licence') and in addition in compliance with the following: - Works which will affect likely newt hibernacula may only be undertaken during the active period for amphibians. Capture methods must be used at suitable habitat features prior to the commencement of the development (i.e., hand/destructive/night searches), which may include the use of temporary amphibian fencing, to prevent newts moving onto a development site from adjacent suitable habitat, installed for the period of the development (and removed upon completion of the development).

Reason: In order to ensure that adverse impacts on great crested newts are adequately mitigated and to ensure that site works are delivered in full compliance with

the Organisational Licence (WMLOR112, or a 'Further Licence'), section 15 of the National Planning Policy Framework, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.

27. The approved development shall be carried out in accordance with recommendations set out in section 1.8 of the Biodiversity Net Gain Report prepared by Willmott Dixon Construction Ltd (ref SQ-1019.BNG) dated 29th August 2023.

Reason: In order to ensure a biodiversity net gain for the development in accordance with Policy NE5 of the South Northamptonshire LPP2.

Informative

Ecology - It is recommended that the NatureSpace Best Practice Principles are considered and implemented where possible and appropriate.

It is essential to note that any works or activities whatsoever undertaken on site (including ground investigations, site preparatory works or ground clearance) prior to receipt of the written authorisation from the planning authority (which permits the development to proceed under the District Licence WML-OR112, or a 'Further Licence') are not licensed under the great crested newt District Licence. Any such works or activities have no legal protection under the great crested newt District Licence and if offences against great crested newts are thereby committed then criminal investigation and prosecution by the police may follow.

It is essential to note that any ground investigations, site preparatory works and ground / vegetation clearance works / activities (where not constituting development under the Town and Country Planning Act 1990) in a red zone site authorised under the District Licence but which fail to respect controls equivalent to those detailed in the planning condition above which refers to the NatureSpace great crested newt mitigation principles would give rise to separate criminal liability under the District Licence, requiring authorised developers to comply with the District Licence and (in certain cases) with the GCN Mitigation Principles (for which Natural England is the enforcing authority); and may also give rise to criminal liability under the Wildlife & Countryside Act 1981 (as amended) and/or the Conservation of Habitats and Species Regulations 2017 (as amended) (for which the Police would be the enforcing authority).

Condition 24 – Details of raised beds

The Environmental Protection team will expect a suitable soil membrane to be installed the raised beds to prevent potential migration of contaminants into the clean soil. Alternatively, the applicant may wish to carry out supplementary testing of the existing soil surface (as opposed to the imported soils) and provide appropriate certification for the clean imported soils.

Drainage - Use of FEH rainfall data in drainage design in Northamptonshire: Section 4.3.2. of the SUDS Manual (CIRIA C697) acknowledges that additional datasets have been added to Flood Estimation Handbook (FEH) and rainfall depths obtained using FEH show significant differences from those obtained from Flood Studies Report (FSR) in some parts of the country. Within Northamptonshire, rainfall depths are often greater using FEH datasets than FSR and therefore it is conservative to use FEH data in drainage design. We recognise that FSR rainfall data should be used where the critical storm duration is less than 60 minutes, as FEH data is less robust for short duration storms, however a number of elements of this site's drainage has critical storm durations of 120 minutes. If FEH rainfall data is not used as described above, then sensitivity testing to assess the implications of FEH rainfall must be provided. This should demonstrate that the development proposals remain safe and do not increase flood risk to third parties

The design of the kitchen ventilation system shall have regard to the EMAQ+ Control of Odour and Noise from Commercial Kitchen Exhaust Systems (2022) prepared by NETCEN for the Department for Environment Food and Rural Affairs.
