

BOROUGH OF KETTERING

Committee	Full Planning Committee - 16/08/2016	Item No: 5.1
Report Originator	Andrew Smith Development Team Leader	Application No: KET/2016/0303
Wards Affected	All Saints	
Location	Maplefields School, Beatrice Road, Kettering	
Proposal	Outline Application: Demolition of school buildings and construction of 17 no. dwellings with associated access, open space and landscaping	
Applicant	Northamptonshire County Council	

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 DEVELOPMENT CONTROL MANAGER RECOMMENDS that this application be APPROVED, subject to a S.106 OBLIGATION being entered into, and to the following conditions:-

1. Approval of the details of the access beyond the first 10m measured back from Britannia Road, appearance, landscaping, layout and scale (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

REASON: In order to secure a satisfactory development.

2. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission or before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

REASON: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended) and to prevent an accumulation of unimplemented planning permissions.

3. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this planning permission.

REASON: To comply with Section 92 of the Town and Country Planning Act 1990 and to prevent an accumulation of unimplemented planning permissions.

4. The development hereby permitted shall not be carried out other than in accordance with the approved plans referenced as follows: K0038A; 131000 0144 Rev 0.

REASON: In the interest of securing an appropriate form of development in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

5. The access shall be laid out in full accordance with the details provided upon the approved plan: 'Proposed Access' (131000 0144 Rev 0) before the first occupation of the development hereby approved.

REASON: To ensure a satisfactory means of access to the highway in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

6. No development (including any demolition work) shall take place on site until a scheme for boundary treatment has been submitted to and approved in writing by the Local Planning Authority. As part of the scheme to be submitted, full details shall be provided of how the existing brick wall of approximately 3m in height that forms part of an existing outbuilding to be demolished upon the eastern boundary of the application site (running the boundary with No. 80 Beatrice Road) shall be either retained and stabilised or replaced. The development shall not be occupied until the approved scheme has been fully implemented in accordance with the approved details.

REASON: In the interests of the amenity and protecting the privacy of the neighbouring property in the interests of amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

7. No demolition or site clearance works shall occur during the bird nesting season which would result in disturbance or loss of habitat of nesting birds; the bird nesting season runs between the months of March and August.

REASON: In the interests of safeguarding biodiversity in compliance with the requirements of Policy 8 of the Joint Core Strategy and with the guidance contained within the National Planning Policy Framework.

8. Prior to the commencement of development or any site clearance works, in accordance with the recommendations contained within the submitted Extended Phase 1 Habitat Survey (April 2016), further bat activity surveys shall be undertaken and submitted to and approved in writing by the local planning authority. Development and site clearance works shall be undertaken in accordance with the conclusions of the survey work where relevant.

REASON: To determine the presence or absence of bats and in the interests of safeguarding biodiversity in accordance with Policy 8 of the Joint Core Strategy and the guidance contained within the National Planning Policy Framework.

9. No development or site clearance works shall take place on the site until a scheme for the protection of all trees to be retained produced in accordance with BS5837 (Trees in Relation to design, demolition and construction 2012: Recommendations) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the method of excavation, method of construction and protective fencing. The development shall not be carried out other than in accordance with the approved details and the protection measures shall be maintained throughout the development.

REASON: To avoid detriment to trees to be retained in the interests of visual amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

10. No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage strategy shall demonstrate the surface water run-off generated up to and including the 1 in 100 year critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The details of the scheme shall include:

a) Details (i.e. designs, diameters, invert and cover levels, gradients, dimensions and so on) of all elements of the proposed drainage system, to include pipes, inspection chambers, outfalls/inlets and attenuation basins.

b) Cross sections of all control chambers (including site specific levels AOD) and manufacturers' hydraulic curves for all hydro brakes and any other flow control devices.

REASON: To reduce the risk of flooding both on and off site in accordance with Policy 5 of the North Northamptonshire Joint Core Strategy and the guidance contained within the National Planning Policy Framework.

11. Prior to the commencement of development a detailed scheme for the maintenance and upkeep of every element of the surface water drainage system proposed on the site shall be submitted to and approved in writing by the Local Planning Authority and the maintenance plan shall be carried out in full thereafter. This scheme shall include details of any drainage elements that will require replacement within the lifetime of the proposed development.

REASON: In order to ensure that the drainage systems associated with the development will be maintained appropriately and in perpetuity, to reduce the risk of flooding due to failure of the drainage system in accordance with Policy 5 of the North Northamptonshire Joint Core Strategy and the guidance contained within the National Planning Policy Framework.

12. Due to the previous potentially contaminative use of the site and the underlying geology present throughout Northamptonshire at which the levels of some naturally occurring contaminants frequently exceed the levels at which the risk to human health would be considered acceptable for residential land use; it is expected that there may be unacceptable risks to future occupiers of the site without the following investigation being carried out.

Development on land affected by contamination:

Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until parts a to d have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition d has been complied with in relation to that contamination.

A. Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11 (or any model procedures revoking and replacing those model procedures with or without modification)'.

B. Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

C. Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

D. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition a, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition b, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition c.

REASON: Contaminated land investigation is required prior to the commencement of development to ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy 11 of the NPPF and Policy 8 of the North Northamptonshire Joint Core Strategy.

13. Prior to the commencement of development a Demolition and Construction Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the demolition and construction works.

REASON: In the interests of highway safety and residential amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

14. No development shall take place on site until full details of proposed refuse storage and a refuse collection point have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be provided prior to the occupation of any of the dwellings affected and retained as approved thereafter.

REASON: Refuse details are necessary prior to the commencement of development in the interests of highway safety and residential amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy and the guidance contained within the National Planning Policy Framework.

15. Prior to the commencement of development a programme of archaeological work, in accordance with a written scheme of investigation, shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved details.

REASON: In the interests of safeguarding the historic environment in accordance with Policy 2 of the North Northamptonshire Joint Core Strategy and the guidance contained within the National Planning Policy Framework.

16. Prior to the commencement of development a scheme and timetable detailing the provision of fire hydrants and their associated infrastructure shall be submitted to and approved in writing by the Local Planning Authority. The fire hydrants and

associated infrastructure shall thereafter be provided in accordance with the approved scheme and timetable.

REASON: To ensure adequate water infrastructure provision is made on site for the local fire service to tackle any property fire in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

17. This planning permission is for a maximum of 17no. residential units.

REASON: For the avoidance of doubt and to clarify the extent of the planning permission.

Officers Report for KET/2016/0303

This application is reported for Committee decision because:

- there are unresolved, material objections to the proposal,
- the application requires an agreement under s.106,
- a ward member has asked for it to be considered.

3.0 Information

Relevant Planning History

KET/2005/1015 Installation of mobile classroom (retrospective) (No objection)

KET/2004/0838 Replacement front entrance vehicular gates, pedestrian gate and ancillary fencing panels to form protected secure play area (No objection)

Site Description

Officer's site inspection was carried out on 20/05/2016.

The site is roughly square in shape and measures 0.54Ha in area. It is the site of the former Maplefields School, which is located between the two residential roads of Beatrice Road (running the northern boundary) and Britannia Road (running the southern boundary). The area is characterised by neighbouring residential uses comprising two-storey semi-detached and detached properties. The exception to this is a commercial garage on Britannia Road that abuts the eastern boundary of the site.

The school closed and relocated to Corby in 2012, but the redundant school buildings remain. One of these buildings on the western side of the site (the freestanding former sports hall) does not form part of the red line application area. It is stated within the submission documents that this former sports hall is to be retained by the applicant for future community use.

Proposed Development

The application is for 17no. dwellings and is in outline form with all detailed matters reserved for future assessment, with the exception of the proposed access arrangements at the site (which are provided in full). The proposed gross density of development is 31no. dwellings per hectare. An indicative site layout has been provided showing a potential mix of 2-bed, 3-bed and 4-bed dwellings. The majority of these dwellings are indicatively shown to front the Britannia and Beatrice Road frontages of the site, whilst access to the central area of the site would be drawn from Britannia Road where a small number (indicatively shown as 3no.) of 2-bed bungalows would be sited.

All existing buildings within the redline application area would be demolished to make way for the newly proposed development. It is proposed that the existing access into the site from Britannia Road be re-used and upgraded as part of the scheme. 480 sq. m. of amenity open space would be provided within the site, beneath which underground storage tanks for storm water could be provided if required at detailed planning stage.

It was originally proposed that 30% affordable housing be provided on-site, which equated to 5.1no. of the 17no. units. However, in light of the vacant

buildings credit that can be applied to the scheme (discussed in the S106 & Affordable Housing section below), 1no. affordable housing unit would be secured through a S106 agreement - to be provided on-site as part of the scheme.

Any Constraints Affecting The Site

None.

4.0 Consultation and Customer Impact

Local Highway Authority: No objection, subject to conditions where relevant. Tracking of the new access road shall be required detailing a refuse truck opposed by a large car.

KBC Environmental Health: No objection subject to appropriately worded conditions being applied to secure site investigation and remediation related to potential contaminated land at the site and the submission of a Demolition and Construction Method Statement.

NCC Education: A primary education contribution is requested to ensure that there is adequate capacity for the children that this development will generate; the size of the contribution would be dependent upon the final housing mix. There is adequate current capacity so as not to require a secondary education contribution. A fire hydrant is required to accompany development, the details of which should be secured via condition. A contribution based on the final housing mix would be required to go towards expansion and improvements at Kettering library.

NCC Lead Local Flood Authority: The impacts of surface water drainage will have been adequately addressed subject to the imposition of planning conditions to secure a surface water drainage scheme for the site and provisions for its future maintenance and upkeep.

NCC Archaeology: The site lies some distance from the core of Kettering Roman town; it however lies close to the associated Roman cemetery, the limits of which have been defined by sporadic discoveries of human burials. The proposed development has the potential to impact on archaeological remains – this does not represent an over-riding constraint on the development provided that adequate provision is made for the investigation and recording of any remains that are affected via an appropriately worded planning condition.

Northants Police: Due to the location of the site within an area historically and periodically at risk from crime, designing out crime should be high on the list of sustainable priorities. Further detailed comments have been made for consideration relevant to any future detailed scheme.

Anglian Water: It is recommended that a planning condition be attached to any approval requiring that no drainage works commence until a surface water management strategy is submitted for approval.

Sport England: The scheme does not fall within either the statutory or non-statutory remit of Sport England.

North Northants Badger Group: No observations.

Neighbours: Notification letters were sent out to close proximity neighbours, responses were received from 5no. different addresses and can be summarised as follows:

- The scheme is an overdevelopment of the site.
- There shall not be sufficient green space left on the site.
- It would be preferential to have fewer dwellings, which would lead to less traffic.
- The site should be retained for a community centre, which is needed in the area.
- Privacy and amenity would be impacted upon at No. 80 Beatrice Road to the east of the site; there are also concerns about the implications of removing trees.
- Due diligence should be undertaken with respect to the ecological implications of the scheme, should it progress to detailed planning stage.

5.0 Planning Policy

National Planning Policy Framework

Policy 4. Promoting sustainable transport

Policy 7. Requiring good design

Policy 8. Promoting healthy communities

Development Plan Policies

North Northamptonshire Joint Core Strategy

Policy 5: Water Resources, Environment and Flood Risk Management

Policy 8: North Northamptonshire Place Shaping Principles

Policy 11: The Network of Urban and Rural Areas

Policy 29: Distribution of New Homes

Policy 30: Housing Mix and Tenure

Local Plan

Saved Policy 35. Housing: Within Towns

6.0 Financial/Resource Implications

Section 106

7.0 Planning Considerations

The key issues for consideration in this application are:-

1. Principle of Development
2. Indicative Detailed Proposals
3. Access & Highways
4. Ecology & Trees
5. S106 & Affordable Housing
6. Other Matters

1. Principle of Development

The application is in outline form with all detailed matters reserved for future determination, apart from access (where full details have been provided). The application is therefore primarily concerned with establishing the principle of development.

The site was last actively used as a school in 2012, when it was closed and re-located to Corby. The site is currently vacant, but contains a number of redundant school buildings. The site is not allocated for any particular purpose in planning terms; i.e. the former educational use of the site is not specifically safeguarded.

The National Planning Policy Framework (NPPF) references that housing applications should be considered in the context of the presumption in favour of sustainable development. The NPPF states that Local Planning Authorities should seek to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities. In terms of compliance with the Development Plan, Policy 29 of the Joint Core Strategy states that new housing shall be accommodated with a strong focus upon the Growth Towns as the most sustainable locations for development. It is therefore considered that the principle of residential development upon the site is acceptable.

2. Indicative Detailed Proposals

The application is accompanied by an 'Indicative Site Layout', which provides an initial idea of how 17no. dwellings could be accommodated upon the site alongside associated landscaping and open space. It is envisaged that dwellings would predominantly be positioned to front the northern and southern boundaries of the site (i.e. to front Beatrice Road and Britannia Road respectively). It is also envisaged that a small number of bungalow properties (indicated as 3no.) would be sited centrally within the site and would be accessed via a private drive running from the proposed access point on Britannia Road. The proposed gross density, based upon a site area of 0.54Ha and 17 dwellings, is 31 dwellings per hectare.

The Indicative Site Layout that has been produced has been done so on the

basis of a diverse housing mix. Properties have been indicated to be predominantly 2no. storeys in height whilst a mix of 2, 3 and 4 bedroom properties have been drawn on the plan. A mix of detached and semi-detached properties, as well as a short terrace of bungalow properties, has been proposed for indicative purposes. The wider area is typified by a varied mix of house types and design styles. Dwellings are generally of 2no. stories in height (although there are examples of bungalows) with a mix of detached and semi-detached properties in existence.

It is considered that it has been satisfactorily demonstrated that the site can accommodate up to 17no. dwellings whilst respecting the character, appearance and urban grain of the surrounding area. The density of development, i.e. 31 dwellings per hectare, is not considered to represent an overdevelopment of the site. The Indicative Site Layout also demonstrates that the site can incorporate adequate separation distances in the interests of safeguarding the amenities of future and existing surrounding residential occupiers. Relatively spacious rear garden areas (measuring up to 25m in length) are shown on the illustrative plan.

The detailed reserved matters to be determined in the future would constitute the appearance, landscaping, layout and scale of the development. For clarification, the Indicative Site Layout has been submitted purely for illustrative purposes. It is not intended that this plan be formally approved. The full detail and composition of the scheme would be finalised at reserved matters application stage. It is however recommended that, in the interests of ensuring that any consent is appropriately controlled, a planning condition be attached to any outline consent to secure the maximum quantum of development (i.e. 17no. units). The scheme is compliant with the place shaping principles outlined in Policy 8 of the Joint Core Strategy.

3. Access & Highways

Full details of the intended access arrangements have been provided as part of this application, i.e. access is not a reserved matter. It is intended that the existing access from Britannia Road (that served the former school) be retained and enhanced at the southern edge of the site. The plan indicates that the carriageway width would be 5.5m with 2m wide footpaths positioned either side. The Local Highway Authority has confirmed no objection to the access details that have been provided. Notwithstanding this, it is anticipated that the access would constitute a private drive to serve a small number of units to be situated within the central area of the site (shown as 3no. bungalow units on the 'Indicative Site Layout' that has been submitted).

For clarification, the permission would cover only the initial 10m extent of the access in to the site. The detailed design, makeup, shape and position of the continuation of this access into the site would be secured at detailed planning stage alongside all other elements of the layout for which reserved matters approval would be sought (i.e. the positioning of the proposed dwellings, open space and landscape planting). Furthermore, the design of any turning area at the end of the private drive should take account of other design options for surface treatment and shared space (i.e. when compared to the indicative

proposals).

The Local Highway Authority has recommended that the tracking of refuse truck vehicles on the site be undertaken. At this point in time it is not considered that it is necessary to insist upon such work being undertaken – this permission would cover only the initial 10m extent of the access in to the site. The Indicative Site Layout illustrates the positioning of a bin presentation point adjacent to the site's access point, i.e. so as to indicate that refuse tracks would not require access to any private drive areas within the site.

The Indicative Site Layout also demonstrates that ample private off-street car parking (to satisfy Local Highway Authority requirements) can be accommodated within the site alongside the 17no. dwellings that are proposed. The precise position and layout of car parking shall likely require some modification at detailed planning stage, i.e. in the interests of ensuring that the appearance of the site's frontages are not visually dominated by car parking. The indicative plan does however demonstrate that the site is physically capable of providing appropriate levels of car parking to serve the scheme.

It is acknowledged that the anticipated provision of dropped kerb access points to new properties would hold the potential to reduce the amount of on-street space available for car parking along both Beatrice and Britannia Roads (when compared to the existing on-street situation). The streets are not considered to be heavily parked; the slight loss of supply of spaces that would be anticipated as a result of this scheme would not therefore be considered to have an adverse impact upon the highway network or upon highway safety in compliance with Policy 8 of the Joint Core Strategy. It is also worth reiterating that the Local Highway Authority have raised no objection to the scheme, which is supported by a Transport Statement that concludes that the site has good accessibility to public transport and that predicted vehicular trip generation would not have a significant impact upon the existing highway network.

4. Ecology & Trees

The application is accompanied by an Extended Phase 1 Habitat Survey. The grassland habitat that is in existence is identified as species-poor and not of ecological importance. Although no bat activity was identified during the survey work, two of the vacant school buildings on site were identified to hold some potential to support roosting bats whilst the buildings and the scattered tree cover across the site holds the potential to support nesting birds during the bird breeding season.

Appropriately worded planning conditions should be added to any consent to ensure that the existing buildings are re-surveyed prior to their demolition in order to clarify their potential for roosting bats. Furthermore, any site clearance works should be conditioned to occur outside of the bird breeding season – unless the works are approved by an experienced ecologist on site. The survey works highlights limited likelihood of reptiles and newts being present.

With respect to the trees that are situated on the site, the application is supported by a Tree Survey Report (2013). This identifies trees of variant quality on, and in immediate proximity to, the site. The specimens include selected Category A and B trees – these are specimens that the survey work identifies as being worthy of retention. It is positive that the Indicative Site Layout illustrates that the conceptual layout for the site has been influenced and informed by the position of these trees. In the interests of ensuring that extant trees are appropriately safeguarded, a planning condition should be attached to any approval to ensure that full details of any works proposed to the trees and the protection measures to be utilised during the construction phase are submitted for approval prior to the commencement of any site clearance works.

5. S106 & Affordable Housing

In the interests of mitigating the impact of development it is necessary to advance a Section 106 Legal Agreement to be associated with any future permission. In accordance with the CIL Regulations (2010) (as amended) planning obligations must be necessary to make the development acceptable in planning terms, directly related to the development and fairly and reasonably related in scale and kind to the development.

The S106 would secure a contribution towards enhancements to the facilities at the nearby Rockingham Road Pleasure Park, as requested by KBC Community Services. The agreement would also secure a primary education contribution to ensure adequate capacity for the children that the development will generate – this would specifically be targeted towards expansion work at St Mary's Primary School, as requested by Northamptonshire County Council (NCC). A contribution towards a digital improvement project at Kettering Library would also be secured, as requested by NCC.

In respect to the affordable housing to be secured through the S106, the scheme is eligible to provide 30% on-site affordable housing in accordance with the requirements of Policy 30 of the Joint Core Strategy. However, as dictated in the National Planning Practice Guidance (NPPG), an incentive exists for brownfield development on sites containing vacant buildings. Where vacant buildings (that have not been abandoned) are to be demolished and replaced by new buildings, the developer should be offered a financial credit equivalent to the existing gross internal area (GIA) of relevant vacant buildings – this is called 'vacant building credit'.

In this instance the applicant has demonstrated that the scheme is indeed eligible for vacant buildings credit. The buildings were last used and vacated in July 2012, has been secured over the intervening time period and has not been abandoned. Floor plans and figures have been provided to show that 942 sq. m. of GIA is proposed to be demolished and that 1,160 sq. m. of GIA is proposed to be constructed (based upon the unit mix illustrated upon the submitted Indicative Site Layout). On this basis only 18.79% additional floor space is being proposed – when applied to a policy-compliant 30% provision on the site (i.e. 5.1 units), this equates to 0.96no. affordable units. It is

considered that the Section 106 Agreement should therefore seek to secure the provision of a single affordable unit on-site.

It is also considered that a scheme for the provision of on-site amenity open space should be secured through the S106 agreement. The Indicative Site Layout that has been submitted alludes to the anticipated provision of 450 sq. m. of on-site open space. The size and position of the space is however subject to change once the application gets to detailed planning stage. The legal agreement shall therefore allow flexibility in this regard. The applicant has confirmed that the intention would be for a Management Company to manage and maintain the space – the details of which would also be secured via the S106 agreement. A monitoring fee shall also be secured through the agreement.

The legal agreement is currently at drafting stage. The recommendation to Committee should reflect that an approval of the scheme would be subject to delegated authority being passed to officers to finalise the S106 drafting.

6. Other Matters

A Phase 1 Ground Condition Assessment has been submitted in support of the application; the Council's Environmental Health Department has requested that a subsequent investigation and risk assessment and associated remediation strategy is secured via condition. A Demolition and Construction Method Statement is also required to be secured via condition, alongside refuse storage and collection facilities. Furthermore, a surface water drainage scheme for the site (and associated management and maintenance details) as an archaeological programme of works should be secured via condition – as suggested by the Lead Local Flood Authority and NCC Archaeology respectively.

As has been highlighted through the consultation process, one of the school's outbuildings to be demolished is positioned upon the site's boundary with No. 80 Beatrice Road. A blank, red-brick party wall therefore bounds the western side boundary of No.80's rear garden. In the interests of ensuring that the rights and amenities of neighbouring occupiers are respected, the applicant has indicated that they would be accepting of a condition being applied to secure the retention of a robust boundary treatment in this specific location (i.e. most likely through the retention and stabilisation of the extant party wall). The full details would become apparent once the scheme gets to detailed planning stage and would need to be submitted to and approved in writing by the Local Planning Authority.

It has been questioned through the consultation process if the site could be used as a community facility rather than for housing development. Whilst the application is purely for housing, there is a building to be retained within the wider school site, which the applicant has explained has been earmarked for future community use. This is not contained within the application site, but adjoins the western side of the site and is outlined in blue to indicate that it is

indeed within the ownership of the applicant. No certainty can however be provided at this point as regards the applicant's future plans for the use of this building.

Conclusion

The proposed development would bring back a sustainably located urban site back into productive use whilst respecting the character and appearance of the site's surrounding, the residential amenities of the area and highway safety in compliance with Policies 5, 8, 11, 29 and 30 of the North Northamptonshire Joint Core Strategy and the policy guidance contained within the National Planning Policy Framework.

Background Papers

Title of Document:

Date:

Contact Officer:

Andrew Smith, Senior Development Officer on 01536
534316

Previous Reports/Minutes

Ref:

Date: