

<b><u>Application Number:</u></b>	WNN/2022/0559
<b>Location:</b>	Land to the east of Hardingstone, north of Newport Pagnell Road, Northampton, Northamptonshire
<b>Proposal:</b>	Reserved Matters Application (Appearance, Landscaping, Layout and Scale) pursuant to Outline Planning Permission N/2013/0338 for Phase Two development comprising Community Centre, Primary School, Playing Fields and other associated works including landscaping and parking
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<b>Applicant:</b>	Tilia Homes
<b>Agent:</b>	GSS Architecture
<b>Case Officer:</b>	Adam Walker
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<b>Ward:</b>	Nene Valley Unitary Ward
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<b>Reason for Referral:</b>	Development relating to a Sustainable Urban Extension
<b>Committee Date:</b>	23.01.2023
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## **EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION**

**RECOMMENDATION: APPROVE THE RESERVED MATTERS SUBJECT TO CONDITIONS WITH DELEGATED AUTHORITY TO THE HEAD OF PLANNING DELIVERY FOR PLANNING AND ENVIRONMENT TO APPROVE ANY AMENDMENTS TO THOSE CONDITIONS AS DEEMED NECESSARY.**

### **Proposal**

Reserved matters application for the delivery of a primary school, playing fields and a community centre within the Northampton South of Brackmills' Sustainable Urban Extension.

### **Consultations**

The following consultees have raised **no objection** or have **made comments** on the application:

- Anglian Water
- Ecology Advisor
- Environment Agency
- Environmental Health
- Hardingstone Parish Council
- Local Highway Authority
- Northamptonshire Police
- School Services
- Ward Councillor Lizzy Bowen

Six representations have been received in response to the publicity of the application, which raise objections and concerns.

## **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:

- The quantum of development on the site
- The scale, appearance, layout and landscaping of the site
- Highway matters
- Residential amenity
- Ecology matters
- Drainage

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 forms an area of land situated within the wider 'Northampton South of Brackmills' Sustainable Urban Extension ('SUE') area, which is also known as Landimore Park. The SUE lies to the eastern edge of Hardingstone. It effectively forms the second phase (but is referred to as phase 1b).
- 1.2 The area surrounding the application site largely comprises of land that is being developed for new housing as part of the first phase of the SUE development. The land to the south of the site is planned to provide local commercial uses including retail provision and a public house; this aspect is due to come forward as part of a future phase.
- 1.3 The site currently comprises an area of bare ground - having been used as a site compound -and overgrown scrubland. It is broadly flat, with just a very gentle slope down from west to east and the low point of the site being the south eastern corner. A hedgerow flanks the site along its eastern edge with Landimore Road beyond. Part of the southern boundary of the site is bound by a new estate road (Sparrowhawk Crescent) that serves some of the new houses within the SUE and this will eventually loop around the northern part of the application site.

### **2. CONSTRAINTS**

- 2.1 There are no specific site constraints.

### **3. DESCRIPTION OF PROPOSED DEVELOPMENT**

- 3.1 This is a reserved matters application for the development of a primary school, playing fields and a community centre.
- 3.2 The application is seeking approval for the details of layout, scale, appearance and landscaping. Details of the new vehicular access arrangements for the SUE were approved under the outline permission and are therefore not under consideration as part of this application.
- 3.3 The proposed community centre and school buildings would be located in the south eastern part of the site with the playing fields occupying the western part of the site. Access to both the school and community centre would be from the new estate road to the south.
- 3.4 The proposed school would provide a two-form entry primary school and has been designed to accommodate 420 pupils, as required by the Section 106 agreement. The proposed site layout also allows for space to accommodate a potential future two storey extension to the western side of the building. The school building would be two storeys in height. To the north of the school building would be a playground and a separate nature area providing a 'forest school'. There would be a separate early year's playground and entrance to the south of the school building.
- 3.5 The proposed community centre would provide 456m<sup>2</sup> of floor space on a single level. The layout of the building accommodates two separate halls, one of which would have a ceiling height that would enable badminton to be played. The halls are intended to provide space for a wide range of sports and other activities. The remainder of the building would provide ancillary space such as a foyer, office, storage rooms and toilets as well as a separate disabled toilet / baby changing room / shower.
- 3.6 The facing materials for both the school and community centre are predominantly buff/cream brick with bands of blue/grey brickwork and blue/grey render as feature elements.
- 3.7 There would be a separate car park for school staff providing 35 spaces and another car park for the community centre providing 49 spaces. The community centre car park would also serve as a drop-off and pick-up parking area for the school and this area is also intended to double up as a shared community space to hold organised events.
- 3.8 The playing fields would provide sufficient space for a 7v7 football pitch (suitable for under 9s and under 10s) and a 9v9 football pitch (suitable for under 11s and under 12s). This playing area could also be reconfigured to provide an 11v11 football pitch.
- 3.9 The perimeter of the school site is proposed to be secured with black colour 2.4m high weldmesh fencing. The site frontage would be left open.
- 3.10 A number of conditions of the outline planning permission require specific information to be submitted in respect of subsequent reserved matters applications. These are:
  - Condition 8 – Sustainability strategy detailing a method of achievement of BREEAM “very good” (or equivalent) for any non-residential development
  - Condition 9 - Details of the proposed surface treatment of all roads, access and parking areas, footpaths, cycleways and private drives
  - Condition 10 - Construction Environmental Management Plan (CEMP)
  - Condition 12 - Engineering and construction details of the access junctions
  - Condition 15 - Foul Water Strategy
  - Condition 16 - Surface Water Drainage Strategy

- Condition 24 - Details of the need and scope for updating any protected species surveys
- Condition 25 – Scheme for bat and bird boxes
- Condition 26 - Secured by Design details; and
- Condition 31 - Proposed ground levels and finished floor levels.

The application is accompanied by relevant information which seeks to address the requirements of these conditions for this part of the SUE site.

#### 4 RELEVANT PLANNING HISTORY

Application Reference	Proposal	Decision
N/2020/1158	Non Material Amendment to Planning Permission N/2019/0048 (Reserved Matters Application pursuant to Outline Planning Permission N/2013/0338 (Sustainable Urban Extension for up to 1,000 dwellings; local centre; primary school; community uses; associated infrastructure improvements and highway access from Landimore Road and Newport Pagnell Road) for Phase One development comprising 385no dwellings with associated infrastructure and open space areas) for proposed changes to elevation details for house types and to switch plots 2 and 3 with alteration to associated garage.	Approved
N/2019/0048	N/2019/0048 Reserved Matters Application pursuant to Outline Planning Permission N/2013/0338 (Sustainable Urban Extension for up to 1,000 dwellings; local centre; primary school; community uses; associated infrastructure improvements and highway access from Landimore Road and Newport Pagnell Road) for Phase One development comprising 385no dwellings with associated infrastructure and open space areas	Approved
N/2013/338	Outline planning application for the development of a sustainable urban extension to include up to 1,000 dwellings (Class C3); local centre up to 1,320 sqm net floor space of retail, professional and financial services, restaurant/cafes (Classes A1, A2 and A3); up to 375 sqm net public house (Class A4); 2.09ha of land for a two	Allowed on appeal (Ref: APP/V2825/A/14/2228866)

	<p>form entry primary school (Class D1); up to 750 sqm of community uses which may include a medical centre, pharmacy and community centre (Class D1). Infrastructure improvements including a pumping station, green infrastructure and highway access from Landimore Road and Newport Pagnell Road.</p>	
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In addition to the above planning history, a formal pre-application meeting was held with the applicant prior to the submission of the current application. The meeting included representatives from the Local Planning Authority, the Local Highway Authority and Education. A broad range of issues were discussed, including design, parking and the requirements of Education. The applicant has included a response to the issues raised within the submitted Design and Access Statement.

## 5 RELEVANT PLANNING POLICY AND GUIDANCE

### Statutory Duty

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

### Development Plan

- 5.2 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 Local Plan (Part 1 – saved policies) 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)

- 5.3 The relevant policies of the West Northamptonshire Joint Core Strategy Local Plan (Part 1) are:

- Policy SA – Presumption in Favour of Sustainable Development
- Policy S1 – The Distribution of Development
- Policy S5 - Sustainable Urban Extensions
- Policy S10 - Sustainable Development Principles
- Policy S11 – Low Carbon and Renewable Energy
- Policy N6 - Northampton South of Brackmills SUE
- Policy C1 - Changing Behaviour and Achieving Modal Shift
- Policy C2 - New Developments
- Policy BN2 – Biodiversity
- Policy BN7A – Water Supply, Quality and Wastewater Infrastructure
- Policy BN7 – Flood Risk
- Policy BN9 – Planning for Pollution Control

#### Northampton Local Plan (1997) – Saved Policies

5.4 Due to the age of the plan, the amount of weight that can be attributed to its policies is diminished, however, the following policies are material to this application:

- Policy E7 – Skyline development
- Policy E20 – New developments (design)

Northampton Local Plan Part 2 (2011-2029) (Emerging)

5.5 The Local Plan was submitted to the Planning Inspectorate for examination in February 2021. As part of the examination in public, hearings chaired by Government-appointed Planning Inspectors took place in November 2021. The Planning Inspectors have indicated that the plan is capable of being found sound subject to main modifications being made.

5.6 Consultation on main modifications took place in July and August 2022. In November and December 2022, consultation on further main modifications took place to address issues relating to two specific sites. Accordingly, the policies in the emerging plan are material considerations in the determination of planning applications and significant weight is attached to all of the policies - with the exception of Policies 41 and 43. The relevant emerging policies are set out below.

Policy 1 – Presumption for sustainable development

Policy 2 – Placemaking and Design

Policy 4 – Amenity and layout

Policy 5 – Carbon reduction, community energy networks, sustainable design and construction, and water use

Policy 6 – Health and wellbeing

Policy 7 – Flood risk and water management

Policy 24 – Community Facilities

Policy 29A – Supporting and enhancing biodiversity

Policy 32 – Designing Sustainable Transport and Travel

Policy 33 – Highway network and safety

Policy 35 – Parking standards

**Material Considerations**

5.7 Below is a list of the relevant Material Planning Considerations

- National Planning Policy Framework (NPPF)

The NPPF should be read as one complete document. However, the following sections are of particular relevance to this application:

- Paragraphs 7-12 – Presumption in favour of sustainable development
- Section 8 – Promoting healthy and safe communities
- Section 9 – Promoting sustainable transport
- Section 11 – Making effective use of land
- Section 12 – Achieving well-designed places
- Section 14 – Meeting the challenge of climate change, flooding and coastal change
- Section 15 – Conserving and enhancing the natural environment

- Northampton Parking Standards Supplementary Planning Document (2019)

- Northamptonshire County Parking Standards (2016)

- Planning Out Crime in Northamptonshire Supplementary Planning Guidance (2004)

## 6 RESPONSE TO CONSULTATION

Consultee Name	Comment
Anglian Water	No objection. The impacts of the proposed foul drainage and surface water drainage strategies on Anglian Water's infrastructure are acceptable.
Arboricultural Officer	No comments received
Conservation Section	No comments received
Ecology Advisor	The submitted Ecology Project Note has been reviewed and there are no objections to the proposal.
Environment Agency	No objection
Environmental Health	No objection subject to conditions relating to noise, including with regards to the specification of the school building design and construction, noise from external plant and a restriction on the operating hours of the community centre. The proposed electric vehicle charging provision is acceptable, provided that one of the chargers is a rapid charger. The submitted Construction Environment Management Plan is acceptable, provided the document includes up-to-date names and contact details for the key project personnel.
Hardingstone Conservation Area Advisory Group	No comments received
Hardingstone Parish Council	There are no objections to the application, but the Parish Council has the following comments to make. - The solar panels and heat pump heating are welcomed - Would the sports fields be available to the public? If so, access from the public car park would be needed. - The Parish Council does not agree with the chosen colour palette of the brickwork. The palette of materials for the 'Green Suburb' character area should be used as this would fit the character of the area better.
Lead Local Flood Authority	Comments on the information submitted in relation to conditions 15 and 16 are awaited and members will be updated.
Local Highway Authority	No objection subject to a condition requiring a parking management strategy for the community centre/school pick-up and drop-off car park.  The Construction and Environmental Management Plan (CEMP) submitted in relation to condition 10 is acceptable from a highway perspective.
Northamptonshire Police	The site layout is in accordance with guidance with secure fence lines. The external lighting has been improved and is acceptable. It is proposed to secure the community centre car park with a manually operated low level swing gate with padlock. It would be better if the barrier was a drop arm type controlled by a fob so

	legitimate school users could all easily access the car park and when community events are on the use of the car park is supervised and the barrier kept in the up position. Consider that if the barrier remains as proposed then the car park will be a hub of antisocial behaviour after school hours, which is not acceptable.
School Services	More clarity is needed as to how the shared parking area is intended to operate in terms of responsibility for upkeep and maintenance; the school will not want to be liable for this area. There are some reservations over the inclusion of a pond within the nature area on safety grounds. A school operator may choose to install such a feature at a later date (subject to any necessary risk assessment being undertaken and appropriate safety features being installed) however I would not expect it be included in the planning application at this stage.
Ward Councillors	Councillor Lizzy Bowen has enquired whether there is an opportunity to modify the Section 106 agreement in relation to the community centre to help provide a new facility for the local scout group. The scouts operate 5 days per week and have 170 members (projected to increase to 200 members by the end of 2022). The scout group have no proper facility in the village and lack of space for their activities. The operation of the existing facility also creates traffic problems. The scout group need their own set up and if there is some way to have the option to build on a bespoke wing to this main facility it would be a relief to all – even if it is later after main build (funding would need to be secured). 200 youngsters occupied with developing life skills will be to all our benefit.

## 7 RESPONSE TO PUBLICITY

7.1 Six representations have been received at the time of writing this report. A summary of the planning comments is provided as follows:

- Concerns regarding traffic along Sparrowhawk Crescent due to the primary school entrance and staff and visitor parking entrance being extremely close to residential properties. Concerned that cars will be parking in layby bays and along the road on Sparrowhawk Crescent which is meant for residents and a risk that this will increase traffic and cause disruption and noise. Concerns regarding flow of traffic around the site in the mornings and afternoons.
- Main concern is traffic during school time as there is just one access through Sparrowhawk Road to Red Kite Drive and the school entrance is through Sparrowhawk Road. How will the traffic be monitored and filtered? Or will there be another entrance through another street?
- Object on the grounds that the area already has primary school as well as a community centre and playing fields and the proposals are not warranted for this development of houses. The proposals will only increase the volumes of traffic in what is already a busy part of the town.
- Concerns raised with the impact of construction operations associated with the first phase of the development, including disruptive roadworks and the closure/diversion of a public footpath. Concerns also raised in relation to approved

ditches/vegetation/pathways not being provided, trees and other vegetation not being restored and highway works remaining incomplete. Consider that increased controls and measures should be put in place for future development on the Landimore site.

- This area to the west side of Landimore Road, which was intended to host multiple developments including medical provision and this does not appear to be catered for.
- The initial proposal for development on the other side of Landimore Road was to contain sports fields, are these still to be constructed?
- The developer should adhere to the limitation of 300 units to be developed before construction of the school can commence.
- Object to the plans on the basis that there is no clear indication of the elevations of proposed building to the back of our property and the intended use of land to the rear where the boundaries will lie to any such building planned there. Also consider that not enough has been done to mitigate the impact to local wildlife and habitats. Bats have regularly been observed in this area along with many different kinds of birds and foxes.

**Officer response:** These comments appear to relate to a different part of the SUE site and not the current application site. The objector's property lies some distance to the east, separated by planned new build dwellings. The comments are not therefore germane to this application.

- Request to see a proper plan that shows exactly what will be built behind my house.

**Officer response:** These comments appear to relate to a different part of the SUE site and not the current application site. The neighbour's property lies some distance to the east, separated by planned new build dwellings.

## 8 APPRAISAL

### Background

- 8.1 The Northampton South of Brackmills SUE is allocated under Policy N6 of the West Northamptonshire Joint Core Strategy for in the region of 1,300 dwellings, together with provisions for other facilities including a primary school, local centre, green space and flood risk management.
- 8.2 An outline application with all matters reserved except for access was approved in February 2016 for the development of a sustainable urban extension under application reference N/2013/0338. The outline permission provides for up to 1,000 dwellings, a local centre up to 1,320 sqm net floor space of retail, professional and financial services, restaurant/cafes, up to 375 sqm net public house, 2.09 hectares of land for a two form entry primary school, up to 750 sqm of community uses which may include a medical centre, pharmacy and community centre, along with associated infrastructure improvements including a pumping station, green infrastructure and highway access from Landimore Road and Newport Pagnell Road.
- 8.3 A Masterplan, Design Code and Phasing Plan have been approved for the SUE pursuant to conditions on the outline planning permission. The approved Masterplan, Design Code and Phasing Plan show the SUE site being developed in three main phases.
  - The first phase comprises roughly 400 dwellings located towards the centre of the SUE site and to either side of Landimore Road (Phase 1a) together with a new primary school and community centre (Phase 1b).

- The second phase comprises some 250 dwellings to the western side of the SUE site (Phase 2a) plus the local centre and public house to the west of Landimore Road (Phase 2b).
  - The third phase comprises some 350 dwellings to the western side of the SUE site and includes a park with playing pitch.
- 8.4 Reserved Matters approval for Phase 1 development comprising 385 no dwellings with associated infrastructure and open space areas has been approved and is under construction, with some properties occupied.
- 8.5 The developer's vision for the SUE site as set out in the Design Code and Masterplan is to create a "crafted place" that combines traditional detailing with modern development. The Design Code identifies three broad character areas, with each area also including a number of sub-character areas. The overarching character areas comprise as follows: 'The Green Suburb' to the west and part of the centre of the SUE site which has a relationship with Hardingstone Village in architectural style and follows a more formal street pattern included a looped primary route to the west and a crescent shaped road to the east; 'The Village' to the east which has a more organic approach to street pattern; and 'Hardingstone Green' to the north of Pagnell Court which includes a park with playing pitch that would act as a crossover between the two character areas.
- 8.6 The current reserved matters application relates to the delivery of the primary school and community centre. The application site lies within The Green Suburb Character Area, with the school and local centre forming their own sub-character areas. The local centre sub-character area extends to the south of the current application site and takes in land intended for the provision of a public house, retail and other community facilities as allowed for under the outline permission. The Design Code states that the School and Local Centre Sub-Character Area serves an "important modal function which also signifies a change in character from primarily highway network to residential development".

#### Principle and quantum of development

- 8.7 As this is reserved matters application, the principle of developing the site for a primary school and community centre has already been established. Furthermore, the broad access arrangements for the site have already been approved at outline stage. The primary matters for consideration therefore relate to those that were reserved by the outline planning permission; these being the appearance, landscaping, layout and scale of the proposed development.
- 8.8 The area of land attributed to the school site satisfies the requirements of the outline planning permission and S106 agreement and the gross internal area (GIA) of the school building slightly exceeds the minimum requirement set within the Design Code. Whilst not a formal requirement, the proposed layout also makes an allowance for a potential extension to the school building to 'future proof' the development.
- 8.9 The area of land attributed to the community facility is well within the maximum limit imposed within the S106 and the proposal marginally exceeds the minimum area of 450m<sup>2</sup> for the community facility as set out in the S106 agreement.
- 8.10 The quantum of development is therefore within the thresholds of the outline consent.

## Layout, design and landscaping

- 8.11 The Masterplan purposely places the school and community facility next to each other, with these elements intended to occupy a highly prominent position both visually and functionally at the intersection of major routes through the site.
- 8.12 The Design Code indicates that the community centre and school buildings should surround a shared 'square' which can act as a school drop off and visitor parking for both uses. It is also envisioned that this 'square' can be used for community events and provide 'free space' that can accommodate temporary structures such as tents and marquees. The Design Code identifies the key frontages of both the school and community centre as facing onto the 'square'.
- 8.13 In terms of the school site specifically, the Code highlights the importance of ensuring that it is situated within an urban block to help consolidate and define the urban centre within which it will be situated, whilst also preventing the playing fields from creating an 'open' character in the centre of the development.
- 8.14 Regarding the physical design of the buildings (materials and form), the Code states that: "with the school and community centre at the heart of the urban extension, there is an opportunity to create a node for the community with a distinct aspirational design. This can be achieved with simple changes of roofscape and/or materiality away from the traditional".
- 8.15 The general layout of the proposed development follows the Masterplan and Design Code, with the community centre in the southernmost part of the site, the school building lying to the north, the community centre car park / flexible event space occupying the south eastern corner of the site and a separate staff car park to the west of the community centre building.
- 8.16 The orientation of the school deviates from how it has been indicated within the Design Code and Masterplan, which show the school building on a north-south axis. The proposal is for the building to sit on an east-west axis and supporting information explains the rationale for the proposed orientation, which is intended to provide more optimal conditions with regards to solar glare, significantly better noise attenuation from Landimore Road and future flexibility for the school through the ability to readily add an extension if necessary. Officers accept that there is reasonable justification for the proposed positioning of the school building.
- 8.17 An implication of the proposed orientation is that the school would not have main elevation facing onto Landimore Road, which is a main road that connects to Brackmills Industrial Estate. Furthermore, the proposed layout is such that the kitchen, heat pump enclosure, bin store and a cycle store are all located to the eastern side of the building and so the proposal would not provide an active frontage as such, albeit this area is intended to provide a main thoroughfare for pupils and parents accessing the rear of the school. Having considered this matter, officers are satisfied that the proposed school site would still provide an acceptable interface with Landimore Road and the new residential development to the east – subject to an appropriate soft landscaping scheme along the eastern boundary (which would supplement the existing hedgerow that it to be retained and lies just outside of the site boundary). The eastern elevation of the school would be set in from the boundary with Landimore Road and would not be overly prominent and the provision of some substantial planting along this boundary would be in line with the landscape led approach advocated within the Design Code.
- 8.18 Both the school and community centre would have their main entrances fronting onto the community centre car park/public event space, which aligns with the Design Code in terms

of the identified key frontages for these buildings. The area in front of the school and adjoining the community centre car park/community square would form a plaza type feature with soft landscaping to the peripheries. This landscaping would help to screen the heat pump and bin store enclosures, both of which are proposed as weldmesh fencing with timber slat infill to soften their appearance.

- 8.19 The school building would be two storeys in height and the community centre would be single storey. Both buildings incorporate variation into their scale and mass through the roof form. For the community centre two monopitch roofs of different scales lean against each other and this arrangement is duplicated with a studio that projects above the school entrance. Whilst the school and community centre have their own individual aesthetic, there is a visual link between the two buildings in terms of the general design.
- 8.20 The Design Code specifies a variety of different materials for each of the three broad Character Areas. The school and community centre site lies within the Green Suburb Character Area, with the school and local centre forming a separate sub-character area. The material palette for the Green Suburb Character Area includes red brick, blue brick, ironstone and render with grey and red tiles to the roofs. Materials of the surrounding houses include a prevalence of brick in differing colours with some feature ironstone houses and areas of render and tile cladding. The houses constructed on Sparrowhawk Crescent predominantly use a red/black multi brick.
- 8.21 The proposed walling materials are a buff/cream multi brick with bands of blue/grey brickwork and areas of blue/grey render. Such materials are in line with the options within the Design Code for the whole site but not specifically for the Green Suburb Character Area. A standing seam metal roof is proposed for the buildings in metallic grey colour.
- 8.22 Officers consider that the proposed material palette is acceptable. The use of a buff/cream brick would provide some welcome contrast with the surrounding houses and contribute to the prominence of this part of the SUE, which is one of the intentions for this area within the Design Code. Moreover, the use of blue/grey brickwork, which is used quite extensively across the two buildings as projecting feature banding, would broadly tie in with the material palette for the surrounding Green Suburb Character Area because that includes the use of blue brick and it would also have some similarities with the appearance of ironstone. With regards to the proposed roof covering, a grey metal roof would harmonise with the colour of the roofs on surrounding dwellings. It is recommended that samples of the facing materials are secured by condition.
- 8.23 The school grounds would be enclosed by 2.4m black weldmesh fencing. This would be set in from the boundaries of neighbouring gardens to allow for maintenance. Where the fencing encloses the staff car park, this is set back from Sparrowhawk Crescent and separated by an area of soft landscaping. The site frontage to Sparrowhawk Crescent would be left open, as is it indicated to be within the Design Code, and this would help to visually link this area with the remainder of the Local Centre site on the opposite side of Sparrowhawk Terrace.
- 8.24 The proposed site plan shows an overall strategy for soft landscaping, but detailed planting layouts have not been provided. The proposed layout indicates tree planting to the eastern and southern roadside boundaries and this would provide some enclosure to the community centre car park. Tree planting is proposed around the prominent south east corner of the car park at the junction with Landimore Road, where there would be a pedestrian entrance leading to the school. The car park itself would have a landscape strip within the centre with space for tree planting plus ornamental planting to the periphery in front of the school and community centre buildings. Within the wider site it is proposed to have a nature area that would be used as a forest school; this would be enclosed by 1.8m vertical bar fencing for pupil safety. The overall approach to the soft landscaping strategy

is considered acceptable and it is recommended that the detailed planting scheme is secured by condition. Similarly, a detailed scheme for the proposed areas of hard surfacing is also recommended.

- 8.25 Overall, it is considered that the proposed development would be broadly in accordance with the Masterplan and Design Code and would create a good quality development that would not result in any unacceptable adverse impact on the character and appearance of the surrounding area. The application is therefore considered to comply with Policy E20 of the Northampton Local Plan, Policy S10 of the West Northamptonshire Joint Core Strategy, emerging Policy 2 of the Northampton Local Plan and guidance in the NPPF.

#### Highways and access

- 8.26 The highway impacts of and access arrangements for the SUE development, including new accesses into the site and pedestrian crossings, have already been assessed and considered acceptable under the outline planning permission. Furthermore, the new loop road that provides the access to the site (Sparrowhawk Crescent) has been approved as part of the Phase 1 residential development.
- 8.27 There are two points of vehicular access for the site, both from the existing road to the south. One provides access to the school's staff car park and the other provides access to the community centre car park/school drop-off and collection. These accesses align with the Design Code. The applicant also has highways technical approval for these accesses as part of the site wide Section 38 agreement.
- 8.28 The proposed community centre car park would also be used as a drop-off and collection point for school pupils. The Local Highway Authority (LHA) raises no objection to the proposed parking arrangements subject to a condition requiring a parking management strategy. The management strategy would need to ensure that the use of the community centre does not conflict with school drop-off and collection times and that both the start and finish times of the school are staggered. This is to mitigate demand for parking at peak times and thereby mitigate the impact on the surrounding highway network. In addition to the car park, there would also be some capacity for pick-up / drop-off on the new road to the south of the site, as extra capacity has been incorporated into the design in the form of lay-by parking. Whilst not forming part of the highways assessment for the current application, in practical terms it is also likely that further opportunities for informal school parking would become available when the remainder of the local centre is developed.
- 8.29 The Local Highway Authority considers the proposed level of staff parking for the school and the general layout of this car park to be acceptable.
- 8.30 The proposed layout also provides for electric vehicle charging provision within the car parks and cycle storage facilities for the school and community centre uses. Environmental Health have advised that the proposed electric vehicle charging is acceptable provided that one of the chargers is a rapid charger and a condition is therefore recommended to this effect.
- 8.31 Two pedestrian accesses are provided off Sparrowhawk Crescent and a further pedestrian access is provided to the north, allowing direct access into the school from the rear. The rear access would be controlled by a lockable gate. Additionally, a further gated access is provided towards the west of the community centre and school buildings and this would serve as a maintenance access to the perimeter of the playing fields.
- 8.32 In summary, the proposals are considered acceptable from a highways perspective.

### Residential amenity

- 8.33 Much of the site is surrounded by new houses that form part of Phase 1 of the SUE development. The houses generally back onto the playing fields, with a small number backing onto the staff car park.
- 8.34 Environmental Health have been consulted and have recommended conditions to protect local residents from noise. Conditions are therefore recommended in relation to any external plant that is needed to serve the school and/or community centre and a restriction on the operating hours of the community centre (not to be used between 2200 hours and 0800 hours on any day). A further condition is also recommended to protect users of the school building from road noise.
- 8.35 The relationship between the proposals and nearby residential development is such that the proposals are unlikely to give rise to any significant harm to the amenity of neighbouring residential properties, subject to the aforementioned conditions. It is to be noted as well that no lighting is proposed to the playing fields or the netball area within the rear playground.

### Ecology

- 8.36 The application is supported by a Project Note which provides an updated assessment in relation to protected species, in accordance with condition 24 of the outline permission. It concludes that given the current condition of the land and the site's wider context, the site is unlikely to support any protected species.
- 8.37 The Project Note recommends that a biodiversity enhancement plan should be produced to ensure a net gain post-development, with the detailed landscaping scheme being designed to maximise biodiversity gain.
- 8.38 Condition 25 of the outline planning permission requires bat and bird boxes to be provided in accordance with a scheme which has been submitted for approval to the Local Planning Authority as part of each reserved matters application. The applicant is proposing a total of 8 bird boxes, to include a minimum 4 swift bricks (as these also cater for many other species), together with 4 bat boxes (to buildings only). The proposed locations of bat and bird boxes are shown on the proposed site plan.
- 8.39 The Council's Ecology Advisor has been consulted on the application and no objections have been raised. As such, it is considered that the application is acceptable from an ecology perspective, subject to a condition to secure a biodiversity enhancement plan. It is also recommended that the proposed bat and bird boxes are secured by condition.

### Flood risk and drainage

- 8.40 In accordance with conditions 15 and 16 of the outline planning permission, a drainage strategy for this part of the SUE site accompanies the application. The proposed surface water drainage strategy involves the attenuation of water on site within a cellular crate below the community centre car park and the discharge of water to the sewer network at a restricted rate. Attenuation is provided to accommodate a 1 in 200-year event plus 40% allowance for climate change. The drainage strategy report concludes that the proposed drainage scheme is compliant with the details approved at outline stage and is consistent with the reserved matters approval relating to the phase one residential development.
- 8.41 Anglian Water and the Lead Local Flood Authority have been consulted on the application. Anglian Water have confirmed that the proposed foul and surface water drainage

strategies are acceptable to them. Comments are awaited from the Lead Local Flood Authority and an update will be provided to members on this within the agenda update.

### Crime prevention

- 8.42 Northamptonshire Police consider the proposed site layout and the perimeter fencing to be in accordance with Secured by Design guidance. The proposed external lighting to the car parks and the areas immediately surrounding the proposed buildings is also considered acceptable.
- 8.43 The Police have however raised a concern with the proposed barrier to the community centre car park. It is proposed to secure the community centre car park with a manually operated low level swing gate, but the Police consider that the barrier should be a drop arm type controlled by a fob. The Police are of the opinion that the proposed barrier is inadequate and will make the car park susceptible to antisocial behaviour during the evenings when the school is closed but the community centre is open.
- 8.44 To address this issue, it is recommended that a condition be imposed requiring revised design details of the barrier.

### Sustainability

- 8.45 Condition 8 of the outline planning permission requires that all non-domestic buildings achieve BREEAM 'very good' and requires a sustainability strategy to be submitted with any reserved matters application. The application is supported by a BREEAM pre-assessment, which targets sufficient credits to achieve 'very good' with additional backup credits identified that can be targeted should any of the original targets prove difficult. A Renewable Technologies and Sustainability Strategy has also been submitted with the application.
- 8.46 The proposed buildings would be electric only with no gas connection required. This strategy allows the building's energy to become decarbonised as more renewable energy sources contribute to the national grid. Alongside the all-electric strategy, air source heat pumps would be used for both the school and community centre and photovoltaic panels are proposed to each building to provide renewable energy and ensure that the building's energy demand exceeds building regulations requirements. Hybrid ventilation units would be provided to classrooms and teaching spaces. Classrooms would utilise assisted natural ventilation units which mix incoming air with heated air to prevent cold draughts. The main halls to both buildings include similar systems in the form of roof turrets which allow the wind to assist with ventilation.
- 8.47 In the context of the above, the application is consistent with the outline permission and considered to accord with Policies S10 and S11 of the West Northamptonshire Joint Core Strategy, emerging Local Plan Policy 5 and guidance in the NPPF. A condition is recommended to secure the proposed sustainability measures as detailed within the application and to obtain confirmation that the completed development has achieved the requisite BREEAM certification.

### Representations

- 8.48 Hardington Parish Council have queried whether the playing fields would be available to the public. The applicant has advised that the pitches and netball court would be part of the secure school site and any community access would be controlled by the school. The site has been arranged so that access is available in several ways depending on the school's ultimate preference. The Parish Council has been made aware of the applicant's response on this matter.

- 8.49 The Parish Council have also commented that they do not agree with the chosen colour palette of the brickwork and consider that the palette of materials for the Green Suburb Character Area would be more appropriate. The alternative options for the walling material within the Green Suburb Character Area would either be red brick, blue brick or ironstone, along with render. The cost of developing the buildings in ironstone would be prohibitive and officers do not consider that a red or blue brick would necessarily represent a more suitable material. For the reasons set out earlier in this appraisal, officers consider the proposed facing materials to be acceptable.
- 8.50 Councillor Lizzy Bowen has enquired whether there is an opportunity to modify the Section 106 agreement in relation to the community centre to help provide a new facility for the local scout group. It is not feasible to modify the S106, although a community facility of between 450-750m<sup>2</sup> is required as part of the agreement. The site layout as proposed does not lend itself to incorporating a scout facility, although the scout group could potentially share the proposed community centre. It is understood that the Parish Council may take the facility on. Furthermore, detailed proposals for the remainder of the local centre have not yet come forward and so there could be some scope to accommodate an additional community facility, although the size of this would be restricted by the parameters of the outline permission. This would need to be considered outside of the current application.
- 8.51 Third party representations have raised concerns with the highway impacts of the development. Such matters have been addressed earlier within this appraisal.
- 8.52 An objection has been raised on the grounds that the community centre and school are not needed however the provision of a school and community centre has been established through the SUE allocation and outline permission.
- 8.53 Concerns have been raised with the impact of construction operations associated with the first phase of the development and it has been stated that increased controls and measures should be put in place for future development on the Landimore site. The application is accompanied by a Construction Environmental Management Plan (CEMP) for this specific phase of the development, as required by condition 10 of the outline permission. The submitted CEMP is acceptable to both Environmental Health and the Local Highway Authority and it is considered that this provides sufficient control over the construction operations for this part of the development.
- 8.54 With regard to the comments made that concern other parts of the SUE site, these will be addressed through future reserved matters submissions.

#### Other matters

- 8.55 Hardingstone Village Conservation Area and the listed buildings within it lie a considerable distance to the north west, with open fields, woodland and planned new development lying in between. As such, the proposal would not have any material impact on the setting of these designated heritage assets.
- 8.56 Comments have been received on behalf of School Services requesting more clarity on how the shared parking area is intended to operate in terms of responsibility for upkeep and maintenance, as the school would not want to be liable for this area. Whilst this is an important practical consideration, it is essentially a matter to be resolved when the land is transferred and is not an issue for consideration as part of the assessment of this reserved matters submission.

8.57 School Services have also raised some reservations with the inclusion of a pond within the nature area, as shown on the site layout plan. This area would be suitably fenced off (1.8 metre vertical bar fencing with a hooped top) to address this concern a condition is recommended requiring detailed proposals for the laying out of this area.

## **9 FINANCIAL CONSIDERATIONS**

9.1 The proposal is not chargeable development for the purposes of CIL.

## **10 PLANNING BALANCE AND CONCLUSION**

10.1 The proposed development would be in general accordance with the outline planning permission and the subsequently approved Design Code and Masterplan for the SUE. Furthermore, the submitted details of layout, appearance, scale and landscaping are of an acceptable standard. As such, and subject to conditions, the proposal would not give rise to an adverse impact on the amenities of surrounding properties, the character of the area, highway safety and ecology.

## **11 RECOMMENDATION / CONDITIONS AND REASONS**

**11.1 RECOMMENDATION: APPROVE THE RESERVED MATTERS SUBJECT TO CONDITIONS WITH DELEGATED AUTHORITY TO THE HEAD OF PLANNING DELIVERY FOR PLANNING AND ENVIRONMENT TO APPROVE ANY AMENDMENTS TO THOSE CONDITIONS AS DEEMED NECESSARY**

### Compliance with Approved Plans

1. The development hereby permitted shall be carried out in accordance with the following list of approved plans:

- SK(01) Rev B
- SK(02) Rev A
- SK(04) Rev G
- SK(07)
- SK(09)
- SK(10) Rev C
- SK(11) Rev C
- SK(12) Rev C
- SK(13) Rev C
- SK(14)
- SK(15)
- SK(20) Rev D
- SK(21) Rev D
- SK(22) Rev D
- SK(23)
- SK(24)
- 0040 Rev P3
- 0041 Rev P2
- 0075 Rev P2
- 0080 Rev P1
- 6739-BCL-XX-XX-DR-C-0050
- 6739-BCL-XX-XX-DR-C-0010
- P186-844-F

Reason: For the avoidance of doubt and to conform with the planning application.

### Samples of Facing Materials

2. Notwithstanding the submitted details, prior to the construction of the buildings hereby approved above ground floor slab level, samples of the proposed facing materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained as such.

Reason: In the interests of visual amenity and to accord with Policy E20 of the Northampton Local Plan, Policy 2 of the emerging Northampton Local Plan and guidance in the National Planning Policy Framework.

### Detailed Soft Landscaping Scheme (including Layout of the Nature Area)

3. A detailed soft landscaping scheme for the site, that is based on drawing number (SK04) Rev G, shall be submitted to and approved in writing by the Local Planning Authority prior to the construction of the buildings hereby approved above ground floor slab level. The scheme shall include a detailed layout for the 'Forest School/Habitat'. All planting, seeding or turfing comprised in the approved scheme shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner, and which shall be maintained for a period of five years; such maintenance to include the replacement in the current or nearest planting season whichever is the sooner or shrubs that may die are removed or become seriously damaged or diseased with others of similar size and species.

Reason: In the interests of visual amenity and biodiversity and to accord with Policy E20 of the Northampton Local Plan, Policies S10 and BN2 of the West Northamptonshire Joint Core Strategy, Policy 2 and 29a of the emerging Northampton Local Plan and guidance in the National Planning Policy Framework.

### Detailed Scheme for Areas of Hard Surfacing

4. Full details of the proposed surface treatment of all parking areas, footpaths, external circulation areas and playgrounds shall be submitted to and approved in writing by the Local Planning Authority prior to the construction of the buildings hereby approved above ground floor slab level. The development shall be provided in accordance with the approved details before the buildings are first brought into use and thereafter retained as such.

Reason: In the interests of visual amenity and to secure a satisfactory standard of development in accordance with Policy E20 of the Northampton Local Plan, Policy S10 of the West Northamptonshire Joint Core Strategy, Policies 2 and 4 of the emerging Northampton Local Plan and guidance in the National Planning Policy Framework.

### Noise (School Building)

5. The school building shall be designed and constructed in full compliance with the following documents:
  - Building Bulletin 93 (BB93)- Acoustic design of schools – performance standards- February 2015.
  - Association of Noise Consultants/ Institute of Acoustics - Acoustics of schools – A design Guide – November 2015

A construction design and ventilation scheme to demonstrate compliance with the noise standards set out in the above documents shall be submitted to and approved in

writing by the Local Planning Authority before any works to construct the building above ground floor level commence and the development shall be provided in accordance with the approved scheme.

Reason: In the interests of the amenity of users of the school building and to accord with Policy S10 of the West Northamptonshire Joint Core Strategy, Policy 6 of the emerging Northampton Local Plan Part 2 and guidance in the National Planning Policy Framework.

#### Noise (External Plant)

6. A noise assessment, in accordance with BS4142:2014+ A1 2019, for any new external plant required to serve the development and which is capable of emitting noise, shall be submitted to and approved in writing by the Local Planning Authority before any such plant is first installed. The report assessment shall include mitigation measures to deliver a “Low Impact” or better, as set out in BS4142:2014+A1 2019 (where necessary). The plant shall be provided in accordance with the approved specification and any mitigation required shall be provided before the plant is first made operational and thereafter retained as such.

Reason: In the interests of residential amenity and to accord with Policy S10 of the West Northamptonshire Joint Core Strategy, Policy 6 of the emerging Northampton Local Plan Part 2 and guidance in the National Planning Policy Framework.

#### Community Centre Hours of Use Restriction

7. The community centre hereby approved shall not be used between the hours of 2200 and 0800 on any day.

Reason: In the interests of residential amenity and to accord with Policy S10 of the West Northamptonshire Joint Core Strategy, Policy 6 of the emerging Northampton Local Plan Part 2 and guidance in the National Planning Policy Framework.

#### Construction Environment Management Plan

8. The construction of the development shall be carried out in full accordance with the submitted Construction Environment Management Plan prepared by Kier.

Reason: In the interests of residential amenity, highway safety and biodiversity. This is to accord with Policies S10 and BN2 of the West Northamptonshire Joint Core Strategy and Policies 6 and 33 of the emerging Northampton Local Plan Part 2.

#### Biodiversity Enhancement Plan

9. A Biodiversity Enhancement Plan shall be submitted to and approved in writing by the Local Planning Authority before any part of the site is first brought into use. The plan shall demonstrate a post-development biodiversity net gain and shall detail the phasing for the provision of the enhancement measures. The measures detailed within the approved Biodiversity Enhancement Plan shall be provided in accordance with the approved phasing and retained as such.

Reason: To accord with the recommendation of the Project Note prepared by Ecology Link and in the interests of biodiversity. This is to accord with Policy BN2 of the West Northamptonshire Joint Core Strategy, Policy 29a of the emerging Northampton Local Plan Part 2 and guidance in the National Planning Policy Framework.

### Provision of Bat and Bird Boxes

10. The bat and bird boxes as indicated on approved drawing number SK(04) Rev G and detailed within the submitted Project Note prepared by Ecology Link shall be provided before the part of the development to which they relate is first brought into use and shall thereafter be retained as such.

Reason: In the interests of biodiversity and to accord with Policy BN2 of the West Northamptonshire Joint Core Strategy, Policy 29a of the emerging Northampton Local Plan Part 2 and guidance in the National Planning Policy Framework.

### Barrier to Community Centre Car Park

11. Notwithstanding the submitted information, revised design details of the proposed barrier to the community centre car park/school pick-up and drop-off area shall be submitted to and approved in writing by the Local Planning Authority before the development is first brought into use. The barrier shall be provided in accordance with the approved details before the development is first brought into use and thereafter retained as such.

Reason: In the interests of crime prevention and residential amenity and to accord with Policy S10 of the West Northamptonshire Joint Core Strategy and Policy 4 of the emerging Northampton Local Plan Part 2.

### Electric Vehicle Charging

12. The electric vehicle charging points as indicated on approved drawing number SK(04) Rev G shall be provided before the car park to which they relate is first brought into use and, notwithstanding the submitted details, at least one of the proposed charging points shall be provided as a rapid charging point (50kw). The charging points shall thereafter be retained as such.

Reason: To facilitate the use of low emissions vehicles in the interests of mitigating climate change and to accord with Policy S10 of the West Northamptonshire Joint Core Strategy, the Northamptonshire Parking Standards Supplementary Planning Document and guidance contained within the National Planning Policy Framework.

### Sustainability Strategy Measures

13. The proposed sustainability measures as detailed at section 8.3 of the Design and Access Statement shall be provided before the building to which they relate is first brought into use. The measures shall thereafter be retained as such.

Reason: In the interests of achieving sustainable development and to accord with Policies S10 and S11 of the West Northamptonshire Joint Core Strategy and Policy 5 of the emerging Northampton Local Plan Part 2.

### BREEAM Certification

14. Confirmation that the development has achieved BREEAM “very good” (or equivalent) certification shall be submitted to and approved in writing by the Local Planning Authority within 6 months of the development first being brought into use.

Reason: To ensure compliance with condition 8 of the outline planning permission.

### Parking Management Strategy

15. A Parking Management Strategy for the community centre car park / school drop-off and pick-up area shall be submitted to and approved in writing by the Local Planning Authority before the development is first brought into use. The parking management strategy shall detail arrangements for staggered start and finish times of the school and measures to ensure that the use of the community centre does not overlap with the start and finish times of the school. The development shall be operated in accordance with the approved Parking Management Strategy at all times.

Reason: In the interests of highway safety and to accord with Policy 33 of the emerging Northampton Local Plan Part 2 and guidance in the National Planning Policy Framework.

Bin and bike stores

16. The bin and bike stores as indicated on approved drawing number SK(04) Rev G shall be provided before the part of the development to which they relate is first brought into use and shall thereafter be retained as such.

Reason: To ensure the provision of adequate facilities in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.