

BOROUGH OF KETTERING

Committee	Full Planning Committee – 23/07/2014	Item No: 5.2
Report Originator	Louise Holland Senior Development Officer	Application No: KET/2014/0255
Wards Affected	All	
Location	East Kettering Development, Parcel PS4, Cranford Road, Barton Seagrave	
Proposal	Approval of Reserved Matters: Primary School and Associated Works	
Applicant	Alledge Brook LLP	

1. PURPOSE OF REPORT

- To describe the above proposals
- To identify and report on the issues arising from it
- To state a recommendation on the application

2. RECOMMENDATION

THE HEAD OF DEVELOPMENT SERVICES RECOMMENDS that this application be APPROVED, subject to a S.106 OBLIGATION being entered into, removal of the Environment Agency objection and the following conditions, with any minor changes to conditions being delegated to the Head of Development Services:-

1. The development shall be carried out in accordance with the amended Construction Management Plan Rev C received 14th July 2014.

REASON: In the interests of residential amenity, highway safety, visual amenity and waste minimisation in accordance with the National Planning Policy Framework, Policy CS7 of the Northamptonshire Minerals and Waste Development Framework Core Strategy DPD (2010) and Policies 13 and 16 of the North Northamptonshire Core Spatial Strategy (2008).

2. Prior to the commencement of development an Ecological Construction Management Plan shall be submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved management plan.

REASON: To ensure ecology is protected during the construction phases of development in accordance with the Wildlife and Countryside Act (1981), the National Planning Policy Framework and Policies 5 and 13 of the North Northamptonshire Core Spatial Strategy (2008).

3. The development shall be carried out in accordance with the following approved plans:

- Proposed Site Plan drawing number SK02 Rev H received 15th July 2014.
- Proposed Site Location Plan drawing number SK100 Rev E received 15th July 2014.
- Proposed Ground Floor Plan drawing number SK01 Rev F received 15th July 2014.
- Visibility Splays drawing number SK20 Rev P4 received 14th July 2014.
- Swept Path drawings SK11 Rev B and SK12 Rev B received 14th July 2014.

- Proposed Elevations Sheet 1 of 2 Plan drawing number SK04 Rev C received 2nd June 2014.
- Proposed Elevations Sheet 2 of 2 drawing number SK05 Rev C received 2nd June 2014.
- Proposed Roof Plan drawing number SK06 Rev B received 2nd June 2014.
- External Lighting Plan drawing number 140510/E/2601 Rev P4 received 2nd June 2014.
- Foul and Water Drainage drawing number E1000 Rev P1 received 2nd June 2014.

REASON: To ensure an appropriate form of development in accordance with Policy 13 of the Core Spatial Strategy.

4. The development shall be carried out in accordance with the external building materials document received 1st July 2014. Prior to the commencement of construction of the school building, samples of all external facing materials shall be submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved sample and materials.

REASON: To secure a high quality design and in the interests of visual amenity in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

5. Prior to the occupation and opening of the primary school, full design details of the cycle storage area will be submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON: To secure a high quality design and in the interests of designing out crime and anti-social behaviour in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

6. Prior to the occupation and opening of the primary school a scheme for boundary treatment shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

REASON: In the interests of visual amenity in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

7. Prior to the construction of the school building, details of the hard surfacing materials for the site including roads, footpaths, cycleways, drop-off/deliveries area, parking areas, arrival piazza and outdoor play/learning areas shall be submitted to and approved in writing by the Local Planning Authority. The details shall include a drawing showing the surfacing materials across the site and sample materials. The development shall be carried out in accordance with the approved details.

REASON: To secure a high quality design and public realm and in the interests of visual amenity in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

8. Prior to the occupation and opening of the primary school, full details of the temporary parking area shown adjacent to the school site on the approved site plan (see condition 3) shall be submitted to and approved in writing by the Local Planning Authority. The details shall include a timetable for its implementation and cessation of use. The temporary parking area shall be constructed in accordance with the approved details, including the agreed timetable, and open and ready for use prior to the school opening.

REASON: To secure a satisfactory means of access, parking and manoeuvring in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

9. Prior to commencement of development on the primary school site, design details of the construction access and construction road from Cranford Road up to the school site, shall be submitted to and approved in writing by the Local Planning Authority. The construction access and road shall be constructed in accordance with the approved details and completed before any works start on site.

REASON: To secure a satisfactory means of access, parking and manoeuvring in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

Officers Report for KET/2014/0255

3.0 Information

Relevant Planning History

KET/2007/0694 – Outline for 5500 dwellings and related development – APPROVED

KET/2008/0274 – Outline for 5500 dwellings and related development – APPROVED

KET/2012/0747 – Request for an Environmental Screening Opinion for Parcel R19

KET/2013/0212 – Extension of time for KET/2007/0694 – PENDING

KET/2013/0213 – Reserved Matters (all details) for Parcels R7, R9 and R10 for 325 dwellings in relation to outline KET/2008/0274 – Committee Resolution to Approve.

KET/2013/0214 – Extension of time for KET/2008/0274 – PENDING

KET/2013/0232 – Reserved Matters (all details) for Parcels R23 & R26 for 308 dwellings in relation to outline KET/2008/0274 – PENDING

KET/2013/0314 – Full application for Parcel R19 for 153 dwellings, including demolition of vacant dwelling and substation, and replacement substation – PENDING

KET/2013/0514 – Variation and Removal of Conditions application in relation to outline application KET/2008/0274 (Tranche 1) – APPROVED

KET/2013/0695 – Variation and Removal of Conditions application in relation to outline application KET/2013/0514 (Tranche 2) – Committee Resolution to Approve.

KET/2013/0780 – Reserved Matters for 580m of road from Access E to Parcels R19, R20 and DC2 – APPROVED

KET/2013/0781 – Reserved Matters for surface water attenuation pond, drainage channels and details of Great Crested Newt translocation area – APPROVED

KET/2013/0782 – Request for an Environmental Screening Opinion for Parcel R19

KET/2013/0792 – Reserved Matters for 547m of road from Access F to Parcels R22, R23, R24, R25, R26 and E3 – APPROVED

KET/2013/0836 – Removal of 180m of hedgerow within Parcel DC2 – APPROVED

KET/2014/0357 – Variation and Removal of Conditions application in relation to outline application KET/2013/0514 – PENDING

AOC/0694/0701 – Condition 91 (Archaeology) – APPROVED

AOC/0694/0702 – Condition 58 (Green Infrastructure) – APPROVED

AOC/0694/0703 – Condition 39 (Low Zero Carbon) – APPROVED

AOC/0694/0704 – Condition 43 (Open Space) – APPROVED

AOC/0694/0705 – Condition 28 (Retail Strategy) – APPROVED

AOC/0694/0706 – Condition 73a (Traffic Impact Assessment for Junction 10/10a) – APPROVED

AOC/0694/0707 – Condition 40 (Waste Audit) – APPROVED

AOC/0694/0708 – Condition 41 (Waste Management Facility) – APPROVED

AOC/0694/0709 – Condition 63 (Water Efficiency) – APPROVED

AOC/0694/0710 – Condition 7 (Design Code) – APPROVED

AOC/0694/0711 – Condition 84 (Walking and Cycling Audit) – APPROVED

AOC/0694/0712 – Condition 85 (Weekley/Warkton Avenue Traffic Impact Assessment) – APPROVED

AOC/0694/0713 – Condition 86 (Elizabeth Road Traffic Impact Assessment) –

APPROVED

AOC/0694/0714 – Condition 83 (Access Phasing) – APPROVED

AOC/0694/0715 – Condition 65 (Stage Two Flood Risk Assessment) – APPROVED

AOC/0274/0801 – Condition 56 of KET/2008/0274 & Condition 35 of KET/2013/0514 - Reptile Method Statement – APPROVED

AOC/0274/0802 – Condition 60 of KET/2008/0274 & Condition 34 of KET/2013/0514 - Foul Water Drainage Strategy – APPROVED

AOC/0274/0803 – Condition 75 of KET/2008/0274 & Condition 46(i) of KET/2013/0514 - Access D (Warkton Lane/Deeble Road junction) – APPROVED

AOC/0274/0804 – Condition 75 of KET/2008/0274 & Condition 46(ii) of KET/2013/0514 - Access E (Barton Road/Warkton Lane junction) – APPROVED

AOC/0274/0805 – Condition 75 of KET/2008/0274 & Condition 46(iii) of KET/2013/0514 - Access F (Barton Road/A14 junction 10) – APPROVED

AOC/0274/0806 – Condition 46 of KET/2008/0274 & Condition 27 of KET/2013/0514 - Strategic Landscape Works – PENDING

AOC/0514/1301 – Conditions 34 & 36 of KET/2013/0514 – Biodiversity – APPROVED

AOC/0514/1302 – Condition 6(i) of KET/2013/0514 - Stage 2 Flood Risk Assessment – APPROVED

AOC/0781/1301 – Condition 2 of KET/2013/0781 - Ecological Construction Management Plan – APPROVED

Site Description

Kettering East is an area of 328.5 hectares to the east of Kettering and Barton Seagrave. The site is positioned adjacent to existing development on the town's eastern edge, bounded by the A14 trunk road to the south and open countryside to the north and east. The site currently comprises arable farmland, allotments and some woodland. The only buildings located within the site are those at Poplars Farm within the northern part of the site.

The first primary school is development parcel PS4 as shown on the strategic masterplan. It is located south of the District Centre, adjacent to parcel DC3, and south of the Barton Road/Warkton Lane access (Access E). The application site is also positioned adjacent to residential parcels R21 and R22 and the secondary site (SS1). The site area is 2 hectares.

Proposed Development

Reserved matters submitted for the first primary school for the East Kettering site on parcel PS4. The reserved matters to be considered are:

- Access
- Layout
- Appearance
- Scale
- Landscaping

The school will be a 2-form entry, 420 place school and will form part of the Peterborough Diocese as a Church of England (Voluntary Aided) School. Some community use of the school will be possible and further detail will be required as part of the approval of outline planning condition number 15 – strategy for community use of school buildings.

Any Constraints Affecting the Site

None affecting this specific parcel of the East Kettering site.

Environmental Impact Assessment

A Screening Opinion has been carried out for this planning application. The Local Planning Authority has adopted the screening opinion that the proposed development as described by the applicant is EIA development but that the original Environmental Statement (ES) (original dated July 2007) as amended August 2008 and January 2009 accompanying KET/2007/0694 and KET/2008/0274 adequately addresses the environmental effects of the proposals. Therefore, no further ES information is required in this case. The original ES has therefore been taken into account and considered in the assessment of these applications, the officer's recommendation and therefore the determination.

Consultation and Customer Impact

Burton Latimer Town Council – no objection.

Barton Seagrave Parish Council – no objection. Comments: some initial concerns regarding impact of traffic flow in and around the site at morning drop-off and evening collection times.

Highway Authority – comments made regarding the detailed design and layout

Highways Agency – no objection.

Environment Agency – objection. Additional information required.

Northamptonshire County Council (Capital Programme Manager) – supports the new school coming forward. The application is in accordance with the discussions that have taken place and the design reflects feedback given by NCC officers.

Crime Prevention Design Advisor – no objection. Recommendations made.

Environmental Health (KBC) – no objection subject to a construction management plan condition being imposed.

Community Services (KBC) – assumed there will be some community use of the school facilities.

Natural England – no objection regarding statutory conservation sites. Standing advice for protected species should be applied. There may be potential for biodiversity and landscape enhancements.

Northamptonshire County Council (Archaeology) – no comments. The proposed school location is not within one of the archaeologically sensitive areas as identified by the archaeological evaluation completed in 2012.

Neighbours

192 letters were sent to local residents and no objections have been received.

5.0 Planning Policy

National Planning Policy Framework

Policy 1 – Building a strong competitive economy

Policy 2 – Ensuring the vitality of town centres

Policy 4 – Promoting sustainable transport

Policy 6 – Delivering a wide choice of high quality homes

Policy 7 – Requiring good design

Policy 8 – Promoting healthy communities

Policy 10 – Meeting the challenge of climate change, flooding and coastal change

Policy 11 – Conserving and enhancing the natural environment

Policy 12 – Conserving and enhancing the historic environment

Development Plan Policies

North Northamptonshire Core Spatial Strategy

Policy 1 – Strengthening the network of settlements

Policy 3 – Connecting the urban core

Policy 5 – Green Infrastructure

Policy 6 – Infrastructure delivery and developer contributions

Policy 7 – Delivering housing

Policy 8 – Delivering economic prosperity

Policy 9 – Distribution and location of development

Policy 10 – Distribution of housing

Policy 11 – Distribution of jobs

Policy 12 – Distribution of retail development

Policy 13 – General sustainable development principles

Policy 14 – Energy efficiency and sustainable construction

Policy 15 – Sustainable housing provision

Policy 16 – Sustainable urban extensions

Saved Local Plan Policies

Policy K3 – Kettering: Ise Valley

Emerging Policies (Local Development Framework)

Emerging Core Strategy

6.0 Financial/Resource Implications

A deed of variation is required to alter the currently agreed timings for primary school delivery. Originally the first primary school was to be delivered on parcel PS2 (within Hallam Land's control) with PS4 (the subject of this application) coming forward as the second primary school.

Currently Alledge Brook is required to provide the second primary school at 1800 occupations as Hallam Land were originally delivering the first school (at 300 occupations). A deed is needed to secure the delivery of the first primary school by Alledge Brook at the 300 occupation trigger.

This Reserved Matters application (if approved) is to be read in conjunction with the outline permission KET/2008/0274, KET/2013/0514 and KET/2013/0695 (when approved) and relevant Section 106 Agreements.

7.0 Planning Considerations

The key issues for consideration in this application are:-

- (a) Principle of Development
- (b) Access to the Application Site
- (c) Design Code
- (d) Layout
- (e) Appearance and Scale
- (f) Sustainability
- (g) Community Use
- (h) Landscaping
- (i) Foul and Surface Water Drainage
- (j) Ecology
- (k) Construction Management Plan
- (l) Land Contamination
- (m) S106
- (n) Funding and Delivery

(a) Principle of Development

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires Local Planning Authorities to determine planning applications in accordance with the Development Plan unless material planning considerations indicate otherwise.

The principle of development at East Kettering has been established through the grant of outline planning permission KET/2008/0274 and subsequent variation of condition applications KET/2013/0514 and KET/2013/0695 (the latter which has a committee resolution to approve). The original application was approved at Committee in April 2010 and the subsequent variation of condition application KET/2013/0514 (Tranche 1) was heard at a Planning Committee in October 2013, where members resolved to approve subject to conditions and a deed of variation linking the application to the revised Section 106 agreement. That outline permission was issued on 30th May 2014 further to the relevant legal agreement being completed. KET/2013/0695, a further variation of condition application, was approved by committee on 8th July 2014 subject to conditions and completion of a deed of variation.

Development at East Kettering has outline consent for:

- 5,500 dwellings
- 4 Primary Schools
- Secondary School
- District Centre
- Local Centres
- Health Clinic
- Employment
- Hotel
- Formal and Informal Open Space
- Roads, Drainage and Other Infrastructure

East Kettering Sustainable Urban Extension (SUE) is identified in Policy 9 of the North Northamptonshire Core Spatial Strategy and its accompanying text. SUEs such as East Kettering have been taken forward in order to respond to the Government's Growth Agenda for Northamptonshire. This application will

therefore support housing delivery and economic growth.

Where outline planning permission has been granted (as set out above), in order to proceed with development details known as 'Reserved Matters' need to be submitted to the Local Planning Authority for approval. The reserved matters relevant to this current application are listed below and are assessed in the subsequent sections of this report to determine acceptability of this application for the first primary school and associated works:

- Access
- Layout
- Appearance
- Scale
- Landscaping

(b) Access to the Application Site

Construction Phase

Construction traffic will enter the site from the south via an access off Cranford Road. The access will be made at the point where a later access to development parcels R21 and R22 is required. This is shown on the regulatory plan within the approved Design Code. It is positioned opposite the proposed primary entrance to the Persimmon site (KET/2013/0232) along Cranford Road. This temporary access and part of the street into the site can therefore be developed further later in the development programme and will help to minimise the creation of unnecessary access points and abortive works within the site.

The point of access for construction has been revised during the course of the application. This was in response to officers concern about the use of existing gates which shares a close relationship with two properties, numbers 58 and 60 Cranford Road. The site location plan included at Appendix 1 shows the construction access point and construction route to the site. The required visibility splays are achievable with minimal loss of vegetation. A temporary speed limit of 30 mph will be imposed during the construction phase to ensure that the access is safe.

The Local Highways Authority has considered the likely construction vehicles movements and the impact this could have on the Cranford Road/Barton Road junction (known as junction g). It is considered that HGV vehicles should not be delivering to the site between the hours of 8.00am and 9.15am or after 4pm. This will be controlled through the construction management plan. It is also recognised that these construction impacts will be for a temporary period of approximately 12 months as the school will be completed for a September 2015 intake.

A construction management plan has been submitted with the application and has been added to during the application process. This is discussed in more detail in section (j) of the planning considerations.

Occupation Phase

Details of the Primary Street which runs along the site frontage will need to be submitted as a separate reserved matters application. This street will link with the other sections of the primary street network and the access points at E (Barton Road/Warkton Lane) and F (Barton Road South/Adjacent A14 Junction 10). Approvals for these other sections of road and access points have already

been granted under the following application references:

- AOC/0274/0804 (Access E) approved 28th February 2014.
- AOC/0274/0805 (Access F) approved 28th February 2014.
- KET/2013/0780 – Reserved Matters for 580m of road from Access E to Parcels R19, R20 and DC2 approved 20th February 2014.
- KET/2013/0792 – Reserved Matters for 547m of road from Access F to Parcels R22, R23, R24, R25, R26 and E3 approved 3rd March 2014.

Additional funding from the Large Sites Infrastructure Programme (LSIP), if secured by the applicant, would help deliver linkage between access points.

The proposed construction access and route up to the site is considered to be acceptable. The strategy and timeline for delivering the access points and linkages between is considered to be reasonable and achievable and will ensure that the school site will be accessible from September 2015.

(c) Design Code

The East Kettering Design Code was approved by Members in March 2013 and has helped to inform the access requirements, design principles (including appearance, scale and layout) and landscaping proposals for this application. The following outline of some key principles within the code provides an indication of its content which is applicable to this reserved matters application.

Regulatory Plan

The Regulatory Plan indicates that the primary school building should have a continuous frontage along the eastern (adjacent to the primary street) and northern (facing towards the District Centre parcel DC3) site edges. The plan also envisages that there will be transition space at the front of the site between the building frontage and the Primary Street i.e. between the key building and public realm. Car parking would be sited in the south eastern corner of the site.

Character Area

The primary school lies within the District Centre character area, which is the commercial and community hub of the wider East Kettering development.

The Design Code sets out general principles for sites within this character area; establishment of a regular block structure, active frontages onto the public realm, convenient car parking incorporated into block structure and encouragement of tree lined streets.

Modern and innovative design is encouraged in the District Centre. There is greater freedom in the use of materials for community and commercial buildings within the District Centre character area. Materials should be discussed with the Planning Authority and agreed through the detailed design process and reserved matters.

Primary Street

The school will be accessed off the Primary Street network within the site. The Central Avenue will run to the front of the school site. The details of this street will need to come forward as a separate reserved matters application and will need to be approved and street completed in accordance with the approved details before the school opens.

Transitional Spaces

These spaces will create a setting for the schools and assist in creating a prominent building within the streetscene and a landmark feature. They also have the benefit of being a safe pedestrian zone which will be available for parent drop-off and collection. Safe pedestrian routes into the school are needed.

Car Parking

Alternative modes of travel other than the car should be encouraged and made more attractive. However the Design Code recognises that parking with the site, particularly for staff, is currently an essential element of a school scheme within East Kettering. These areas should be located away from school frontage to ensure they do not compromise transitional spaces and the design and appearance of the building.

Policy 7 of the NPPF states that good design is a key part of sustainable development and should contribute positively to making places better for people. Developments should establish a strong sense of place, function well and add to the overall quality of the area. Policy 8 makes it clear that planning can help to facilitate social interaction and create healthy, inclusive communities. Policy 13 of the CSS states that development should be of a high standard of design, create a strong sense of place and promote healthier lifestyles.

The following sections which consider layout, scale and appearance provide details regarding how the development accords or differs from the Design Code principles. The main area of difference relates to the positioning of the school building on the plot, i.e. set back rather than along the site frontage which is indicated within the code as being the preferred solution.

(d) Layout

Although the school building is not positioned in accordance with the decision code's regulatory plan it is considered that it has been sited in the best possible location within the site taking various factors and constraints into account. The proposed site plan and ground floor plan can be found at Appendix 2 to this report.

The school building is positioned in response to site conditions. The site is wedge shaped and narrows towards the site frontage. This coupled with relatively steep gradients means that the most appropriate siting for the building is for it to be set slightly back from the frontage and for it to follow the existing site contours.

The applicant has advised that the alignment of the building will help to avoid dramatic levels changes across the site and reduce the need for too much cut and fill.

Setting the building back also allows for an arrival piazza which will act as a transitional space, as required by the design code, between the public realm and the school. It will be a safe pedestrian zone for parents to drop-off and collect children. This will also give the site an open feel and allow direct views into the site. Despite being set back the site levels are such that the building will be set above street level which will give it the prominence it requires as the

first key element of infrastructure on East Kettering and important community building.

The outcome will be a prominent high quality building which will be a landmark on the site which is in line with the vision of the Design Code.

The building will form the school's secure line removing the need for high fencing along the frontage. People and cars however need to be kept forward of this secure line and therefore the parking area needs to be at the front of the building. 43 parking spaces including 3 accessible spaces are proposed. This amount of on-site parking is considered to be acceptable. Cycle storage is also proposed for 70 bicycles to assist in encouraging sustainable travel choices and modal shift. The Crime and Prevention Design Advisor has raised a concern about the design of this area. It is recommended that a condition be imposed so that the detailed design can be further developed to ensure there are no future issues associated with crime or anti-social behaviour.

There will be an in and out system for car/deliveries with a loop for vehicles and separate entrance and exit. In addition to the arrival piazza, a further pedestrian access is proposed along the northern site edge and this will need to be designed up as part of the reserved matters for the adjacent parcel within the District Centre. This will also provide a link between the future District Centre which will be the commercial and community hub for East Kettering. This will also provide an important link for community use, out-of-school hours. The linkages and access provision to the site will connect the school to surrounding residential parcels.

The school will comprise 14 classrooms, large hall, small hall, learning resource centre (LRC) and ancillary and staff spaces. The year groups are clustered with reception classes nearest to the frontage, which is in accordance with the advice from officers of the County Council. The halls and LRC are positioned to allow good access for all year groups. The proposed layout facilitates opportunities for outdoor play and learning; landscaping, habitat areas, junior football pitch, playgrounds, covered play and a separate reception years play form part of the scheme. The internal layout and content of the building and the overall site layout/features and has been reviewed by the County Council and is considered to be appropriate.

Drop-off/Pick-up Areas

There will be a loop provided within the site for cars and deliveries to access the site and also allow for some drop-off and pick-up. It is however recognised that this alone will not be sufficient to cater for the potential requirement. This however also has to be balanced with the need for modal shift and encourage walking and cycling. It is therefore proposed that as an interim measure the area used for construction compounds/storage will be turned into a parking/drop-off area for parents. This will be removed when adjacent parcels within the District Centre come forward and are developed. It is considered that the best approach is to plan drop-off/pick-up holistically as part of the access and parking strategy for the District Centre. This will result in a comprehensive, high quality design which is not visually car dominated. It should be noted that in the first years of the primary school there is likely to be limited requirement for the drop-off area as it will not open with full occupancy instead it will grow year on year and could take around 7 years to reach full capacity.

(e) Appearance and Scale

The proposed building is single storey but has a number of elements of varying height and mass to give variety in its appearance, interest and animation. The main entrance is designed as a focal point with a staggered canopy on feature steel supports (a 3D image and elevations are included at Appendix 3). This will create a significant arrival point and a landmark feature in the wider development. The largest element of the scheme is the hall, in the centre of the building. This part of the building comprises three layers of timber cladding panels with coloured panels to add interest and break up the mass of this element of the building. The timber cladding on the hall integrates this part of the scheme with the main entrance treatment and some of the classrooms further into the site.

The approved Design Code sets out that there is greater freedom in the materials palette for uses within the District Centre character area. Officers have worked with the applicant to secure the highest quality materials and a palette which creates interesting and dynamic elevations. Contemporary blue brick plinths and sections, timber cladding, render and coloured panels all work together to create a modern building of the highest quality.

Surface treatments for the school site will need to be submitted for approval. This is therefore recommended as a planning condition. Officers will ensure that the agreed materials are high quality and co-ordinate across the site, with the Primary Street and beyond.

The covered play area will be punctuated with openings in its roof to permit light to fall into the area and create interest.

With regard to boundary treatment a combination of knee rail and anti-climb mesh welded fencing will be used. A knee rail is to be used with soft landscaping at the front of the site to maintain a sense of openness at the site frontage and allow uninterrupted views. Full design details of the all boundary treatments will be needed. This will include the secure line, access barrier into the site and any gates proposed within the site. These details will be submitted and approved before they are erected for the school opening. It is recommended that this forms a planning condition.

It is considered that the highest standards of design have been achieved through the proposal in accordance with the requirements of local and national planning policy. The design of this key piece of infrastructure, which is likely to be the first non-residential element delivered on site, will be of the highest quality and will set the design standard for the development moving forward.

The proposed layout and appearance of the school building and site is considered to be to the highest standard and will accord with the Development Plan and National Planning policies regarding design.

(f) Sustainability

When outline approval was granted in 2010, the outline planning conditions rightly imposed the highest possible standards of sustainability on this development. The current outline condition requires non-residential buildings to meet BREEAM Very Good standard. BREEAM sets the standard for best practice in sustainable building design, construction and operation and has

become one of the most comprehensive and widely recognised measures of a building's environmental performance.

A key message from the current Government is that there is a balance to be struck between meeting the government's on-going commitment to improving energy efficiency and ensuring that this does not stifle growth. It is however imperative that the Local Planning Authority seeks to achieve the highest possible standards in each particular case. In terms of energy efficiency the emphasis should be on a fabric first approach, insulating and ventilating correctly.

The current government has indicated current technical requirements for energy efficiency and performance of buildings should be encapsulated within the Building Regulations as opposed to Planning Policy, which should focus on the environment those buildings sit within.

The applicant and officers of the Local Planning Authority have been working closely to investigate what standards this particular development could achieve. From the work completed to date it is clear that the applicant cannot meet the full requirements of the outline condition however they have committed to achieving the highest standards they can.

BREEAM is monitored using a series of 'credit' scores against a number of different sections. A building that achieves a given BREEAM rating in one location, may achieve a completely different rating in another. This is given that site context and conditions have a key role in achieving a number of credits; some credits relate to site ecology, land use and transport. The applicant has advised that if it were to complete a BREEAM assessment today due to the location of the site, its context and conditions it could not currently achieve a level of 'Very Good'. The site is a greenfield site which currently sits in isolation with no other development around it, no transport links or public transport services and no amenities in proximity to the site. The BREEAM assessment cannot take into account that it will be part of a wider sustainable development with mixed development, transport links and sustainable transport provision.

The applicant has reviewed all the available credits and has advised that there is no reason why the new primary school cannot achieve a rating of 'Very Good' when a future assessment is carried out with East Kettering further developed. Having considered the information presented within the application and reviewing the BREEAM assessment criteria it is considered that the required BREEAM standard is achievable in the future. An outline planning condition also provides additional control as it requires non-residential buildings to meet the 'Very Good' standard.

A fabric first approach has been adopted with the use of photovoltaic (PV) panels. The applicant's approach has been to reduce demand, use energy more efficiently and then use renewable energy. 180 square metres of PV on the southern facing part of the school roof, above the learning resource/IT hub, is proposed. With PV panels, passive design and energy efficiency measures incorporated into the scheme, regulated energy (energy consumption from fixed building services e.g. fixed lighting, space heating or water heating) will be reduced by 41% and carbon emissions reduced by 53%. With photovoltaic panels included, as set out in the submitted sustainability statement, the building is 25% better than Building Regulations in terms of carbon emissions.

It is considered that the proposals accord with the policies of the Development Plan and the requirements of the outline planning permission.

(g) Community Use

Outline planning condition number 15 requires a strategy for community use of school sites to be submitted and approved before any works start on those school development parcels. The reserved matters does however demonstrate that community use of the school will be possible and that its internal and external design will allow parts of the school to be used out-of-hours whilst securing the remainder of the building.

(h) Landscaping

The proposed site plan indicates the overarching landscaping strategy for the school. Trees and other planting will soften the car parking area to the front of the school and the site boundaries which needs to be made secure with perimeter fencing. Views of the outdoor space at the rear will be restricted however it is important that high quality landscaping is secured for these areas and that the habitat area, areas of outdoor learning and play are landscaped well and appropriately for its context.

Condition 28 of the outline permission requires that detailed plans of hard and soft landscaping are submitted before any works start on a development parcel. Therefore it is considered unnecessary to impose a further condition on this reserved matters application for detailed landscaping plans to be submitted.

(i) Foul and Surface Water Drainage

The school will connect to the wider drainage strategy for both foul and surface water flows. The foul water drainage strategy, which identifies the long-term solution and interim strategy, was approved for the East Kettering development under approval of condition reference AOC/0514/1302.

The approved Stage Two Flood Risk Assessment for the East Kettering development sets out the surface water drainage strategy. This strategy includes a series of attenuation ponds, of different sizes and capacities, across the site and a surface water sewer network. This reserved matters site will be served by the main pond attenuation which will be located within the central parkland. That attenuation pond has been approved under reserved matters application KET/2013/0781.

The Environment Agency initially objected to the scheme as they did not have details setting out which attenuation pond surface water flows from the school would be directed to. This has now been clarified as set out above. The Environment Agency however has requested some additional detail including plans of the surface water sewers and therefore they cannot lift the objection at this time. This is likely to be resolved before committee and an update will be provided at that time. The current recommendation reflects the above and approval would be subject to removal of the current objection.

(j) Ecology

The site is open grassland/fields used for grazing. There appear to be no trees, hedgerows or significant planting within the site. A habitat area is proposed within the school grounds which will have both ecological and educational

benefits. It is considered that this reserved matters proposal does not result in any adverse impact on ecology.

(k) Construction Management

A construction management plan has been submitted with this reserved matters application. This covers matters such as the construction site access, deliveries, working hours, wheel washing and dust control measures, site security and waste management.

The plan makes it clear what responsibilities the developer has and what action it will take if problems occur and complaints arise. Importantly it sets out what will happen if measures set out are not implemented and a timescale in which matters raised by the Local Planning Authority will be dealt with.

There are a number of details which can only be determined when a contractor is appointed. These details need to be submitted to the Local Planning Authority before works start and include the location of site compounds, scheme for contractor's parking, location of materials storage and details of how the land will be enclosed during the construction phase. The management plan submitted acknowledges that these details need to be submitted and makes the commitment to do this.

(l) Land Contamination

An outline planning condition requires a contamination survey, and any required mitigation scheme, to be submitted and approved before works start on any development parcel. No further condition is required given it is covered by the outline permission.

(m) S106

A Section 106 for the wider East Kettering site was approved in March 2013. Within that agreement the trigger points for the four primary schools were identified.

A deed of variation is required to alter the currently agreed timings for primary school delivery. Originally the first primary school was to be delivered on parcel PS2 (within Hallam Land's control) with PS4 (the subject of this application) coming forward as the second primary school.

Within the current S106 agreement Alledge Brook is required to provide the second primary school at 1800 occupations as Hallam Land were originally delivering the first school at 300 occupations on PS2. A deed is needed to secure the delivery of the first primary school by Alledge Brook at the 300 occupation trigger. In reality the primary school will be delivered and opened in September 2015, with the HCA funding secured, in advance. However the agreement still needs to be altered to reflect the up-to-date position and agreement. The S106 with Hallam Land (a separate legal agreement) will include their trigger of 1800 for the second primary school.

(n) Funding and Delivery

£5 million of Homes and Communities Agency (HCA) funding has been secured to deliver the first primary school. This must be spent or committed by March 2015. Therefore, the planning and development of the school must take place over the next 12 months in order to ensure the school is completed and ready for a September 2015 intake.

Conclusion

The proposed primary school has been designed to the highest standards of appearance, layout and sustainability and will form a landmark within the East Kettering development. The school will contribute to the educational provision for the East Kettering development and will form one of the first key elements of infrastructure delivered on site.

The school will be delivered with the Homes and Community Agency funding secured and is targeted for a September 2015 opening. Works on site will therefore start in Summer/Autumn this year.

The proposed scheme is considered to accord with both Development Plan policy and also National Planning Policy and Guidance. The application is therefore recommended for approval.